

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, NOVEMBER 12, 2020
2:30PM



VIRTUAL ELECTRONIC MEETING

Via: [Join Microsoft Teams Meeting](#)

WEB: <https://bit.ly/3p5JKyk>

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 November 12, 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/3p5JKyk>); or
- Join via Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 285 411 221#

Visit website (ftp://edrc.houstontx.gov/2020/2020-23_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

November 12, 2020 2:30 p.m. via Microsoft Teams

Call to Order

Director's Report

Approval of the October 29, 2020 Planning Commission Meeting Minutes

Ia. Presentation and consideration of the 2021 Planning Commission meeting dates (Hector Rodriguez)

Ib. Presentation and consideration of the 2021 Chapter 26 submittal dates (Hector Rodriguez)

II. 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)
- d. Subdivision Plats with Variance Requests (Geoff Butler, Aracely Rodriguez, Homero Guajardo Alegria, Devin Crittle, and Muxian Fang)
- e. Subdivision Plats with Special Exception Requests (Aracely Rodriguez)
- f. Reconsiderations of Requirement (Aracely Rodriguez, Muxian Fang, Devin Crittle)
- 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)

III. Establish a public hearing date of Dec 17, 2020

- a. Balmoral Sec 24 replat no 1
- b. Barclay Place partial replat no 1
- c. Canterbury Estates Sec 1 partial replat no 1
- d. Craig Woods partial replat no 29
- e. Hardy Lee Crossing replat no 1
- f. Hillcrest partial replat no 3
- g. Rosedale Gardens Sec 3 partial replat no 1
- h. Smith House on Harvard partial replat no 1
- i. St Vincent De Paul Catholic Church
- j. Toledo Heights
- k. Williams on Canal replat no 1
- l. Zeeshons Synott Plaza

IV. Public Comment

V. Adjournment

Minutes of the Houston Planning Commission

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

October 29, 2020

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/367GZZB>
2:30 p.m.

Call to Order

Vice Chair M. Sonny Garza called the meeting to order at 2:31 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	
David Abraham	Arrived at 2:37 p.m. after Director's Report
Susan Alleman	Arrived at 2:37 p.m. after Director's Report
Bill Baldwin	
Antoine Bryant	
Lisa Clark	
Rodney Heisch	
Randall L. Jones	
Lydia Mares	
Paul R. Nelson	
Linda Porras-Pirtle	
Kevin Robins	
Ileana Rodriguez	Left at 3:18 p.m. during item II
Ian Rosenberg	
Megan R. Sigler	
Zafar Tahir	
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

Vice Chair M. Sonny Garza reported on virtual meeting procedures. Actions must be audible.

DIRECTOR'S REPORT

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

APPROVAL OF THE OCTOBER 15, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 15, 2020 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

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

Commission action: Approved the proposed transit-oriented development street map and forwarded to City Council.

Motion: **Baldwin**

Second: **Smith**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Joan Turner, Steve Longmire, Dale Furrow, Robert Northrup, Barbara McGuffey, William Stewart, Beverly Taylor Cook, Kyla Simons, Jason Villegas, Glenna Bell – opposed; Kim Mickelson, Legal Department.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 134)

Staff recommendation for items **2** and **85** were changed from Defer to Approve.

Items removed for separate consideration: **4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 20, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 69, 74, 75, 76, 77, 81, 87, and 109.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 134 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 134 subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 20, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 69, 74, 75, 76, 77, 81 and 109**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for **4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 20, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 69, 74, 75, 76, 77, 81 and 109**, subject to the CPC 101 form conditions.

Motion: **Alleman**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Recusing: **Heisch**

87 Wrenwood partial replat no 1

C3F

Approve

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

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

Motion: **Sigler**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Ann Givens – opposed.

C PUBLIC HEARINGS REQUIRING NOTIFICATION

135 Berry Bayou Detention Reserve

C3N

Approve

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

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

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Recusing: **Smith**

- 136 Eastridge Terrace Sec 1 replat partial replat no 1** **C3N** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
- 137 Foster Place partial replat no 6** **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Heisch** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speaker: Lynda Bradley – position not stated.
- 138 Foster Place partial replat no 7** **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Nelson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 139 Northwest Park Sec 1 partial replat no 3** **C3N** **Withdrawn**
- 140 Nottingham Forest Sec 3 partial replat no 2** **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
Speaker: Joyce Owens, applicant – supportive.
- 141 Oak Estates partial replat no 2 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: **Mares** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
Speakers: Henry Kollenberg, Susan Brandt, Adeeb Gharzouzi, Marvin Krasner, Donna Sutter, Ken Wooten, and Bobby Grover – opposed.
- 142 Ruburfield Subdivision no 66 partial replat no 3** **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 143 Spring Forest Sec 1 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: **Smith** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speakers: Janet Canton – position not stated; Ronnie Snyder and Ashley Howard – opposed; Arva Howard, Kim Mickelson – Legal.
- 144 Toledo Heights** **C3N** **Withdrawn**

145 Windermere partial replat no 2 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 146 and 146 were taken together at this time.

146 Aldine Pines GP GP Defer
147 Aldine Pines Sec 1 C3P Defer
Staff recommendation: Defer the applications for two weeks per applicant request.
Commission action: Deferred the applications for two weeks per applicant request.
Motion: **Mares** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

148 Briar Hollow Living 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: **Jones** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speakers: George Reardon – opposed; Mark Mucasey – supportive.

149 Crown Castle Tower Site C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 conditions.
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: Vincent Huebinger, applicant – supportive.

150 Cypress Fairbanks ISD C2 Withdrawn
Elementary no 58

Items 151 and 152 were taken together at this time.

151 Edmund Estates C2R Defer
152 Edmund Views C2R Defer
Staff recommendation: Defer the applications for two weeks per applicant request.
Commission action: Deferred the applications for two weeks for per applicant request.
Motion: **Jones** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

Items 153 and 154 were taken together at this time.

153 Grand Oaks South GP Approve
154 Grand Oaks South Sec 1 C3P Approve
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

155 Hahls Warren**C2R****Approve**

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

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

Motion: **Clark**Second: **Sigler**Vote: **Unanimous**Abstaining: **None****156 Jesselton Square****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: **Nelson**Second: **Bryant**Vote: **Unanimous**Abstaining: **None****157 Legacy Center Business Park
replat no 1****C2R****Defer**

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

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

Motion: **Clark**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****158 Magellan Oates Station****C2****Defer**

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

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

Motion: **Baldwin**Second: **Heisch**Vote: **Unanimous**Abstaining: **None****159 North Durham Plaza replat no 1****C2R****Withdrawn****160 Rosehill Fire Station no 3****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: **Alleman**Second: **Mares**Vote: **Unanimous**Abstaining: **None****161 Willowpoint Sec 1****C3P****Defer**

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: **Abraham**Second: **Mares**Vote: **Unanimous**Abstaining: **Heisch**

At the request of Commissioner Alleman TIA updates were discussed by HoJin Lim and Brian Alcott, Houston Public Works.

E SPECIAL EXCEPTIONS**162 Allison Park****C3P****Approve**

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

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

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

Speakers: Russ Walker, Jake Patrick, applicant – supportive; HoJin Lim, Houston Public Works.

163 Lakes at Creekside GP**GP****Withdraw**

164 Lakes at Creekside South**C3P****Defer**

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: **Baldwin**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

165 Lakeview Retreat Sec 12**C3P****Approve**

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

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

Motion: **Jones**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **Heisch**

F RECONSIDERATION OF REQUIREMENTS**None**

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

G EXTENSIONS OF APPROVAL**166 Golf Cars of Houston****EOA****Approve****167 Huffmeister Plaza Sec 1****EOA****Approve****168 Los Pinos Sec 1****EOA****Approve****169 McMahon Circle Sec 1****EOA****Approve****170 Rancho Paraiso****EOA****Approve****H NAME CHANGES****None****I CERTIFICATES OF COMPLIANCE****171 19949 Irene****COC****Approve****172 23743 Elmwood Drive****COC****Approve****173 19748 Forest Drive****COC****Approve****174 26264 Briar Lane****COC****Approve**

Staff recommendation: Approve staff's recommendations for items 166-174.

Commission action: Approved staff's recommendations for items 166-174.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **Heisch**
168 and 169

J ADMINISTRATIVE**NONE****K DEVELOPMENT PLATS WITH VARIANCE REQUESTS****175 1414 Hewitt Drive****DPV****Defer**

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

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

Motion: **Porras Pirtle** Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

176 4018 Meadow Lake Lane

DPV

Approve

Staff recommendation: Grant the variance(s) and approve to allow 5' building setback line in lieu of 25' building setback line, along San Felipe Road.

Commission action: Granted the variance(s) and approved to allow 5' building setback line in lieu of 25' building setback line, along San Felipe Road.

Motion: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 3, 2020

- a. Briarmeadow Sec 1 partial replat no 1
- b. Lozano Estate replat no 1
- c. Scenic Woods partial replat no 3
- d. Shadyvilla Addition no 2 partial replat no 8
- e. Taj Residences partial replat no 1
- f. Trinity Gardens Sec 4 partial replat no 1
- g. West Court partial replat no 10
- h. Westhaven Estates Sec 2 partial replat no 9

Motion: **Sigler**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

IV. Public Comment

Commissioner Baldwin wished Director Margaret Wallace Brown a Happy Birthday.

V. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 5:32 p.m.

Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

M. Sonny Garza, Vice Chair

Margaret Wallace Brown, Secretary

2021 Planning Commission Meeting Dates

Meeting Number	PLAT SUBMITTAL DATES (closing)	PLANNING COMMISSION DATES
1	Monday, December 21, 2020	Thursday, January 7, 2021 (3-week cycle)
2	Monday, January 11, 2021	Thursday, January 21, 2021
3	Monday, January 25, 2021	Thursday, February 4, 2021
4	Monday, February 8, 2021	Thursday, February 18, 2021
5	Monday, February 22, 2021	Thursday, March 4, 2021
6	Monday, March 8, 2021	Thursday, March 18, 2021
7	Monday, March 22, 2021	Thursday, April 1, 2021
8	Monday, April 5, 2021	Thursday, April 15, 2021
9	Monday, April 19, 2021	Thursday, April 29, 2021
10*	Monday, May 3, 2021	Thursday, May 13, 2021 (plus MTFP Wksh. 1-2:30)
11	Monday, May 17, 2021	Thursday, May 27, 2021
*		Wednesday, June 9, 2021 (MTFP Open House)
12	Tuesday, June 1, 2021	Thursday, June 10, 2021
13	Monday, June 14, 2021	Thursday, June 24, 2021
14	Monday, June 28, 2021	Thursday, July 8, 2021
15*	Monday, July 12, 2021	Thursday, July 22, 2021 (MTFP Public Hearing)
16	Monday, July 26, 2021	Thursday, August 5, 2021
17	Monday, August 9, 2021	Thursday, August 19, 2021
18*	Monday, August 23, 2021	Thursday, September 2, 2021 (MTFP Recommends.)
19	Tuesday, September 7, 2021	Thursday, September 16, 2021
20	Monday, September 20, 2021	Thursday, September 30, 2021
21	Monday, October 4, 2021	Thursday, October 14, 2021
22	Monday, October 18, 2021	Thursday, October 28, 2021
23	Monday, November 1, 2021	Thursday, November 18, 2021 (3-week cycle)
24	Monday, November 22, 2021	Thursday, December 2, 2021
25	Monday, December 6, 2021	Thursday, December 16, 2021
1	Monday, December 20, 2021	Thursday, January 6, 2022 (3-week cycle)

Location and Time: See posted agenda for details. Meetings are held in City Council Chambers, City Hall Annex, 900 Bagby St., Houston, TX 77002, at 2:30 p.m. or virtually via Microsoft TEAMS unless otherwise noted.

Bi-weekly: Commission meeting dates are Thursdays, typically following a bi-weekly schedule.

Three Week Meeting Schedule: Three-week cycles can occur around the City's adopted holiday schedule. such as for: 1) Veterans Day 2) Thanksgiving, or 3) Christmas/New Year.

Submittal Periods: Submittal periods open at 6:00 a.m. on Fridays, following Commission meetings. The submittal period is extended for an additional (fifth) day for city holidays on Monday. All submittal periods close at 11:00 a.m. Monitor the Department's media outlets for any updates.

MTFP: Major Thoroughfare and Freeway Plan Amendment meetings (*) are held about six weeks apart, as noted.

Date of Document: 10-10-20. Adopted by Planning Commission 11- 12 -2020

2021 Chapter 26 Submittal Dates

SUBMITTAL DATES

Meeting Number	Planning Commission Dates	for Parking Variance Sec. 26-561	for Special Parking Area Sec. 26-512
1	Thursday, January 7, 2021 (3 wk cycle)	Monday, December 7, 2020	Tuesday November 16, 2020
2	Thursday, January 21, 2021	Monday, December 21, 2020	Monday, December 7, 2020
3	Thursday, February 4, 2021	Monday, January 13, 2021	Monday, December 21, 2020
4	Thursday, February 18, 2021	Monday, January 25, 2021	Monday, January 13, 2021
5	Thursday, March 4, 2021	Monday, February 8, 2021	Monday, January 25, 2021
6	Thursday, March 18, 2021	Monday, February 22, 2021	Monday, February 8, 2021
7	Thursday, April 1, 2021	Monday, March 8, 2021	Monday, February 22, 2021
8	Thursday, April 15, 2021	Monday, March 22, 2021	Monday, March 8, 2021
9	Thursday, April 29, 2021	Monday, April 5, 2021	Monday, March 22, 2021
10*	Thursday, May 13, 2021 (MTFP wkshop)	Monday, April 19, 2021	Monday, April 5, 2021
11	Thursday, May 27, 2021	Monday, May 3, 2021	Monday, April 19, 2021
12	Thursday, June 10, 2021	Monday, May 17, 2021	Monday, May 3, 2021
13	Thursday, June 24, 2021	Tuesday, June 1, 2021	Monday, May 17, 2021
14	Thursday, July 8, 2021	Monday, June 14, 2021	Tuesday, June 1, 2021
15	Thursday, July 22, 2021 (MTFP Hearing)	Monday, June 28, 2021	Monday, June 14, 2021
16	Thursday, August 5, 2021	Monday, July 12, 2021	Monday, June 28, 2021
17	Thursday, August 19, 2021	Monday, July 26, 2021	Monday, July 12, 2021
18	Thursday, September 2, 2021 (MTFP)	Monday, August 9, 2021	Monday, July 26, 2021
19	Thursday, September 16, 2021	Monday, August 23, 2021	Monday, August 9, 2021
20	Thursday, September 30, 2021	Tuesday, September 7, 2021	Monday, August 23, 2021
21	Thursday, October 14, 2021	Monday, September 20, 2021	Tuesday, September 7, 2021
22	Thursday, October 28, 2021	Monday, October 4, 2021	Monday, September 20, 2021
23	Thursday, November 18, 2021(3wk cycle)	Monday, October 18, 2021	Monday, October 4, 2021
24	Thursday, December 2, 2021	Monday, November 1, 2021	Monday, October 18, 2021
25	Thursday, December 16, 2021	Monday, November 22, 2021	Monday, November 1, 2021
1	Thursday, January 6, 2022 (3 wk cycle)	Monday, December 6, 2021	Monday, November 22, 2021

Submittal Requirements

Parking Variance requests must be submitted at least 24 days before the date of the meeting at which the commission will first consider the application.

Special Parking Area requests must be submitted at least 45 days before the date of the meeting at which the commission will first consider the application.

Parking Variance and Special Parking Area applications must be submitted to the Planning and Development Department by the submittal date.

Applications must be submitted to the Planning and Development Department, 611 Walker Street, Sixth Floor.

Planning Commission Meetings

Location and Time: See posted agenda for details. Meetings are held in City Council Chambers, City Hall Annex, 900 Bagby St., Houston, TX 77002, at 2:30 p.m. or virtually via Microsoft TEAMS unless otherwise noted.

Bi-weekly: Commission meeting dates are Thursdays, typically following a bi-weekly schedule.

Three Week Meeting Schedule: occurs around the City's adopted holidays.

MTFP: Major Thoroughfare and Freeway Plan Amendment meetings (*) are held about six weeks apart, as noted.

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
A-Consent				
1	Atwood Villas partial replat no 3	C3F		Approve the plat subject to the conditions listed
2	Becker Fields Sec 2	C3F		Approve the plat subject to the conditions listed
3	Becker Meadows Sec 3	C3F		Approve the plat subject to the conditions listed
4	Becker Meadows Sec 4	C3F		Approve the plat subject to the conditions listed
5	Becker Trace Sec 1	C3F		Defer Additional information reqd
6	Bridgeland Copper Breaks Crossing Street Dedication	SP		Approve the plat subject to the conditions listed
7	Bridgeland Creekland Village Sec 1	C3F		Approve the plat subject to the conditions listed
8	Bridgeland Creekland Village Sec 2	C3F		Approve the plat subject to the conditions listed
9	Bridgeland Emerald Lake	C2		Approve the plat subject to the conditions listed
10	Bridgeland Parkland Village Sec 45	C3F		Approve the plat subject to the conditions listed
11	Bridgeland Peek Road Street Dedication Sec 2	SP		Approve the plat subject to the conditions listed
12	Buffalo Bayou Park Sec 5	C3F		Approve the plat subject to the conditions listed
13	Candela Sec 6	C3F	DEF1	Approve the plat subject to the conditions listed
14	City of Houston East Ten Park Lift Station	C2		Approve the plat subject to the conditions listed
15	Clay Rolling Green	C2		Approve the plat subject to the conditions listed
16	Crossing at the Commons of Lake Houston Sec 2	C3P		Approve the plat subject to the conditions listed
17	Crossing at the Commons of Lake Houston Sec 3	C3P		Approve the plat subject to the conditions listed
18	East Point	C2	DEF2	Approve the plat subject to the conditions listed
19	Edgewood Village Sec 8	C3F		Defer Chapter 42 planning standards
20	Edgewood Village Sec 9	C3P		Approve the plat subject to the conditions listed
21	Elyson Retail Center	C2		Approve the plat subject to the conditions listed
22	Esperanza Keith Harrow	C2		Defer Chapter 42 planning standards
23	First Metropolitan Apartments	C2		Approve the plat subject to the conditions listed
24	Houston Ella DTP Addition	C3P	DEF1	Approve the plat subject to the conditions listed
25	Jack Road Street Dedication Sec 2	SP		Approve the plat subject to the conditions listed
26	Jasmine Heights Sec 23	C3P		Approve the plat subject to the conditions listed
27	Jasmine Heights Sec 24	C3P		Approve the plat subject to the conditions listed
28	Jensen Landing	C3P		Approve the plat subject to the conditions listed
29	Jensen Villas	C2		Approve the plat subject to the conditions listed
30	Joes Plaza	C2		Defer Additional information reqd

Platting Summary**Houston Planning Commission****PC Date: November 12, 2020**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
31	Jubilee Sec 7	C3F	DEF2	Approve the plat subject to the conditions listed
32	Jubilee Sec 8	C3P		Approve the plat subject to the conditions listed
33	Lakes at Creekside South	C3P	DEF2	Withdrawn
34	Marisol Sec 3	C3F		Approve the plat subject to the conditions listed
35	Martin Court	C3F	DEF2	Withdrawn
36	Marvida Sec 10	C3P		Approve the plat subject to the conditions listed
37	Marvida Sec 11	C3P		Approve the plat subject to the conditions listed
38	Mason Road and Jack Road Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
39	Mason Road and Mound Road Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
40	Nottingham Forest Sec 3 partial replat no 2	C3F		Defer Applicant request
41	Park at Mission Glen Retail Center	C2		Approve the plat subject to the conditions listed
42	Pecan Estates Sec 3	C3P		Approve the plat subject to the conditions listed
43	Porter Ranch Sec 1 partial replat no 1	C3F		Approve the plat subject to the conditions listed
44	Preserve at Newport Sec 1	C3P		Defer Chapter 42 planning standards
45	PRPB Holdings Inc	C2	DEF1	Approve the plat subject to the conditions listed
46	Ralston Lakes GP	GP		Approve the plat subject to the conditions listed
47	Ralston Lakes Sec 1	C3P		Approve the plat subject to the conditions listed
48	Red Oak Estates	C3P		Defer Chapter 42 planning standards
49	Ricewood Drive Street Dedication Sec 3 and Reserves	C3F		Approve the plat subject to the conditions listed
50	Rosa Estates	C3F		Approve the plat subject to the conditions listed
51	Royal Park Airtex	C3F		Approve the plat subject to the conditions listed
52	Ruburfield 66 partial replat 3	C3F		Approve the plat subject to the conditions listed
53	Sandrock Station	C3P	DEF2	Approve the plat subject to the conditions listed
54	Shops at Corta Calle	C2		Approve the plat subject to the conditions listed
55	Spears Walters Square Sec 2	C3F	DEF1	Approve the plat subject to the conditions listed
56	Tavola Sec 40	C3P		Approve the plat subject to the conditions listed
57	Telge Ranch Sec 5	C3F		Approve the plat subject to the conditions listed
58	Tiffin Landing	C2	DEF1	Withdrawn
59	Villages at Tour 18 Sec 3	C3P	DEF1	Approve the plat subject to the conditions listed
60	Villatoro Place on Clara	C2	DEF1	Disapprove
61	West Shorewood at Woodlake Estates	C2		Defer Chapter 42 planning standards
62	Willowpoint GP	GP		Approve the plat subject to the conditions listed
63	Winward GP	GP		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
64	Winward Sec 9	C3P		Approve the plat subject to the conditions listed
65	Zapp Plaza	C2		Approve the plat subject to the conditions listed

B-Replats

66	Aurora Trails	C2R	DEF1	Approve the plat subject to the conditions listed
67	Carver Heights	C2R		Approve the plat subject to the conditions listed
68	Center Street Townhomes	C2R		Approve the plat subject to the conditions listed
69	Chateaux at the Palm	C2R		Approve the plat subject to the conditions listed
70	CityPlace on Bremond	C2R		Approve the plat subject to the conditions listed
71	Covarrubias Estates	C2R		Approve the plat subject to the conditions listed
72	Denmark Place	C2R	DEF2	Approve the plat subject to the conditions listed
73	Development on Shepherd	C2R	DEF1	Approve the plat subject to the conditions listed
74	Dewalt Place	C2R		Approve the plat subject to the conditions listed
75	Drennan Estates	C2R		Approve the plat subject to the conditions listed
76	Edwards Street Partners	C2R		Approve the plat subject to the conditions listed
77	Elysium at West Montgomery	C2R	DEF1	Approve the plat subject to the conditions listed
78	Enterprise Heights	C2R		Approve the plat subject to the conditions listed
79	Evelyn Street Homes	C2R	DEF1	Approve the plat subject to the conditions listed
80	Frazer Rampart Complex Annex	C2R		Approve the plat subject to the conditions listed
81	Gracia Villas	C2R		Approve the plat subject to the conditions listed
82	Halim Heights	C2R		Approve the plat subject to the conditions listed
83	Harmony Tract no 1	C2R		Defer Additional information reqd
84	Harris County Emergency Services District No 46 Vehicle Apparatus Station	C2R		Approve the plat subject to the conditions listed
85	Hollins Heights at De Soto	C2R	DEF1	Approve the plat subject to the conditions listed
86	Independence Heights Enclave	C2R	DEF1	Approve the plat subject to the conditions listed
87	Morgan Properties	C2R		Approve the plat subject to the conditions listed
88	Naomi Twins	C2R		Approve the plat subject to the conditions listed
89	Neyland Villas	C2R		Approve the plat subject to the conditions listed
90	Oak Heights	C2R		Approve the plat subject to the conditions listed
91	Park on Desoto Street	C3R	DEF1	Approve the plat subject to the conditions listed
92	Patio Homes At Michaux	C2R	DEF2	Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: November 12, 2020**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
93	Peden Street Square	C2R		Approve the plat subject to the conditions listed
94	Planet Ford Spring Truck Service Center	C2R	DEF1	Approve the plat subject to the conditions listed
95	Quatro Rios	C2R		Approve the plat subject to the conditions listed
96	Quatro Rios Annex	C2R		Approve the plat subject to the conditions listed
97	Rebollar Lujano Place	C2R	DEF1	Approve the plat subject to the conditions listed
98	Sandra Plaza	C2R		Approve the plat subject to the conditions listed
99	Seabrook Villas	C2R		Approve the plat subject to the conditions listed
100	Sherwood Heights	C3R	DEF2	Approve the plat subject to the conditions listed
101	Shirley Crossing	C2R		Defer Chapter 42 planning standards
102	Sparta Place	C2R	DEF1	Approve the plat subject to the conditions listed
103	Spring 535	C2R		Approve the plat subject to the conditions listed
104	Townhomes at Skinner	C3R		Defer Chapter 42 planning standards
105	Travis Partners Capital	C2R	DEF1	Approve the plat subject to the conditions listed
106	Trinity Mar Thoma	C3R		Approve the plat subject to the conditions listed
107	West Bell Street Landing	C2R		Approve the plat subject to the conditions listed
108	Woodlands Metro Center Sec 3 partial replat no 1	C2R		Defer Applicant request
109	Woodlands Metro Center Sec 29 partial replat 1	C2R		Defer Applicant request
110	Woodlands Metro Center Sec 77 partial replat no 1	C2R		Defer Applicant request
111	Woodlands Super Block D partial replat no 1	C2R		Defer Applicant request
112	Yellow Moon Estates	C2R	DEF1	Approve the plat subject to the conditions listed
113	Zenon Gold	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

114	Calumet Vista	C3N		Approve the plat subject to the conditions listed
115	Glenview Heights replat no 1	C3N		Defer Chapter 42 planning standards
116	Houstons Skyscraper Shadows Sec 1 partial replat no 2	C3N		Approve the plat subject to the conditions listed
117	Oak Estates partial replat no 2 replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed
118	Spring Forest Sec 1 partial replat no 1	C3N	DEF1	Withdrawn
119	Suburbia Addition partial replat no 2 and extension	C3N		Approve the plat subject to the conditions listed

D-Variances

120	Aldine Pines GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
121	Aldine Pines Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: November 12, 2020**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
122	Atascocita Community Church GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
123	Briar Hollow Living	C2R	DEF1	Withdrawn
124	Clearwick	C3R		Defer Chapter 42 planning standards
125	Edmund Estates	C2R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
126	Edmund Views	C2R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
127	Evelyn Rubenstein Jewish Community Center	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
128	Legacy Center Business Park replat no 1	C2R	DEF1	Withdrawn
129	Magellan Oates Station	C2	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
130	Pinecrest Drainage Reserve	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
131	Willowpoint Sec 1	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
132	Wunderlich Residential	C3P		Defer Chapter 42 planning standards

E-Special Exceptions

None

F-Reconsideration of Requirements

133	Martin Commercial Park	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
134	MP White Oak	C2R		Grant the requested Reconsideration of Requirements and variance(s) and Approve the plat subject to the conditions listed
135	Yorkdale Residence	C2		Defer Additional information reqd

G-Extensions of Approval

136	Aquaworld Estates	EOA		Approved
137	Badtke Road Street Dedication and Reserves Sec 1	EOA		Approved
138	Bayou Woods Sec 2 partial replat no 3 and extension	EOA		Approved
139	Center At Kingsland LLC	EOA		Approved
140	Development on Edison Street replat no 1	EOA		Approved
141	Development on McKee Street replat no 1	EOA		Approved
142	East River Baptist Church	EOA		Approved
143	Harris County MUD no 477 Wastewater Treatment Plant no 1	EOA		Approved
144	Moderat at Waugh	EOA		Approved

Platting Summary**Houston Planning Commission****PC Date: November 12, 2020**

Item No.	Subdivision Plat Name	App		PC Action
		Type	Deferral	
145	Northampton Sec 3 partial replat no 1	EOA		Approved
146	Rhodes School at Channelview	EOA		Approved
147	Telge Development	EOA		Approved

H-Name Changes

None

I-Certification of Compliance

148	26691 Tinker Way	COC		Approve
149	21008 Trinity Way	COC		Approve

J-Administrative

None

K-Development Plats with Variance Requests

150	1414 Hewitt Drive	DPV	DEF1	Approve
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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 11/12/2020
Plat Name: Atwood Villas partial replat no 3
Developer: Break Time Market
Applicant: The Interfield Group
App No / Type: 2020-2015 C3F

Total Acreage:	0.7800	Total Reserve Acreage:	0.7800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	491Z	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:
11/12/2020

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

For Your Information:



Agenda Item: 1
Action Date: 11/12/2020
Plat Name: Atwood Villas partial replat no 3
Developer: Break Time Market
Applicant: The Interfield Group
App No / Type: 2020-2015 C3F

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

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

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

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

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

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-394-6600

3. Driveway Placement on Corner Lot (Commercial)

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

4. TxDOT approval required

Any work in the state right-of-way requires TxDOT approval. Furnish copies of TxDOT driveway permit and sidewalk approval prior to traffic review. TxDOT Voice mail number is 713-802-5554. Provide a copy of TxDOT approval.

HPW- TDO- Traffic: 11/06/2020

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

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: 2
Action Date: 11/12/2020
Plat Name: Becker Fields Sec 2
Developer: Friendswood Development Company
Applicant: Costello, Inc.
App No / Type: 2020-2000 C3F

Total Acreage:	10.4000	Total Reserve Acreage:	0.2400
Number of Lots:	65	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285W	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Becker Fields 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.
- 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: 2
Action Date: 11/12/2020
Plat Name: Becker Fields Sec 2
Developer: Friendswood Development Company
Applicant: Costello, Inc.
App No / Type: 2020-2000 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: 11/06/2020

No comments.

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

HPW-HW- IDS: NO OBJECTION TO THE CREATION OF A SUBDIVISION (65 LOTS, 5 BLOCKS, 4 RESERVES)

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

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 11/12/2020
Plat Name: Becker Meadows Sec 3
Developer: Friendswood Development Company
Applicant: Costello, Inc.
App No / Type: 2020-1992 C3F

Total Acreage:	10.5500	Total Reserve Acreage:	0.7900
Number of Lots:	62	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325A	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Becker Meadows Sec 2 must be recorded prior to or simultaneously with this plat.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 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: 3
Action Date: 11/12/2020
Plat Name: Becker Meadows Sec 3
Developer: Friendswood Development Company
Applicant: Costello, Inc.
App No / Type: 2020-1992 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 - Need to show and label drainage L114-01-00 with top of banks (see uploaded PDF).

HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
W.L.E. can't overlap with other utility easement.

HPW-HW- IDS: NO OBJECTION TO THE CREATION OF A SUBDIVISION (62 LOTS, 4 BLOCKS, 2 RESERVES)

CenterPoint: PER HCCF 2020-522132 10' UE LOT 3&4 IN BLOCK 3, NEED 14' UE AND NEED RELEASE OF ANY RIGHTS TO MUD PER HCCF 2020-24524 & 2020-522132

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)

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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 11/12/2020
Plat Name: Becker Meadows Sec 4
Developer: Friendswood Development Company
Applicant: Costello, Inc.
App No / Type: 2020-1999 C3F

Total Acreage:	16.5300	Total Reserve Acreage:	4.6600
Number of Lots:	74	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325A	ETJ

Conditions and requirements for approval:

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
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: 4
Action Date: 11/12/2020
Plat Name: Becker Meadows Sec 4
Developer: Friendswood Development Company
Applicant: Costello, Inc.
App No / Type: 2020-1999 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 - Need to show and label channel L114-01-00 with top of banks.

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

HPW-HW- IDS: NO OBJECTION TO THE CREATION OF A SUBDIVISION (74 LOTS, 3 BLOCKS, 5 RESERVES)

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

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

UVE should be checked at Evening Sundown Drive and Becker Road.

SB left turn lane will be required on Becker Road at Evening Sundown 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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 11/12/2020
Plat Name: Becker Trace Sec 1
Developer: Friendswood Development Company
Applicant: Costello, Inc.
App No / Type: 2020-2001 C3F

Total Acreage:	17.2100	Total Reserve Acreage:	4.3177
Number of Lots:	68	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325A	ETJ

Conditions and requirements for approval:

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

Commission Action:

Defer Additional information reqd



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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 11/12/2020
Plat Name: Becker Trace Sec 1
Developer: Friendswood Development Company
Applicant: Costello, Inc.
App No / Type: 2020-2001 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: BECKER HOLLOW TRACE DRIVE contains a street type (TRACE) in its name. Please choose an appropriate name for segments. Please change street name to not include an additional street type.

A street loop comes off BECKER HOLLOW TRACE DRIVE as additional street segments. Please add street names to the unnamed segments off BECKER HOLLOW TRACE DRIVE.

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

HPW-HW- IDS: NO OBJECTION FOR THE CREATION OF A SUBDIVISION
(68 LOTS, 4 BLOCKS, 8 RESERVES).

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

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

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

County recommends a 500 foot distance (ROW to ROW) between major thoroughfare to local street to meet county median spacing guidelines

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 6
Action Date: 11/12/2020
Plat Name: Bridgeland Copper Breaks Crossing Street Dedication
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No / Type: 2020-1966 SP

Total Acreage:	2.1140	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:	Harris County MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366X	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)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
11/12/2020

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
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 11/12/2020
Plat Name: Bridgeland Copper Breaks Crossing Street Dedication
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No / Type: 2020-1966 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)

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

Coordinate with LJA and Costello (Bridgeland Parkland Village Sec 55 and Sec 56) about connections to Copper Breaks Crossing (Chapter 42)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 11/12/2020
Plat Name: Bridgeland Creekland Village Sec 1
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1958 C3F

Total Acreage:	16.1160	Total Reserve Acreage:	1.8600
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:	Harris County MUD 491
County	Zip	Key Map ©	City / ETJ
Harris	77433	365C	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
052. Bridgeland Jack Road Street Dedication Sec 1 (signed by owners of Richland property to north of Street Dedication) & Bridgeland Creekland Village 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.
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: 7
Action Date: 11/12/2020
Plat Name: Bridgeland Creekland Village Sec 1
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1958 C3F

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

HPW-HW- IDS: Approve

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

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. Dedicate additional ROW at corner of Jack Road and Creekland Village Drive to create 25' x25' corner cut. (Chapter 42)

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

UVE should be checked at Creekland Village Drive and Jack Road, and at Medina River drive and Creekland Village Drive. (Chapter 10-COH geometric design guidelines, 10-23)

Traffic Impact Analysis will be required before the review of construction plan to address developer responsibility for roadway construction including left turn lanes and traffic signal installations. (HC-permit regs, 12.02)

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



Agenda Item: 8
Action Date: 11/12/2020
Plat Name: Bridgeland Creekland Village Sec 2
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1959 C3F

Total Acreage:	11.6990	Total Reserve Acreage:	0.7140
Number of Lots:	90	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 491
County	Zip	Key Map ©	City / ETJ
Harris	77433	365C	ETJ

Conditions and requirements for approval:

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

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

052. Bridgeland Creekland Village Sec 1 & Bridgeland Jack Road Street Dedication Sec 2 must be recorded prior to or simultaneously with this plat.

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

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

069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat_Legend.doc)

159. Provide centerline tie.

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

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

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 11/12/2020
Plat Name: Bridgeland Creekland Village Sec 2
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc. - (Houston Office)
App No / Type: 2020-1959 C3F



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

For Your Information:

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

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

Addressing: The adjacent street segments "RIO MEDINA" & "MEDINA RIVER" sounds too similar. Please choose a more unique name to avoid confusion in future planning.

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. Dedicate additional ROW for a 25' x 25' corner cut at corner of Jack Road and Rio Medina Trail. (Chapter 42)

Guest parking will need to be addressed for narrow lots along Medina River Drive and Rio San Jose Court. County recommends deferral

Sec 1 and Jack Road will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120) UVE should be checked at Rio Medina Trail and Jack Road. (Chapter 10-COH geometric design guidelines, 10-23)

Traffic Impact Analysis will be required before the review of construction plan to address developer responsibility for roadway construction including left turn lanes, traffic signal installations and on-street parking for small size lots. (HC-permit regs, 12.02)

Left turn lane will be required on Jack Road in SW direction at Rio Medina Trail when roadway 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: 9
Action Date: 11/12/2020
Plat Name: Bridgeland Emerald Lake
Developer: Bridgeland Development LP
Applicant: Costello, Inc.
App No / Type: 2020-1988 C2

Total Acreage:	9.8200	Total Reserve Acreage:	9.8200
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 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366X	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.
- 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.
116. Add BL plat note: Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time. (150)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 11/12/2020
Plat Name: Bridgeland Emerald Lake
Developer: Bridgeland Development LP
Applicant: Costello, Inc.
App No / Type: 2020-1988 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.

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

HPW-HW- IDS: NO OBJECTION TO THE CREATION OF 1 BLOCKS, 3 RESERVES

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)

Summer Camp 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)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10
Action Date: 11/12/2020
Plat Name: Bridgeland Parkland Village Sec 45
Developer: Bridgeland Development LP
Applicant: Costello, Inc.
App No / Type: 2020-1981 C3F

Total Acreage:	16.6800	Total Reserve Acreage:	2.2700
Number of Lots:	79	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 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366X	ETJ

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
047. Make minor corrections and additions as indicated on the marked file copy.
052. Bridgeland Summer Camp Drive to Marvelous Place Street Dedication 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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 11/12/2020
Plat Name: Bridgeland Parkland Village Sec 45
Developer: Bridgeland Development LP
Applicant: Costello, Inc.
App No / Type: 2020-1981 C3F



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

For Your Information:

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

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

HPW-HW- IDS: NO OBJECTION TO THE CREATION OF A SUBDIVISION (79 LOTS, 2 BLOCKS, 3 RESERVES)

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)

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

UVE should be checked at Palmetto View Drive and Summer Camp Drive, at future unnamed street and Summer Camp Drive, and at future unnamed street and Fry Road. (Chapter 10-COH geometric design guidelines, 10-23)

ALL-WAY Stop Warrant Analysis per TMUTCD Section 2B.07 should be provided to determine traffic control at the intersection of Summer Camp Drive and future unnamed 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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 11/12/2020
Plat Name: Bridgeland Peek Road Street Dedication Sec 2
Developer: Bridgeland Development, LP
Applicant: McKim & Creed, Inc.
App No / Type: 2020-1961 SP

Total Acreage:	3.4210	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	365Q	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)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
11/12/2020

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: 11
Action Date: 11/12/2020
Plat Name: Bridgeland Peek Road Street Dedication Sec 2
Developer: Bridgeland Development, LP
Applicant: McKim & Creed, Inc.
App No / Type: 2020-1961 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)

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 11/12/2020
Plat Name: Buffalo Bayou Park Sec 5
Developer: BB Parcel B North Owner LLC
Applicant: LJA Engineering, Inc. - (Houston Office)
App No / Type: 2020-1963 C3F

Total Acreage:	1.8460	Total Reserve Acreage:	1.8460
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	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	77019	492M	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.
- 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 0' BL label along Buffalo Park Drive, Autry Park Drive, and Marston 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.**

For Your Information:



Agenda Item: 12
Action Date: 11/12/2020
Plat Name: Buffalo Bayou Park Sec 5
Developer: BB Parcel B North Owner LLC
Applicant: LJA Engineering, Inc. - (Houston Office)
App No / Type: 2020-1963 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.

CenterPoint: _ _

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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

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- TDO- Traffic: 11/09/2020

Allen Parkway geometry has a curve radius that could create a sight restriction on the northbound approach of Buffalo Park Drive. Usually, drivers go above the speed limit on Allen Parkway please consider not adding fences or landscaping the could create a safety impact for right turns.

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)

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

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 11/12/2020
Plat Name: Buffalo Bayou Park Sec 5
Developer: BB Parcel B North Owner LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1963 C3F

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 11/12/2020
Plat Name: Candela Sec 6
Developer: JDS Nursery Tract, LLC.
Applicant: Jones | Carter
App No / Type: 2020-1889 C3F

Total Acreage:	17.1500	Total Reserve Acreage:	0.0400
Number of Lots:	75	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524N	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
052. Candela Sec 5 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.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 11/12/2020
Plat Name: Candela Sec 6
Developer: JDS Nursery Tract, LLC.
Applicant: Jones | Carter
App No / Type: 2020-1889 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.

Fort Bend Engineer: 1) Provide recording information for easements proposed outside the plat boundary
2) Provide 1' reserve at Radiant River Trail
3) Submit FP to FBC for formal review
4) This is not considered a formal review by FBC as not all review comments are provided in this portal
Solid Waste: Developments in the ETJ do not qualify for COH solid waste collection services.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Addressing: MIRA MEADOW TRAIL - Approve revised street name of MIRA TERRACE TRAIL.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 14
Action Date: 11/12/2020
Plat Name: City of Houston East Ten Park Lift Station
Developer: City of Houston
Applicant: Bury
App No / Type: 2020-2010 C2

Total Acreage:	2.9620	Total Reserve Acreage:	2.9620
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77013	495D	City

Conditions and requirements for approval:

- 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))
- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41(2))
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
- 059.1. Acreage in title and on plat must match at recordation.
- 134.04. Add to general notes on face of plat: This property(s) is located in Park Sector number 4. (42-1, Division 7)
- 134.9 If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time. (Sec 42-251)
- 190.3. Add 'Margaret Wallace Brown, AICP, CNU-A., Secretary' as Secretary in the Planning Commission certificate..
- 194. Appendix J: County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. "Teneshia Hudspeth" (Sec 42-42(5), 44(6))
- 203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))

Commission Action:



Agenda Item: 14
Action Date: 11/12/2020
Plat Name: City of Houston East Ten Park Lift Station
Developer: City of Houston
Applicant: Bury
App No / Type: 2020-2010 C2

Approve the plat subject to the conditions listed



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

For Your Information:

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

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

2. Driveway Placement (Commercial)

Driveway must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.01 of the Infrastructure Design Manual for the driveway placement. page 15-40.

3. Obtain City of Houston easement shared driveway agreement, if the driveway is placed inside the city drainage easement.

HPW- TDO- Traffic: 11/06/2020
No comments.

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

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.Missing B.L.

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 11/12/2020
Plat Name: Clay Rolling Green
Developer: ALIANA CORPORATION LLC
Applicant: Aliana Corporation LLC
App No / Type: 2020-1841 C2

Total Acreage:	2.0000	Total Reserve Acreage:	2.0000
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:	Addicks Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77084	447E	ETJ

Conditions and requirements for approval:



Agenda Item: 15
Action Date: 11/12/2020
Plat Name: Clay Rolling Green
Developer: ALIANA CORPORATION LLC
Applicant: Aliana Corporation LLC
App No / Type: 2020-1841 C2

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)

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

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

051. Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41(2))

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

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. (Sec 42-41(12))

069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat_Legend.doc, Sec 42-41)

073.1. Replat Legal Descriptions shall follow guidelines and/or examples. Legal description on face of the plat and in title must match.

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))

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

191. Appendix G: Harris County Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (232.0025, Texas Local Government code)

193. Appendix I: Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (232.0025, Texas Local Government code)

194. Appendix J: County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. "Teneshia Hudspeth" (Sec 42-42(5), 44(6))

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

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

Add CenterPoint note: Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 11/12/2020
Plat Name: Clay Rolling Green
Developer: ALIANA CORPORATION LLC
Applicant: Aliana Corporation LLC
App No / Type: 2020-1841 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-HW- IDS: Approve

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

No building is allowed within any public utility easement.

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 will need to be recorded by separate instrument prior to plat recordation (Chapter 42-212)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 11/12/2020
Plat Name: Crossing at the Commons of Lake Houston Sec 2
Developer: Signorelli Company
Applicant: META Planning + Design, LLC
App No / Type: 2020-2030 C3P

Total Acreage:	13.1000	Total Reserve Acreage:	2.5800
Number of Lots:	46	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	298T	City

Conditions and requirements for approval:

008.4. The applicant is required to provide proof of an approved conceptual drainage plan, with two signatures from Public Works (HPW), is required at submission, for all final plats in City, and in a floodplain. Contact City Engineer's Office and Floodplain Management Office regarding Sec. 19-13 for plan requirements and details. (Sec 19-13)

010.3. Add the following note to the face of the plat (SWD): No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances. (Sec 39-65)

025. Add 15 foot building line for the principal structure and a 17 foot building line for any carport or garage illustration and notes to the plat. (42-157(b))

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

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))

052. Reserve Parkway and Bellwick Bend Lane must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3))

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

064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))

134.03. Add to general notes on face of plat: This property(s) is located in Park Sector number 3 (42-1, Division 7)

Commission Action:

Approve the plat subject to the conditions listed



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 11/12/2020
Plat Name: Crossing at the Commons of Lake Houston Sec 2
Developer: Signorelli Company
Applicant: META Planning + Design, LLC
App No / Type: 2020-2030 C3P



Action Date:
11/12/2020

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: 16
Action Date: 11/12/2020
Plat Name: Crossing at the Commons of Lake Houston Sec 2
Developer: Signorelli Company
Applicant: META Planning + Design, LLC
App No / Type: 2020-2030 C3P

HPW-OCE-Traffic: Approve with Conditions: 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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

3. Reserve Parkway and Bellwick Bend Lane must be (re)recorded (after Sec. 1 is vacated) prior to or simultaneously with this plat or within final plat boundary. (for 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

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

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

Parks and Recreation: Approve with conditions (verification of private park dedication) revise park sector

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 11/12/2020
Plat Name: Crossing at the Commons of Lake Houston Sec 3
Developer: Signorelli Company
Applicant: META Planning + Design, LLC
App No / Type: 2020-2031 C3P

Total Acreage:	22.8000	Total Reserve Acreage:	1.0400
Number of Lots:	101	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	298N	City

Conditions and requirements for approval:

008.4. The applicant is required to provide proof of an approved conceptual drainage plan, with two signatures from Public Works (HPW), is required at submission, for all final plats in City, and in a floodplain. Contact City Engineer's Office and Floodplain Management Office regarding Sec. 19-13 for plan requirements and details. (Sec 19-13)

010.3. Add the following note to the face of the plat (SWD): No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances. (Sec 39-65)

025. Add 15 foot building line for the principal structure and a 17 foot building line for any carport or garage illustration and notes to the plat. (42-157(b))

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 of the face of the plat. (Sec 42-210)

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))

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

064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))

134.03. Add to general notes on face of plat: This property(s) is located in Park Sector number 3. (42-1, Division 7)

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

159. Provide centerline tie.

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (Sec 42-127)

Commission Action:

Approve the plat subject to the conditions listed



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 11/12/2020
Plat Name: Crossing at the Commons of Lake Houston Sec 3
Developer: Signorelli Company
Applicant: META Planning + Design, LLC
App No / Type: 2020-2031 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.



Agenda Item: 17
Action Date: 11/12/2020
Plat Name: Crossing at the Commons of Lake Houston Sec 3
Developer: Signorelli Company
Applicant: META Planning + Design, LLC
App No / Type: 2020-2031 C3P

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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

HPW- TDO- Traffic: 11/06/2020

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

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

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

Parks and Recreation: Approve with conditions (verification of private park dedication) revise park sector.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 11/12/2020
Plat Name: East Point
Developer: Enterra Homes
Applicant: The Interfield Group
App No / Type: 2020-1819 C2

Total Acreage:	1.4350	Total Reserve Acreage:	0.0910
Number of Lots:	33	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	77003	493V	City

Conditions and requirements for approval:

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

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

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

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

Show the lot size table for the average lot size analysis and provide a separate exhibit with the block faces.

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: 18
Action Date: 11/12/2020
Plat Name: East Point
Developer: Enterra Homes
Applicant: The Interfield Group
App No / Type: 2020-1819 C2

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot (Commercial)
Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement.

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

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

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>
(Click Current Infrastructure Design Manual (IDM) (effective July 1, 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. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

HPW- TDO- Traffic: 10/13/2020

No comments.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

Parks and Recreation: Dwelling units in plat note 16 doesn't match parks table
Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Water and wastewater Capacity Reservation letter is required. When applying for water/wastewater 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.**

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 11/12/2020
Plat Name: Edgewood Village Sec 8
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No / Type: 2020-2021 C3F

Total Acreage:	10.6530	Total Reserve Acreage:	0.7950
Number of Lots:	59	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northeast Harris County MUD 1
County	Zip	Key Map ©	City / ETJ
Harris	77049	457G	ETJ

Conditions and requirements for approval:

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

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

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

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

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: 19
Action Date: 11/12/2020
Plat Name: Edgewood Village Sec 8
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No / Type: 2020-2021 C3F

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 11/12/2020
Plat Name: Edgewood Village Sec 9
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No / Type: 2020-2034 C3P

Total Acreage:	14.7150	Total Reserve Acreage:	2.3620
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northeast Harris County MUD 1
County	Zip	Key Map ©	City / ETJ
Harris	77049	457C	ETJ

Conditions and requirements for approval:

- 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.
147. Record Sec 8 prior to recordation of this plat to meet two points of access.
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: 20
Action Date: 11/12/2020
Plat Name: Edgewood Village Sec 9
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No / Type: 2020-2034 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: 11/06/2020
No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Sec 8 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)
Call out future section to the north as shown on GP for justification of ROW transition of Northern Gannet Lane.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 21
Action Date: 11/12/2020
Plat Name: Elyson Retail Center
Developer: Property Commerce
Applicant: Terra Surveying Company, Inc.
App No / Type: 2020-1917 C2

Total Acreage:	26.4546	Total Reserve Acreage:	26.3756
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 458
County	Zip	Key Map ©	City / ETJ
Harris	77449	405R	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.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. STOCKDICK SCHOOL ROAD runs along East boundary of proposed property. Please display Stockdick School Road on Plat. (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)

Commission Action:

Approve the plat subject to the conditions listed

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 11/12/2020
Plat Name: Elyson Retail Center
Developer: Property Commerce
Applicant: Terra Surveying Company, Inc.
App No / Type: 2020-1917 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 County Flood Control District: Flood Control review - No comments.

Addressing: STOCKDICK SCHOOL ROAD runs along East boundary of proposed property. Please display Stockdick School Road 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)

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

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



Agenda Item: 22
Action Date: 11/12/2020
Plat Name: Esperanza Keith Harrow
Developer: SRG DEVELOPMENT HOLDING LLC
Applicant: Atkinson Engineers
App No / Type: 2020-2020 C2

Total Acreage:	11.4055	Total Reserve Acreage:	11.4055
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 167
County	Zip	Key Map ©	City / ETJ
Harris	77449	446C	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.

055. Subdivision name does not meet naming standards. Revise subdivision. If the plat fronts on Kieth Karrow, Revise the subdivision to match the name of the Street as shown on the Harris County Road Log.

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

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)

161. Provide Record information and ROW width along Kieth Harrow Blvd and Fry Road. Provide for widening of thoroughfares if additional dedication is needed. See Major Thoroughfare and Freeway Plan. (122) (Kieth Harrow Blvd and Fry Road)

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.**



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 11/12/2020
Plat Name: Esperanza Keith Harrow
Developer: SRG DEVELOPMENT HOLDING LLC
Applicant: Atkinson Engineers
App No / Type: 2020-2020 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: 11/06/2020
No comments.

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)
Keith should be spelled "Kieth" for the plat name per street name in our road log.
UVE should be checked at Mountain Forest Drive and Kieth Harrow Blvd.(Chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked for making right turn on red by NB traffic on Fry Road onto Kieth Harrow Blvd. (Chapter 10-COH geometric design guidelines, 10-23)
Corner ROW hypotenuse at Kieth Harrow Blvd and Fry Road should be 35.35' for 25'x25' cutback.(COH geometric Design guidelines, 10-22)
Corner ROW radius at Mountain Forest Drive and Kieth Harrow Blvd should be 30'. (COH geometric Design guidelines, 10-22)
Limited scope TIA will be required to determine driveway locations and left turn lane requirements at the time the property is ready for development. (HC-permit regs, 12.02)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 11/12/2020
Plat Name: First Metropolitan Apartments
Developer: Brinshore Development, LLC
Applicant: Terra Surveying Company, Inc.
App No / Type: 2020-1990 C2

Total Acreage:	5.5430	Total Reserve Acreage:	5.5430
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77040	410E	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.

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



Action Date:
11/12/2020

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: 23
Action Date: 11/12/2020
Plat Name: First Metropolitan Apartments
Developer: Brinshore Development, LLC
Applicant: Terra Surveying Company, Inc.
App No / Type: 2020-1990 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)
- An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
- Documentation of TxDOT driveway approval should be submitted with site plans HC permit regs, 5.06
- Recommendation for TxDOT approval for street tie in needs to be submitted with construction plan
There appears to be an overlap of plats within parcel owned by church. Check with COH if a GP should be submitted

HPW- TDO- Traffic: 11/06/2020
Access from Beltway 8 (Sam Houston) could be a safety hazard with a posted speed of 50 mph.

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.

HPW-HW- IDS: NO OBJECTION TO THE CREATION OF AN UN RESTRICTIVE 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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 11/12/2020
Plat Name: Houston Ella DTP Addition
Developer: GBT Realty
Applicant: John Cowan and Associates
App No / Type: 2020-1731 C3P

Total Acreage:	1.6610	Total Reserve Acreage:	1.6610
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:	Harris County MUD 86
County	Zip	Key Map ©	City / ETJ
Harris	77090	332N	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.
- 062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)
- 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)
- GP required-Subject tract is being subdivided from a larger tract.

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: 24
Action Date: 11/12/2020
Plat Name: Houston Ella DTP Addition
Developer: GBT Realty
Applicant: John Cowan and Associates
App No / Type: 2020-1731 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: 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.

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)

Plans and plat will need to be approved by CIP project manager, Dara Griffith prior to plat recordation (HC-permit regs, 5.06

Check with COH if GP needs to be submitted based upon common interest (Chapter 42)

Add 10' sidewalk easement between ROW line and building line to be dedicated by separate instrument prior to plat recordation. coordinate with CIP project manager, Dara Griffith.

UVE should be checked at Butterfield Road at Ella Blvd. (Chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 11/12/2020
Plat Name: Jack Road Street Dedication Sec 2
Developer: Mason Westgreen, L.P. a Texas limited partnership
Applicant: BGE, Inc.
App No / Type: 2020-1971 SP

Total Acreage:	1.0100	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:	Harris County MUD 376
County	Zip	Key Map ©	City / ETJ
Harris	77433	366A	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
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)
193. Appendix I: Certificate for Harris County Commissioners' Court: Update Clerk to Teneshia Hudspeth.
194. Appendix J: County Clerk Filing Acknowledgement Statement: Update Clerk to Teneshia Hudspeth.
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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 11/12/2020
Plat Name: Jack Road Street Dedication Sec 2
Developer: Mason Westgreen, L.P. a Texas limited partnership
Applicant: BGE, Inc.
App No / Type: 2020-1971 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)

Mason Road and Jack Road street dedication sec 1 needs to be dedicated 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)

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



Agenda Item: 26
Action Date: 11/12/2020
Plat Name: Jasmine Heights Sec 23
Developer: D.R. Horton-Texas, LTD.
Applicant: DHI Engineering, LLC
App No / Type: 2020-1975 C3P

Total Acreage:	23.8460	Total Reserve Acreage:	4.0090
Number of Lots:	96	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:	Northwest Harris County MUD 12
County	Zip	Key Map ©	City / ETJ
Harris	77449	446A	ETJ

Conditions and requirements for approval:

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

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

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)

193. Appendix I: Certificate for Harris County Commissioners' Court: Update Clerk to Teneshia Hudspeth.

194. Appendix J: County Clerk Filing Acknowledgement Statement: Update Clerk to Teneshia Hudspeth.

Provide new unique street names for Castlehill (duplicate) and Riverdew (sound alike with Riverview). Provide another unique name for the segment of Westfield Creek south of Gusto Glen (90 degree turn).

Record Jasmine Heights Sec 20 and 17 prior to or simultaneously with this plat for access.

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: 26
Action Date: 11/12/2020
Plat Name: Jasmine Heights Sec 23
Developer: D.R. Horton-Texas, LTD.
Applicant: DHI Engineering, LLC
App No / Type: 2020-1975 C3P



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

For Your Information:

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

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

HPW-HW- IDS: NO OBJECTION TO THE CREATION OF A SUBDIVISION (96 LOTS, 4 BLOCKS, 4 RESERVES)

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)

See markups for street name changes for collector road and local street

UVE should be checked at Faded Violet Drive and Westfield Creek Road, and at Gusto Glen Lane and Westfield Creek Road. (Chapter 10-COH geometric design guidelines, 10-23)

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

Addressing: WESTFIELD CREEK RD appears to divert approximately 90 degrees without a subsequent name change, please add a new name for the appropriate segment.

RIVERDEW sounds too similar to already existing RIVERVIEW. Please choose a more unique name to avoid confusion during emergencies.

CASTLEHILL sounds too similar to already existing CASTLEMILLS. Please choose a more unique name to avoid confusion during emergencies.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 11/12/2020
Plat Name: Jasmine Heights Sec 24
Developer: D.R. Horton-Texas, LTD.
Applicant: DHI Engineering, LLC
App No / Type: 2020-1976 C3P

Total Acreage:	22.7840	Total Reserve Acreage:	3.8620
Number of Lots:	96	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:	Northwest Harris County MUD 12
County	Zip	Key Map ©	City / ETJ
Harris	77449	406W	ETJ

Conditions and requirements for approval:

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

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)

Record Jasmine Heights Sec 21 and Sec 23 prior to or simultaneously with this plat for access.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 11/12/2020
Plat Name: Jasmine Heights Sec 24
Developer: D.R. Horton-Texas, LTD.
Applicant: DHI Engineering, LLC
App No / Type: 2020-1976 C3P

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

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

HPW-HW- IDS: NO OBJECTION TO THE CREATION OF MULTIPLE LOTS.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
Sec 21 and Sec 23 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
UVE should be checked at Gusto Glen Lane and Westfield Creek Road (Chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 11/12/2020
Plat Name: Jensen Landing
Developer: Disama Development
Applicant: Total Surveyors, Inc.
App No / Type: 2020-2019 C3P

Total Acreage:	1.7967	Total Reserve Acreage:	0.0512
Number of Lots:	32	Number of Multifamily Units:	0
COH Park Sector:	17	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	77026	494A	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
11/12/2020

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: 28
Action Date: 11/12/2020
Plat Name: Jensen Landing
Developer: Disama Development
Applicant: Total Surveyors, Inc.
App No / Type: 2020-2019 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.

Parks and Recreation: - Incorrect park sector in park notes

- Change from "net" to "incremental" in park notes

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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-394-6600

Traffic only reviews for applicability of sidewalk construction details.

3. Vehicles should have ingress and egress into the guest parking spaces, specifically Reserve B, from the private road.

HPW- TDO- Traffic: 11/06/2020

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

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

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

HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE. Make sure that 10' clearance between public utility to the building foundation.

Detention is required.

Addressing: Sound-alike duplicate streets found: Johnson Ridge, Source = DRC Application Streets.

Add street name or private drive to 50' street segment off of, and perpendicular to Jensen Ridge Lane.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 11/12/2020
Plat Name: Jensen Landing
Developer: Disama Development
Applicant: Total Surveyors, Inc.
App No / Type: 2020-2019 C3P

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 11/12/2020
Plat Name: Jensen Villas
Developer: Zoom Houses, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1891 C2

Total Acreage:	0.5366	Total Reserve Acreage:	0.0096
Number of Lots:	12	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:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 194. Appendix J:County Clerk Filing Acknowledgement Statement: Update Clerk to Teneshia Hudspeth.
- 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: 29
Action Date: 11/12/2020
Plat Name: Jensen Villas
Developer: Zoom Houses, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1891 C2

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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/832-394-6600>

Traffic only reviews for applicability of sidewalk construction details.

3. The existing Metro bus stop along Jensen Drive will require review from METRO for any new developments, the engineer shall contact METRO at busstops@ridemetro.org for review & approval.

HPW- TDO- Traffic: 11/06/2020

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

Master W.M.E. is required.

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 11/12/2020
Plat Name: Joes Plaza
Developer: N/A
Applicant: SEM SERVICES
App No / Type: 2020-2050 C2

Total Acreage:	2.5998	Total Reserve Acreage:	2.5998
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77078	455H	City

Conditions and requirements for approval:

014. Establish 30' building setback lines as indicated on the marked file copy. Identify deed record information (Vol 1455 Page 654 HCDR) and add "and by this plat."
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
194. Appendix J:County Clerk Filing Acknowledgement Statement: Update Clerk to Teneshia Hudspeth.

Use correct legal description on title block.
 Remove Road Law Paragraph and Commissioners' Court Certificate.
 Submit all deed restrictions listed in the title report.

Commission Action:

Defer Additional information reqd



Action Date:
11/12/2020

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

For Your Information:



Agenda Item: 30
Action Date: 11/12/2020
Plat Name: Joes Plaza
Developer: N/A
Applicant: SEM SERVICES
App No / Type: 2020-2050 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

2.Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-394-6600

HPW- TDO- Traffic: 11/06/2020

No comments.

Parks and Recreation: Add park sector in plat notes

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

Stormwater quality permit is required. B.L. is missing on Green River Dr.

HPW-HW- IDS: For the creation of a subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org

** 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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 11/12/2020
Plat Name: Jubilee Sec 7
Developer: 290 WR Holdings, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1775 C3F

Total Acreage:	11.0120	Total Reserve Acreage:	0.1630
Number of Lots:	64	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	324K	ETJ

Conditions and requirements for approval:

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

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

052. Jubilee Sec 8 must be recorded prior to or simultaneously with this plat.

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

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

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

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

Two-points of access required exceeds 150 lots.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
11/12/2020

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: 31
Action Date: 11/12/2020
Plat Name: Jubilee Sec 7
Developer: 290 WR Holdings, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1775 C3F

For Your Information:

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Sec 5 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
Easements outside of plat boundary will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Sec 5 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
Easements outside of plat boundary will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Sec 5 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
Easements outside of plat boundary will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
Recommend 60' ROW width for Gleaming Street (chapter 42)

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 11/12/2020
Plat Name: Jubilee Sec 8
Developer: 290 WR Holdings, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1967 C3P

Total Acreage:	12.3000	Total Reserve Acreage:	1.0000
Number of Lots:	45	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 477
County	Zip	Key Map ©	City / ETJ
Harris	77447	324K	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)
- Add 20' garage building lines at each corner lot.
- Add a street name break at the intersection of Glee Meadow and Euphoric Field.
- Record Costal Prairie Blvd Street Dedication and Reserves prior to or simultaneously with this 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: 32
Action Date: 11/12/2020
Plat Name: Jubilee Sec 8
Developer: 290 WR Holdings, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1967 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

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

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

Addressing: Please add street segment break on Plat, between GLEE MEADOW DRIVE and EUPHORIC FIELD LANE.

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)

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

Final plat for sec 6 calls out street name, Afterglow Lane. Street names need to be consistent (Chapter 42)
25'x25' ROW cutback should be provided at corner of Betka Road and Jubilee Journey Blvd for future signalization.

WB left turn lane will be required on Betka Road at Elation Street. (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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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 11/12/2020
Plat Name: Lakes at Creekside South
Developer: J Alan Kent Development
Applicant: LJA Engineering, Inc. - (Houston Office)
App No / Type: 2020-1724 C3P

Total Acreage:	27.8000	Total Reserve Acreage:	10.4100
Number of Lots:	117	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	77375	249Z	ETJ

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

022. Single-family residential lots in a suburban area shall have minimum 20-foot front building lines along the local street. Should a lot side or back a local street a 10-foot side or rear building line will be required. (158)

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

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)

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

Commission Action:

Withdrawn



Action Date:
11/12/2020

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: 33
Action Date: 11/12/2020
Plat Name: Lakes at Creekside South
Developer: J Alan Kent Development
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1724 C3P

Harris Engineer: - This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
- Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
- Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation. (TLGC-242.001h)
Sec 12 will need to be recorded prior to or simultaneously with this plat
HPW-HW- IDS: Approve

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 11/12/2020
Plat Name: Marisol Sec 3
Developer: DRP TX 1, LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1962 C3F

Total Acreage:	12.5750	Total Reserve Acreage:	0.4080
Number of Lots:	75	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404Y	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
 - 193. Appendix I: Certificate for Harris County Commissioners' Court: Update Clerk to Teneshia Hudspeth before recordation.
 - 194. Appendix J: County Clerk Filing Acknowledgement Statement: Update Clerk to Teneshia Hudspeth before 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)
- Record Katy Crossing Sec 8 prior to or simultaneously with this plat for a second point of access.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 11/12/2020
Plat Name: Marisol Sec 3
Developer: DRP TX 1, LLC
Applicant: LJA Engineering, Inc. - (Houston Office)
App No / Type: 2020-1962 C3F

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

HPW-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - Need to show top of banks of the Drainage Channel at the northern boundary of the plat.

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

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 11/12/2020
Plat Name: Martin Court
Developer: Martin Street Holdings
Applicant: The Interfield Group
App No / Type: 2020-1787 C3F

Total Acreage:	0.9990	Total Reserve Acreage:	0.0100
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452H	City

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

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

Commission Action:

Withdrawn



Action Date:
11/12/2020

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: 35
Action Date: 11/12/2020
Plat Name: Martin Court
Developer: Martin Street Holdings
Applicant: The Interfield Group
App No / Type: 2020-1787 C3F

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

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. Street Widening Requirements

All new commercial developments including shared driveway town-homes, subdivisions, and multiple single-family residences, with the exception of one single-family residence and duplexes shall follow the street widening requirements below.

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

HPW- TDO- Traffic: 10/08/2020

No comments.

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

Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE. Make sure that 10' clearance between public utility to the building foundation.

Also need to call out all private F.H.. Detention is required.

Addressing: Please change street type of MARTIN to "STREET" on plat.

Please add a street name to the street segment running perpendicular to ABBADEAN DRIVE.

Solid Waste: The Solid Waste Plan depicts container placement areas extending more than 5 feet into the paved surface of the roadway. In accordance with Chapt 39-63 of the municipal code of ordinances, the proposed development does not qualify for COH solid waste collection services.



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 11/12/2020
Plat Name: Martin Court
Developer: Martin Street Holdings
Applicant: The Interfield Group
App No / Type: 2020-1787 C3F

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 11/12/2020
Plat Name: Marvida Sec 10
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-2028 C3P

Total Acreage:	18.4600	Total Reserve Acreage:	0.5000
Number of Lots:	81	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	406E	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 052. Westgreen Blvd. Street dedication must be recorded prior to or simultaneously with this plat.
- 062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 11/12/2020
Plat Name: Marvida Sec 10
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-2028 C3P

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Need INO letter for pipeline crossing prior to plan approval (HC-permit regs, 5.06)
Westgreen blvd will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
UVE should be checked at Baltic Reach Drive and Westgreen Blvd. (Chapter 10-COH geometric design guidelines, 10-23)
NB left turn lane will be required on Westgreen Blvd at Baltic Reach Drive. (COH geometric Design guidelines, 10-25)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 11/12/2020
Plat Name: Marvida Sec 11
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-2035 C3P

Total Acreage:	20.4700	Total Reserve Acreage:	3.0900
Number of Lots:	101	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:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 052. Westgreen Boulevard street dedication must be recorded prior to or simultaneously with this plat.
- 062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 11/12/2020
Plat Name: Marvida Sec 11
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-2035 C3P

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

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

Addressing: SHELL BRIDGE LANE - Street name ends with reserved street type 'BRIDGE'. Please change street name.

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

UVE should be checked at Red Sea Drive and Westgreen Blvd. (Chapter 10-COH geometric design guidelines, 10-23)

NB left turn lane will be required on Westgreen Blvd at Red Sea Drive. (COH geometric Design guidelines, 10-25)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 11/12/2020
Plat Name: Mason Road and Jack Road Street Dedication Sec 1
Developer: Mason Westgreen, L.P. a Texas limited partnership
Applicant: BGE, Inc.
App No / Type: 2020-1980 SP

Total Acreage:	10.8800	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:	Harris County MUD 375
County	Zip	Key Map ©	City / ETJ
Harris	77433	366A	ETJ

Conditions and requirements for approval:

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
047. Make minor corrections and additions as indicated on the marked file copy.
052. Mason road and Mound Road street Dedication sec 1 must be recorded prior to or simultaneously with this plat.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 11/12/2020
Plat Name: Mason Road and Jack Road Street Dedication Sec 1
Developer: Mason Westgreen, L.P. a Texas limited partnership
Applicant: BGE, Inc.
App No / Type: 2020-1980 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- TDO- Traffic: 11/06/2020

No comments.

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

Addressing: JACK ROAD - Sound-alike / duplicate streets found: JACK, JACKIE, J H K, J HAWK. Suggest changing street name of JACK ROAD to something more unique.

HPW-HW- IDS: NO OBJECTION TO THE CREATION OF THE STREET.

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

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

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

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

Traffic Signal Warrant Analysis will be required to determine traffic control at intersections of Mason Road and Mound Road, and Jack Road and Mason Road.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 11/12/2020
Plat Name: Mason Road and Mound Road Street Dedication Sec 1
Developer: Dunham Pointe Development LLC, a Texas limited liability company
Applicant: BGE, Inc.
App No / Type: 2020-1979 SP

Total Acreage:	4.0050	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:	Harris County MUD 375
County	Zip	Key Map ©	City / ETJ
Harris	77433	326W	ETJ

Conditions and requirements for approval:

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
047. Make minor corrections and additions as indicated on the marked file copy.
052. Mound Road Street Dedication Sec 2 must be recorded prior to or simultaneously with this plat.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
11/12/2020

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: 39
Action Date: 11/12/2020
Plat Name: Mason Road and Mound Road Street Dedication Sec 1
Developer: Dunham Pointe Development LLC, a Texas limited liability company
Applicant: BGE, Inc.
App No / Type: 2020-1979 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.

HPW-HW- IDS: NO OBJECTION TO THE CREATION OF A STREET.

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

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

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

Check for radius at PI for connection of Mason Road between proposed and section south of US 290.

Prior to plan approval, provide limited scope TIA and commitment letter documenting developer's plan for incremental development of the major roadways and the intersection. (HC-permit regs, 12.02)

Western extension of Mound Road to plat boundary will need to be recorded simultaneously with this plat (COH-Chapter 42-120)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 11/12/2020
Plat Name: Nottingham Forest Sec 3 partial replat no 2
Developer: Daniel Rohling
Applicant: Owens Management Systems, LLC
App No / Type: 2020-2075 C3F

Total Acreage:	0.4789	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77079	488M	City

Conditions and requirements for approval:

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

Commission Action:

Defer Applicant request



Action Date:
11/12/2020

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: 40
Action Date: 11/12/2020
Plat Name: Nottingham Forest Sec 3 partial replat no 2
Developer: Daniel Rohling
Applicant: Owens Management Systems, LLC
App No / Type: 2020-2075 C3F

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-394-6600

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- TDO- Traffic: 11/05/2020

No comments.

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

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

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: 11/12/2020
Plat Name: Park at Mission Glen Retail Center
Developer: M LANZA
Applicant: Century Engineering, Inc
App No / Type: 2020-2057 C2

Total Acreage:	1.8906	Total Reserve Acreage:	1.8906
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:	Fort Bend County MUD 30
County	Zip	Key Map ©	City / ETJ
Fort Bend	77083	527N	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 11/12/2020
Plat Name: Park at Mission Glen Retail Center
Developer: M LANZA
Applicant: Century Engineering, Inc
App No / Type: 2020-2057 C2

Fort Bend Engineer: 1) Submit FP to FBC for formal review
2) Provide 10' landscape easement along FM 1464
3) Revise to the approved FBC plat format
4) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: Approved
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: 42
Action Date: 11/12/2020
Plat Name: Pecan Estates Sec 3
Developer: Castlerock Communities
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1969 C3P

Total Acreage:	36.3000	Total Reserve Acreage:	2.4200
Number of Lots:	161	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	419L	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.

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

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

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)

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

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

052. Pecan Estates Sec 1 & 2 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)

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: 42
Action Date: 11/12/2020
Plat Name: Pecan Estates Sec 3
Developer: Castlerock Communities
Applicant: LJA Engineering, Inc. - (Houston Office)
App No / Type: 2020-1969 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
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 "BALETE" sounds too similar to already existing "BELTIE" & "BALLAD". Please choose a more unique name to avoid confusion during emergencies.

Please add markers onto plat that indicate the location of a street name change. Particularly between HONEY BEACH BOABAB ALASKA CEDAR.

A street name shall be the same as the street from which it is an extension. Please change the street name of either HONEY BEACH TRAIL or BEACH PINE TRAIL to match.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Street name from the north should continue as Beach Pine Trail (Chapter 41)
UVE should be checked at Via Dora Drive and Red Summit Drive. (Chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 11/12/2020
Plat Name: Porter Ranch Sec 1 partial replat no 1
Developer: Kingsland Baptist Church, Katy, Texas
Applicant: EHRA
App No / Type: 2020-2044 C3F

Total Acreage:	1.9879	Total Reserve Acreage:	1.9879
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	445A	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)
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)
139. Provide 5FT for widening of PORTER RANCH LANE. (122)
- 146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.
194. Appendix J:County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

Commission Action:

Approve the plat subject to the conditions listed



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 11/12/2020
Plat Name: Porter Ranch Sec 1 partial replat no 1
Developer: Kingsland Baptist Church, Katy, Texas
Applicant: EHRA
App No / Type: 2020-2044 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: 11/06/2020

No comments.

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

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

UVE should be checked at Porter Ranch Lane and Porter Road.(Chapter 10-COH geometric design guidelines, 10-23)

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



Agenda Item: 44
Action Date: 11/12/2020
Plat Name: Preserve at Newport Sec 1
Developer: Friendswood Development
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1984 C3P

Total Acreage:	18.2000	Total Reserve Acreage:	4.6000
Number of Lots:	78	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	418H	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.

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

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

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

052. Preserve at Newport GP must be recorded prior to or simultaneously with this plat.

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

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)

088.0.1. Add note: Unrestricted reserve tracts must be served by wastewater collection service. (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)

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

Commission Action:

Defer Chapter 42 planning standards



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 11/12/2020
Plat Name: Preserve at Newport Sec 1
Developer: Friendswood Development
Applicant: LJA Engineering, Inc. - (Houston Office)
App No / Type: 2020-1984 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: 11/06/2020

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)

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

County recommends minimum 60' ROW dedication for Sahara Drive at major thoroughfare

Label 25 foot building line along Diamondhead boulevard South (Chapter 42)

UVE should be checked at Sahara Drive and South Diamondhead Boulevard, and at Sea Palms Drive and South Diamondhead Boulevard. (Chapter 10-COH geometric design guidelines, 10-23)

Addressing: WOODS TERRACE LANE - Duplicate / Sound-alike existing street names: Wood Terrace, Wooded Terrace. Please change street name to something more unique.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 11/12/2020
Plat Name: PRPB Holdings Inc
Developer: Kuo & Associates, Inc
Applicant: Kuo & Associates, Inc
App No / Type: 2020-1842 C2

Total Acreage:	2.6766	Total Reserve Acreage:	2.6766
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	77388	291Z	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)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
11/12/2020

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: 45
Action Date: 11/12/2020
Plat Name: PRPB Holdings Inc
Developer: Kuo & Associates, Inc
Applicant: Kuo & Associates, Inc
App No / Type: 2020-1842 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)
- 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)

HPW-HW- IDS: APPROVE THE DEDICATION OF THE STREET

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.



Agenda Item: 46
Action Date: 11/12/2020
Plat Name: Ralston Lakes GP
Developer: Ralston Lakes LTD
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-2053 GP

Total Acreage:	96.3690	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:	Harris County MUD 148
County	Zip	Key Map ©	City / ETJ
Harris	77044	416L	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.

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 11/12/2020
Plat Name: Ralston Lakes GP
Developer: Ralston Lakes LTD
Applicant: LJA Engineering, Inc. - (Houston Office)
App No / Type: 2020-2053 GP



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

For Your Information:

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

HPW-HW- IDS: Approved

Harris County Flood Control District: Flood Control review - Need to indicate the location relative to the Floodplain on the plat. Entire site is in the current, effective 0.2% floodplain and the to the floodplain mapping indicates that this area will be mapped in the future 1% AEP floodplain also, show channel top of banks.

Any proposed development will have to mitigate any and all fill placed on site (see uploaded PDFs).

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)

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

Create street stub at channel and realign east-west street

Verify recordation of WWTP

Verify there is sufficient distance between top of curb to ditch berm for vehicle safety along detention area (AASHTO)

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

Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, location of Grand Ralston Way per Geometric Design Guidelines, left turn lane requirements and traffic control at the intersection

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



Agenda Item: 47
Action Date: 11/12/2020
Plat Name: Ralston Lakes Sec 1
Developer: Ralston Lakes LTD
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-2049 C3P

Total Acreage:	48.4520	Total Reserve Acreage:	14.8360
Number of Lots:	222	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 148
County	Zip	Key Map ©	City / ETJ
Harris	77044	416L	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.

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

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)

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)

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

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

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 47
Action Date: 11/12/2020
Plat Name: Ralston Lakes Sec 1
Developer: Ralston Lakes LTD
Applicant: LJA Engineering, Inc. - (Houston Office)
App No / Type: 2020-2049 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

Harris County Flood Control District: Flood Control review - Need to show top of banks for channel P127-00-00 on the plat.

Addressing: KINGLAKE FOREST DRIVE - Duplicate / sound-alike existing street names: KINGSLAKE FOREST, KENSWICK FOREST. Please change street name to something more unique.

RALSTON ROAD DRIVE contains two street types. Please correct street name.

CenterPoint: RESERVE A & B NEED TO BE CLEARLY DEFINED.

NEED EASEMENT FOR EXISTING FACILITY IN BLOCK 2.

ADD ROW TO LEGEND OF ABBREVIATIONS.

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

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

Change suffix for Ralston Lakes Court (Chapter 42)

Change street name Grand Ralston way to Greensbrook Trail (Chapter 42)

County recommends to eliminate reverse curve for Grand Ralston Way and shift street to the north to align with street stub for Greensbrook Trail

"Trace" is not an approved suffix per Harris County regs. or Chapter 41. Change suffix (Chapter 42)

Recommend to show stub for future extension of Greensbrook Trail. Connection to channel boundary may be needed for future pedestrian trail along channel

Verify recording info for Wastewater treatment plant to the south

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

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

Corner ROW radii C12 and C32 at Grand Ralston Way and Ralston Road should be 30'. (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, location of Grand Ralston Way per Geometric Design Guidelines, left turn lane requirements and traffic control at the intersection. (HC-permit regs, 12.02)

County recommends deferral



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 11/12/2020
Plat Name: Ralston Lakes Sec 1
Developer: Ralston Lakes LTD
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-2049 C3P

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



Agenda Item: 48
Action Date: 11/12/2020
Plat Name: Red Oak Estates
Developer: Tejdeep Investments, LLC
Applicant: Windrose
App No / Type: 2020-1973 C3P

Total Acreage:	11.5020	Total Reserve Acreage:	9.7905
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:	Harris County MUD 86
County	Zip	Key Map ©	City / ETJ
Harris	77090	332N	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.

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.

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)

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)

088.0.1. Add note: Unrestricted reserve tracts must be served by wastewater collection service. (192)

091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)

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

Commission Action:

Defer Chapter 42 planning standards



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 11/12/2020
Plat Name: Red Oak Estates
Developer: Tejdeep Investments, LLC
Applicant: Windrose
App No / Type: 2020-1973 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: APPROVED

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)

Plans and plat will need to be approved by CIP project manager, Dara Griffith prior to plat recordation (HC-permit regs, 5.06)

Adjust alignment of Red Oak Drive at little to the east so extension will entirely be on one property to the south.

Add temporary turnaround easement dedicated by separate instrument prior to plat recordation

Dedicate additional ROW per county markups. Contact Fred Mathis, Senior Planning Engineer for more information. (Chapter 42)

Butterfield Road and Red Oak Drive should be paved to Harris County Standard before access will be allowed. (HC-permit regs)_

Coordinate with Traffic prior to recordation.

County recommends deferral to address markups.

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



Agenda Item: 49
Action Date: 11/12/2020
Plat Name: Ricewood Drive Street Dedication Sec 3 and Reserves
Developer: Friendswood Development Company
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-2052 C3F

Total Acreage:	11.7400	Total Reserve Acreage:	10.1200
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:	Montgomery County MUD 24
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297F	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.

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)

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

091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)

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: 49
Action Date: 11/12/2020
Plat Name: Ricewood Drive Street Dedication Sec 3 and Reserves
Developer: Friendswood Development Company
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-2052 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: Approved

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

Addressing: No street names in plat pdf corresponding to cul-de-sac feature in western section of development and through road directly northeast of cul-de-sac. Please add names and resubmit. Both roads have multiple lots and will need a name in order to be addressed. Thank you.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 11/12/2020
Plat Name: Rosa Estates
Developer: Edward Guidry, III
Applicant: Owens Management Systems, LLC
App No / Type: 2020-2064 C3F

Total Acreage:	0.9415	Total Reserve Acreage:	0.0658
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	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)
194. Appendix J:County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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



Agenda Item: 50
Action Date: 11/12/2020
Plat Name: Rosa Estates
Developer: Edward Guidry, III
Applicant: Owens Management Systems, LLC
App No / Type: 2020-2064 C3F

For Your Information:

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

HPW-OCE-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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-394-6600

3. Proposed driveway approach for a 28' P.A.E. must offset the neighboring property line by 10 ft to provide a 10 ft radius and not encroach into the neighboring lot. Driveway must remain tangential for a minimum of 20 ft past the property line.

HPW- TDO- Traffic: 11/05/2020

No comments.

CenterPoint: Add definitions for PVT and PAE to legend.

CNP requires a 14' rear lot easement.

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

Submit applications online at houstonpermittingcenter.org

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

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

Detention is required.

Addressing: Please change street type of PAUL QUINN ROAD to PAUL QUINN STREET on Plat.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 11/12/2020
Plat Name: Royal Park Airtex
Developer: Robinson Surveying, Inc.
Applicant: Robinson Surveying Inc.
App No / Type: 2020-2004 C3F

Total Acreage:	6.0335	Total Reserve Acreage:	1.5534
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:	Harris County Utility District 16
County	Zip	Key Map ©	City / ETJ
Harris	77073	373A	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.

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)

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 11/12/2020
Plat Name: Royal Park Airtex
Developer: Robinson Surveying, Inc.
Applicant: Robinson Surveying Inc.
App No / Type: 2020-2004 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: 11/06/2020

No comments.

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)

Label private access easement on plat

UVE should be checked at West Hardy Road and East Airtex Drive.

Corner ROW hypotenuse at West Hardy Road and E. Airtex Drive should be 28.28' for 20'x20' cutback.

Limited scope TIA will be required to address revision to intersection geometries and traffic control at the intersection.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 11/12/2020
Plat Name: Ruburfield 66 partial replat 3
Developer: Team Investments, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2020-2055 C3F

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	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)
194. Appendix J:County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 11/12/2020
Plat Name: Ruburfield 66 partial replat 3
Developer: Team Investments, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2020-2055 C3F

For Your Information:

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

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-394-6600

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- TDO- Traffic: 11/06/2020

No comments.

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

HPW-HW- IDS: For the creation of two single lots, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org

** 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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 11/12/2020
Plat Name: Sandrock Station
Developer: Texas Group
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1793 C3P

Total Acreage:	21.1000	Total Reserve Acreage:	5.0200
Number of Lots:	111	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:

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

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

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)

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

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

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



Action Date:
11/12/2020

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: 53
Action Date: 11/12/2020
Plat Name: Sandrock Station
Developer: Texas Group
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1793 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.

Addressing: "POITIER" street name sounds too similar to "POITIERS DR" located in Harris County. Please choose a more unique name to avoid confusion during emergencies.

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/832-394-6600>

****Traffic only reviews for applicability of sidewalk construction details.****

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

HPW- TDO- Traffic: 10/13/2020

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

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

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

HPW-OCE- Drainage and Utility: No comments

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 54
Action Date: 11/12/2020
Plat Name: Shops at Corta Calle
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-1947 C2

Total Acreage:	2.4624	Total Reserve Acreage:	2.4624
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Chelford City MUD
County	Zip	Key Map ©	City / ETJ
Harris	77083	527L	ETJ

Conditions and requirements for approval:

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
047. Make minor corrections and additions as indicated on the marked file copy.
- 049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.
- 049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 11/12/2020
Plat Name: Shops at Corta Calle
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-1947 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: 11/06/2020

No comments.

HPW-HW- IDS: Approve

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

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

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

Label 25 foot building line along Bellaire blvd. (Chapter 42)

Coordinate with COH permitting if access is desired off of Corta Calle Drive

UVE should be checked at Corta Calle Drive and Bellaire Blvd. (Chapter 10-COH geometric design guidelines, 10-23)

ROW hypotenuse at corner Corta calle Drive and Bellaire Blvd should be 28.28' for 20'x20' cutback. (COH geometric Design guidelines, 10-22)

Limited scope TIA will be required to determine driveway locations, shared access with adjacent property to the east 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.



Agenda Item: 55
Action Date: 11/12/2020
Plat Name: Spears Walters Square Sec 2
Developer: HEAR DESIGN
Applicant: hear design
App No / Type: 2020-1803 C3F

Total Acreage:	3.7258	Total Reserve Acreage:	0.6529
Number of Lots:	22	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Proposed Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	Harris County MUD 304
County	Zip	Key Map ©	City / ETJ
Harris	77014	371G	ETJ

Conditions and requirements for approval:

- 014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41)
- 059.1. Acreage in title and on plat must match at recordation.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
- 186. Appendix B:Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 191. Appendix G:Harris County Engineer 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. (Sec 42-45)

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 55
Action Date: 11/12/2020
Plat Name: Spears Walters Square Sec 2
Developer: HEAR DESIGN
Applicant: hear design
App No / Type: 2020-1803 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: 10/26/2020
No comments.

HPW-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Master W.M.E. is required.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
There appears to be a street name duplication. One street name will need to be changed. (Chapter 42)
Connection to Spears Road should be considered to avoid U turns at median opening on Ws Road in front of school driveway. GP shows property has access to Spears Road (Traffic)
UVE should be checked at Valdespino Lane (pvt) and Ws Road. (Chapter 10-COH geometric design guidelines, 10-23)
Location of Valdespino Lane (pvt) should be at a minimum of 75' from median nose if it does not line up with median opening on Ws Road.
Connection to Spears Road should be considered to avoid U turns at median opening on Ws Road in front of school driveway. GP shows property has frontage along Spears Road.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 11/12/2020
Plat Name: Tavola Sec 40
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-1977 C3P

Total Acreage:	23.7200	Total Reserve Acreage:	11.9300
Number of Lots:	72	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	East Montgomery County MUD 7
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256H	ETJ

Conditions and requirements for approval:

040. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (Sec 42-185)
 COS must have minimum 12' frontage along at least one public street with a right-of-way. (Sec 42-190)
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.
052. Tavola Sec 38 must be recorded prior to or simultaneously with this plat.
064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
11/12/2020

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: 56
Action Date: 11/12/2020
Plat Name: Tavola Sec 40
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-1977 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: NO OBJECTION TO THE CREATION OF A SUBDIVISION (72 LOTS, 2 BLOCKS, 3 RESERVES)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 11/12/2020
Plat Name: Telge Ranch Sec 5
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No / Type: 2020-2017 C3F

Total Acreage:	9.6660	Total Reserve Acreage:	0.6080
Number of Lots:	54	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327R	ETJ

Conditions and requirements for approval:

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

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

052. Telge Ranch 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)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
11/12/2020

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: 57
Action Date: 11/12/2020
Plat Name: Telge Ranch Sec 5
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No / Type: 2020-2017 C3F

For Your Information:

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

Harris 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)
- Telge Ranch Sec 1 Partial Replat no 2 and Extension will need to be recorded prior to or simultaneously with this PLAT Chapter 42-120
- Plans and plat will need to be approved by CIP project manager, Carlos Perez prior to PLAT recordation (HC-permit regs, 5.06)

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 11/12/2020
Plat Name: Tiffin Landing
Developer: SK Renovations, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1907 C2

Total Acreage:	0.1377	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	77026	454X	City

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

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

Please verify the right-of-way width of Tiffin Street.

Commission Action:

Withdrawn



Action Date:
11/12/2020

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: 58
Action Date: 11/12/2020
Plat Name: Tiffin Landing
Developer: SK Renovations, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1907 C2

Parks and Recreation: - Change from "net" to "incremental" in parks table
HPW-OCE-Traffic: 1. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW- TDO- Traffic: 10/21/2020

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

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: 59
Action Date: 11/12/2020
Plat Name: Villages at Tour 18 Sec 3
Developer: KB Homes Lonestar, Inc., A Texas Corporation
Applicant: EHRA
App No / Type: 2020-1928 C3P

Total Acreage:	14.6600	Total Reserve Acreage:	3.7000
Number of Lots:	46	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 278
County	Zip	Key Map ©	City / ETJ
Harris	77338	376C	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.
057. Along the Golf course provide 60 feet of frontage on a local street every 2,800 feet at the location where each street intersection would occur.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
11/12/2020

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: 59
Action Date: 11/12/2020
Plat Name: Villages at Tour 18 Sec 3
Developer: KB Homes Lonestar, Inc., A Texas Corporation
Applicant: EHRA
App No / Type: 2020-1928 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)

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 11/12/2020
Plat Name: Villatoro Place on Clara
Developer: olga villatoro
Applicant: Replat Specialists
App No / Type: 2020-1705 C2

Total Acreage:	6.0417	Total Reserve Acreage:	6.0417
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77013	456T	City

Conditions and requirements for approval:

206. Staff recommendation is disapproval for the following reasons. Correct Record Information for Clara Road was not provided. 60 feet Frontage on a 60 feet ROW for Reserve A and B. ROW adjacent to the Commercial Reserves must be 60 feet. 42-190.

The document you provided for Record information for Clara Road is a Harris County Appraisal District Record. It has not substantiated the ROW record information for Clara Road. Villatoro Road has to be 60 feet because you are creating two Commercial Reserves. Reserves A and B does not meet the frontage or ROW requirement for Commercial Use reserve. Because this plat cannot be deferred again, we have to disapprove the plat because we do not have enough information to evaluate this plat and this plat does not meet minimum requirements.

Commission Action:

Disapprove



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

For Your Information:

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



Agenda Item: 60
Action Date: 11/12/2020
Plat Name: Villatoro Place on Clara
Developer: olga villatoro
Applicant: Replat Specialists
App No / Type: 2020-1705 C2

HPW-OCE-Traffic: 1. Substandard Street: Clara Road unimproved street. (COH IDM Chapter 15, sec 15.08.C.1.g.1)
A driveway shall not connect to a sub-standard street.

Right of way Improvements: Clara road improvements & widening.
Please design and submit drawings prepared by Licensed Engineer in the State of Texas to the Office of City Engineer (OCE). Call out the ILMS project number of the OCE drawings on the site plan and provide a copy of the approved plans.

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 Clara Road.
6 ft wide sidewalk shall be installed along Major thoroughfares, Collector, Transit Corridor, and Type A Streets, and 5 ft wide sidewalk shall be installed along all other streets (Refer to Table 17.2 for minimum sidewalk widths. All sidewalks shall comply with Chapter 17 of the Infrastructure Design Manual.
<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

HPW- TDO- Traffic: 10/26/2020

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.

Stormwater quality permit is required.

In the floodplain, need drainage plan.

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 P113-00-00 with top of banks at the eastern boundary of the plat.

Addressing: Possibility that two local roads may exist within the proposed Reserve, OPHELIA and HOLLAND, which may need be abandoned.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 11/12/2020
Plat Name: Villatoro Place on Clara
Developer: olga villatoro
Applicant: Replat Specialists
App No / Type: 2020-1705 C2

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



Agenda Item: 61
Action Date: 11/12/2020
Plat Name: West Shorewood at Woodlake Estates
Developer: TREVINO ENGINEERING
Applicant: Survey Solutions of Texas
App No / Type: 2020-2068 C2

Total Acreage:	0.8700	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77336	338Z	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)

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale **. (Sec 42-41)

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

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

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)

185.3. Appendix A: Add single family paragraph in the dedicatory language. (Recd_pkg.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)

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

Provide parks and open space table and all applicable plat notes.

Commission Action:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 11/12/2020
Plat Name: West Shorewood at Woodlake Estates
Developer: TREVINO ENGINEERING
Applicant: Survey Solutions of Texas
App No / Type: 2020-2068 C2

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.

Parks and Recreation: - Missing parks and open space table
- Missing applicable parks and open space notes for dwelling units

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-394-6600

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- TDO- Traffic: 11/06/2020

No comments.

HPW-HW- IDS: Approved

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: 11/12/2020
Plat Name: Willowpoint GP
Developer: K. Hovnanian of Houston II, LLC
Applicant: META Planning + Design, LLC
App No / Type: 2020-2036 GP

Total Acreage:	48.7000	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	77375	289G	ETJ

Conditions and requirements for approval:

046. General Plan approval is for street patterns as shown on the plat only. (Sec 42-24)

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

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

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)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
11/12/2020

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: 62
Action Date: 11/12/2020
Plat Name: Willowpoint GP
Developer: K. Hovnanian of Houston II, LLC
Applicant: META Planning + Design, LLC
App No / Type: 2020-2036 GP

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

HPW-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. (HC) (COH-Chapter 42)

Eastbound left turn will be required on Mahaffey Road (COH geometric Design guidelines, 10-25)

UVE, ROW cutbacks and corner radii will be checked when section Plats are submitted

INO letter may be require for pipeline crossing prior to plan approval for section plat (HC-permit regs, 5.06)

Stub street should match up with median opening on Mahaffey Rd (HC-permit regs)

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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 11/12/2020
Plat Name: Winward GP
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-1991 GP

Total Acreage:	320.7800	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	404P	ETJ

Conditions and requirements for approval:

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

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

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

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (42-128)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 11/12/2020
Plat Name: Winward GP
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-1991 GP

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 indicate the floodplain and floodway limits on the plat (Drainage Channel U104-14-00).

HPW-HW- IDS: NO OBJECTION TO THE CREATION OF A SUBDIVISION

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)

Recommend for east-west stub street to be relocated further north to lie along southern boundary to adjacent parcel to the east

Most of the Plats have already been reviewed. UVE and cutbacks will be checked for the remaining Plats when they are submitted.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 64
Action Date: 11/12/2020
Plat Name: Winward Sec 9
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-1978 C3P

Total Acreage:	8.3730	Total Reserve Acreage:	0.2626
Number of Lots:	49	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	404J	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. Winward Sec 7 and Pitts Road Street Dedication Sec 2 must be recorded prior to or simultaneously with this plat.

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 11/12/2020
Plat Name: Winward Sec 9
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-1978 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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 11/12/2020
Plat Name: Zapp Plaza
Developer: Harris County
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2020-1968 C2

Total Acreage:	1.4370	Total Reserve Acreage:	1.4370
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	16	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493M	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 65
Action Date: 11/12/2020
Plat Name: Zapp Plaza
Developer: Harris County
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2020-1968 C2

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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/832-394-6600>

Traffic only reviews for applicability of sidewalk construction details.

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- TDO- Traffic: 11/06/2020

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

Stormwater quality permit 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.

CenterPoint: GHBA LANGUAGE

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



Agenda Item: 66
Action Date: 11/12/2020
Plat Name: Aurora Trails
Developer: Milleni LLC
Applicant: Field Data Service, Inc
App No / Type: 2020-1922 C2R

Total Acreage:	0.1689	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	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.

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

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)

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

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)

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 11/12/2020
Plat Name: Aurora Trails
Developer: Milleni LLC
Applicant: Field Data Service, Inc
App No / Type: 2020-1922 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-OCE-Traffic: 1. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

2. If using the alley for vehicle access, then 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.

3. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/832-394-6600>

****Traffic only reviews for applicability of sidewalk construction details.****

HPW- TDO- Traffic: 10/20/2020

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

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: Units in plat notes 11 does not match parks table



PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 11/12/2020
Plat Name: Aurora Trails
Developer: Milleni LLC
Applicant: Field Data Srvce, Inc
App No / Type: 2020-1922 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
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 11/12/2020
Plat Name: Carver Heights
Developer: Better Place Texas LLC
Applicant: The Interfield Group
App No / Type: 2020-2038 C2R

Total Acreage:	0.2520	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412N	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:
11/12/2020

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: 67
Action Date: 11/12/2020
Plat Name: Carver Heights
Developer: Better Place Texas LLC
Applicant: The Interfield Group
App No / Type: 2020-2038 C2R

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

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-394-6600

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- TDO- Traffic: 11/06/2020

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

CenterPoint: CenterPoint requires a 14' UE in front/rear of lots.

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: 68
Action Date: 11/12/2020
Plat Name: Center Street Townhomes
Developer: Sheppard Investments, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-1970 C2R

Total Acreage:	0.1610	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))
203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 68
Action Date: 11/12/2020
Plat Name: Center Street Townhomes
Developer: Sheppard Investments, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-1970 C2R

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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/832-394-6600>

****Traffic only reviews for applicability of sidewalk construction details.****

3. If the alley is used to access, then 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- TDO- Traffic: 11/06/2020

Is there going to be driveway access from Alley?

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

Submit applications online at houstonpermittingcenter.org

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 11/12/2020
Plat Name: Chateaux at the Palm
Developer: Hutchins Street LLC
Applicant: Building and Infrastructure Solutions
App No / Type: 2020-1938 C2R

Total Acreage:	0.1377	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	533B	City

Conditions and requirements for approval:

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

194. Appendix J: County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. "Teneshia Hudspeth" (Sec 42-42(5), 44(6))

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 11/12/2020
Plat Name: Chateaux at the Palm
Developer: Hutchins Street LLC
Applicant: Building and Infrastructure Solutions
App No / Type: 2020-1938 C2R

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/832-394-6600>

****Traffic only reviews for applicability of sidewalk construction details.****

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- TDO- Traffic: 11/09/2020

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 11/12/2020
Plat Name: CityPlace on Bremond
Developer: N/A
Applicant: The Interfield Group
App No / Type: 2020-2027 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:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	City

Conditions and requirements for approval:

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

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

194. Appendix J: County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. "Teneshia Hudspeth" (Sec 42-42(5), 44(6))

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

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

Bremond Street is a designated Secondary TOD Street established by Ordinance No. 2020 - 684. A 10' building line is required unless a Pedestrian Realm Plan is submitted for Site Plan Review, the Pedestrian Realm Plan shall comply with all of the Enhanced Pedestrian Realm Standards pursuant to Sec 42-603, 621, 622, 651, 652, 653, and 654.

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: 70
Action Date: 11/12/2020
Plat Name: CityPlace on Bremond
Developer: N/A
Applicant: The Interfield Group
App No / Type: 2020-2027 C2R

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

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-394-6600

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- TDO- Traffic: 11/06/2020

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

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

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

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

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



Agenda Item: 71
Action Date: 11/12/2020
Plat Name: Covarrubias Estates
Developer: NONE
Applicant: Tetra Surveys
App No / Type: 2020-2046 C2R

Total Acreage:	3.3165	Total Reserve Acreage:	1.2498
Number of Lots:	9	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	77093	414P	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 059.1. Acreage in title and on plat must match at recordation. (Sec 42-41(5))
- 073.1. Legal description on face of the plat and in title must match.
116. Add BL plat note: Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time. (Sec 42-150(a))
186. Appendix B:Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
193. Appendix I:Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (232.0025, Texas Local Government code)
194. Appendix J:County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))
203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 71
Action Date: 11/12/2020
Plat Name: Covarrubias Estates
Developer: NONE
Applicant: Tetra Surveys
App No / Type: 2020-2046 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-OCE- Drainage and Utility: Detention is required.

HPW-HW- IDS: For the creation of multiple single lots, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org

** 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@houston.tx.gov.

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 Detail is missing on the Plat. It should be shown on construction plan also. (Chapter 10-COH geometric design guidelines, 10-23)

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



Agenda Item: 72
Action Date: 11/12/2020
Plat Name: Denmark Place
Developer: Nava Construction
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-1799 C2R

Total Acreage:	0.7014	Total Reserve Acreage:	0.0000
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	77016	454L	City

Conditions and requirements for approval:

031. Deed Restricted BL other than Chapter 42 BL Note: The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this section. (Sec 42-150(b))

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))

079. Revise the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (Sec 42-184)

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

194. Appendix J: County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. "Teneshia Hudspeth" (Sec 42-42(5), 44(6))

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

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

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 72
Action Date: 11/12/2020
Plat Name: Denmark Place
Developer: Nava Construction
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-1799 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.

Parks and Recreation: - Change from "net" to "incremental" in parks table

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

2. Driveway Placement on Corner Lot (Residential): LOT 1

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- TDO- Traffic: 10/13/2020

No comments.

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.

HPW-HW- IDS: When applying for water/wastewater 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.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 11/12/2020
Plat Name: Denmark Place
Developer: Nava Construction
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-1799 C2R

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 11/12/2020
Plat Name: Development on Shepherd
Developer: SHEPHERD VENTURES LLC
Applicant: Century Engineering, Inc
App No / Type: 2020-1866 C2R

Total Acreage:	0.6167	Total Reserve Acreage:	0.6024
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	77007	492H	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)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.

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: 73
Action Date: 11/12/2020
Plat Name: Development on Shepherd
Developer: SHEPHERD VENTURES LLC
Applicant: Century Engineering, Inc
App No / Type: 2020-1866 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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

3. Driveway Placement on Corner Lot (Commercial)

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

4. Street Widening Requirements: (For Lillian Street)

All new commercial developments including shared driveway town-homes, subdivisions, and multiple single-family residences, with the exception of one single-family residence and duplexes shall follow the street widening requirements below.

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)

HPW- TDO- Traffic: 10/22/2020

No comments.

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

HPW-HW- IDS: For the creation of a reserve, a Wastewater and Water Capacity Reservation letter is required.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 11/12/2020
Plat Name: Development on Shepherd
Developer: SHEPHERD VENTURES LLC
Applicant: Century Engineering, Inc
App No / Type: 2020-1866 C2R

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@houston.tx.gov.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 11/12/2020
Plat Name: Dewalt Place
Developer: Navarro Construction
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-2014 C2R

Total Acreage:	0.5000	Total Reserve Acreage:	0.0000
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412P	City

Conditions and requirements for approval:

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

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

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

194. Appendix J: County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. "Teneshia Hudspeth" (Sec 42-42(5), 44(6))

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

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

Commission Action:

Approve the plat subject to the conditions listed



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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 11/12/2020
Plat Name: Dewalt Place
Developer: Navarro Construction
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-2014 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-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

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. Driveway Placement on Corner Lot (Residential): LOT 1

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.

HPW- TDO- Traffic: 11/06/2020

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

Parks and Recreation: Change from "net" to "incremental" in parks table

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: 75
Action Date: 11/12/2020
Plat Name: Drennan Estates
Developer: First Casa Development, LP
Applicant: Windrose
App No / Type: 2020-1994 C2R

Total Acreage:	0.3173	Total Reserve Acreage:	0.0000
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494P	City

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
136. 50-foot right-of-way width for local street is allowed only if the street is adjacent to single-family residential lots exclusively. (122)
139. Provide for widening of Drennan Street street. (122)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 75
Action Date: 11/12/2020
Plat Name: Drennan Estates
Developer: First Casa Development, LP
Applicant: Windrose
App No / Type: 2020-1994 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-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/832-394-6600>

****Traffic only reviews for applicability of sidewalk construction details.****

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- TDO- Traffic: 11/06/2020

No comments.

Parks and Recreation: Add parks and open space 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.

HPW-HW- IDS: For the creation of multiple single lots, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org

**** 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: 76
Action Date: 11/12/2020
Plat Name: Edwards Street Partners
Developer: Edwards Street Partners
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2020-2012 C2R

Total Acreage:	1.5110	Total Reserve Acreage:	1.5110
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	77007	493F	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 76
Action Date: 11/12/2020
Plat Name: Edwards Street Partners
Developer: Edwards Street Partners
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2020-2012 C2R

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

HPW-OCE-Traffic: 1. 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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-394-6600

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- TDO- Traffic: 11/06/2020

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

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: 77
Action Date: 11/12/2020
Plat Name: Elysium at West Montgomery
Developer: Sam Houston Homes, LLC
Applicant: ICMC GROUP INC
App No / Type: 2020-1900 C2R

Total Acreage:	0.7236	Total Reserve Acreage:	0.0091
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:

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
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)42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 77
Action Date: 11/12/2020
Plat Name: Elysium at West Montgomery
Developer: Sam Houston Homes, LLC
Applicant: ICMC GROUP INC
App No / Type: 2020-1900 C2R

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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

Traffic only reviews for applicability of sidewalk construction details.

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.

4. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5): (For lots 1-7 along Beall Street only.)

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- TDO- Traffic: 10/21/2020

Access to shared driveway does not match median opening, West Montgomery als a major thoroughfare.

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.

Also, Master W.M.E. is required.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 11/12/2020
Plat Name: Enterprise Heights
Developer: EAN Holdings
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2020-1965 C2R

Total Acreage:	0.5263	Total Reserve Acreage:	0.5263
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452R	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.

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:
11/12/2020

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: 78
Action Date: 11/12/2020
Plat Name: Enterprise Heights
Developer: EAN Holdings
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2020-1965 C2R

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

HPW-OCE-Traffic: 1. 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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

Traffic only reviews for applicability of sidewalk construction details.

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- TDO- Traffic: 11/06/2020

No comments.

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: 11/12/2020
Plat Name: Evelyn Street Homes
Developer: Construct-TX D&Q, LLC.
Applicant: ICMC GROUP INC
App No / Type: 2020-1956 C2R

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	5	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:

- 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



Action Date:
11/12/2020

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: 79
Action Date: 11/12/2020
Plat Name: Evelyn Street Homes
Developer: Construct-TX D&Q, LLC.
Applicant: ICMC GROUP INC
App No / Type: 2020-1956 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: - Incorrect park sector in plat notes

- Update vicinity map

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

2. Driveway Placement on Corner Lot (Residential): LOT 3

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- TDO- Traffic: 10/21/2020

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 11/12/2020
Plat Name: Frazer Rampart Complex Annex
Developer: Frazer Properties, Ltd.
Applicant: The Pinnell Group, LLC
App No / Type: 2020-1987 C2R

Total Acreage:	0.3099	Total Reserve Acreage:	0.3099
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	77081	531J	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.

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: 80
Action Date: 11/12/2020
Plat Name: Frazer Rampart Complex Annex
Developer: Frazer Properties, Ltd.
Applicant: The Pinnell Group, LLC
App No / Type: 2020-1987 C2R

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot (Commercial)
Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement.

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

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

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>
(Click Current Infrastructure Design Manual (IDM) (effective July 1, 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. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

4. Street Widening Requirements: (Alethea Lane and Rampart Street).
All new commercial developments including shared driveway town-homes, subdivisions, and multiple single-family residences, with the exception of one single-family residence and duplexes shall follow the street widening requirements below.

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

HPW- TDO- Traffic: 11/06/2020
No comments.
HPW-OCE- Drainage and Utility: Detention is required.

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

Submit applications online at [houstonpermittingcenter.org](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.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 11/12/2020
Plat Name: Frazer Rampart Complex Annex
Developer: Frazer Properties, Ltd.
Applicant: The Pinnell Group, LLC
App No / Type: 2020-1987 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: 81
Action Date: 11/12/2020
Plat Name: Gracia Villas
Developer: ABC Building Design
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-2013 C2R

Total Acreage:	0.1858	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77037	413S	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)
- Address City Liens listed in title prior to recordation. Contact Atisha Menyweather at 832-394-0650 concerning City Liens.

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: 81
Action Date: 11/12/2020
Plat Name: Gracia Villas
Developer: ABC Building Design
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-2013 C2R

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

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- TDO- Traffic: 11/06/2020

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

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

Parks and Recreation: Change from "net" to "incremental" in parks table

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: 82
Action Date: 11/12/2020
Plat Name: Halim Heights
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No / Type: 2020-2009 C2R

Total Acreage:	0.2296	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:	Combination	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.
- 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.
- 134.6. The then-current fee in lieu of dedication shall be applied to this number (_1_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. (45)
1. Add TOD Secondary Street Note.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 11/12/2020
Plat Name: Halim Heights
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No / Type: 2020-2009 C2R

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

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>
Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-394-6600

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. Driveway Placement on Corner Lot (Residential): LOT 2

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.

HPW- TDO- Traffic: 11/06/2020

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

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: 83
Action Date: 11/12/2020
Plat Name: Harmony Tract no 1
Developer: Harmony Public Schools
Applicant: CobbFendley
App No / Type: 2020-1993 C2R

Total Acreage:	11.7309	Total Reserve Acreage:	11.7309
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	528T	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.

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.

055. Revise subdivision name. Section numbers in the name can only be used if the plat is out a general plan. If it is a school, then it should be named District Name+ Name of School then no.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. Show recorded building lines and record info if lots were recorded with building lines across the street from the proposed unrestricted reserve. (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)

161. Provide Record Documents Vol 228, page 90 DRFBC and Vol 21, page 29 MRHC. Identify Belknap Road as Eldridge Parkway. Provide Vol 228, pg 90 DRFBC, Vol 21, pg 29 MRHC and Vol 19, pg 1 MRFBC to prove Old Richmond Road ROW width.

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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 11/12/2020
Plat Name: Harmony Tract no 1
Developer: Harmony Public Schools
Applicant: CobbFendley
App No / Type: 2020-1993 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.

Fort Bend Engineer: 1) Provide 25' BL and 10' landscape easement along Belknap
2) Provide 10' BL along Old Richmond Road
3) Submit FP to FBC for formal review
4) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Also Missing B.L.

HPW-HW- IDS: NO OBJECTION TO THE CREATION OF ONE AND ONE RESERVE.
Addressing: North of Old Richmond Road intersection, please change Belknap Road street name to Eldridge Parkway.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 11/12/2020
Plat Name: Harris County Emergency Services District No 46 Vehicle Apparatus Station
Developer: Harris County Emergency Services District No 46
Applicant: Weisser Engineering Company
App No / Type: 2020-1964 C2R

Total Acreage:	3.3920	Total Reserve Acreage:	3.3920
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	77338	376A	ETJ

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)
- 193. Appendix I:Certificate for Harris County Commissioners' Court: Update Clerk to Teneshia Hudspeth
- 194. Appendix J:County Clerk Filing Acknowledgement Statement: Update Clerk to Teneshia Hudspeth.
- 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: 84
Action Date: 11/12/2020
Plat Name: Harris County Emergency Services District No 46 Vehicle Apparatus Station
Developer: Harris County Emergency Services District No 46
Applicant: Weisser Engineering Company
App No / Type: 2020-1964 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.

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)

HPW- TDO- Traffic: 11/09/2020

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: 85
Action Date: 11/12/2020
Plat Name: Hollins Heights at De Soto
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2020-1902 C2R

Total Acreage:	1.0014	Total Reserve Acreage:	0.0000
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	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.
- 194. Appendix J:County Clerk Filing Acknowledgement Statement: Update Clerk to Teneshia Hudspeth.
- 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: 11/12/2020
Plat Name: Hollins Heights at De Soto
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2020-1902 C2R

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot (Commercial): 100 feet offset on major roads. Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement.

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

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

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

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

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

HPW- TDO- Traffic: 10/22/2020

The subdivision is taking access from a major thoroughfare, having multiple driveways taking access from Wheatley could be a safety concern for crashes.

Medians would have to provide a left-turn bay for U-turn northbound approach.

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.

Also, Master W.M.E. is required.

Parks and Recreation: Fix parks table with the correct units

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: 86
Action Date: 11/12/2020
Plat Name: Independence Heights Enclave
Developer: East 37th Street IH Ventures, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2020-1923 C2R

Total Acreage:	0.1830	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453N	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department



Agenda Item: 86
Action Date: 11/12/2020
Plat Name: Independence Heights Enclave
Developer: East 37th Street IH Ventures, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2020-1923 C2R

will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/832-394-6600>

****Traffic only reviews for applicability of sidewalk construction details.****

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 alley access will be used, then 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- TDO- Traffic: 10/20/2020

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

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.

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/832-394-6600>

****Traffic only reviews for applicability of sidewalk construction details.****

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 alley access will be used, then 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- TDO- Traffic: 10/20/2020

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 11/12/2020
Plat Name: Independence Heights Enclave
Developer: East 37th Street IH Ventures, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2020-1923 C2R

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: 87
Action Date: 11/12/2020
Plat Name: Morgan Properties
Developer: N/A
Applicant: SEM SERVICES
App No / Type: 2020-2022 C2R

Total Acreage:	0.1263	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	574E	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.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 11/12/2020
Plat Name: Morgan Properties
Developer: N/A
Applicant: SEM SERVICES
App No / Type: 2020-2022 C2R

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-394-6600

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- TDO- Traffic: 11/06/2020

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

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: 88
Action Date: 11/12/2020
Plat Name: Naomi Twins
Developer: Celestine Ngole
Applicant: JAG Engineering, Inc.
App No / Type: 2020-2033 C2R

Total Acreage:	0.1217	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77054	532R	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 11/12/2020
Plat Name: Naomi Twins
Developer: Celestine Ngole
Applicant: JAG Engineering, Inc.
App No / Type: 2020-2033 C2R

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> Planning Department Information

Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

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- TDO- Traffic: 11/06/2020

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

Parks and Recreation: Add "I hereby certify the information provided is true" to parks table

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

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

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: 89
Action Date: 11/12/2020
Plat Name: Neyland Villas
Developer: Disama Development
Applicant: Total Surveyors, Inc.
App No / Type: 2020-2007 C2R

Total Acreage:	0.4307	Total Reserve Acreage:	0.0046
Number of Lots:	10	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	77022	453J	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: 89
Action Date: 11/12/2020
Plat Name: Neyland Villas
Developer: Disama Development
Applicant: Total Surveyors, Inc.
App No / Type: 2020-2007 C2R

Parks and Recreation: - Change "net" to "incremental" in parks table

- Incorrect park sector in park notes

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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-394-6600

3. Street pavement width (Neyland St)

For roadways with widths in the range of 18-ft to less than 20-ft, street widening is not required. However, "No Parking" signs must be installed for the entire block (applicant is required to get approval from TDO for "No Parking" sign installation). Please contact Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houstontx.gov

HPW- TDO- Traffic: 11/05/2020

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

Master W.M.E. is required.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 11/12/2020
Plat Name: Oak Heights
Developer: Marc Trammel-Wade
Applicant: ICMC GROUP INC
App No / Type: 2020-2043 C2R

Total Acreage:	0.2819	Total Reserve Acreage:	0.0046
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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

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: 90
Action Date: 11/12/2020
Plat Name: Oak Heights
Developer: Marc Trammel-Wade
Applicant: ICMC GROUP INC
App No / Type: 2020-2043 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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-394-6600

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. 60 ft minimum distance from both Palmer St & Sauer St.

4. The shared driveway approach must be a minimum of 18 ft as per the IDM manual. Align the driveway approach symmetrical and taper back to the 16 feet shared driveway. (table 15.08.01)

5. Proposed driveway location is located near a Metro bus stop. When the right-of-way contains a bus stop, the engineer will contact METRO at busstops@ridemetro.org.

HPW- TDO- Traffic: 11/05/2020

Sec. 42-146. - Optional performance standards for reduction in shared driveway width.

A shared driveway shall have a minimum width of 16 feet if it complies with one of the following performance standards:

(1)The shared driveway is equal to or less than 100 feet in length and contains no turns except those turns that are part of a "T" turnaround configuration that compiles with the following performance standards: a),b),c).

Shared driveway is not in compliance with City of Houston Code of Ordinance, Ch.42-146.

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: 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.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 11/12/2020
Plat Name: Oak Heights
Developer: Marc Trammel-Wade
Applicant: ICMC GROUP INC
App No / Type: 2020-2043 C2R

Solid Waste: The subdivision plat states "ineligible" for COH solid waste collection and the SWP states "eligible". Additionally, the SWP depicts container placement blocking a sidewalk which would result in a recommendation of "disapproved" for solid waste collection services.

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



Agenda Item: 91
Action Date: 11/12/2020
Plat Name: Park on Desoto Street
Developer: duran
Applicant: ICMC GROUP INC
App No / Type: 2020-1699 C3R

Total Acreage:	0.9712	Total Reserve Acreage:	0.0830
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	411Z	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)

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

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)

105. Private street dead-end does not comply with requirements. Reference Private Street Dead-end requirements. Dead end 20' wide private street cannot be greater than 50' in length from the intersection as indicated on the marked file copy. (Sec 42-235)

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

Address stub street along the northern plat boundary as indicated on the marked file copy. (Sec 42-134)

Commission Action:

Approve the plat subject to the conditions listed

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



Agenda Item: 91
Action Date: 11/12/2020
Plat Name: Park on Desoto Street
Developer: duran
Applicant: ICMC GROUP INC
App No / Type: 2020-1699 C3R



For Your Information:

The below comments were made by other agencies during this review period. These comments 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. A new sidewalk is required along Desoto Street.
6 ft wide sidewalk shall be installed along Major thoroughfares, Collector, Transit Corridor, and Type A Streets, and 5 ft wide sidewalk shall be installed along all other streets (Refer to Table 17.2 for minimum sidewalk widths. All sidewalks shall comply with Chapter 17 of the Infrastructure Design Manual.
<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

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

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

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>
(Click Current Infrastructure Design Manual (IDM) (effective July 1, 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. Street Widening Requirements: (Desoto Street 19.3'-19.4')
All new commercial developments including shared driveway town-homes, subdivisions, and multiple single-family residences, with the exception of one single-family residence and duplexes shall follow the street widening requirements below.

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 11/12/2020
Plat Name: Park on Desoto Street
Developer: duran
Applicant: ICMC GROUP INC
App No / Type: 2020-1699 C3R

HPW- TDO- Traffic: 10/26/2020

As per City of Houston Code of Ordinance Chapter 42, section 145b, 2-3

(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.

Shared Driveway at De Soto should meet the City Ordinance.

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.

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

HPW-OCE- Drainage and Utility: Need to call out the Private F.H..

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

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

Addressing: Please label road segment that is perpendicular to, and intersects DESOTO TREE LANE, between Lots 14,15.

PDF Subdivision Plat is corrupt. Please fix and upload to 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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 11/12/2020
Plat Name: Patio Homes At Michaux
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No / Type: 2020-1809 C2R

Total Acreage:	0.3300	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453X	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
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 correct record information for Michaux ROW.

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: 92
Action Date: 11/12/2020
Plat Name: Patio Homes At Michaux
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No / Type: 2020-1809 C2R

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

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

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- TDO- Traffic: 10.12.2020

There is a concern with the distance from lot 4 and the intersection with a major thoroughfare N Main 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-OCE- Drainage and Utility: Detention is required.

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

HPW-HW- IDS: When applying for water/wastewater 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: 93
Action Date: 11/12/2020
Plat Name: Peden Street Square
Developer: Houston Quality Builders, Inc.
Applicant: Total Surveyors, Inc.
App No / Type: 2020-2005 C2R

Total Acreage:	0.1423	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77006	493N	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)

079. Update the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 93
Action Date: 11/12/2020
Plat Name: Peden Street Square
Developer: Houston Quality Builders, Inc.
Applicant: Total Surveyors, Inc.
App No / Type: 2020-2005 C2R

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

HPW-OCE-Traffic: 1. The shared driveway approach must be a minimum 18 feet as per IDM manual. Align the driveway approach symmetrical and taper back to back the 16 feet shared driveway. If needed offset the shared 16 feet driveway to 5 feet from the neighbor property line to have the symmetrical 18 feet driveway approach and then taper back to 16 feet shared driveway. (Table 15.08.01)g (2) page 15-40.

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/832-394-6600>

****Traffic only reviews for applicability of sidewalk construction details.****

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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(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

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

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PWEACCESSFORM@HOUSTONTX.GOV

HPW- TDO- Traffic: 11/05/2020

Shared driveway and Hazel Street are not aligned and could be a safety concern for drivers on the southbound approach entering the shared driveway from the opposite side of the street. Recommend to revise alignment.

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

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

HPW-HW- IDS: For the creation of a share driveway subdivision, a Wastewater and Water Capacity

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

Submit applications online at [houstonpermittingcenter.org](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.**

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 94
Action Date: 11/12/2020
Plat Name: Planet Ford Spring Truck Service Center
Developer: Langford Engineering Inc
Applicant: Hovis Surveying Company Inc.
App No / Type: 2020-1864 C2R

Total Acreage:	6.5140	Total Reserve Acreage:	6.4430
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77388	292T	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)

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
11/12/2020

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: 94
Action Date: 11/12/2020
Plat Name: Planet Ford Spring Truck Service Center
Developer: Langford Engineering Inc
Applicant: Hovis Surveying Company Inc.
App No / Type: 2020-1864 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: 10/22/2020
No comments.

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

HPW-HW- IDS: NO OBJECTION FOR THE CREATION OF THE UNRESTRICTED RESERVE
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)
Limited scope TIA required to determine driveway location, median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 11/12/2020
Plat Name: Quatro Rios
Developer: J. Rios, Inc.
Applicant: The Pinnell Group, LLC
App No / Type: 2020-1986 C2R

Total Acreage:	0.2296	Total Reserve Acreage:	0.2072
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

Conditions and requirements for approval:

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

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

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

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

088.0.1. Add note: Unrestricted reserve tracts must be served by wastewater collection service. (192)

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 11/12/2020
Plat Name: Quatro Rios
Developer: J. Rios, Inc.
Applicant: The Pinnell Group, LLC
App No / Type: 2020-1986 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: 11/06/2020

No comments.

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

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

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

Submit applications online at houstonpermittingcenter.org

** 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: 96
Action Date: 11/12/2020
Plat Name: Quatro Rios Annex
Developer: J. Rios, Inc.
Applicant: The Pinnell Group, LLC
App No / Type: 2020-1985 C2R

Total Acreage:	0.4107	Total Reserve Acreage:	0.3876
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

Conditions and requirements for approval:

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. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)

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

Commission Action:

Approve the plat subject to the conditions listed



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



Agenda Item: 96
Action Date: 11/12/2020
Plat Name: Quatro Rios Annex
Developer: J. Rios, Inc.
Applicant: The Pinnell Group, LLC
App No / Type: 2020-1985 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-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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/832-394-6600>

****Traffic only reviews for applicability of sidewalk construction details.****

3. Driveway Placement on Corner Lot (Commercial)

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

4. Street Widening Requirements: Tarver Avenue

All new commercial developments including shared driveway town-homes, subdivisions, and multiple single-family residences, with the exception of one single-family residence and duplexes shall follow the street widening requirements below.

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)



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 11/12/2020
Plat Name: Quatro Rios Annex
Developer: J. Rios, Inc.
Applicant: The Pinnell Group, LLC
App No / Type: 2020-1985 C2R

HPW- TDO- Traffic: 11/06/2020

No comments.

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

Harris County Flood Control District: Flood Control review - Plat need to show City of Houston Fee information more than half of the lot is in the Floodway, shown in blue on the uploaded map (the remainder is in the floodplain, shown in pink see the uploaded map).

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

Submit applications online at houstonpermittingcenter.org

** 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: 97
Action Date: 11/12/2020
Plat Name: Rebollar Lujano Place
Developer: robert rebollar
Applicant: Replat Specialists
App No / Type: 2020-1694 C2R

Total Acreage:	1.2785	Total Reserve Acreage:	0.9979
Number of Lots:	1	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	77016	414R	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)
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. (Recd_pkg.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:



Agenda Item: 97
Action Date: 11/12/2020
Plat Name: Rebollar Lujano Place
Developer: robert rebollar
Applicant: Replat Specialists
App No / Type: 2020-1694 C2R

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

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

"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 Hirsh Road and along Hartwick Street for block 1.

6 ft wide sidewalk shall be installed along Major thoroughfares, Collector, Transit Corridor, and Type A Streets, and 5 ft wide sidewalk shall be installed along all other streets (Refer to Table 17.2 for minimum sidewalk widths. All sidewalks shall comply with Chapter 17 of the Infrastructure Design Manual.

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

3. Driveway Placement on Corner Lot (Commercial): For block 1.

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

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

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.

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

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.

6. For block 1: Street Widening Requirements: Hirsch Road and Hartwick 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

HPW- TDO- Traffic: 10/26/2020

No comments.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 11/12/2020
Plat Name: Rebollar Lujano Place
Developer: robert rebollar
Applicant: Replat Specialists
App No / Type: 2020-1694 C2R

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.

Addressing: Please change street type of HARTWICK from "STREET" to "ROAD" on Plat.

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 11/12/2020
Plat Name: Sandra Plaza
Developer: DFTF Enterprises LLC
Applicant: CGES|Bailey Planning
App No / Type: 2020-2074 C2R

Total Acreage:	0.3710	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	454L	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.
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.
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)
194. Appendix J:County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

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: 98
Action Date: 11/12/2020
Plat Name: Sandra Plaza
Developer: DFTF Enterprises LLC
Applicant: CGES|Bailey Planning
App No / Type: 2020-2074 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-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-394-6600

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. Driveway Placement on Corner Lot (Residential): LOT 1

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.

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: CNP requires a 14' utility easement on front/rear.

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

HPW- TDO- Traffic: The geometry of the intersection of Sandra and Shreveport has limited the cone of vision, recommends avoiding metal fences or a fence that could impact the visibility triangle.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 99
Action Date: 11/12/2020
Plat Name: Seabrook Villas
Developer: BRC Global, Inc.
Applicant: The Interfield Group
App No / Type: 2020-2011 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:	Combination	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.
- 049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.
- 049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
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: 99
Action Date: 11/12/2020
Plat Name: Seabrook Villas
Developer: BRC Global, Inc.
Applicant: The Interfield Group
App No / Type: 2020-2011 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-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-394-6600

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- TDO- Traffic: 11/06/2020

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

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: 100
Action Date: 11/12/2020
Plat Name: Sherwood Heights
Developer: Doro Development
Applicant: The Interfield Group
App No / Type: 2020-1806 C3R

Total Acreage:	0.8050	Total Reserve Acreage:	0.0100
Number of Lots:	14	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	77092	451R	City

Conditions and requirements for approval:

012.2.4. Coordinate utility easements with CenterPoint Energy. The setback lines as exhibited on this plat and existing CenterPoint overhead facilities running through the property are in direct violation of OSHA guidelines and National Electric Safety Code clearances.

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: 100
Action Date: 11/12/2020
Plat Name: Sherwood Heights
Developer: Doro Development
Applicant: The Interfield Group
App No / Type: 2020-1806 C3R

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

HPW-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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

HPW- TDO- Traffic: 10/12/2020

No comments.

Addressing: IRON OAK LANE - Duplicate / sound-alike existing street names: IRON OAK LANE. Please change street name to something more unique.

Ch. 41 Code of Ordinance states that a street that makes a near 90 degree bend must have two different street names on either side of the bend. Please add another street name to the South end of IRON OAK LANE.

HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE. Make sure that 10' clearance between public utility to the building foundation.

Also need to call out all private F.H.. Detention is required.

HPW-HW- IDS: When applying for water/wastewater 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.**

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 101
Action Date: 11/12/2020
Plat Name: Shirley Crossing
Developer: Stupa International
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-2003 C2R

Total Acreage:	0.4270	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77396	375N	City

Conditions and requirements for approval:

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

049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.

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

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

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

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

The proposed building line violates the building line established by the deed restriction.

Commission Action:

Defer Chapter 42 planning standards



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



Agenda Item: 101
Action Date: 11/12/2020
Plat Name: Shirley Crossing
Developer: Stupa International
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-2003 C2R

For Your Information:

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

Parks and Recreation: - Change from "net" to "incremental" in parks table

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

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- TDO- Traffic: 11/06/2020

No comments.

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 - Need to show and label Drainage Channel P133-02-00 with top of banks, also HCFCD 60' Easement (see uploaded PDF).

HPW-HW- IDS: or the creation of multiple single lots, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org

**** 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: 102
Action Date: 11/12/2020
Plat Name: Sparta Place
Developer: Proyectar 3d
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-1896 C2R

Total Acreage:	0.1492	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455T	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)

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

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

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

Dedication language must be verbatim, including punctuation.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
11/12/2020

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: 102
Action Date: 11/12/2020
Plat Name: Sparta Place
Developer: Proyectar 3d
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-1896 C2R

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

HPW-OCE-Traffic: 1. 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- TDO- Traffic: 10/22/2020

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

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

Parks and Recreation: Change from net to incremental

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: 103
Action Date: 11/12/2020
Plat Name: Spring 535
Developer: Fountain River Investments, LLC
Applicant: Core
App No / Type: 2020-2023 C2R

Total Acreage:	0.5211	Total Reserve Acreage:	0.5211
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:	Meadowhill Regional MUD
County	Zip	Key Map ©	City / ETJ
Harris	77388	291U	ETJ

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.
- 049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
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: 103
Action Date: 11/12/2020
Plat Name: Spring 535
Developer: Fountain River Investments, LLC
Applicant: Core
App No / Type: 2020-2023 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.

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)
- Documentation of TxDOT driveway approval should be submitted with site plans HC permit regs, 5.06 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: 104
Action Date: 11/12/2020
Plat Name: Townhomes at Skinner
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2020-1801 C3R

Total Acreage:	1.0000	Total Reserve Acreage:	0.1720
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	413Z	City

Conditions and requirements for approval:



Agenda Item: 104
Action Date: 11/12/2020
Plat Name: Townhomes at Skinner
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2020-1801 C3R

010.2 Add the following note to the face of the plat (SWD): The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides. (Sec 42-40)

010.3. Add the following note to the face of the plat (SWD): No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances. (Sec 42-40)

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)

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

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

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)

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)

093. The fire protection of this subdivision does not comply with the requirements. Revise plan to meet the fire hydrant spacing and hose lay distancing requirements. Provide one fire hydrant within 100' from the intersection. (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.'

139. Provide for widening of Skinner local street as indicated on the marked file copy. (Sec 42-122)

148. Change street name(s) as indicated on the marked file copy to avoid duplication. (Chapter 41)

180.1. Add this note to the face of the plat: This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

184.4. Appendix A: Add private streets paragraph in the dedicatory language. (Record.doc)

185.3. Appendix A: Add single family paragraph in the dedicatory language. (Record.doc)

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

Per Sec 42-186, one guest parking space is required for every 6 dwelling units. Provide guest parking space(s) and parking table on face of the plat.

Provide a turnaround within 200' from the intersection as indicated on the marked file copy.

Commission Action:

Defer Chapter 42 planning standards



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 11/12/2020
Plat Name: Townhomes at Skinner
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2020-1801 C3R



Action Date:
11/12/2020

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: 104
Action Date: 11/12/2020
Plat Name: Townhomes at Skinner
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2020-1801 C3R

HPW-OCE-Traffic: 1. Driveway must remain tangential for a minimum of 20 feet past the property line and 10 feet offset from the neighbor property line. it's a 28' P.A.E Subdivision street connecting to a public street(IDM Manuel page 15-40, 15-41 g. (10)) 7-1-2020

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

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- TDO- Traffic: 11/09/2020

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

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

HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' P.A.E.

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

Detention is required.

Stormwater quality permit is required.

Addressing: street name "CYNTHIA" is already in use within Harris County. Please choose a more unique name.

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



Agenda Item: 105
Action Date: 11/12/2020
Plat Name: Travis Partners Capital
Developer: C/O HALFF Associates, Inc.
Applicant: Windrose
App No / Type: 2020-1949 C2R

Total Acreage:	0.2296	Total Reserve Acreage:	0.2296
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493T	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
- 049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.
- 049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Travis Street is a Primary WP Street. Min 20' pedestrian realm is required. Remove the existing and proposed encroachment.

Commission Action:

Approve the plat subject to the conditions listed

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 11/12/2020
Plat Name: Travis Partners Capital
Developer: C/O HALFF Associates, Inc.
Applicant: Windrose
App No / Type: 2020-1949 C2R



For Your Information:

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



Agenda Item: 105
Action Date: 11/12/2020
Plat Name: Travis Partners Capital
Developer: C/O HALFF Associates, Inc.
Applicant: Windrose
App No / Type: 2020-1949 C2R

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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/832-394-6600>

****Traffic only reviews for applicability of sidewalk construction details.****

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- TDO- Traffic: 10/20/2020

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 106
Action Date: 11/12/2020
Plat Name: Trinity Mar Thoma
Developer: Trinity Mar Thoma Church
Applicant: Windrose
App No / Type: 2020-1989 C3R

Total Acreage:	7.0390	Total Reserve Acreage:	6.6878
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	77048	574Q	City

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 11/12/2020
Plat Name: Trinity Mar Thoma
Developer: Trinity Mar Thoma Church
Applicant: Windrose
App No / Type: 2020-1989 C3R

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

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

Submit applications online at houstonpermittingcenter.org

** 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: 107
Action Date: 11/12/2020
Plat Name: West Bell Street Landing
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No / Type: 2020-2006 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	493N	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.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
11/12/2020

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: 107
Action Date: 11/12/2020
Plat Name: West Bell Street Landing
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No / Type: 2020-2006 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

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-394-6600

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- TDO- Traffic: 11/05/2020

No comments.

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.

HPW-HW- IDS: For the creation of two single lots, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org

** 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: 108
Action Date: 11/12/2020
Plat Name: Woodlands Metro Center Sec 3 partial replat no 1
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-2051 C2R

Total Acreage:	9.8100	Total Reserve Acreage:	9.8100
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:	Montgomery County MUD 67
County	Zip	Key Map ©	City / ETJ
Montgomery	77380	251M	ETJ

Conditions and requirements for approval:

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

Commission Action:

Defer Applicant request



Action Date:
11/12/2020

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 11/12/2020
Plat Name: Woodlands Metro Center Sec 3 partial replat no 1
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-2051 C2R

HPW-HW- IDS: Approved

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: 109
Action Date: 11/12/2020
Plat Name: Woodlands Metro Center Sec 29 partial replat 1
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-2058 C2R

Total Acreage:	4.1110	Total Reserve Acreage:	4.1110
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:	The Woodlands Metro Center MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77380	251H	ETJ

Conditions and requirements for approval:

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

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

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

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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 11/12/2020
Plat Name: Woodlands Metro Center Sec 29 partial replat 1
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-2058 C2R

HPW-HW- IDS: Approved

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: 110
Action Date: 11/12/2020
Plat Name: Woodlands Metro Center Sec 77 partial replat no 1
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc. - (Houston Office)
App No / Type: 2020-2041 C2R

Total Acreage:	7.7890	Total Reserve Acreage:	7.7890
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	77381	251D	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.

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

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

Commission Action:

Defer Applicant request



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

For Your Information:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 11/12/2020
Plat Name: Woodlands Metro Center Sec 77 partial replat no 1
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-2041 C2R

HPW-HW- IDS: Approved

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: 111
Action Date: 11/12/2020
Plat Name: Woodlands Super Block D partial replat no 1
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc. - (Houston Office)
App No / Type: 2020-2018 C2R

Total Acreage:	9.0240	Total Reserve Acreage:	9.0240
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:	The Woodlands Metro Center MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77380	251M	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)

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

1) label reserve use

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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 11/12/2020
Plat Name: Woodlands Super Block D partial replat no 1
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-2018 C2R

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: 112
Action Date: 11/12/2020
Plat Name: Yellow Moon Estates
Developer: Surviel Surveying
Applicant: SEM SERVICES
App No / Type: 2020-1926 C2R

Total Acreage:	0.1435	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	77009	453V	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.
- 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



Action Date:
11/12/2020

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: 11/12/2020
Plat Name: Yellow Moon Estates
Developer: Surviel Surveying
Applicant: SEM SERVICES
App No / Type: 2020-1926 C2R

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

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

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- TDO- Traffic: 10/20/2020

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

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: 113
Action Date: 11/12/2020
Plat Name: Zenon Gold
Developer: Flax Gold Horizons, LLC
Applicant: Flax Gold Horizons, LLC
App No / Type: 2020-2045 C2R

Total Acreage:	0.2537	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	454G	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (42-41)
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. (24-45)2
- 1) add access deny note to lot 1 along Lockwood Drive
 2) revise clerk to Teneshia Hudspeth

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: 113
Action Date: 11/12/2020
Plat Name: Zenon Gold
Developer: Flax Gold Horizons, LLC
Applicant: Flax Gold Horizons, LLC
App No / Type: 2020-2045 C2R

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-394-6600

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- TDO- Traffic: 11/06/2020

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

Parks and Recreation: Incorrect park sector in 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: 114
Action Date: 11/12/2020
Plat Name: Calumet Vista
Developer: JASON SMITH
Applicant: replats.com
App No / Type: 2020-1755 C3N

Total Acreage:	0.2449	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	533B	City

Conditions and requirements for approval:

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
11/12/2020

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

For Your Information:

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 11/12/2020
Plat Name: Calumet Vista
Developer: JASON SMITH
Applicant: replats.com
App No / Type: 2020-1755 C3N

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

2. Driveway Placement on Corner Lot (Residential)

Minimum distance between the driveway and the property line near the street intersection is 20 ft Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

HPW- TDO- Traffic: 11/06/2020

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

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

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

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

Addressing: Please change CALUMET DRIVE to CALUMET "STREET", this is in accordance to COH

Addressing, COH Roads, HEC Roads, GHC Roads, Centerpoint Addressing, and physical street signs.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

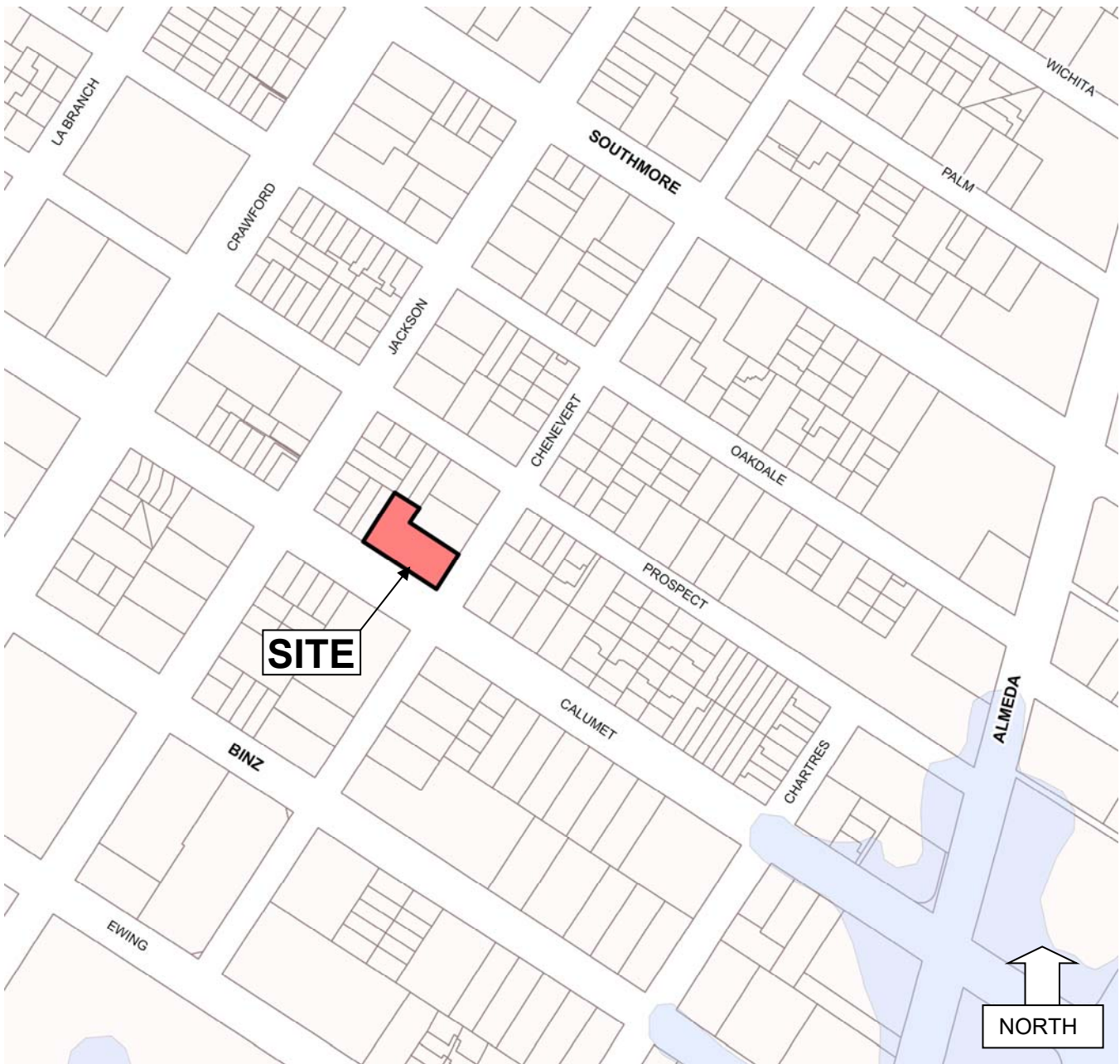
ITEM: 114

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Calumet Vista

Applicant: Replats.com



C – Public Hearings

Site Location

Houston Planning Commission

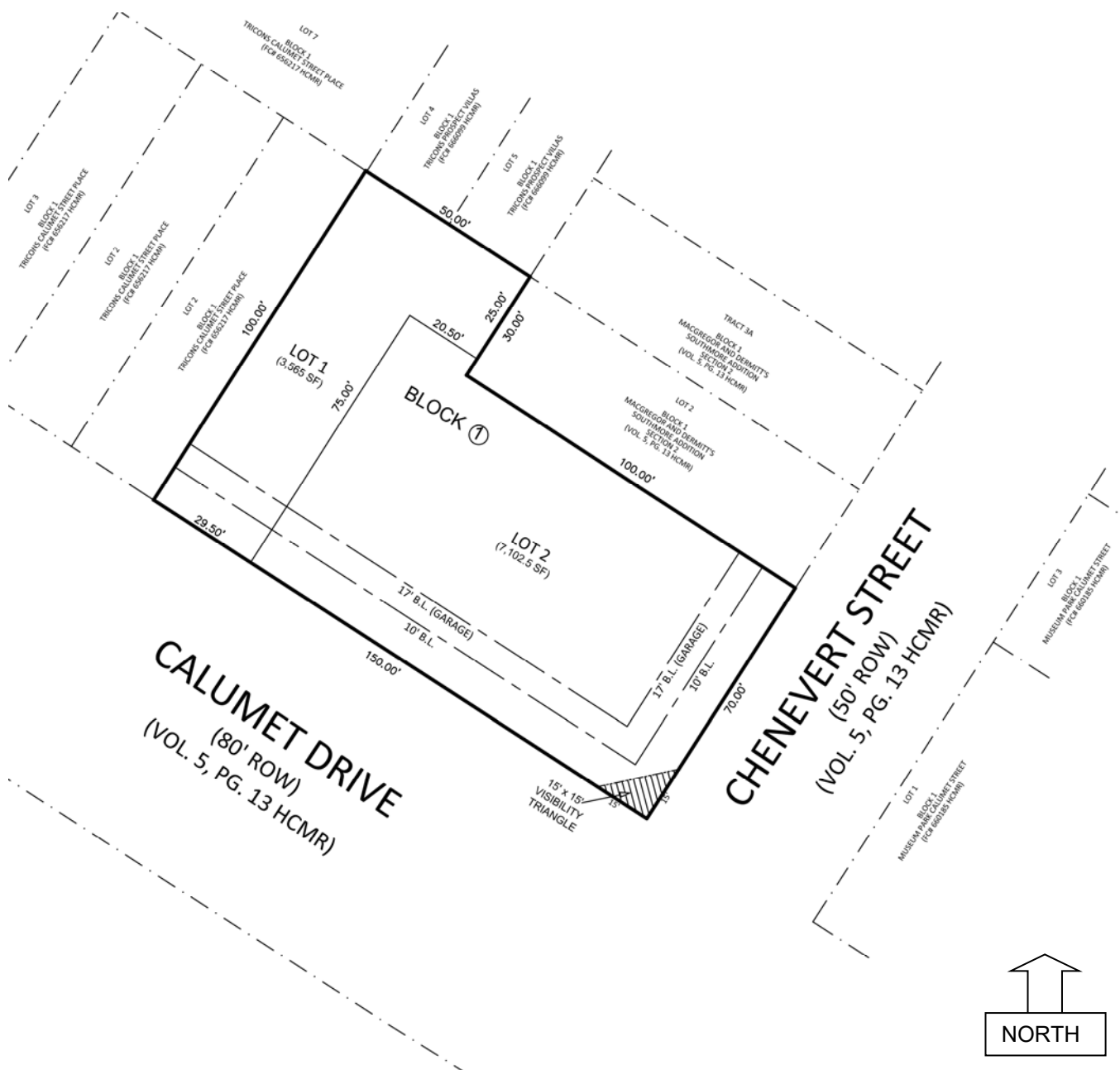
ITEM: 114

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Calumet Vista

Applicant: Replats.com



C – Public Hearings

Subdivision

Houston Planning Commission

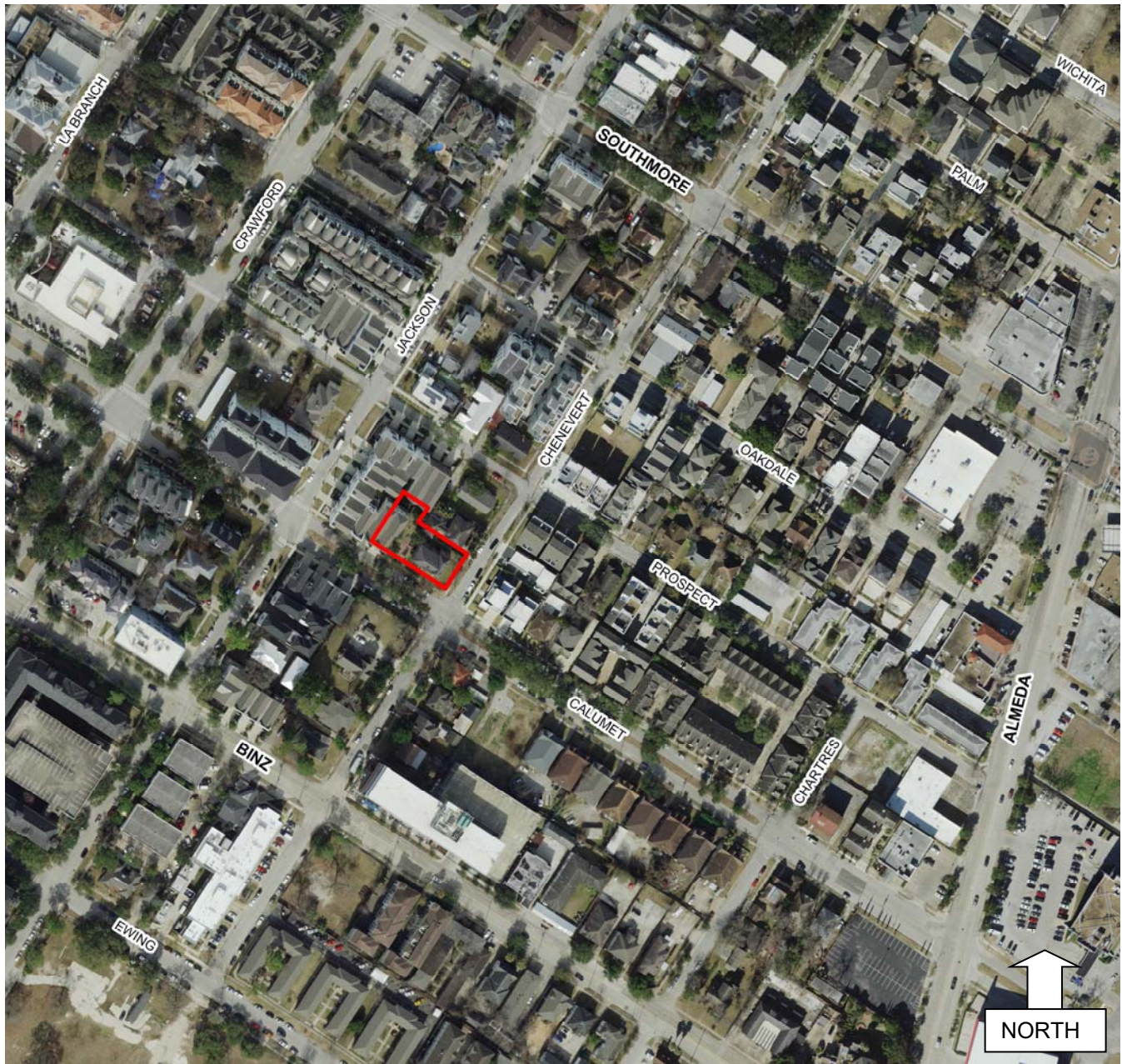
ITEM: 114

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Calumet Vista

Applicant: Replats.com



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

October 21, 2020

Dear Property Owner:

Reference Number: 2020-1755; Calumet Vista; partial replatting of "**Tricons Calumet Street Place and MacGregor and DeMeritts Southmore Addition Sec 2**". This proposal includes the replatting of Lot 1, Block 1 and a partial replat of lot 1 and the adjoining south 20 feet by 100 feet of lot 2 and the east 25 feet of lot 10 in block 1, as recorded at Film Code No. 656217 and Vol 5, page 13 HCMR respectively of the Harris County Map Records.

The property is located at the northwest intersection of Calumet and Chenevert Streets north of Binz Street and west of Alameda Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Dave Strickland**, with replats.com, on behalf of Jason Smith, can be contacted at **281-705-4297**.

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

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

Virtual Planning Commission Meeting

Thursday, November 12, 2020 at 2:30 PM

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

www.houstonplanning.com

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



Agenda Item: 115
Action Date: 11/12/2020
Plat Name: Glenview Heights replat no 1
Developer: Better Place Texas LLC
Applicant: The Interfield Group
App No / Type: 2020-1781 C3N

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

Conditions and requirements for approval:

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

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/>)

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/>)

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41) Cannot show previously dedicated right-of-way as part of the plat boundary. Revise the plat to show the correct boundary of the plat.)

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

081. 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 the subdivision plat. Revise the number of dwelling units to meet the requirements. 42-184.

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

Commission Action:

Defer Chapter 42 planning standards



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 11/12/2020
Plat Name: Glenview Heights replat no 1
Developer: Better Place Texas LLC
Applicant: The Interfield Group
App No / Type: 2020-1781 C3N



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

2. Driveway Placement on Corner Lot (Residential)

Minimum distance between the driveway and the property line near the street intersection is 20 ft 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- TDO- Traffic: 11/06/2020

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

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.

Houston Planning Commission

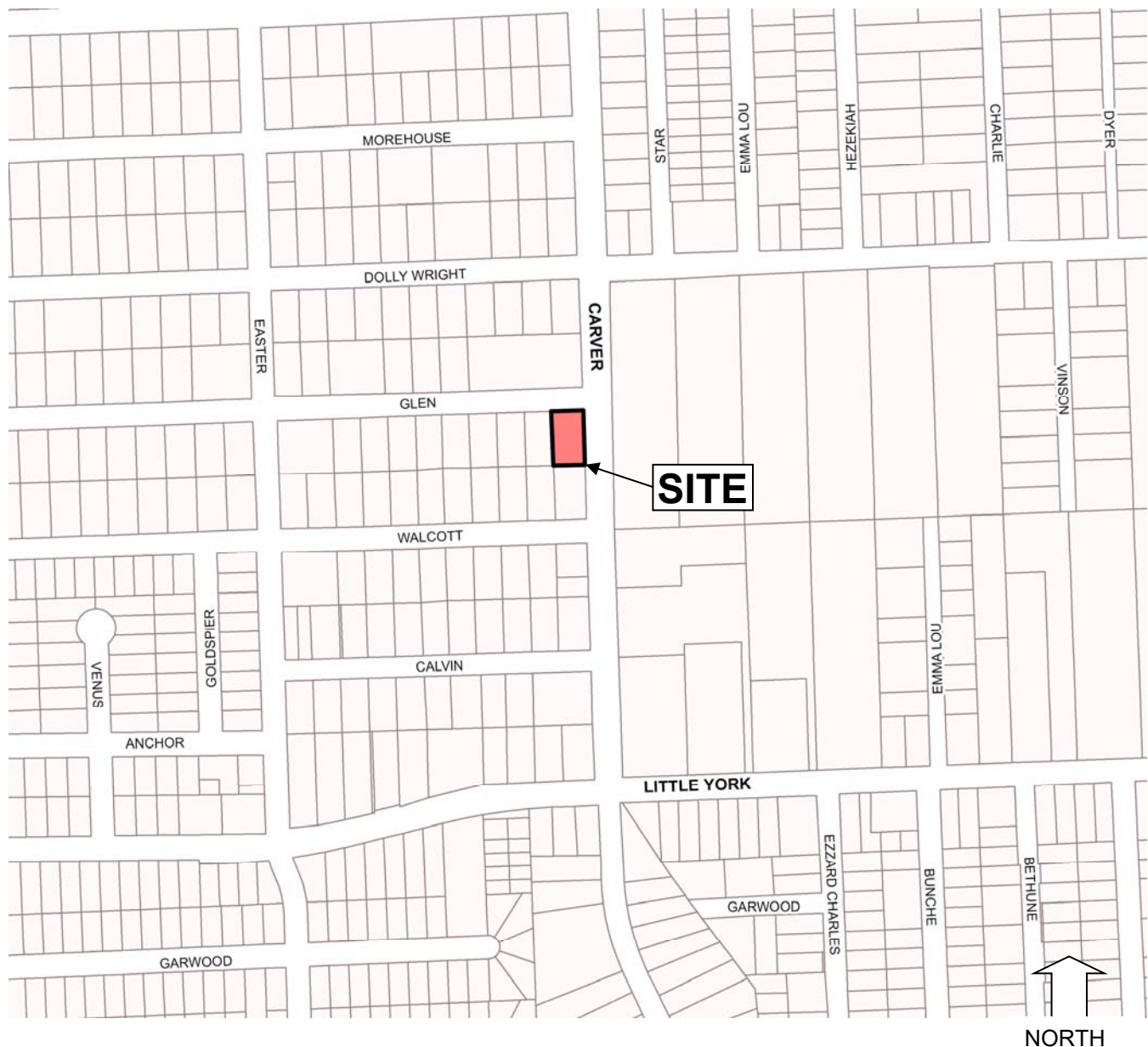
ITEM: 115

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Glenview Heights replat no 1

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

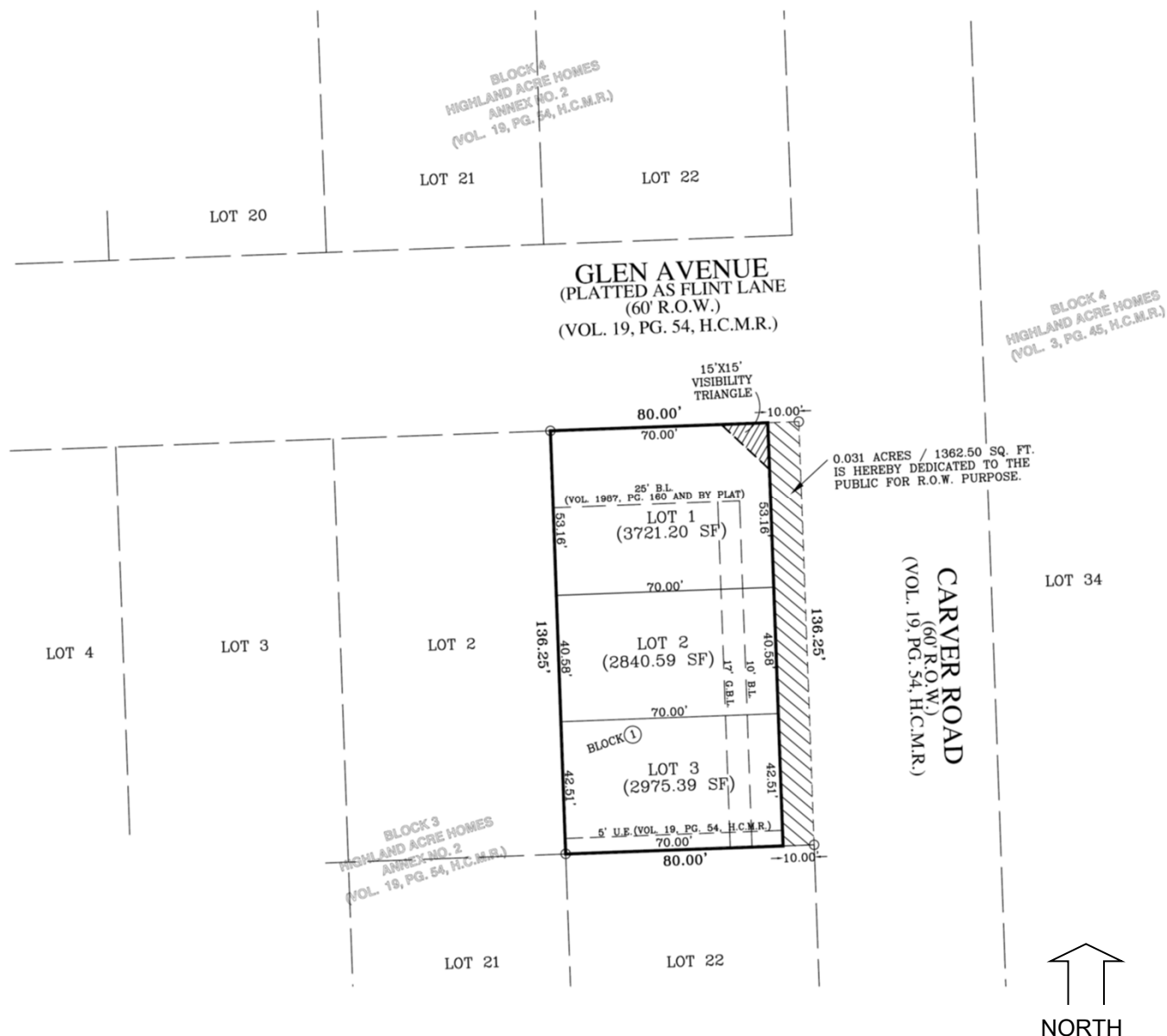
ITEM: 115

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Glenview Heights replat no 1

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 115

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Glenview Heights replat no 1

Applicant: The Interfield Group



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562
T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

October 21, 2020

Dear Property Owner:

Reference Number: 2020-1781; Glenview Heights replat no 1; replatting of all of "Glenview Heights" as recorded at Film Code No. 692446 of the Harris County Map Records.

The property is located at the southwestern intersection of Glen Avenue and Carver Road north of West Little York Road. The purpose of the replat is to create three (3) single-family residential lots and revise dwelling units from 3 to 6 on the dwelling unit density table. The applicant, Mary Villareal, with the Interfield Group on behalf of Better Place Texas, LLC, can be contacted at 713-780-0909.

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

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

Virtual Planning Commission Meeting

Thursday, November 12, 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. Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houstontx.gov. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

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Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 116
Action Date: 11/12/2020
Plat Name: Houstons Skyscraper Shadows Sec 1 partial replat no 2
Developer: Juan Carlos Diosdado
Applicant: The Wilson Survey Group, Inc.
App No / Type: 2020-1630 C3N

Total Acreage:	0.4640	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	77075	575P	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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: 116
Action Date: 11/12/2020
Plat Name: Houstons Skyscraper Shadows Sec 1 partial replat no 2
Developer: Juan Carlos Diosdado
Applicant: The Wilson Survey Group, Inc.
App No / Type: 2020-1630 C3N

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

HPW- TDO- Traffic: 11/06/2020

No comments.

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

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

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

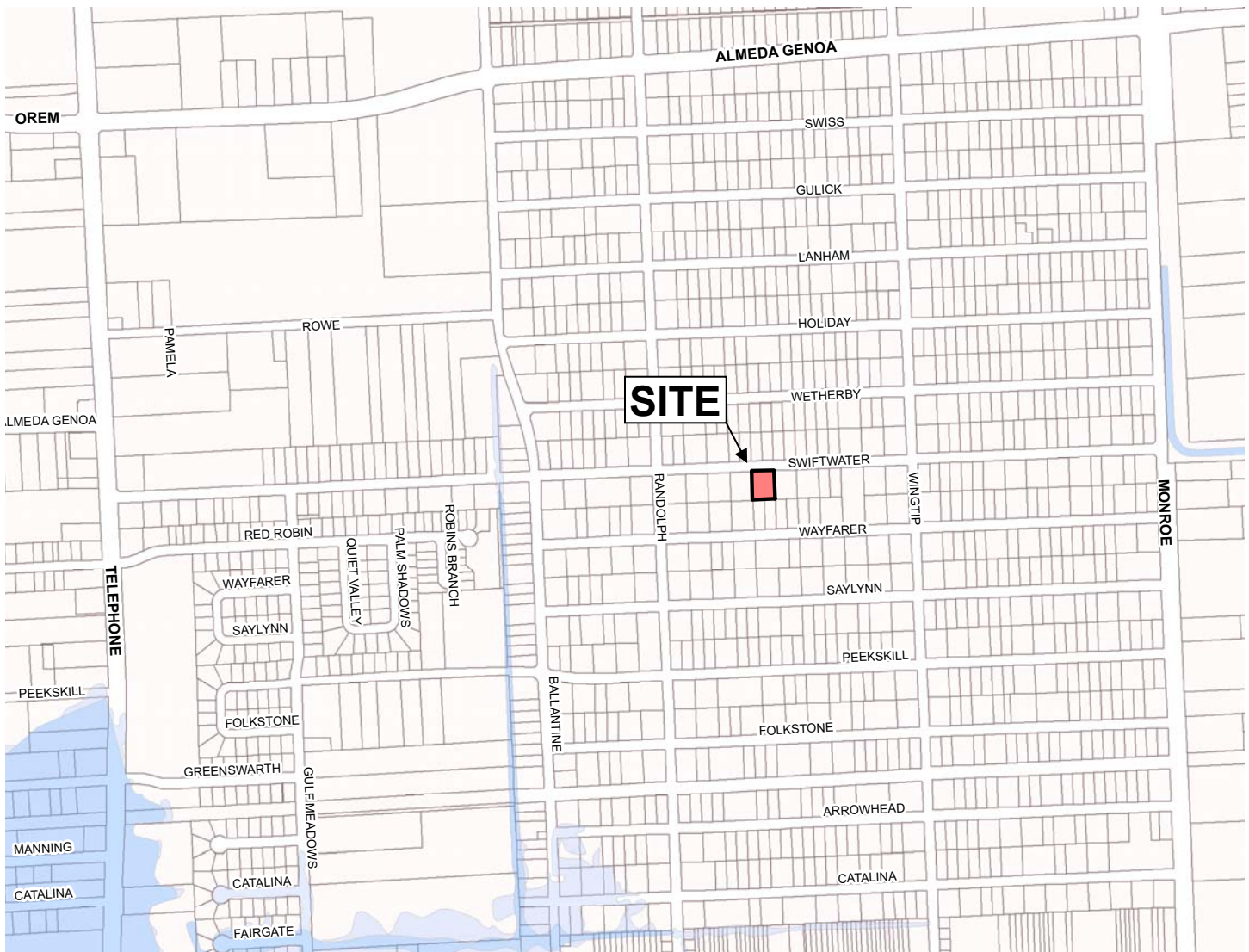
ITEM: 116

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Houstons Skyscraper Shadows Sec 1 partial replat no 2

Applicant: The Wilson Survey Group, Inc.



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

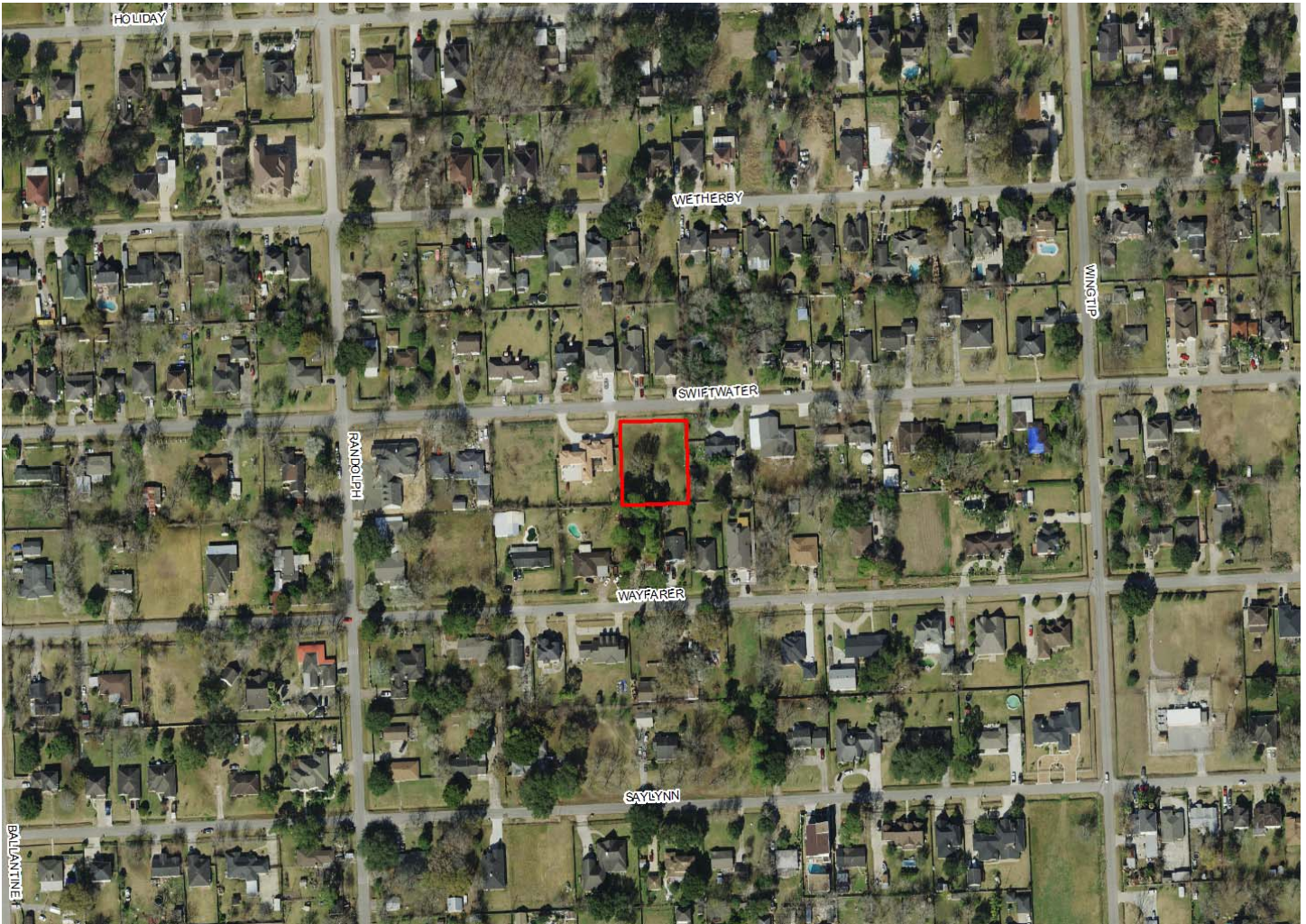
ITEM: 116

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Houstons Skyscraper Shadows Sec 1 partial replat no 2

Applicant: The Wilson Survey Group, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562
T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

October 21, 2020

Dear Property Owner:

Reference Number: 2020-1630; Houstons Skyscraper Shadows Sec 1 partial replat no 2; partial replatting of "Houstons Skyscraper Shadows Sec 1". This proposal includes the replatting of Lot 5, Block 23, as recorded in Vol 35, page 24 of the Harris County Map Records.

The property is located south along Swiftwater Lane west of Wingtip Drive and Monroe Road south of Almeda Genoa Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, Chris Hendrick, with The Wilson Survey Group, Inc., can be contacted at 281-485-3991.

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

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Terminology

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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

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Planning Department Staff Authority and Obligation

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- 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: 117
Action Date: 11/12/2020
Plat Name: Oak Estates partial replat no 2 replat no 1
Developer: Carnegie Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1709 C3N

Total Acreage:	0.5010	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	492S	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

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Platting Approval Conditions

Agenda Item: 117
Action Date: 11/12/2020
Plat Name: Oak Estates partial replat no 2 replat no 1
Developer: Carnegie Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1709 C3N

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/832-394-6600>

****Traffic only reviews for applicability of sidewalk construction details.****

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- TDO- Traffic: 10/26/2020

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

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.

Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Oak Estates partial replat no 2 replat no 1 (DEF 1)

Applicant: Total Surveyors, Inc.

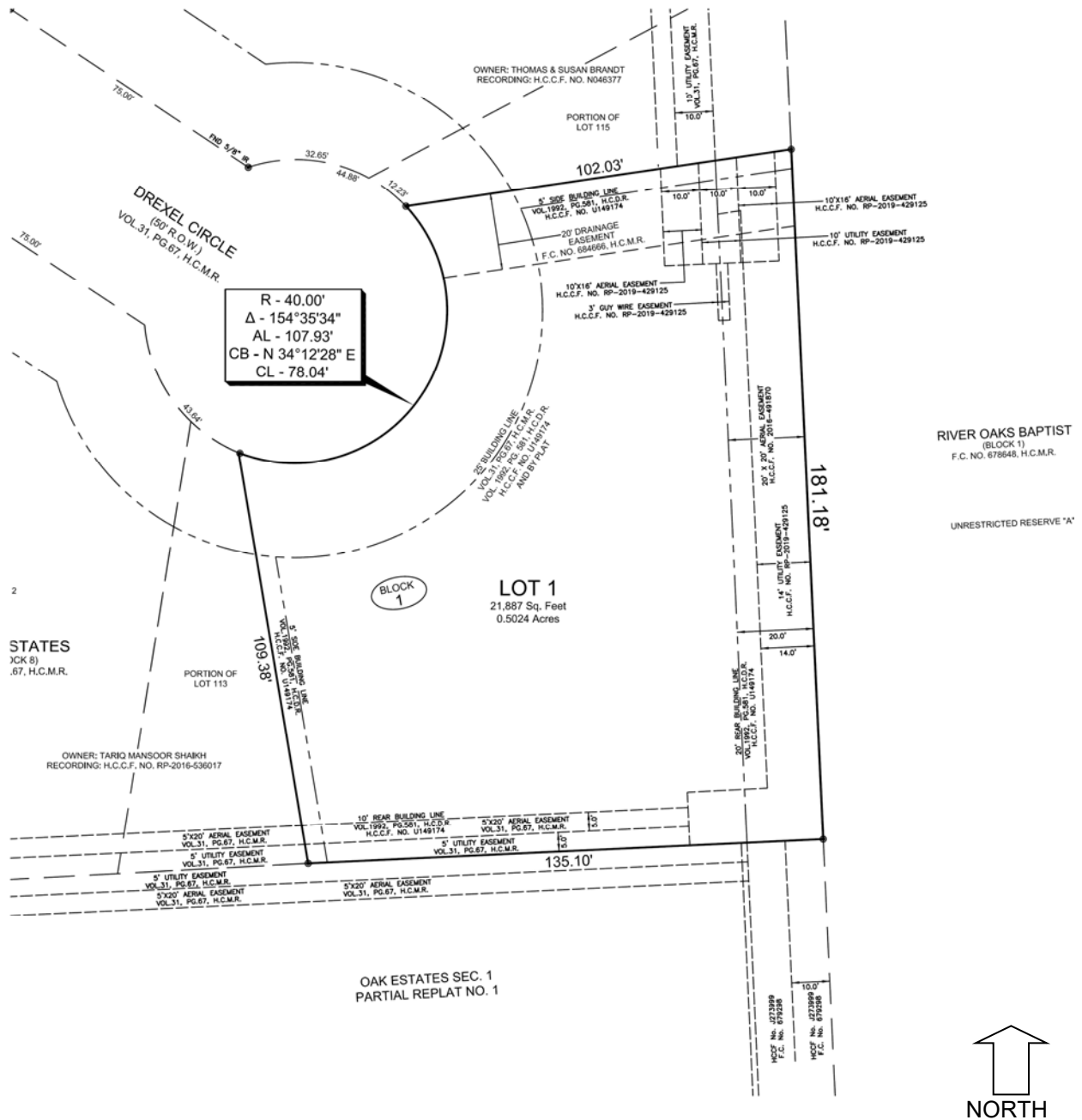


C – Public Hearings

Site Location

Meeting Date: 11/12/2020

Applicant: Total Surveyors, Inc.



Subdivision

Houston Planning Commission

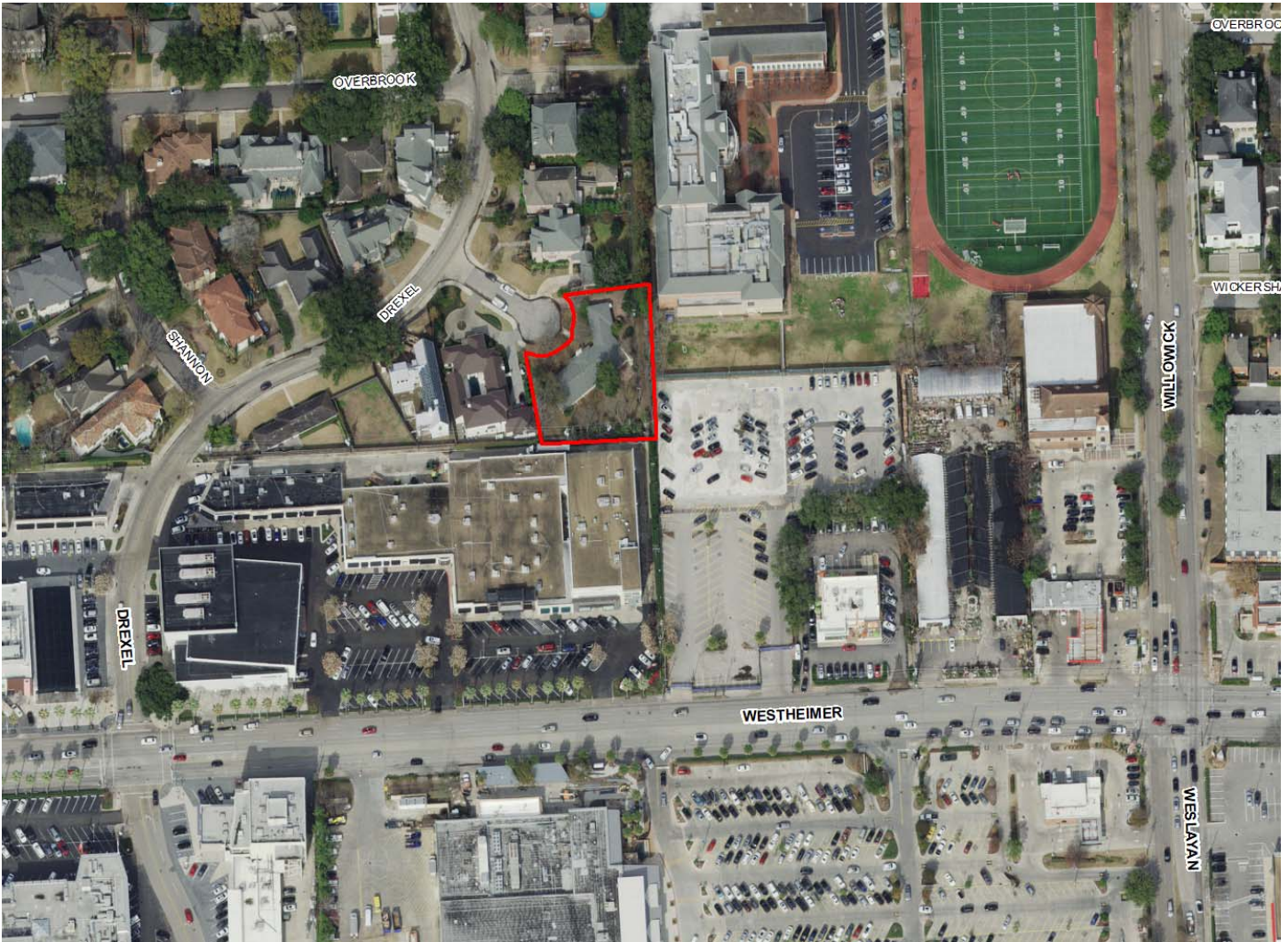
ITEM: 117

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Oak Estates partial replat no 2 replat no 1 (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

October 7, 2020

Dear Property Owner:

Reference Number: 2020-1709; Oak Estates partial replat no 2 replat no 1; replatting of all of "Oak Estates partial replat no 2" as recorded at Film Code No. 884666 of the Harris County Map Records.

The property is located along Drexel Circle, east of Drexel Drive and north of Westheimer Road. The purpose of the replat is to create sixty (1) single-family residential lot and relocate a utility easement. The applicant, Kevin Kolb, with Total Surveyors, Inc., on behalf of Carnegie Homes, can be contacted at 281-479-8719.

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Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 11/12/2020
Plat Name: Spring Forest Sec 1 partial replat no 1
Developer: TOP SHELF HOME BUYERS LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-1580 C3N

Total Acreage:	0.9967	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	252Z	ETJ

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

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

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

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

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

Commission Action:

Withdrawn



Action Date:
11/12/2020

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 11/12/2020
Plat Name: Spring Forest Sec 1 partial replat no 1
Developer: TOP SHELF HOME BUYERS LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-1580 C3N

HPW- TDO- Traffic: 10/23/2020

No comments.

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

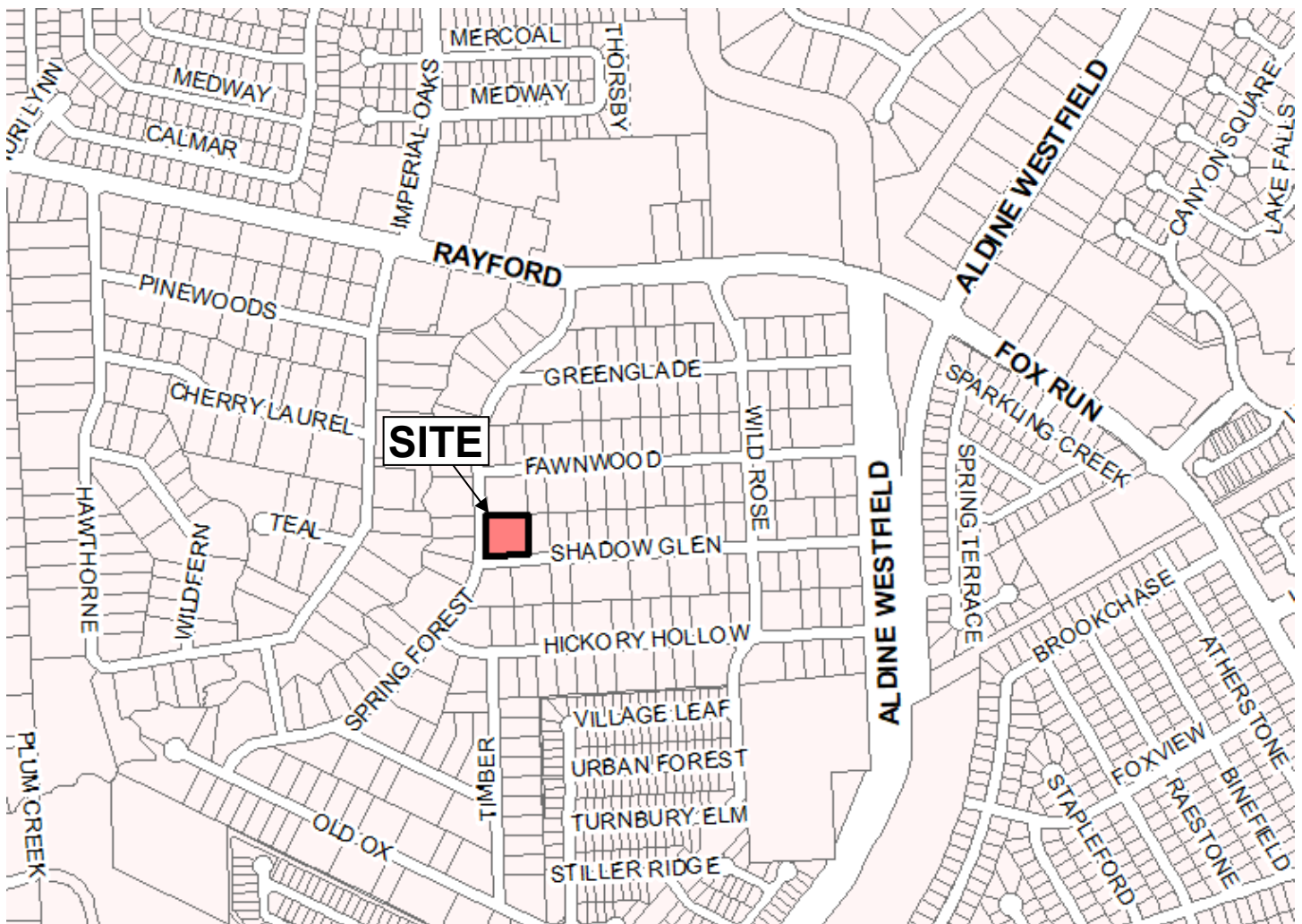
ITEM: 118

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Spring Forest Sec 1 partial replat no 1 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location

Houston Planning Commission

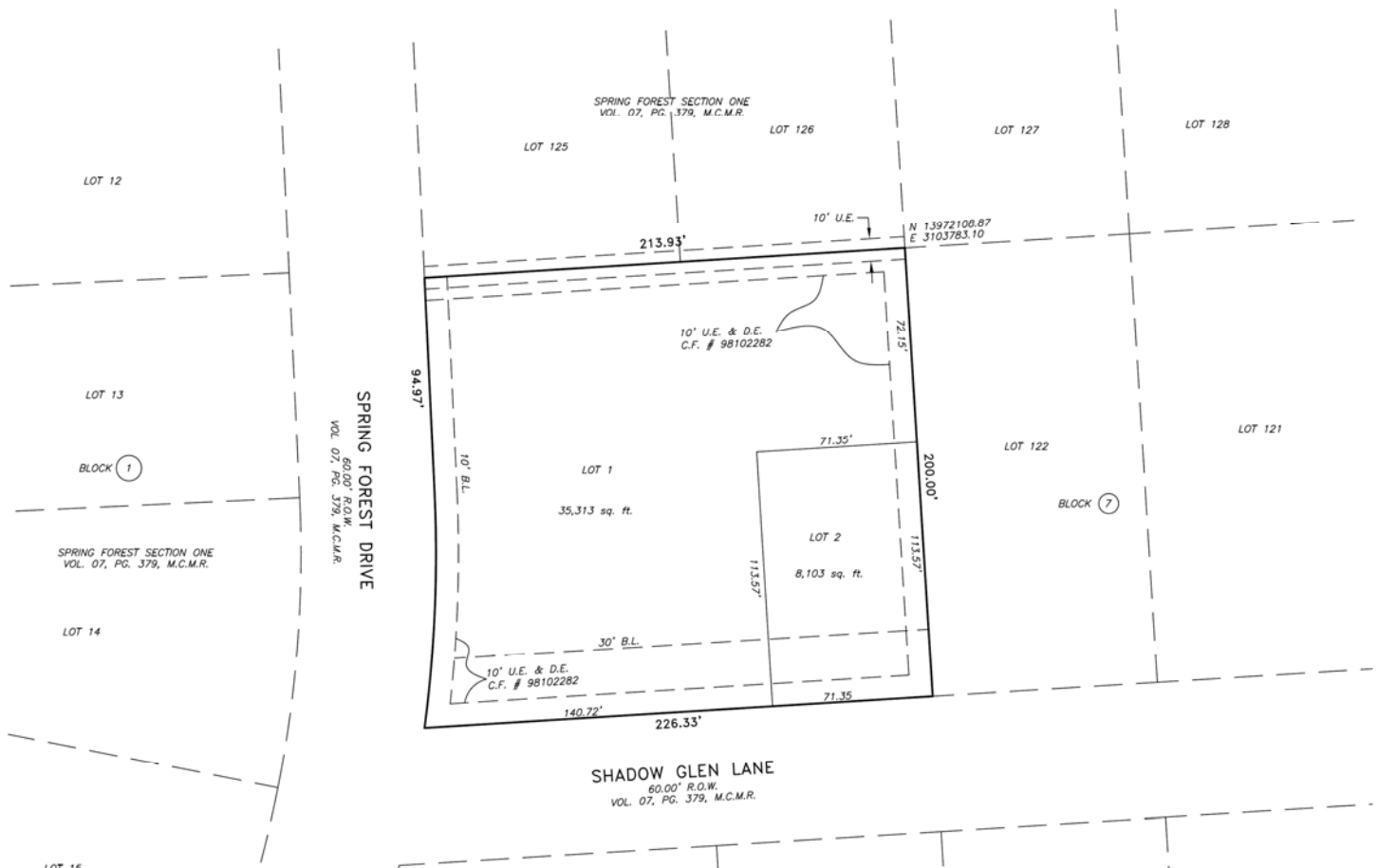
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C – Public Hearings

Subdivision

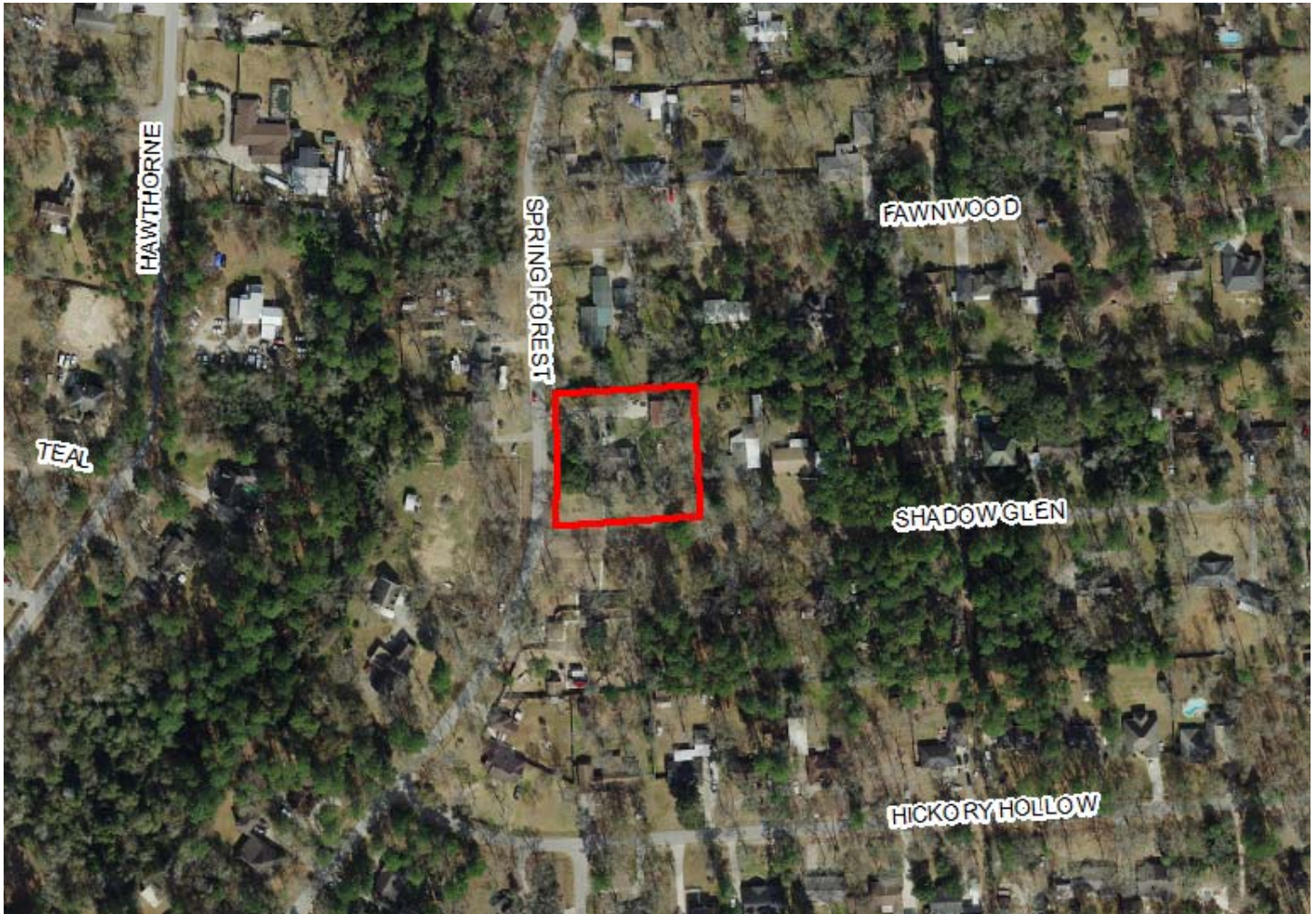
Houston Planning Commission ITEM: 118

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Spring Forest Sec 1 partial replat no 1 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

October 7, 2020

Dear Property Owner:

Reference Number: 2020-1580; **Spring Forest Sec 1 partial replat no 1**; partial replatting of " **Spring Forest Sec 1**". This proposal includes the replatting of Lots 123 and 124 Block 7, as recorded in Volume 7, Page 379 of the Montgomery County County Map Records.

The property is located south of Rayford Road at the northeast intersection of Spring Forest Drive and Shadow Glen Lane. The purpose of the replat is to create two (2) single family lots. The applicant, Uriel Figueroa, with PLS Construction Layout, Inc., can be contacted at 713-480-4075.

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

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

Virtual Planning Commission Meeting

Thursday, October 29, 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: 119
Action Date: 11/12/2020
Plat Name: Suburbia Addition partial replat no 2 and extension
Developer: WGA
Applicant: Windrose
App No / Type: 2020-1735 C3N

Total Acreage:	10.0990	Total Reserve Acreage:	10.0990
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 119
Action Date: 11/12/2020
Plat Name: Suburbia Addition partial replat no 2 and extension
Developer: WGA
Applicant: Windrose
App No / Type: 2020-1735 C3N

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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

HPW- TDO- Traffic: 11/06/2020

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

Stormwater quality permit is required.

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

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

Houston Planning Commission

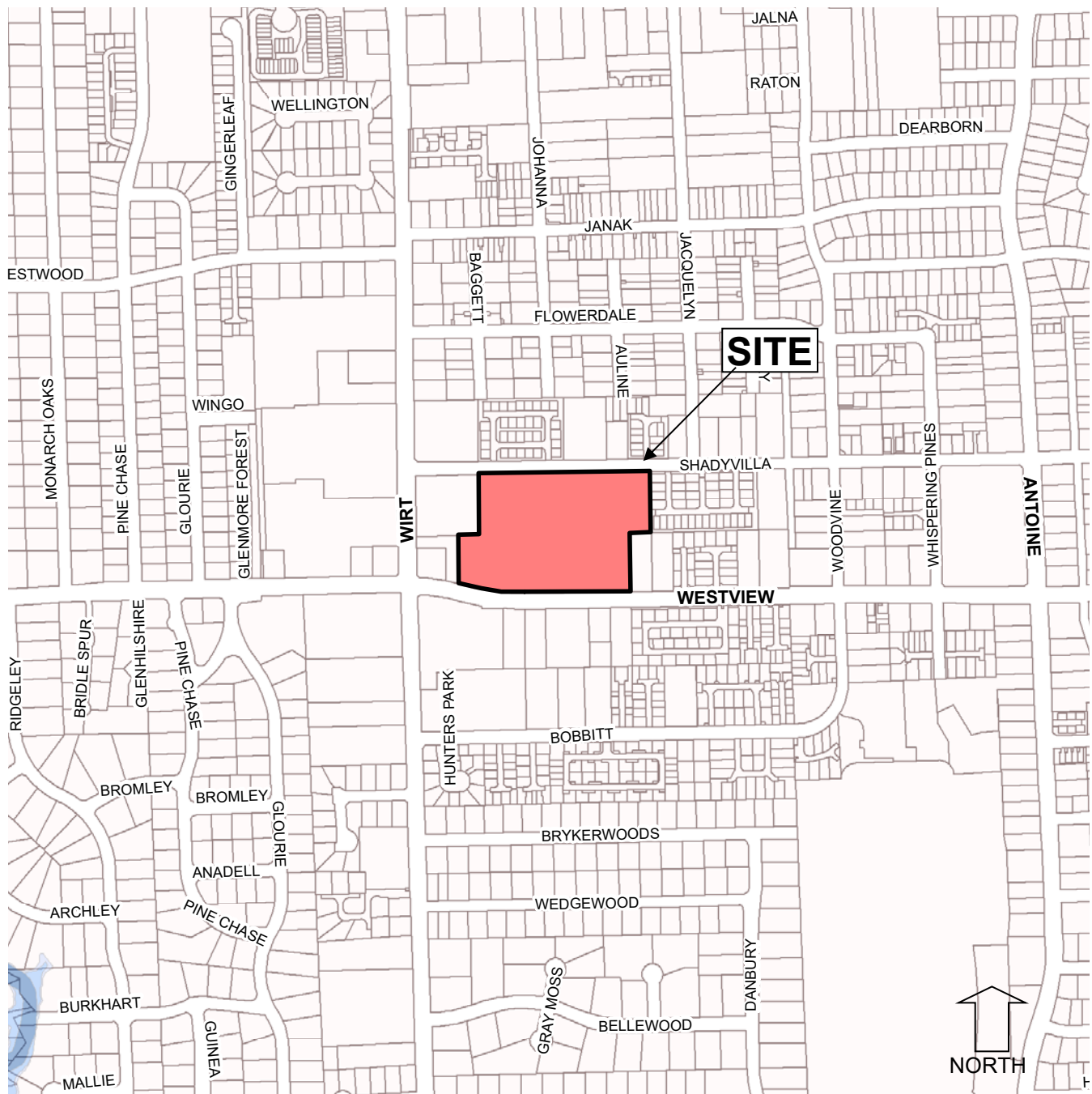
ITEM: 119

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Suburbia Addition partial replat no 2 and extension

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Suburbia Addition partial replat no 2 and extension

Applicant: Windrose



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562
T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

October 20, 2020

Dear Property Owner:

Reference Number: 2020-1735; Suburbia Addition partial replat no 2 and extension; replatting of ""Suburbia Addition Partial Replat No 1" and "Shadyvilla Covenant". This proposal includes the replatting of Unrestricted Reserve "A", Block 1, recorded in Film Code No. 659223 of the Harris County Map Records and Unrestricted Reserve "A", in Block 1 recorded in Film Code No. 688817 of the Harris County Maps Records.

The property is located east of Wirth Road, north of Westview Drive and south of Shadyvilla Lane. The purpose of the replat is to create one (1) Unrestricted Reserve. The applicant, **Oanh Nguyen**, with Windrose, can be contacted at **713-458-2281**.

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

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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 120
Action Date: 11/12/2020
Plat Name: Aldine Pines GP
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No / Type: 2020-1605 GP

Total Acreage:	30.2692	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:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77032	374Z	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.
052. Written approval from HPW to cross the surface water transmission easement must be submitted prior to or simultaneously with recording Sec 1.
056. Sections of a subdivision shall be identified numerically and sequentially.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted the requested variance to allow creating a public street intersection, along a major thoroughfare, that is less than 600' from the nearest public street intersections to the east and west.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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: 120
Action Date: 11/12/2020
Plat Name: Aldine Pines GP
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No / Type: 2020-1605 GP

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

HPW-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 - No comments.

Addressing: Please change street type of Mauritz Street to Drive on Plat.

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)

GP labels duplicate street names

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

UVE should be checked at Forest Pine Drive and Aldine Bender Road (FM 525), and at Forest Pine Drive and Seymour Drive. (Chapter 10-COH geometric design guidelines, 10-23)

Corner ROW radius at Forest Pine Drive and Aldine Bender Road (FM 525) should be called out and should be 30'. (COH geometric Design guidelines, 10-22)

Aldine Bender Road (FM 525) is maintained by either City of Houston or TxDOT. Approval for tie-in for Forest Pine Drive should be obtained. (HC permit regs, 5.06)

ALL-WAY Stop Warrant analysis per TMUTCD Section 2B.07 should be provided at intersection of Seymour Drive and Surles Street.

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

Houston Planning Commission

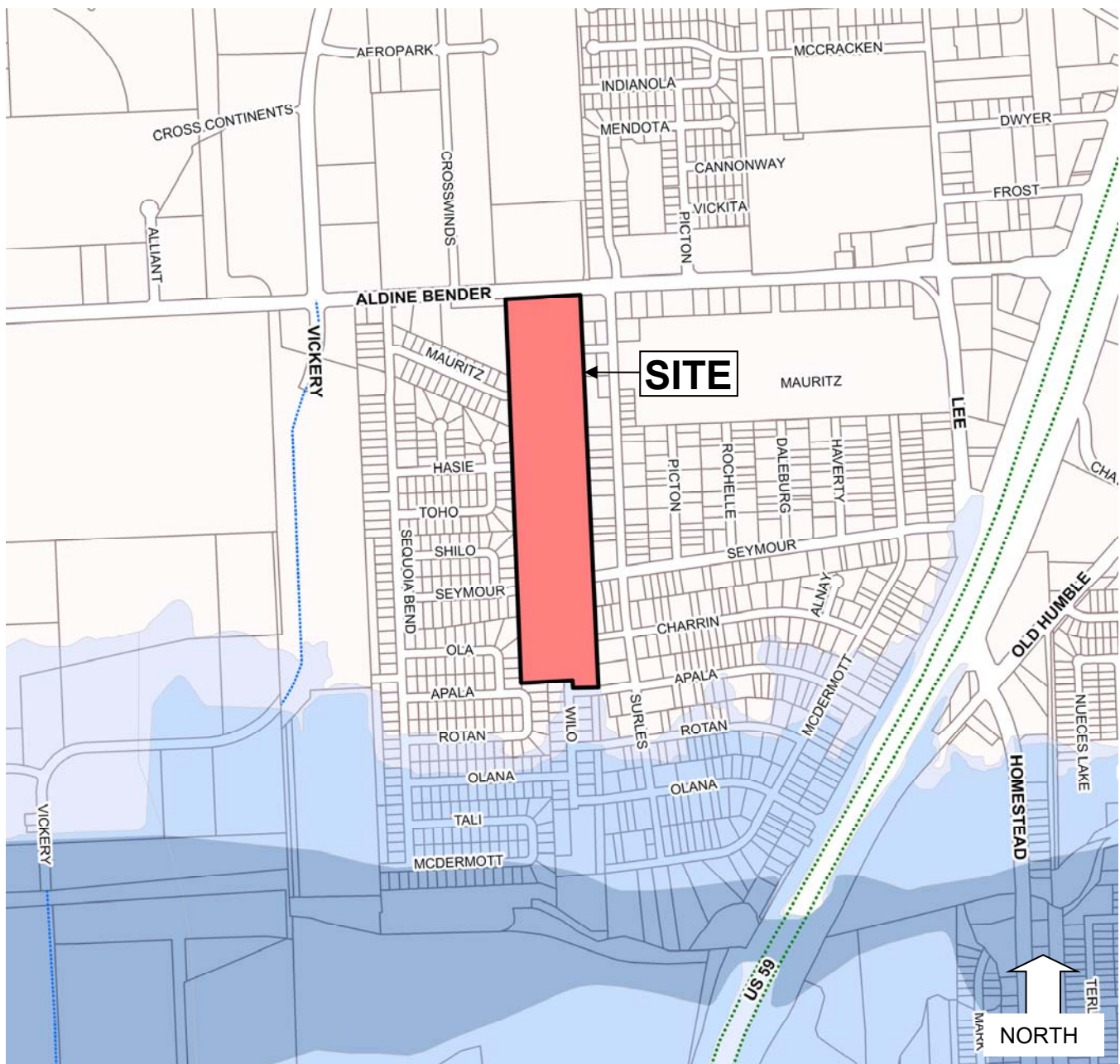
ITEM: 120

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Aldine Pines GP (DEF 1)

Applicant: Benchmark Engineering Corporation



D – Variances

Site Location

Houston Planning Commission

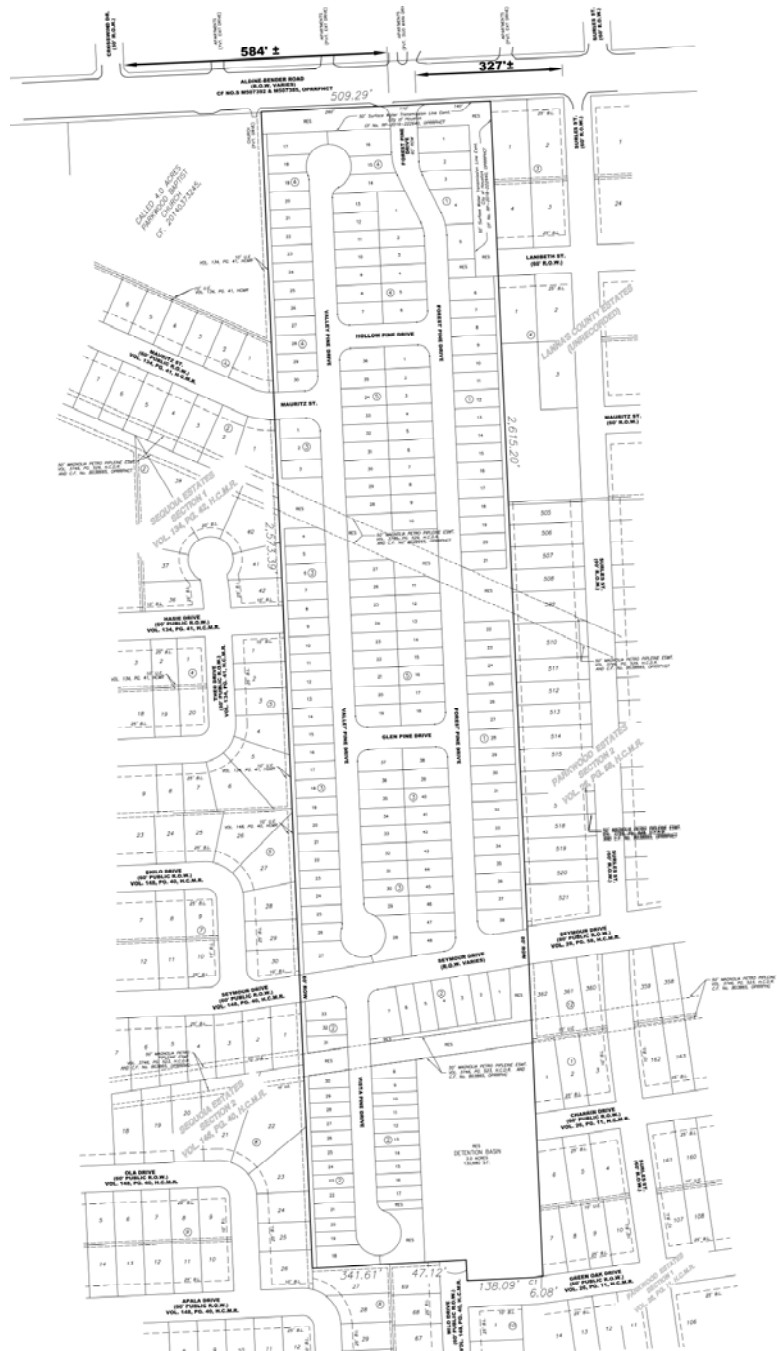
ITEM: 120

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Aldine Pines GP (DEF 1)

Applicant: Benchmark Engineering Corporation



D – Variances

Subdivision

Houston Planning Commission

ITEM: 120

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Aldine Pines GP (DEF 1)

Applicant: Benchmark Engineering Corporation



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-1605

Plat Name: Aldine Pines GP

Applicant: Benchmark Engineering Corporation

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 allow an intersection spacing less than the required 600' feet in the east and west direction along Aldine Bender Road a major thoroughfare. Surles Street to the proposed entry street of the development is approximately 327' feet and directly along the north side of Aldine Bender Road, Crosswinds Drive to the proposed entry street of the development is approximately 584' feet.

Chapter 42 Section: 42-127

Chapter 42 Reference:

Sec. 42-127. Major Thoroughfares (b) Intersections along a major thoroughfare shall be spaced a minimum of 600' feet apart.

Statement of Facts

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

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 intersection spacing along the southern right of way of Aldine Bender Road between existing Surles Street and the proposed entry (Forest Pine Drive) to the development is approximately 327' feet as requested by TXDOT in order to align to the private driveway that feeds the apartment complex across Aldine Bender Road. This represents a deviation of 46% from the standard. Also, to the west, the intersection spacing along the northern right of way of Aldine Bender Road between existing Crosswinds Drive and the proposed entry to the development is approximately 584' feet. This represents a deviation of 0.03% from the standard. Along the north side of Aldine Bender Road the deviation will be a minimal impact due to the fact that Aldine Bender Road is a 100' foot right of way road with four lanes of traffic separated by a painted turning lane for traffic flow to use in both directions. Proposed Aldine Pines Subdivision is approximately a 30 acre tract proposed for a single-family residential public street community and including a section of 28' private streets within the development, all in northeast Harris County. This development is bounded to the north by existing Aldine Bender Road a 100' foot major thoroughfare right of way that runs east/west and is located approximately halfway between US 59 to the east and Vickery Road to the west both major thoroughfares. It will also be within the limits of the extension of proposed Seymour Drive, a collector street that will run through this development in an east/west direction creating connectivity to Sequoia Road Boulevard to the west and US 59 to the east and running through existing platted single family residential subdivisions adjoining the east and west boundaries of this development. Aldine Pines Subdivision will have three access points, the primary point is off existing Aldine Bender Road a 100' foot major thoroughfare right of way along the north that runs east/west, the other two points of connection to the proposed development will be from existing dead-end stub streets that will be extended into the development to create a safe traffic pattern. These are Mauritz Street and Sequoia Bend Boulevard.

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

The subject property is a unplatted property with unique characteristics and the reason for the variances are not a result of actions from the developer but are due to existing conditions.

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

The overall circulation in the area will be maintained by providing public street circulation through the development. Also, future development extensions of the dead end streets will multiple opportunities for public street connections in and out within the area.

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

The proposed Seymour Drive street extension as well as Mauritz Street connection to serve the proposed development will provide sufficient access and will not be injurious to the public health, safety or welfare. The development has been designed to meet traffic circulation and all fire protection standards.

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

Economic hardship is not the reason for the variance request. The road pattern depicted on the General Plan is the most practical design and the developer will dedicate all roads shown to help maintain traffic circulation for all surrounding properties.



Application No: 2020-1605
Agenda Item: 120
PC Action Date: 11/12/2020
Plat Name: Aldine Pines GP
Applicant: Benchmark Engineering Corporation

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-127

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow an intersection spacing less than the required 600' feet in the east and west direction along Aldine Bender Road a major thoroughfare. Surles Street to the proposed entry street of the development is approximately 327' feet and directly along the north side of Aldine Bender Road, Crosswinds Drive to the proposed entry street of the development is approximately 584' feet. ;

Basis of Recommendation:

The site is located within the ETJ, within Harris County, Along Aldine Bender west of US 59 and east of Vickery The applicant proposes a general plan and plat for a single-family residential community and is requesting a variance to situate a public street intersection less than the required 600' from the nearest public street along a major thoroughfare. Staff is in support of this request

The site is located along Aldine Bender and will feature a public street intersection centerline tied to a private street along the opposing blockface. This proposed intersection will be located 327' from the nearest intersection to the east and 584' from the nearest intersection to the west, instead of the required 600'. This location was chosen at the recommendation of TxDOT, who sought to align the street intersection with the driveway of the property to the north. Staff finds that this location is consistent with sound public policy, as moving the intersection in either direction could increase traffic conflicts with the nearest intersections and the neighboring development.

Harris County has expressed no objection to granting this variance.

Staff recommends granting the variance and approving the plat per the CPC 101 form conditions.

Statement of Facts

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

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 along Aldine Bender and will feature a public street intersection centerline tied to a private street along the opposing blockface. This proposed intersection will be located 327' from the nearest intersection to the east and 584' from the nearest intersection to the west, instead of the required 600'. This location was chosen at the recommendation of TxDOT, who sought to align the street intersection with the driveway of the property to the north. Staff finds that this location is consistent with sound public policy, as moving the intersection in either direction could increase traffic conflicts with the nearest intersections and the neighboring development.

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

The variance is justified by the location of existing streets within the required 600' of distance. This is 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;

Locating the street at an existing intersection with a multi-family driveway is consistent with the intent of Chapter 42.

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

Locating the street at an existing intersection with a multi-family driveway will not impair public health, safety, or welfare.

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

The variance is justified by the location of existing streets within the required 600' of distance. This is does not represent an economic hardship.



Agenda Item: 121
Action Date: 11/12/2020
Plat Name: Aldine Pines Sec 1
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No / Type: 2020-1611 C3P

Total Acreage:	30.2692	Total Reserve Acreage:	5.9000
Number of Lots:	185	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	77032	374Z	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.

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

022. Single-family residential lots in a suburban area shall have minimum 20-foot front building lines along the local street. Should a lot side or back a local street a 10-foot side or rear building line will be required. (158)

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. Aldine Pines GP 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)

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

Commission Action:

Approve the plat subject to the conditions listed



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 11/12/2020
Plat Name: Aldine Pines Sec 1
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No / Type: 2020-1611 C3P



Action Date:
11/12/2020

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: 121
Action Date: 11/12/2020
Plat Name: Aldine Pines Sec 1
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No / Type: 2020-1611 C3P

HPW- TDO- Traffic: 10/23/2020

No comments.

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 - 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)

Intersection spacing variance may need to be addressed (Chapter 42)

Forest Pine Drive may be a duplication of Pine Forest Drive. Choose another name. (Chapter 41)

Hollow Pine Drive may be a duplication of Pine hollow Trace. Choose another name (Chapter 41)

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

Glen Pine Drive may be a duplication of Pine Glen Lane. Choose another name (Chapter 41)

Valley Pine Drive may be a duplication of Pine Valley Trail. Choose another name (Chapter 41)

County recommends minimum of 21 foot lot frontage for lot 48 or driveway shall take access off of Seymour Drive

UVE should be checked at Forest Pine Drive and Aldine Bender Road (FM 525), and at Forest Pine Drive and Seymour Drive. (Chapter 10-COH geometric design guidelines, 10-23)

Corner ROW radii C10 & C11 at Pine Forest Drive and Aldine Bender Road (FM 525) should be 30'. (COH geometric Design guidelines, 10-22)

Aldine Bender Road (FM 525) is maintained by either City of Houston or TxDOT. Approval for tie-in for unnamed entry road should be obtained. (HC permit regs, 5.06)

Addressing: VALLEY PINE DRIVE - Duplicate / sound-alike street name: VALLEY PINES, VILLA PINES.

Please change street name to something more unique.

HOLLOW PINE DRIVE - Duplicate / sound-alike street name: HOLLOW PINE. Please change street name to something more unique.

GLEN PINE DRIVE - Duplicate / sound-alike street name: GLEN PINES. Please change street name to something more unique.

FOREST PINE DRIVE - Duplicate / sound-alike street name: FOREST PINE, FOREST PINES. 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.

Houston Planning Commission

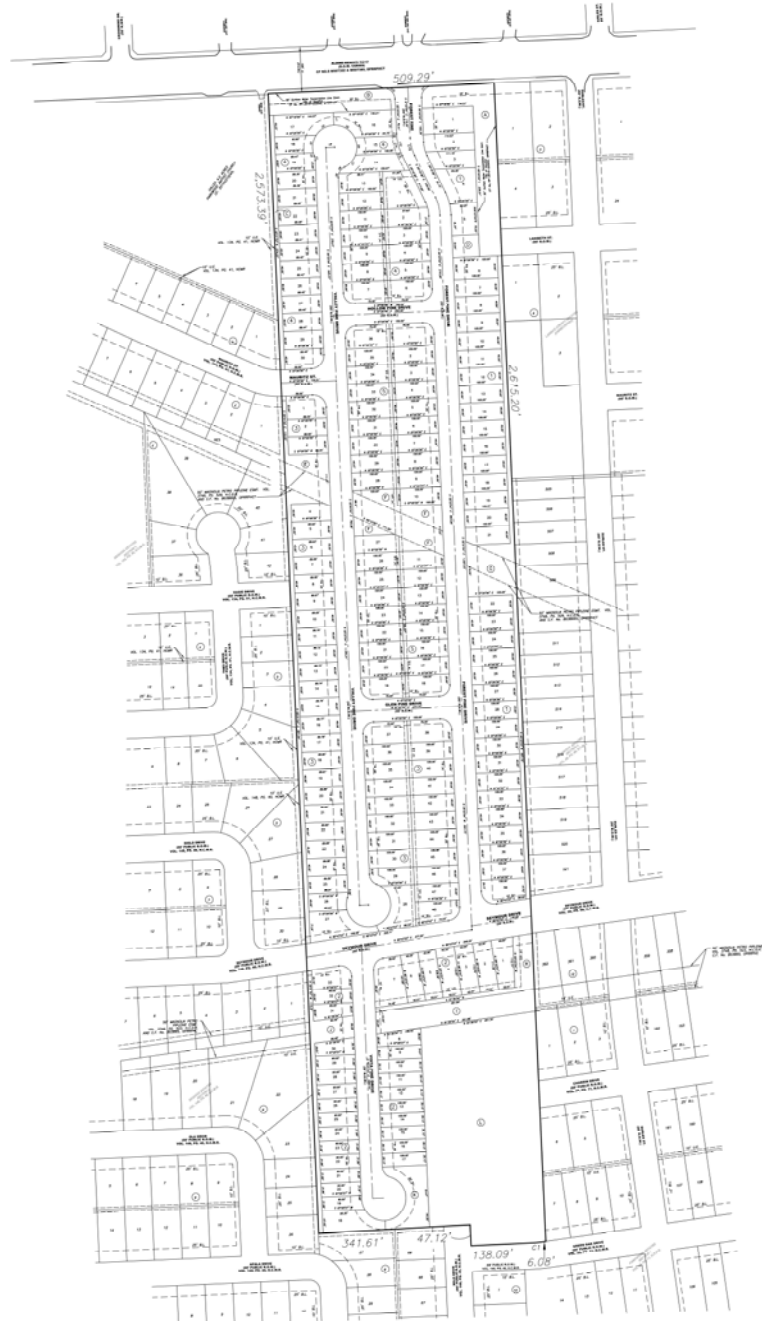
ITEM: 121

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Aldine Pines Sec 1 (DEF 1)

Applicant: Benchmark Engineering Corporation



D – Variances

Subdivision

Houston Planning Commission

ITEM: 121

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Aldine Pines Sec 1 (DEF 1)

Applicant: Benchmark Engineering Corporation



D – Variances

Subdivision



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 122
Action Date: 11/12/2020
Plat Name: Atascocita Community Church GP
Developer: Core Design Impact
Applicant: Windrose
App No / Type: 2020-2048 GP

Total Acreage:	41.1537	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77346	377G	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.

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 requirements by not extending a stub street through their property.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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: 122
Action Date: 11/12/2020
Plat Name: Atascocita Community Church GP
Developer: Core Design Impact
Applicant: Windrose
App No / Type: 2020-2048 GP

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

HPW-HW- IDS: Approved

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

Also Missing B.L.

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)

TIA will be required for additional development. It should address, but not limited to, extension of existing left turn lane along West Lake Houston Pkwy and improvement of Kings Park Way.

(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

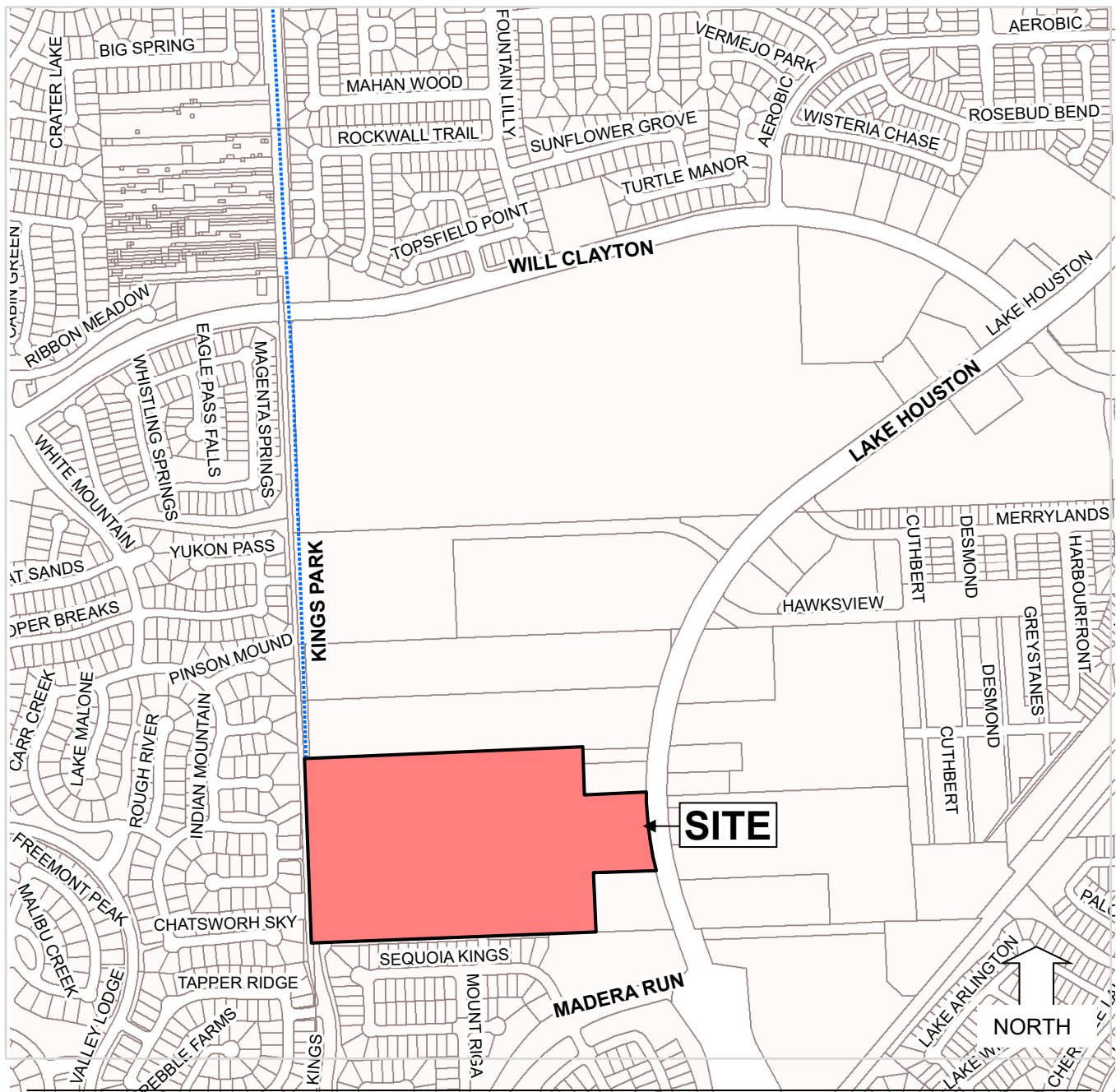
ITEM: 122

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Atascocita Community Church GP

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

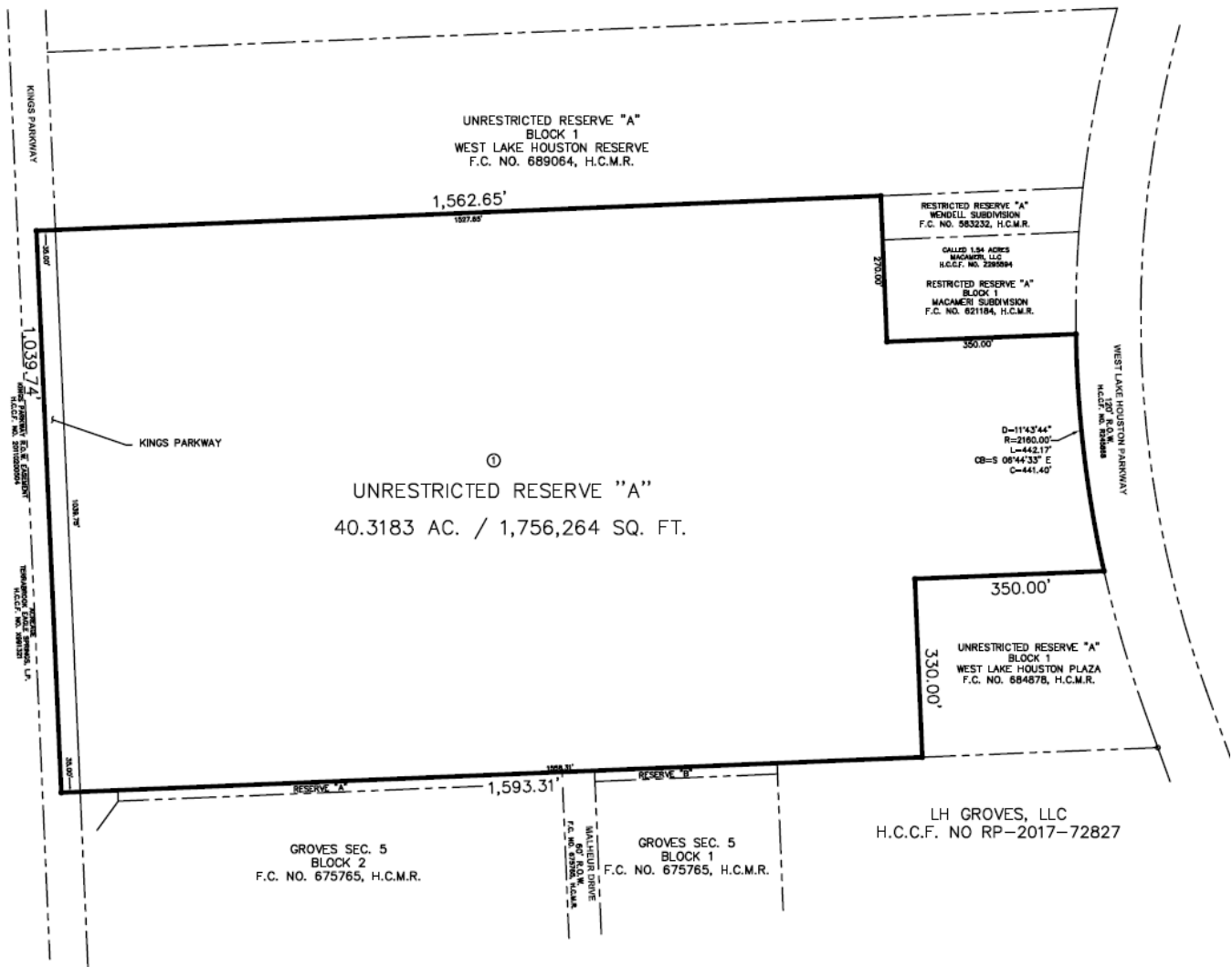
ITEM: 122

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Atascocita Community Church GP

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

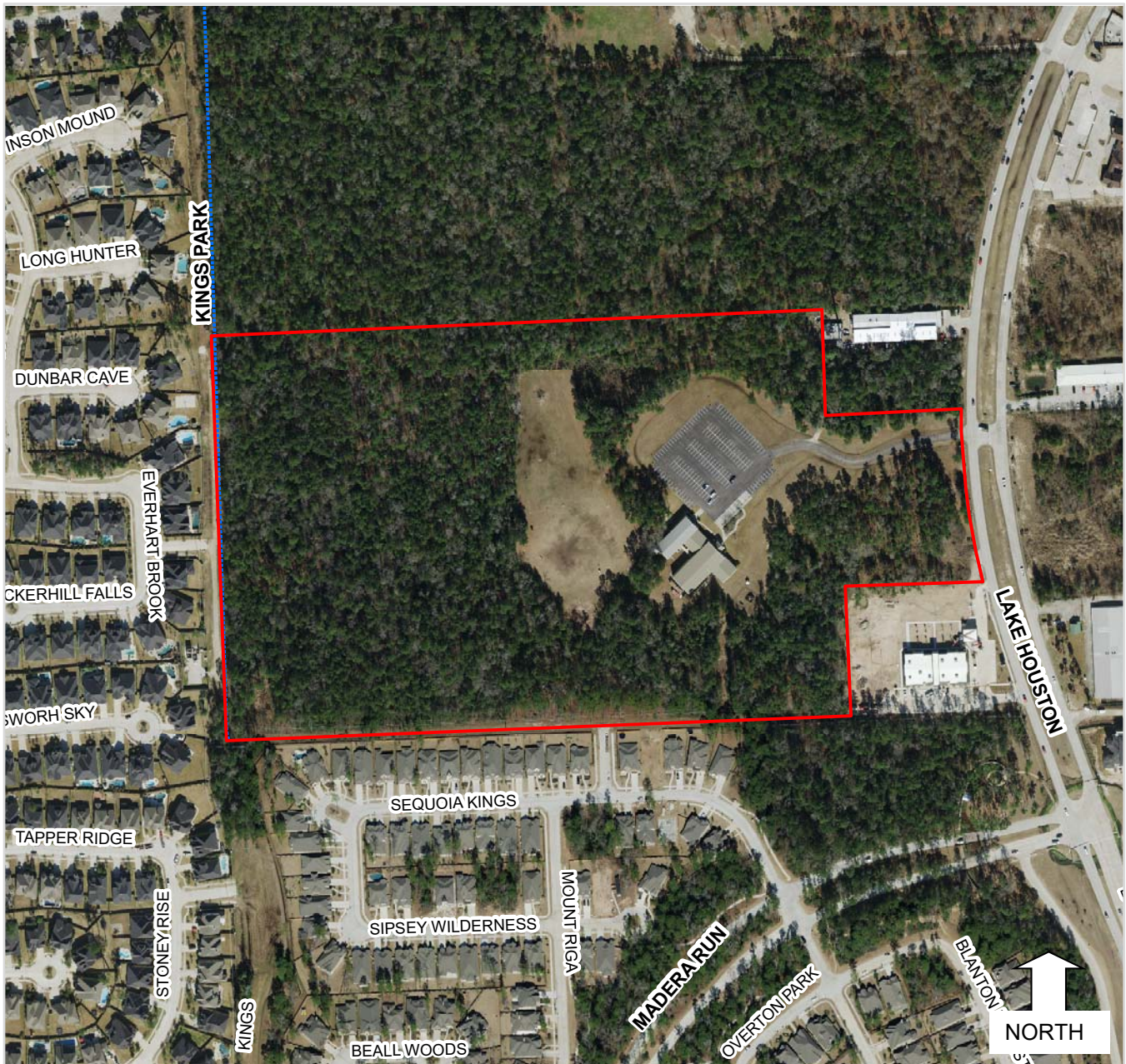
ITEM: 122

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Atascocita Community Church GP

Applicant: Windrose



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-2048

Plat Name: Atascocita Community Church GP

Applicant: Windrose

Date Submitted: 11/02/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not extend Malheur Drive or terminate with a cul-de-sac and to exceed east-west local street intersection spacing requirements.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128 "Intersections of local streets" paragraph (a)(1) states: (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; Sec. 42-134 "Street extension" paragraph (a) states that: (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

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 consists of 41.15 acres located between West Lake Houston Parkway and proposed Kings Parkway, a collector on the major thoroughfare plan, approximately one-half mile south of Will Clayton Parkway and Atascocita High School. The applicant proposes to permit modular buildings on the site alongside the existing Atascocita Community Church campus. The acreage consists of two separate tracts which have never been platted, although in 2002 a General Plan was submitted for the acreage no subsequent subdivision plats were ever recorded. Directly to the south is the Groves Sec 5 subdivision recorded in 2015 which dedicated the Malheur Street; to the north is West Lake Houston Reserve recorded in 2019; and to the west is Eagle Springs Sec 48 recorded in 2013. The subject property is bounded by West Lake Houston Parkway to the east. Strict application of the requirements of Chapter 42 to terminate Malheur Street with a cul-de-sac or extend the street to the north is impractical and contrary to sound public policy due to the adequate street network of the surrounding area, the proposed development on the subject property, and the approved variances for property to the north. The subject property is approximately 1,900 feet in width between proposed Kings Parkway and West Lake Houston Parkway. Chapter 42 requires local streets every 1,400 – if Malheur Street is extended north through the subject property the street local street grid will be excessive and far below the required 1,400 spacing. In addition the existing use for the church is not changing at this time which means the street extension or a cul-de-sac would serve no new developments. If the subject property does subdivide in the future any proposed development will be able to take access from Kings Parkway as proposed on the General Plan submitted in 2002. In 2019 the Planning Commission approved variances for both West Lake Houston Reserve and West Lake Houston Apartments subdivision directly north of the subject property. An extension of Malheur Street is not feasible as it would not extend any further than the northern boundary of the subject property and would serve no new development. Lastly, a cul-de-sac is not needed for the Malheur Street stub as the street is not required for access since the cul-de-sac is no deeper than one-lot and Grove Sections 4 and 5 have two points of access on Madera Run and Kings Parkway.

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

The proposed extension of Kings Parkway has been planned since at least 2002 (at that time called Atasca Oaks Blvd.) which completes the local street grid making an extension of Malheur Street unnecessary. Kings Parkway is planned to extend north to Atascosita Road involving multiple entities and parcels, some of which have already dedicated right-of-way.

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

Numerous local streets provide access for the lots in Groves Sections 4 and 5 and established neighborhoods to the west will have access to the future Kings Parkway which will distribute traffic north to Will Clayton Parkway and south to Madera Run Parkway and West Lake Houston Parkway. The intent and general purpose of Chapter 42 will be preserved and maintained as all nearby neighborhoods and developments will have adequate access collector and major streets.

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

The subject property and the surrounding area currently have more than adequate road network service to facilitate safe and efficient routine traffic and emergency vehicular access. Forcing Malheur Street to be extended through the subject site serves no public purpose as the street could not be extended further to the north due to variances granted for West Lake Houston Reserve and Apartments subdivisions and the Atascocita High School campus.

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

Extending or terminating Malheur Street in a cul-de-sac is not in public's best interests as it will serve no new development and is not needed to create an adequate local street network; economic hardship is not the sole justification. An extension of Malheur Street on the subject site would create unnecessary right-of-way for the County to maintain and would not enhance mobility.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2020-2048

Agenda Item: 122

PC Action Date: 11/12/2020

Plat Name: Atascocita Community Church GP

Applicant: Windrose

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 not extend Malheur Drive or terminate with a cul-de-sac and to exceed east-west local street intersection spacing requirements. ;

Basis of Recommendation:

The site is located within the ETJ, within Harris County, Along Lake Houston Parkway south of Will Clayton.

The applicant proposes a general plan for a church and is requesting a variance to exceed intersection spacing requirements by not extending a stub street through the site, nor terminating it with a cul de sac.

Staff is in support of this request.

The site is located on a bloc consisting mostly of large tract reserves bound by Lake Houston, Will Clayton, Madera Run and Kings Park. The three existing Major Thoroughfares, and one proposed Major Collector, can adequately circulate traffic generated by the subject site and surrounding development. The neighboring single-family residential community features an ample street network with multiple connections to the surrounding thoroughfare grid. Staff finds that the request to not extend a stub street from the neighborhood to the south is consistent with the intent of Chapter 42 as the existing street system provides adequate traffic circulation.

In addition, the site is on a block where multiple intersection spacing variances have been granted. These include the tracts directly to the north, which were granted a variance to not provide a north-south street. Staff finds that strict interpretation of Chapter 42 in this case would be impractical, as a north-south street could not be extended beyond the plat's northern boundary.

Harris County has expressed no objection to granting this variance. Staff recommends granting the variance an 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 site is on a block where multiple intersection spacing variances have been granted. These include the tracts directly to the north, which were granted a variance to not provide a north-south street. Staff finds that strict interpretation of Chapter 42 in this case would be impractical, as a north-south street could not be extended beyond the plat's northern boundary.

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

The variance is justified by the existing street system and variances already granted to nearby tracts. These 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 on a block consisting mostly of large tract reserves bound by Lake Houston, Will Clayton, Madera Run and Kings Park. The three existing Major Thoroughfares, and one proposed Major Collector, can adequately circulate traffic generated by the subject site and surrounding development. The neighboring single-family residential

community features an ample street network with multiple connections to the surrounding thoroughfare grid. Staff finds that the request to not extend a stub street from the neighborhood to the south is consistent with the intent of Chapter 42 as the existing street system provides adequate traffic circulation.

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

The existing street system can adequately circulate existing and proposed traffic.

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

The variance is justified by the existing street system and variances already granted to nearby tracts. These do not represent an economic hardship.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 123
Action Date: 11/12/2020
Plat Name: Briar Hollow Living
Developer: WGA
Applicant: Windrose
App No / Type: 2020-1784 C2R

Total Acreage:	1.1420	Total Reserve Acreage:	1.1420
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	491R	City

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

Commission Action:

Withdrawn



Action Date:
11/12/2020

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: 123
Action Date: 11/12/2020
Plat Name: Briar Hollow Living
Developer: WGA
Applicant: Windrose
App No / Type: 2020-1784 C2R

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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

HPW- TDO- Traffic: 10/26/2020

Plat layout does not indicate connectivity to roadways.

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.

Harris County Flood Control District: Flood Control review - Need to show and label drainage channel W130-00 -00 with top of banks on the plat.

Parks and Recreation: Please add "No land is being established as private park or dedicated to the public for park purposes" to notes.

Addressing: Please add unique name to paved private street

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

Houston Planning Commission

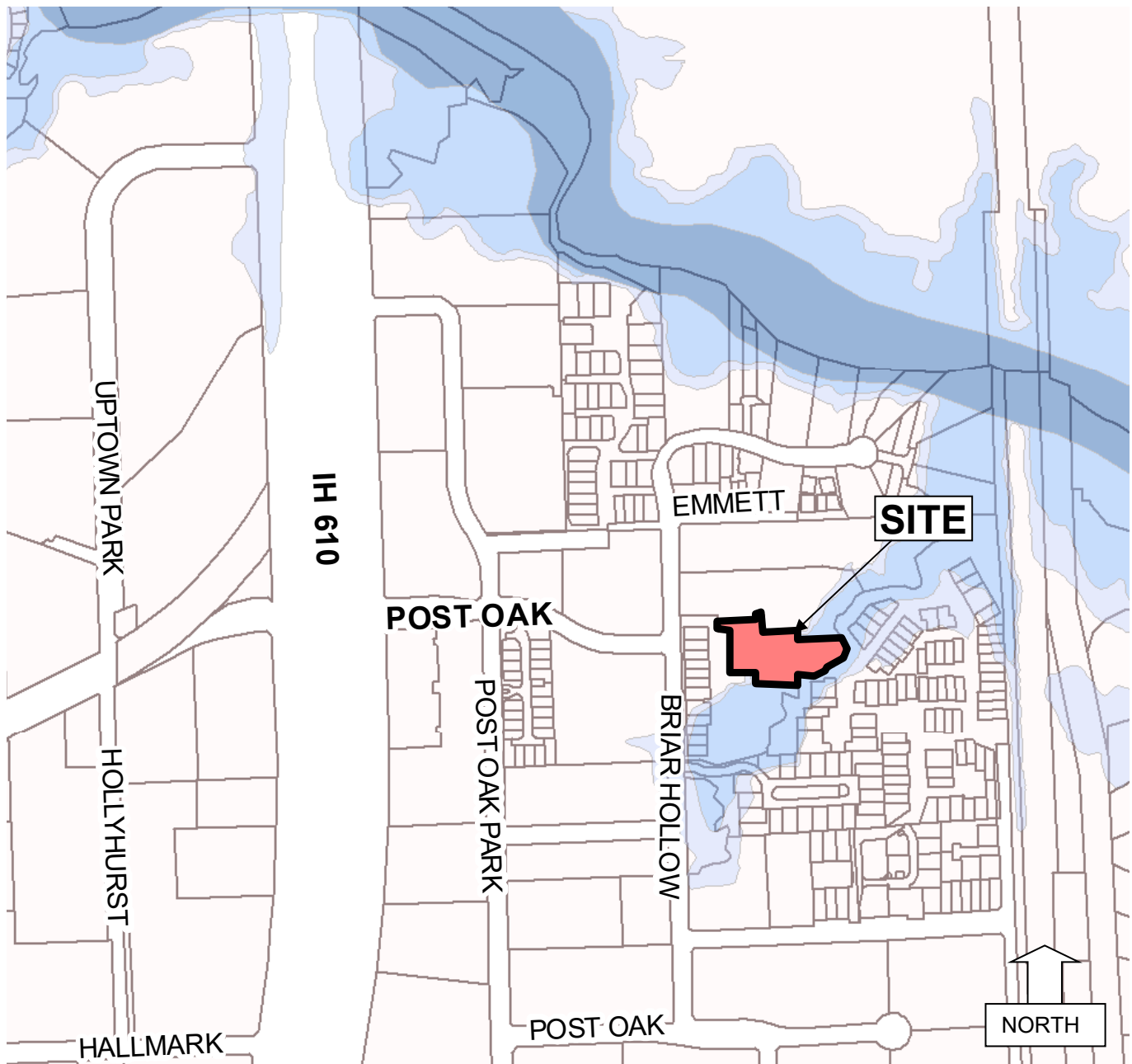
ITEM: 123

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Briar Hollow Living (DEF 1)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

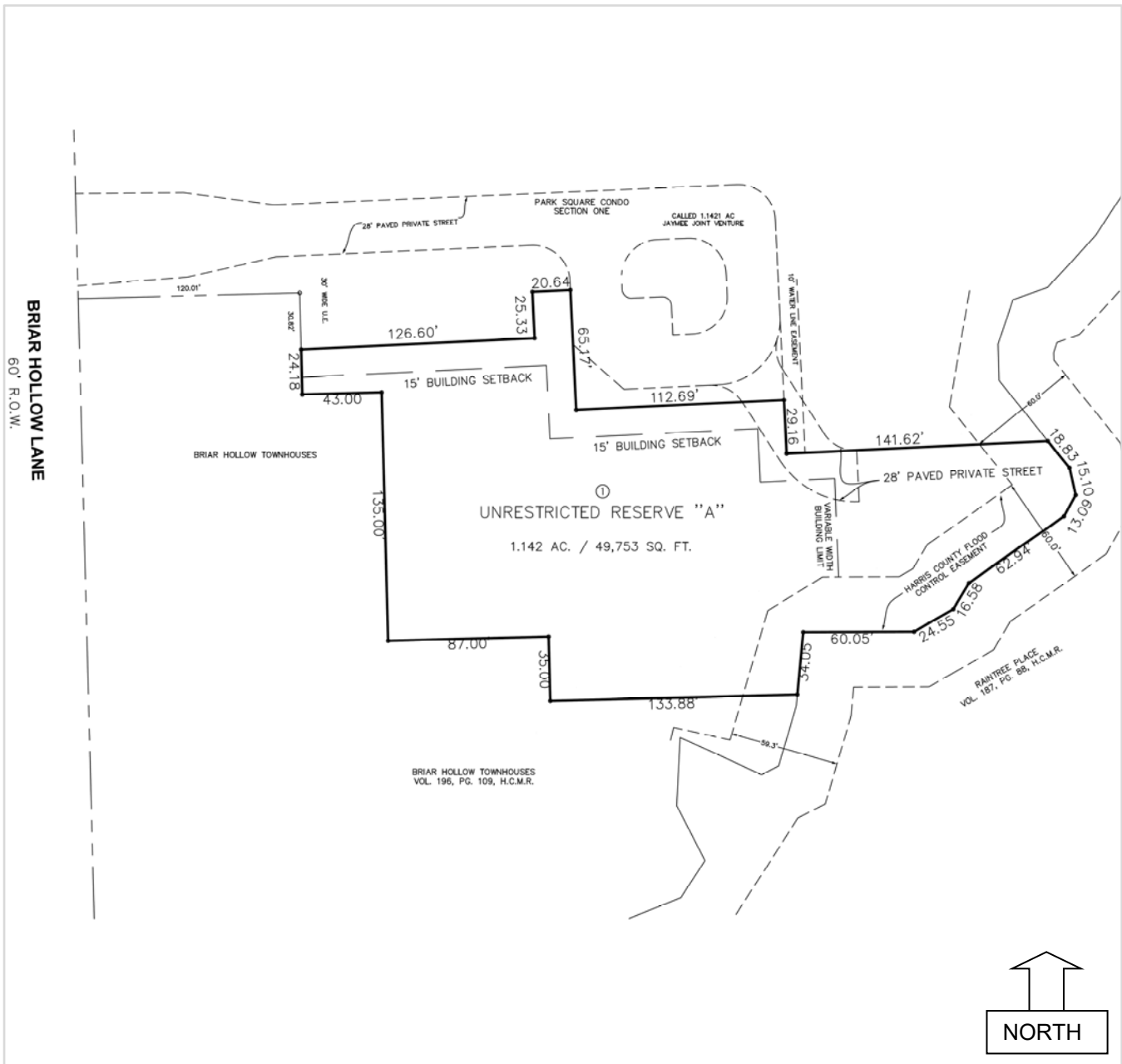
ITEM: 123

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Briar Hollow Living (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

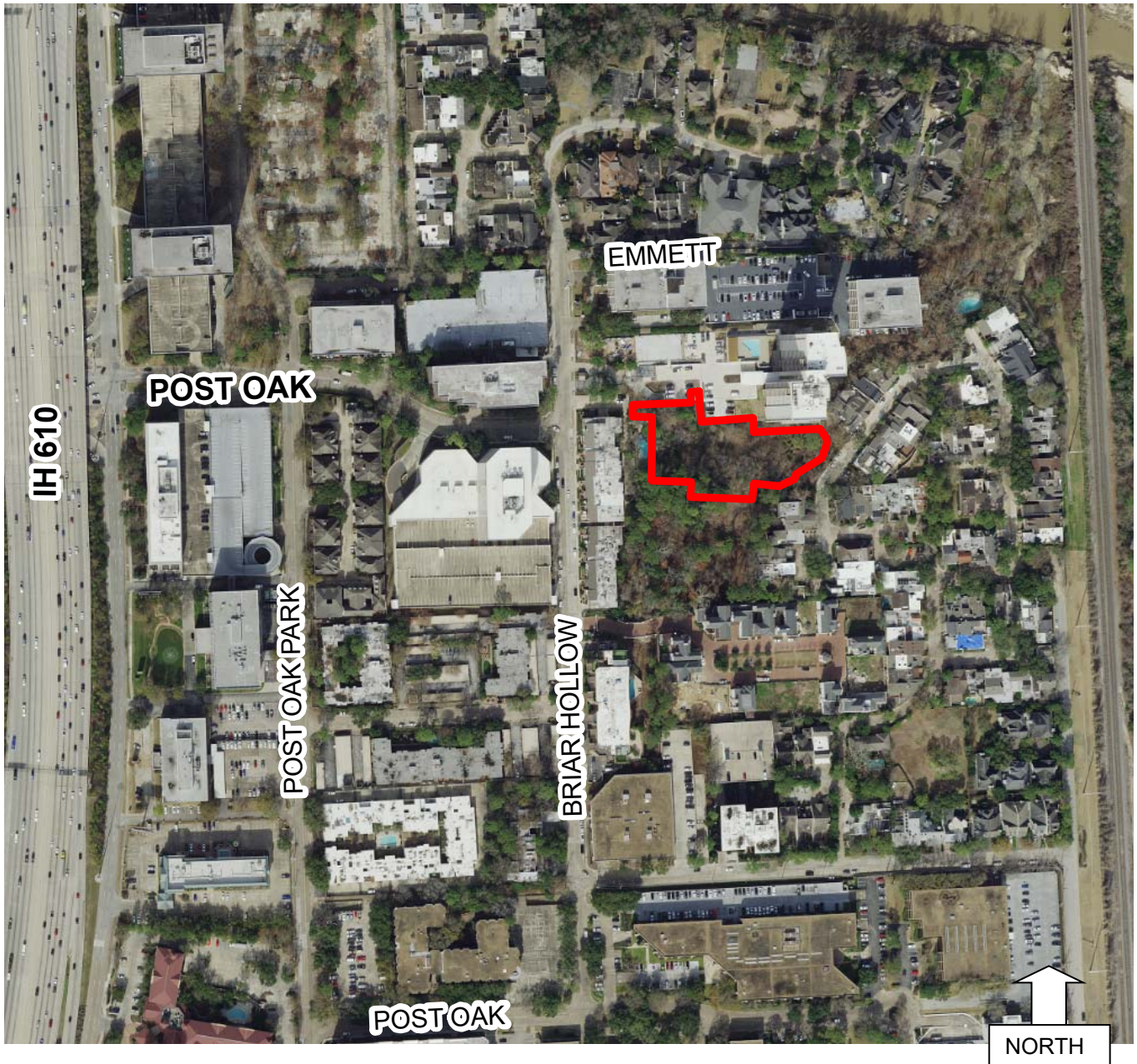
ITEM: 123

Planning and Development Department

Meeting Date: 11/12/2020

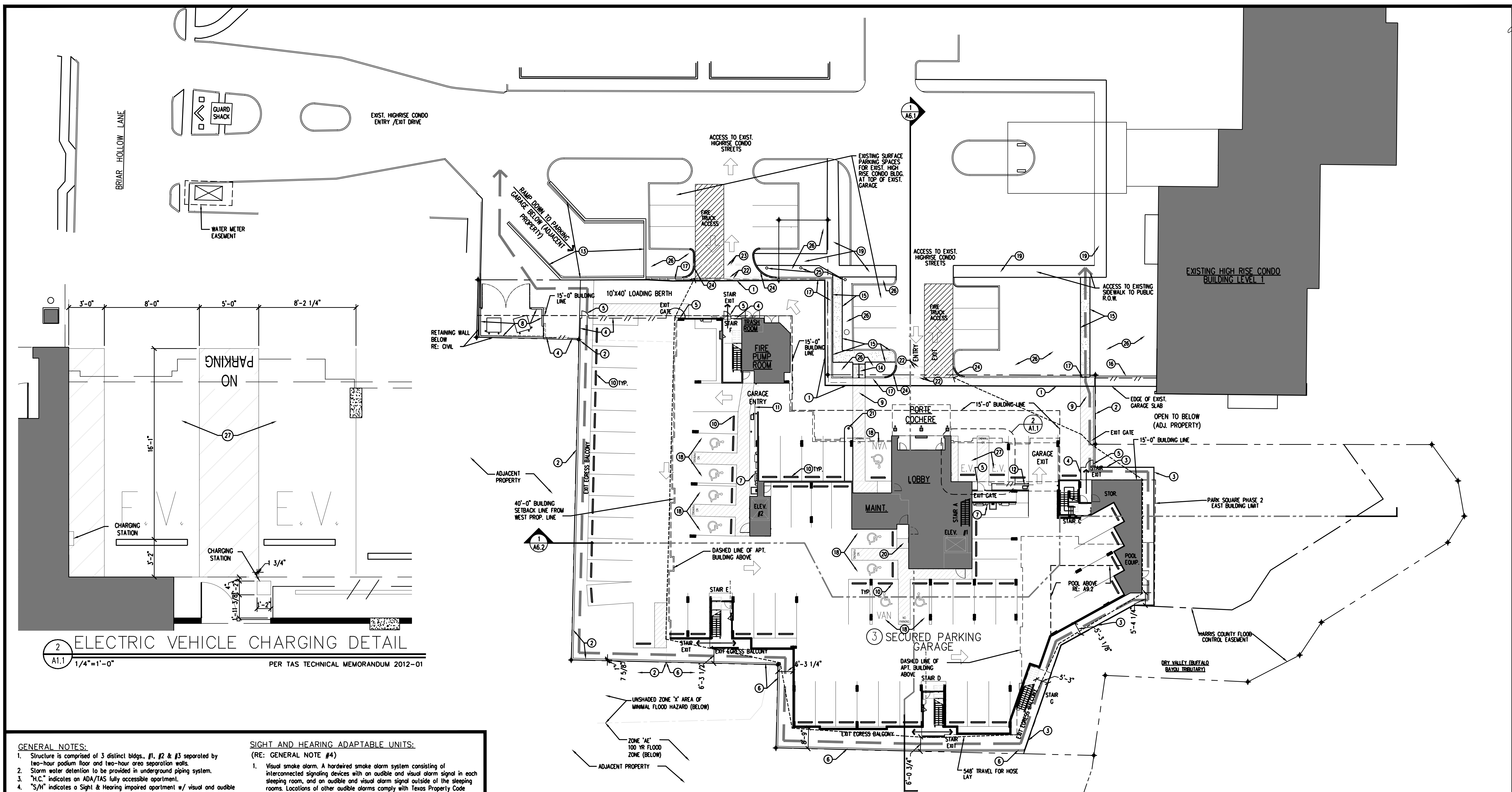
Subdivision Name: Briar Hollow Living (DEF 1)

Applicant: Windrose



D – Variances

Aerial



GENERAL NOTES:

- Structure is comprised of 3 distinct bldgs. #1, #2 & #3 separated by two-hour podium floor and two-hour area separation walls.
- Storm water detention to be provided in underground piping system.
- "H.C." indicates an ADA/TAS fully accessible apartment.
- "S/H" indicates a Sight & Hearing impaired apartment w/ visual and audible devices per ADA requirements. (2 units required).
- All units and amenities are on accessible route.
- Coordinate locations of transformers, electrical meters & panels, water meters, gas meters, cable T.V. & telephone with MEP drawings.
- Address numbers at least 8" high must be visible from the street or Fire Dept. access lanes.
- Exterior louvers, fans, & exhaust vents etc. for roof and wall shall be painted to match adjacent surface.
- Exterior electrical panels, switchgear, gutters, conduit, etc. shall be painted to match the building.
- Project Entry vehicle gates to have 911 Knox box for emergency vehicle access.
- Amenity Entry doors to have 911 Knox box.
- Curbs at parking and driveways are shown level of curb.

CIVIL NOTES:

- Civil Engineer to provide electronic drawing file for dimensional control.
- Refer to Civil sheets for dimension locations, slopes and elevations of all buildings, sidewalks, ramps, driveways, parking spaces, and curbs.
- Maintain Accessible Route typical throughout as required by Fair Housing and The Texas Accessibility Standards. Handicapped parking stalls and access aisles to have maximum 1:50 slope. Provide flush transition from parking to sidewalks to entry porch slabs, maximum 1:20 slope in direction of travel along accessible route (max. 1:50 cross-slope). Maximum 1:50 slope within 60" of entry doors. Provide accessible level change at thresholds. Provide striped crosswalks at driveways as shown.
- Public sidewalk crosswalks at driveways to have maximum cross slope of 1:48 (See Civil note #3).
- Provide detectable warnings on public curb ramps (full width of ramp, 24" in MEAN WIDTH) see Section 705 on A11.5.
- Locations of all appliances and fixtures to be governed by Architectural drawings.
- Provide underground electrical & telephone conduits & supplies to all vehicular gates shown on 1/A1.1.
- MEP drawings to show locations of transformers, electrical meters & panels, water meters, gas meters, cable T.V., & telephone. Electrical meters and Condensers shown on Architectural Site Plan are for design purpose only and are subject to coordination with MEP Engineer.

SIGHT AND HEARING ADAPTABLE UNITS:
 (RE: GENERAL NOTE #4)

- Visual smoke alarm. A hardwired smoke alarm system consisting of interconnected signaling devices with an audible and visual alarm signal in each sleeping room, and an audible and visual alarm signal outside of the sleeping rooms. Locations of other audible alarms comply with Texas Property Code (see Section 3A). If a door separates an interior living space (not including bathrooms) from the visual signal source, an additional visual signal device serves that area. Multiple visual signal ranges do not overlap. Local or state fire code requirements are observed regarding visual alarm height from floor, distance from the ceiling, light pulse characteristics, and alarm locations.
- Telephone. A telephone jack with system interface wiring capable of supporting voice and TTY communication with public use system, electric outlet next to the telephone jack as needed to power messaging devices.
- Doorbell. A hardwired electric doorbell system with an activation button at the primary entrance, initiating a strobe light & an audible signal centrally located within the living space, approximately 80" above the floor. If strobes are located in a bedroom, provide a deactivation switch.
- Switch and outlet cover plates. Electric switch, receptacle and cover plate color and shade for contrast to stand out from the color and shade of the surrounding wall surface.
- Provide a 180° peephole viewer on the unit entry door, 48" A.F.F.

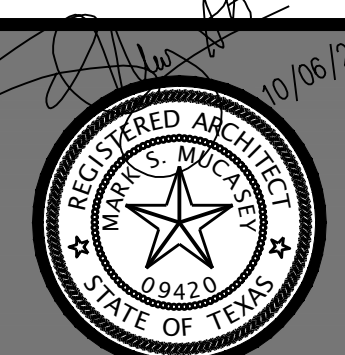
Project Summary

Apartment:

Type	Description	Qty	Area
A1	One Bedroom, 1 Bath	4	700 s.f.
A2	One Bedroom, 1 Bath	3	718 s.f.
A3	One Bedroom, 1 Bath	5	720 s.f.
A4	One Bedroom, 1 Bath	12	739 s.f.
A5	One Bedroom, 1 Bath (H.C.)	3	705 s.f.
A6	One Bedroom, 1 Bath	5	747 s.f.
A7	One Bedroom, 1 Bath	5	757 s.f.
A8	One Bedroom, 1 Bath	3	763 s.f.
A9	One Bedroom, 1 Bath	3	766 s.f.
A10	One Bedroom, 1 Bath	5	772 s.f.
A11	One Bedroom, 1 Bath	5	813 s.f.
A12	One Bedroom, 1 Bath	5	832 s.f.
Total One Bedroom Units			58 Units
B1	Two Bedroom, 2 Bath	8	1,029 s.f.
B2	Two Bedroom, 2 Bath (H.C.)	2	1,029 s.f.
B3	Two Bedroom, 2 Bath	6	1,060 s.f.
B4	Two Bedroom, 2 Bath	5	1,187 s.f.
Total Two Bedroom Units			21 Units
Apartment Net Rentable Total			79 Units 66,314 s.f.
Amenity Center			9,241 s.f.
Grille House			720 s.f.
Project Total			76,275 s.f.

GROUND LEVEL SITE PLAN (L1)
 A1.1 1"= 20'-0"

NOTE:
 ANY OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A 1/2" DIAMETER SPHERE. ANY ELONGATED OPENING SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.



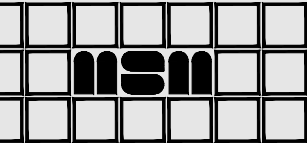
MUCASEY & Associates
 Architects

4808 Gibson, Suite 200
 Houston, Texas 77007
 Tel. (713) 521-1233
 Fax (713) 520-1904
 Email: office@mucaseyarchitects.com

CAMPANILE ON BRIAR HOLLOW
 A Seniors Community
 47 Briar Hollow Lane, Houston, Texas 77027
 Job No. 2006

ISSUE TO ENGINEER	Date: 07-20-20 08-25-20
ISSUE FOR PERMIT	Date: 10-06-20
Date:	
Date:	
Date:	
Date:	
Date:	
Date:	

A1.1



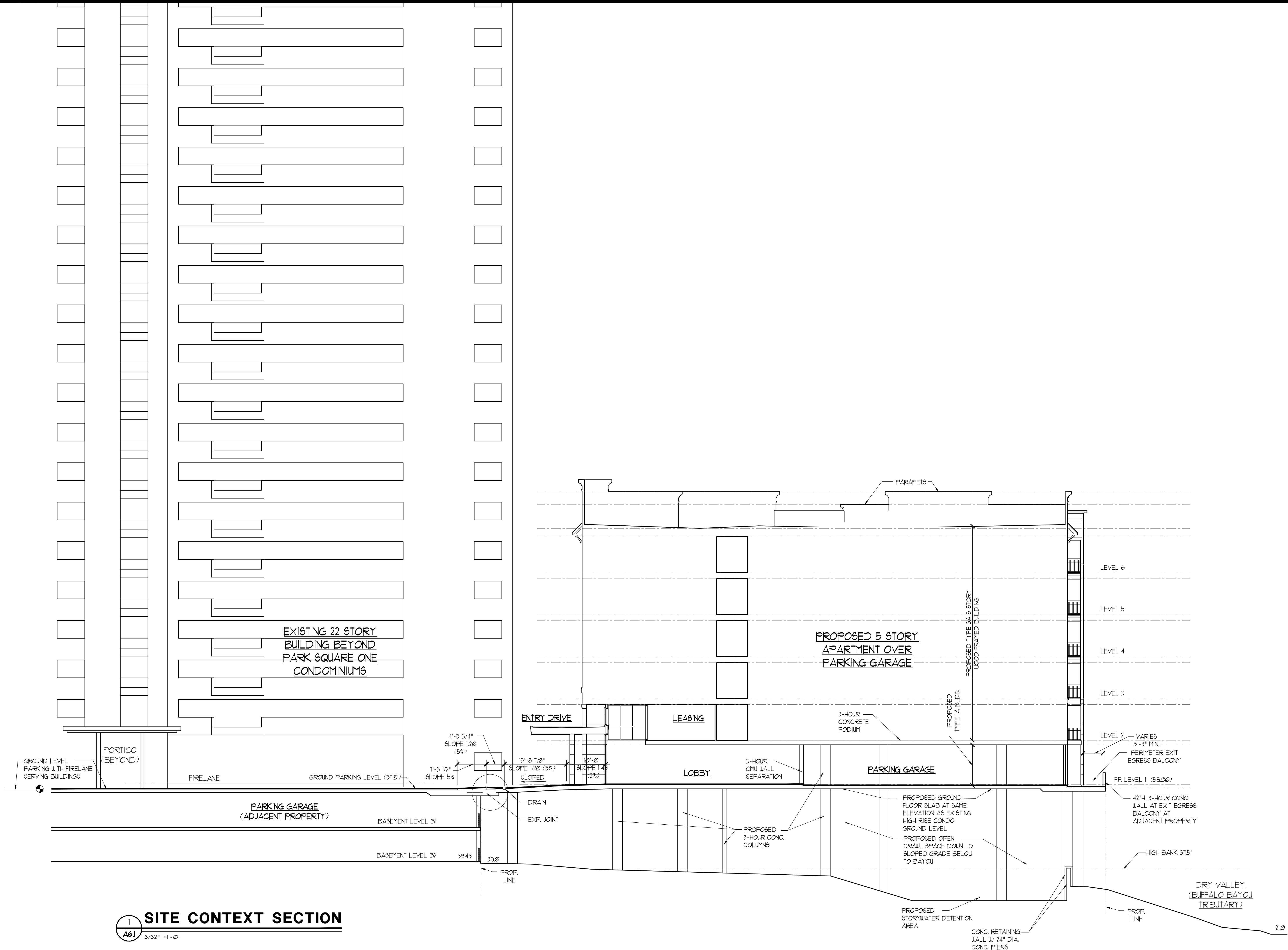
MUCASEY
&
Associates
Architects

4808 Gibson, Suite 200
Houston, Texas 77007
Tel. (713) 521-1233
Fax (713) 520-1904
Email:
office@mucaseyarchitects.com

CAMPANILE ON BRIAR HOLLOW
A Seniors Community
Houston, Texas
Job No. 2006

ISSUE TO ENGINEER	
Date:	07-20-20, 08-25-20
Date:	
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Date:	

A6.1



1 SITE CONTEXT SECTION
A6.1 3/32" = 1'-0"

P:\2020 Jobs\2006 Briar Hollow Seniors\2006_A601_2 Site Sections.dwg, A6.1, 9/4/2020 5:08:29 PM, nielsen, AutoCAD PDF (General Documentation).pc3, David Howland, David Howland



Application Number: 2020-1784

Plat Name: Briar Hollow Living

Applicant: Windrose

Date Submitted: 10/05/2020

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 without public street frontage.

Chapter 42 Section: 190

Chapter 42 Reference:

(c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve: Unrestricted; Minimum Size: 5,000 sq. ft.; Type of Street or Shared Driveway: Public street; Minimum Street or Shared Driveway Width: 60'(50 feet in a street width exception) ; Minimum Street or Shared Driveway Frontage: 60'.

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 the Afton Oaks/River Oaks Super Neighborhood just east of Briar Hollow Lane across from the intersection with Post Oak Boulevard. The developer, Jaymee Joint Venture, is requesting a variance to allow an unrestricted reserve without public street frontage. When the subject property was platted as Reserve A of Park Square Condominiums Section 2 in March 1983, the developer at the time created a series of building footprints that would gain access from a 28-foot wide private drive created in Section 1 and further detailed in Harris County Clerk File Nos W750869 and G327378. However, the new design of the proposed multifamily complex does not match the platted condominium building footprints and the access point in turn is changing. The proposed replat will clear away the unnecessary building footprints and other condominium information from the previous replat and rely on an existing blanket access easement between the two properties to guarantee access at the ground level as opposed to through a subsurface parking garage as originally intended. Because the subject property is land-locked, the applicant cannot meet the requirement for public street frontage required under Section 42-190 of the Code of Ordinances. Acquisition of the land between the site and the closest public right-of-way, Briar Hollow Lane, is impossible as said land is fully developed common area owned and occupied by the adjacent condominium association for access and parkland purposes. Granting the variance request is the only possible way to overcome these hardships and restore the applicant's ability to reasonably use their land.

(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 subject property was platted in 1983 by West Oak Development 300. Their concept called for a series of building footprints and access roads that never resulted in a successful development project. When the current applicant purchased the property in 1992, they thought that they could make use of the outdated condominium layout and access points. However, that plan was not viable then and is certainly not viable now given the changes in the market over the past 28 years.

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

The applicant simply wants to erase the unnecessary elements from the previous condominium replat so they can develop a modern and compatible multifamily project. Aside from the frontage requirement that is impossible to meet given the unusual physical restrictions affecting the site, the applicant will abide by all other regulations in the Code that pertain to unrestricted reserves intended for multifamily development. The result of variance approval will be a development project that is more compatible with current City regulations when compared to what would have been built using the outdated condominium plat and regime currently on file for the property.

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

The proposed development's basic land use is essentially the same as what was originally contemplated. This means that the project will be compatible with the surrounding land uses in terms of vehicular traffic flow, pedestrian mobility, and utility impact. The applicant will secure all necessary building permits and ensure that adequate off-street parking and emergency vehicle access are provided.

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

The variance is justified as it is the only way for the applicant to remove the outdated condominium information that is negatively affecting their property. There is no possible way for the subject property to gain public street frontage to meet the requirement of the City's Code of Ordinances. Without the variance, the applicant will be deprived of reasonable use of their land and the property will continue to sit vacant as it has since 1983.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**STAFF REPORT
Variance Request Form**

Application No: 2020-1784

Agenda Item: 123

PC Action Date: 11/12/2020

Plat Name: Briar Hollow Living

Applicant: Windrose

Staff Recommendation: Withdraw

Chapter 42 Sections: 190

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow an unrestricted reserve without public street frontage. ;

Basis of Recommendation:

Withdrawn.

Statement of Facts

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

NA

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

NA

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

NA

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

NA

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

NA

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

Na



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

October 22, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Briar Hollow Living

REFERENCE NUMBER: 2020-1784



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located east of Briar Hollow Lane, south of Emmett Drive and north of S Briar Hollow Lane. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow an unrestricted reserve without public street frontage. 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 29, 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 **Oanh Nguyen** 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.



Agenda Item: 124
Action Date: 11/12/2020
Plat Name: Clearwick
Developer: Pulte Group
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1972 C3R

Total Acreage:	8.1000	Total Reserve Acreage:	0.3000
Number of Lots:	66	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77034	576R	City

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.
051. Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
063. All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42 & 44)
078. Minimum lot size in the city is 3500 square feet without compensating open space. (Sec 42-181)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- Revise variance requests as indicated on the marked file copy.
- Coordinate proposed intersection along Fuqua Street with the City Engineer. Address OCE-Traffic's comments.

Commission Action:

Defer Chapter 42 planning standards



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 124
Action Date: 11/12/2020
Plat Name: Clearwick
Developer: Pulte Group
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1972 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.



Agenda Item: 124
Action Date: 11/12/2020
Plat Name: Clearwick
Developer: Pulte Group
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1972 C3R

HPW-OCE-Traffic: 1. 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.

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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

HPW- TDO- Traffic: 11/09/2020
No comments.

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

Stormwater quality permit is required.

HPW-HW- IDS: or the creation of a subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org

**** 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.

Houston Planning Commission

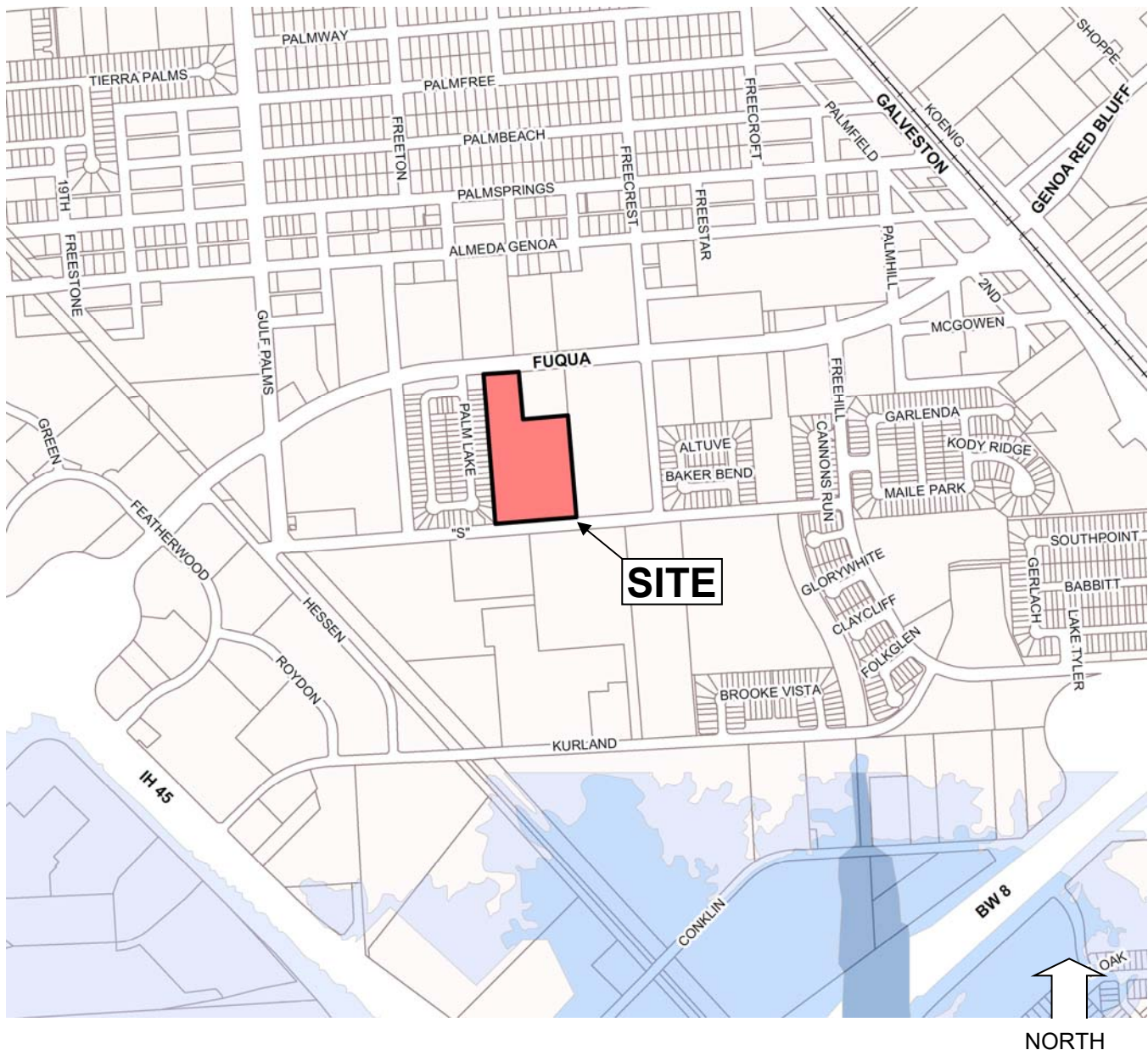
ITEM: 124

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Clearwick

Applicant: LJA Engineering, Inc.- (Houston Office)



D – Variances

Site Location

Houston Planning Commission

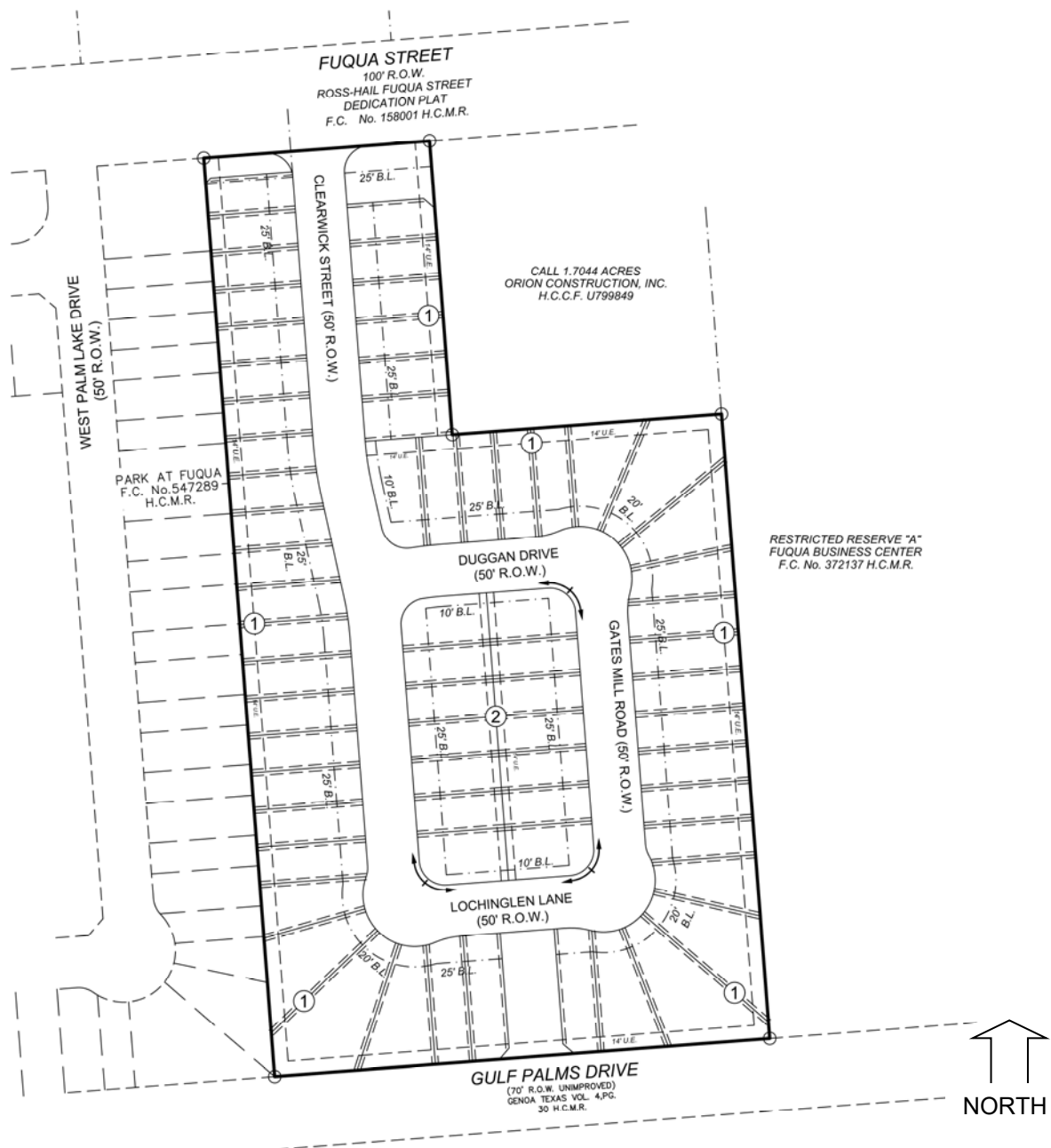
ITEM: 124

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Clearwick

Applicant: LJA Engineering, Inc.- (Houston Office)



D – Variances

Subdivision

Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 11/12/2020

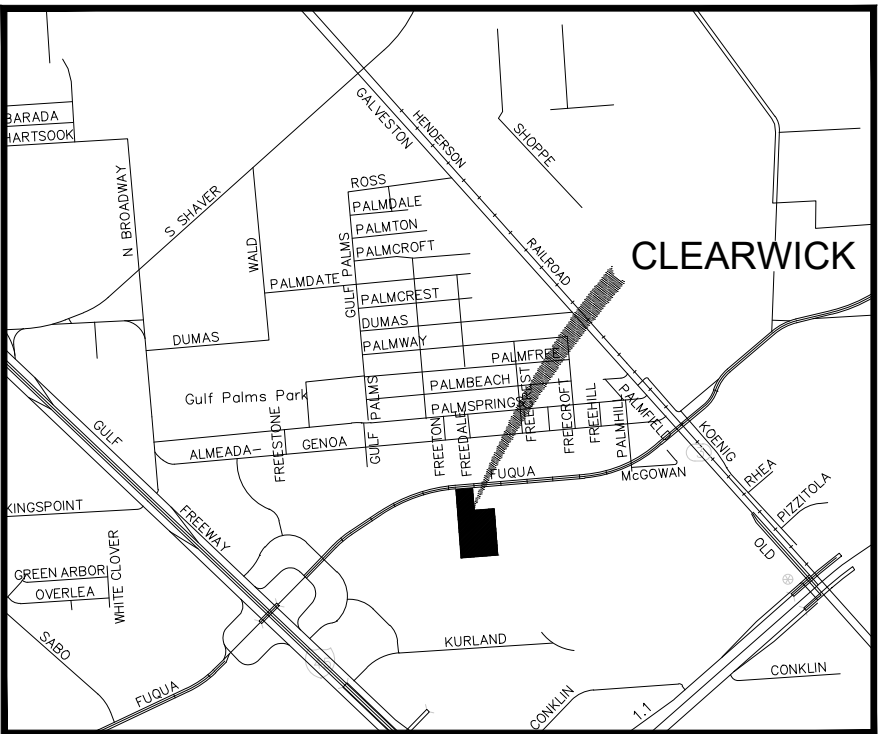
Subdivision Name: Clearwick

Applicant: LJA Engineering, Inc.- (Houston Office)



D – Variances

Aerial



Vicinity Map
(Not to scale)

AN EXHIBIT FOR

CLEARWICK

±8.1 ACRES
66 LOTS (36' x 100' TYP.) AND
2 RESTRICTED RESERVES IN 2 BLOCKS

OUT OF THE
G BURNETT SURVEY, A-1062
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

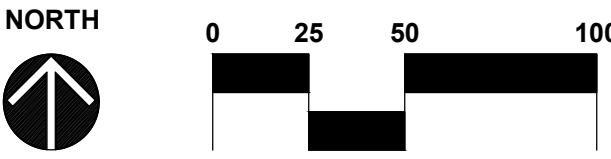
OWNER:
PULTE HOMES, LTD

PLANNER:



Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

2929 Briarpark Drive Suite 600
Houston, Texas 77042-3703
713.953.5200 - F 713.953.5026



LJA# 1680-10013

03.06.2020

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE HOUSTON PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



Application Number: 2020-1972

Plat Name: Clearwick

Applicant: LJA Engineering, Inc.- (Houston Office)

Date Submitted: 10/30/2020

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 minimum driveway spacing along the northern project boundary to approximately 161' from the west and to 47' from the east.

Chapter 42 Section: 127

Chapter 42 Reference:

Sec 42-127. Intersections of major thoroughfares. (a) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

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

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

Clearwick is an ±8.1 acre subdivision located southeast of central Houston, immediately east of I-45 South on Fuqua Street. The community includes one main internal street that travels through the development. The site is bounded on the west by existing single-family development and to the north, south, and east by existing commercial development. In order to provide a stand-alone entrance to the subdivision, it was placed directly in the middle of the site to provide the ability to locate lots on both sides. The sole driveway cannot meet the minimum required spacing distance of 600' on either the east or west side due to existing driveways. The proposed driveway is approximately 47' from the driveway to the east and 161' from the driveway to the west. It is not possible to site the proposed driveway anywhere that fronts on Fuqua and meet the required 600' separation between existing driveways. Access via Gulf Palms Drive/S Street was considered but is not a feasible option due to Gulf Palms Drive/S Street being a private, gated drive after it curves to the east from Fuqua Street. The only option for this development and site is to have the driveway located as shown on the preliminary plat.

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

The existing conditions and property configuration to the east, west, and south are not a hardship created or imposed by the applicant.

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

The overall circulation of the project is upheld by the proposed street system, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will help provide adequate circulation within the development and will therefore not be injurious to the public health, safety, or welfare.

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

The existing conditions and property configuration to the east, west, and south are the supporting circumstances for this request.



Application No: 2020-1972

Agenda Item: 124

PC Action Date: 11/12/2020

Plat Name: Clearwick

Applicant: LJA Engineering, Inc.- (Houston Office)

Staff Recommendation: Defer Chapter 42 planning standards

Chapter 42 Sections: 127

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To reduce the minimum driveway spacing along the northern project boundary to approximately 161' from the west and to 47' from the east.;

Basis of Recommendation:

The site is located within the city limits, along and south Fuqua Street, northeast of Interstate Highway 45.

The applicant is requesting two variances:

(1) To exceed 2600' intersection spacing along Fuqua Street and

(2) To allow an intersection spacing to be less than 600' along Fuqua Street.

Staff's recommendation is to defer the plat per Chapter 42 planning standards and to allow the applicant to provide revised information by noon next Wednesday.

Statement of Facts

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



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

November 4, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Clearwick

REFERENCE NUMBER: 2020-1972



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located along and south of Fuqua Street, between IH-45 and Galveston 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.

LJA Engineering, Inc. – (Houston Office), the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance for a minimum intersection spacing along Fuqua Street of 187' for a proposed public street, in lieu of the required 600'. Enclosed are copies of the variance request, the proposed subdivision plat and an exhibit 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, November 12, 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

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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.

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- 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 **Katy Harris** with **LJA Engineering, Inc.- (Houston Office)** at **713-358-8536**. You may also contact Tammi Williamson 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.
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- 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.

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- Addressed envelopes and postage are provided by the applicant.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 125
Action Date: 11/12/2020
Plat Name: Edmund Estates
Developer: Topaz Ventures, LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-1792 C2R

Total Acreage:	0.3444	Total Reserve Acreage:	0.0040
Number of Lots:	7	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	77020	494K	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 194. Appendix J:County Clerk Filing Acknowledgement Statement: update clerk to Teneshia Hudspeth.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted the requested variance to dedicate 8' of right-of-way to North Emile Street rather than the required 13'.



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



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Plat Name: Edmund Estates
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HPW-OCE-Traffic: 1. 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 and Driveways must remain tangential for a minimum of 20 ft. past the property line. 4 feet offset from the neighbor property line. (IDM 2020, Table 15.08.01 driveway design criteria. (page 15-40)

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. Street Widening Requirements: Coke street, Emile street and Edmund Street.

All new commercial developments including shared driveway town-homes, subdivisions, and multiple single-family residences, with the exception of one single-family residence and duplexes shall follow the street widening requirements below.

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@houston.tx.gov

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

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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

5. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houston.tx.gov/planning/> 832-394-6600

Traffic only reviews for applicability of sidewalk construction details.

HPW- TDO- Traffic: 10/13/2020

Recommend to consider off-street parking to be an issue with visitors, Emile and Edmund are both narrow lanes width less than 20feet and open ditches, there are parking restriction signs on one side of the 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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

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Agenda Item: 125
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Developer: Topaz Ventures, LLC
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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.

Addressing: Please add N to Emile Street in plat.

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.

Houston Planning Commission

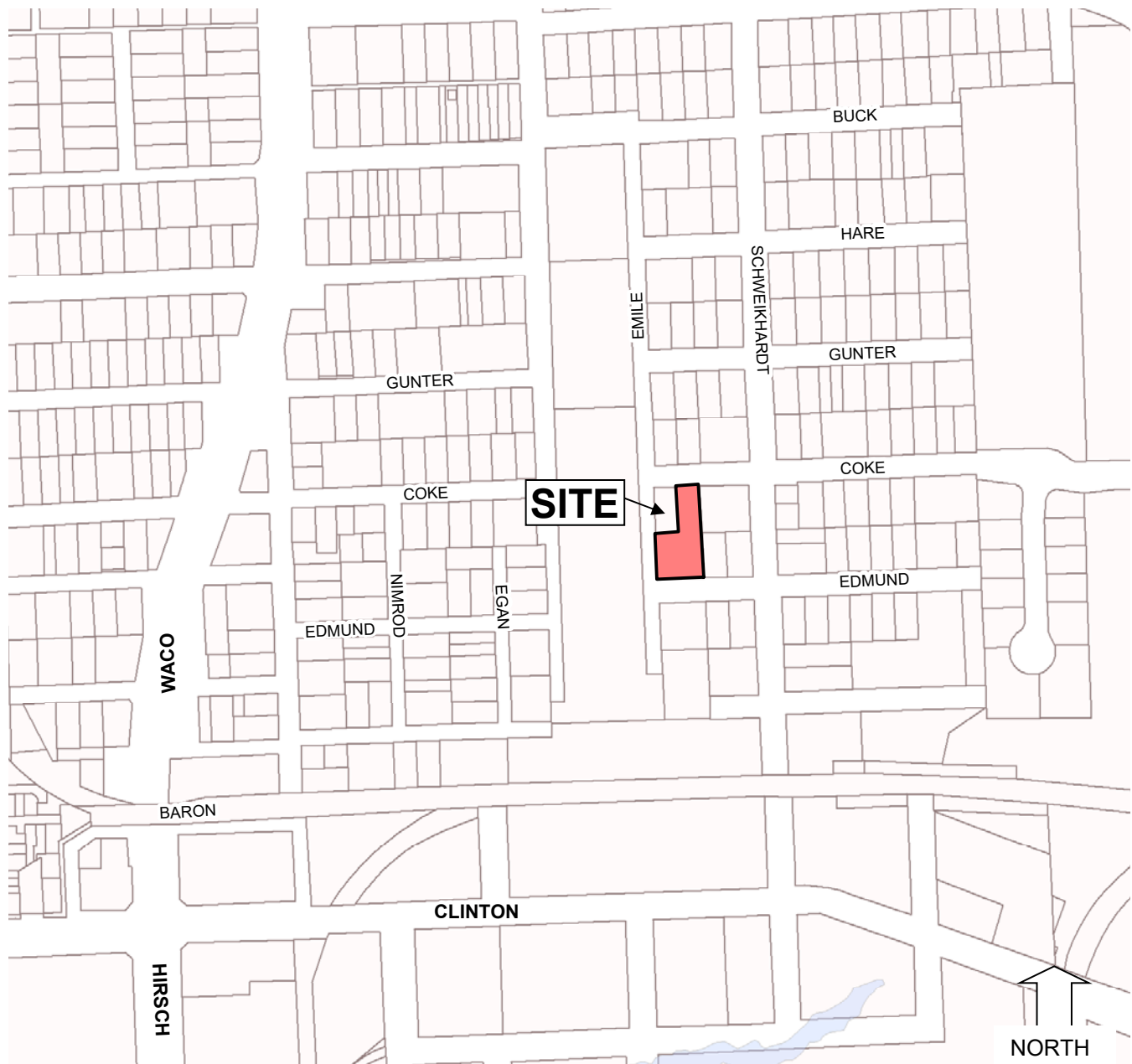
ITEM: 125

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Edmund Estates (DEF 2)

Applicant: PLS CONSTRUCTION LAYOUT, INC.



D – Variances

Site Location

Houston Planning Commission

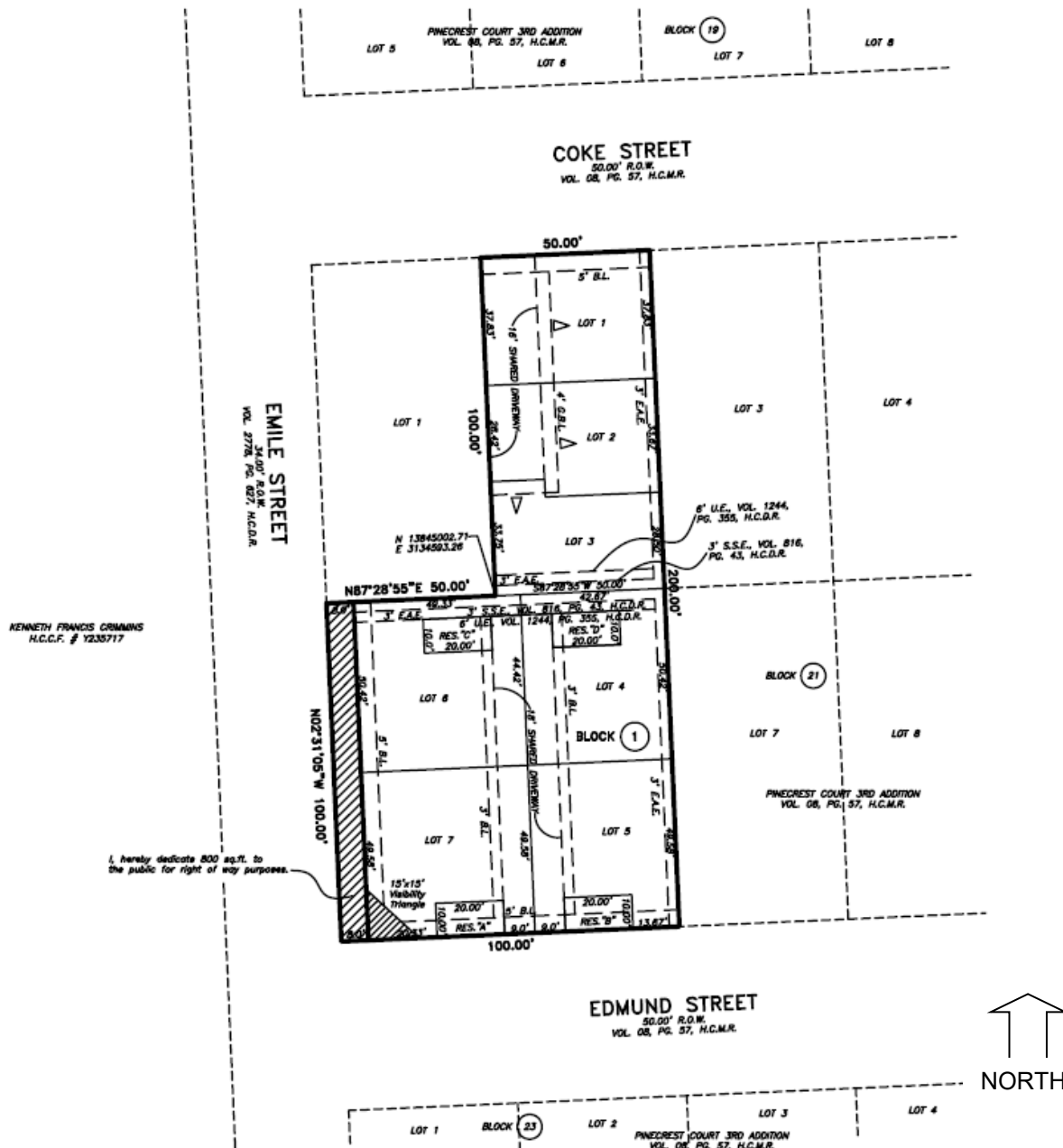
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Meeting Date: 11/12/2020

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Applicant: PLS CONSTRUCTION LAYOUT, INC.



D – Variances

Subdivision

Houston Planning Commission

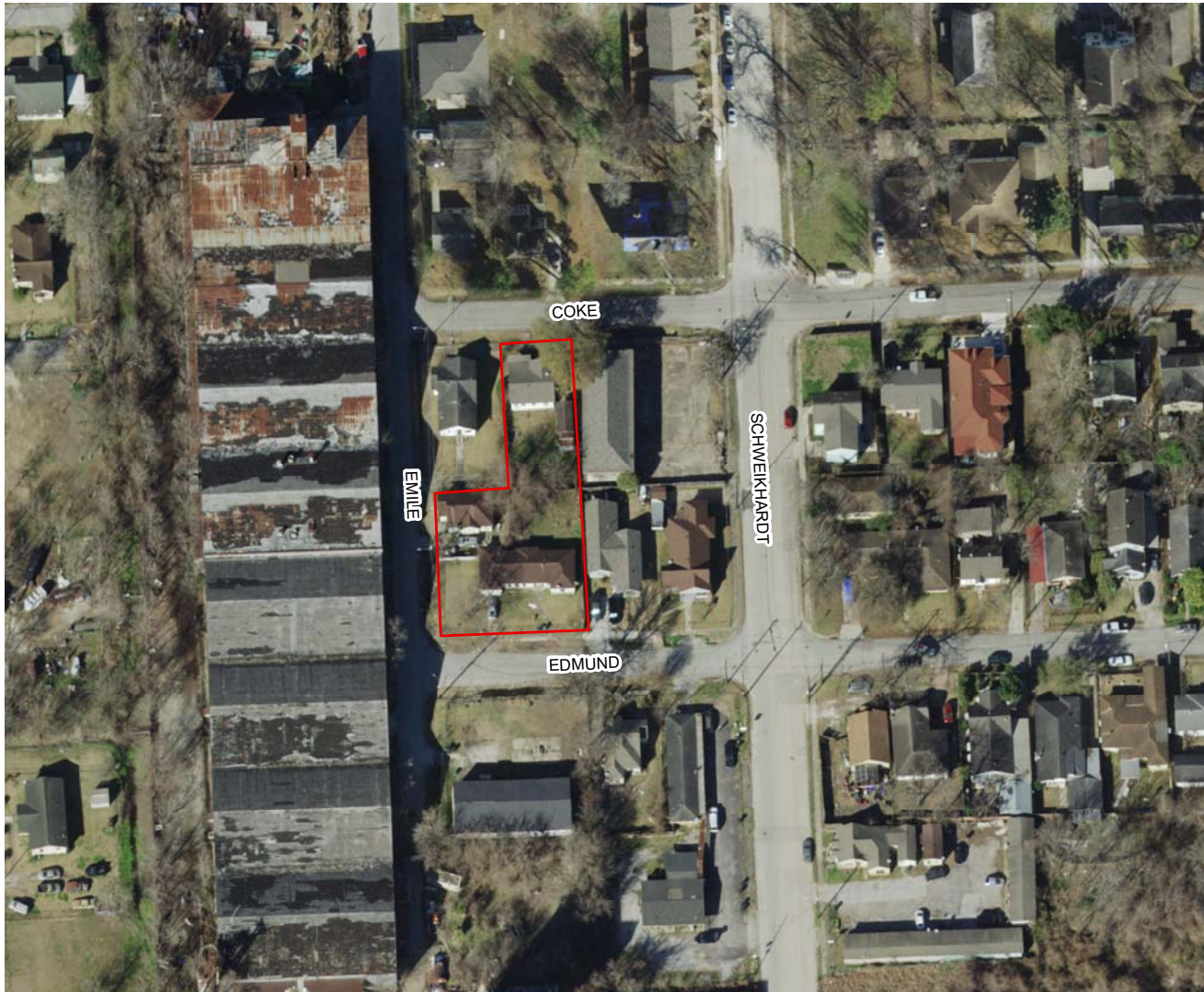
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Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Edmund Estates (DEF 2)

Applicant: PLS CONSTRUCTION LAYOUT, INC.



D – Variances

Aerial



Application Number: 2020-1792

Plat Name: Edmund Estates

Applicant: PLS CONSTRUCTION LAYOUT, INC

Date Submitted: 10/05/2020

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 dedication of right-of-way for street widening along Emile St.

Chapter 42 Section: 122

Chapter 42 Reference:

The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development

Statement of Facts

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

(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 site is located east of Hirsch Rd., north of Clinton Dr. and south of Interstate 10 at the southwest corner of the intersection at Edmund St. and Schweikhardt St. Strict adherence to Chapter 42 regarding the dedication of right-of-way along Emile St. would make the project infeasible due to the existence of unusual physical characteristics that affect the property in question.

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

The subject property is a partial replat of the Pinecrest Court 3rd Addition subdivision, which was recorded in 1927, vol. 8 pg. 57 H.C.M.R. Subsequently in 1953, the City of Houston accepted the dedication of Emile St., which was a thirty-four foot-wide right-of-way dedication. Sometime thereafter, Emile St. was paved and has been in use in its current configuration with no single-family lots having been intended to take vehicular access to that street. Within the original plat, the blockface along this segment of Edmund was only approximately 208 feet as opposed to the longer blockfaces east of Schweikhardt, which are in the range of approximately 436 feet to 555 feet or more. Due to the short blockface within the subject parcel, redevelopment of this site requires visibility triangles and side building line setbacks along the eastern and western plat boundaries at intervals that are far shorter than other blocks from the same original subdivision plat and in the surrounding area.

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

With the original 1927 plat, vehicular access to the lots was taken from either Edmund St. or Cline St. However, over time, some of the lots that will be replatted away have taken vehicular access from Emile St. Area traffic circulation for the surrounding properties will not be negatively impacted and has been adequate for many years. In fact, this replat will have the measurable additional impact of improving area traffic circulation, as it proposes at no single family lots that are

part of this replat take vehicular access from Emile St., decreasing the odds of traffic conflicts along Emile St. by eliminating driveway cuts and vehicle maneuvers of those attempting to enter or exit these lots by way of vehicle.

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

The granting of this variance does not negatively impact the existing traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of this area. There are sufficient streets to serve the existing neighborhood, and the proposed single-family lots will eliminate vehicular access to and from Emile St. There is no part of this proposal that would be injurious to public health, safety, or welfare.

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

Economic hardship is not the sole justification for granting the variance request. Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant reasonable use of the land, rendering this project infeasible due to the physical characteristics of the land. Strict application of this chapter also would result in unsound public policy. Existing conditions led to the configuration of the property, and the general intent and purpose of this chapter would be maintained should the Planning Commission grant the requested variance.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2020-1792

Agenda Item: 125

PC Action Date: 11/12/2020

Plat Name: Edmund Estates

Applicant: PLS CONSTRUCTION LAYOUT, INC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 122

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Not to provide dedication of right-of-way for street widening along Emile St.;

Basis of Recommendation:

The site is located within Houston's corporate limit north of Clinton and east of Hirsch.

The applicant proposes two single-family lot subdivisions along shared driveways and is requesting a variance to not dedicate 13' to North Emile Street, a 34' wide right of way.

Staff is in support of this request.

The site is located along North Emile Street at the northeast and southeast intersection of Edmund. The applicant had initially requested to not dedicate any right-of-way to North Emile Street, but has since agreed to dedicate 8' to this street. When the tract along the western blockface is platted, North Emile will be widened from 34' to 50', which is a typical right-of-way with for the surrounding streets. Considering the areas small block sizes and frequent intersection intervals, staff finds that the proposed 8' dedication to North Emile to be consistent with the intent of Chapter 42 as the street grid provides for numerous opportunities for traffic dispersion.

In addition, North Emile terminates directly north of an active railroad line. Even if extended beyond the next tract to the south, this street would not likely be extended beyond the railroad as this qualifies as an exemption for intersection spacing under Chapter 42. Granting the requested variance for partial dedication to North Emile represents practical development as the street will unlikely be extended to the point that would warrant additional widening.

Staff recommends granting both variances and approving both plats 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;

North Emile terminates directly north of an active railroad line. Even if extended beyond the next tract to the south, this street would not likely be extended beyond the railroad as this qualifies as an exemption for intersection spacing under Chapter 42. Granting the requested variance for partial dedication to North Emile represents practical development as the street will unlikely be extended to the point that would warrant additional widening.

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

The variance is justified by the robust street grid and the railroad barrier to extending North Emile to Clinton. These factors do not represent a hardship created or imposed by the applicant.

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

The site is located along North Emile Street at the northeast and southeast intersection of Edmund. The applicant had initially requested to not dedicate any right-of-way to North Emile Street, but has since agreed to dedicate 8' to this street. When the tract along the western blockface is platted, North Emile will be widened from 34' to 50', which is a typical right-of-way with for the surrounding streets. Considering the areas small block sizes and frequent intersection intervals, staff finds that the proposed 8' dedication to North Emile to be consistent with the intent of Chapter 42 as the street grid provides for numerous opportunities for traffic dispersion.

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

The right-of-way provided will allow for widening to 50', which is a safe width for local streets in the surrounding neighborhood.

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

The variance is justified by the robust street grid and the railroad barrier to extending North Emile to Clinton. These factors do not represent an economic hardship.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

October 8, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Edmund Estates

REFERENCE NUMBER: 2020-1792



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located north of Clinton Drive and east of Hirsch Road, between Edmund Street and Coke Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

PLS Construction Layout, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance not to dedicate right-of-way widening to Emile Street. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site. This item is currently being scheduled for consideration at a

Virtual Planning Commission Meeting

Thursday, October 15, 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.
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For additional information regarding this project, please call **Uriel Figueroa with PLS Construction Layout, Inc.** at **713-480-4075**. You may also contact Tammi Williamson 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.

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Platting Approval Conditions

Agenda Item: 126
Action Date: 11/12/2020
Plat Name: Edmund Views
Developer: Topaz Ventures, LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-1796 C2R

Total Acreage:	0.7159	Total Reserve Acreage:	0.0183
Number of Lots:	19	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	77020	494K	City

Conditions and requirements for approval:

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

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 Planning Commission granted the requested variance to dedicate 8' of right-of-way to North Emile Street rather than the required 13'.



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HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot (Commercial) 18' shared driveway
 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.

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

Provide completely filled Access Management Form and provide a dimension site plan to
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****Traffic only reviews for applicability of sidewalk construction details.****

5. 16 feet shared driveway along Coke Street:

Driveway must remain tangential for a minimum of 20 feet past the property line and 4 feet offset from the neighbor property line and the driveway approach must be a minimum 18' width. (IDM Manual page 15-40, 15-41 g. (10)) 7-1-2020

HPW- TDO- Traffic: 10/12/2020

Proposed plat does not indicate traffic network connectivity since Emile is a dead-end street, and Edmund is a short street that does not provide traffic flow east/west.

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.



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Two master W.M.E. is required for each 18' shared driveway.
Make sure that 10' clearance between public utility to the building foundation.

Addressing: Please Add N to Emile Street in plat
Parks and Recreation: There are no homes reflected on the Existing Survey to claim Existing Dwelling Units.
"C" in Parks Table should 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.

Houston Planning Commission

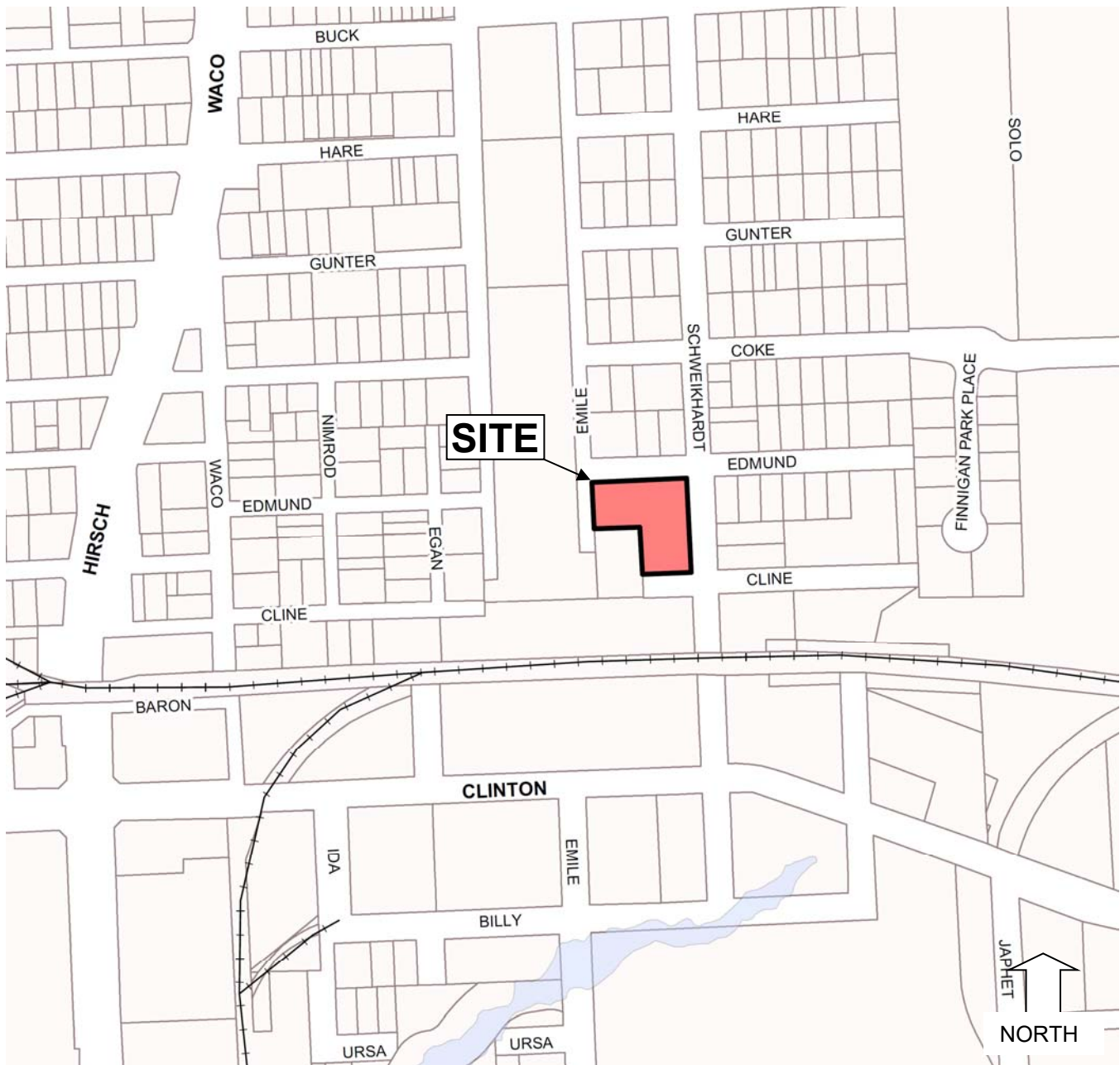
ITEM: 126

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Edmund Views (DEF 2)

Applicant: PLS Construction Layout, Inc.



D – Variances

Site Location

Houston Planning Commission

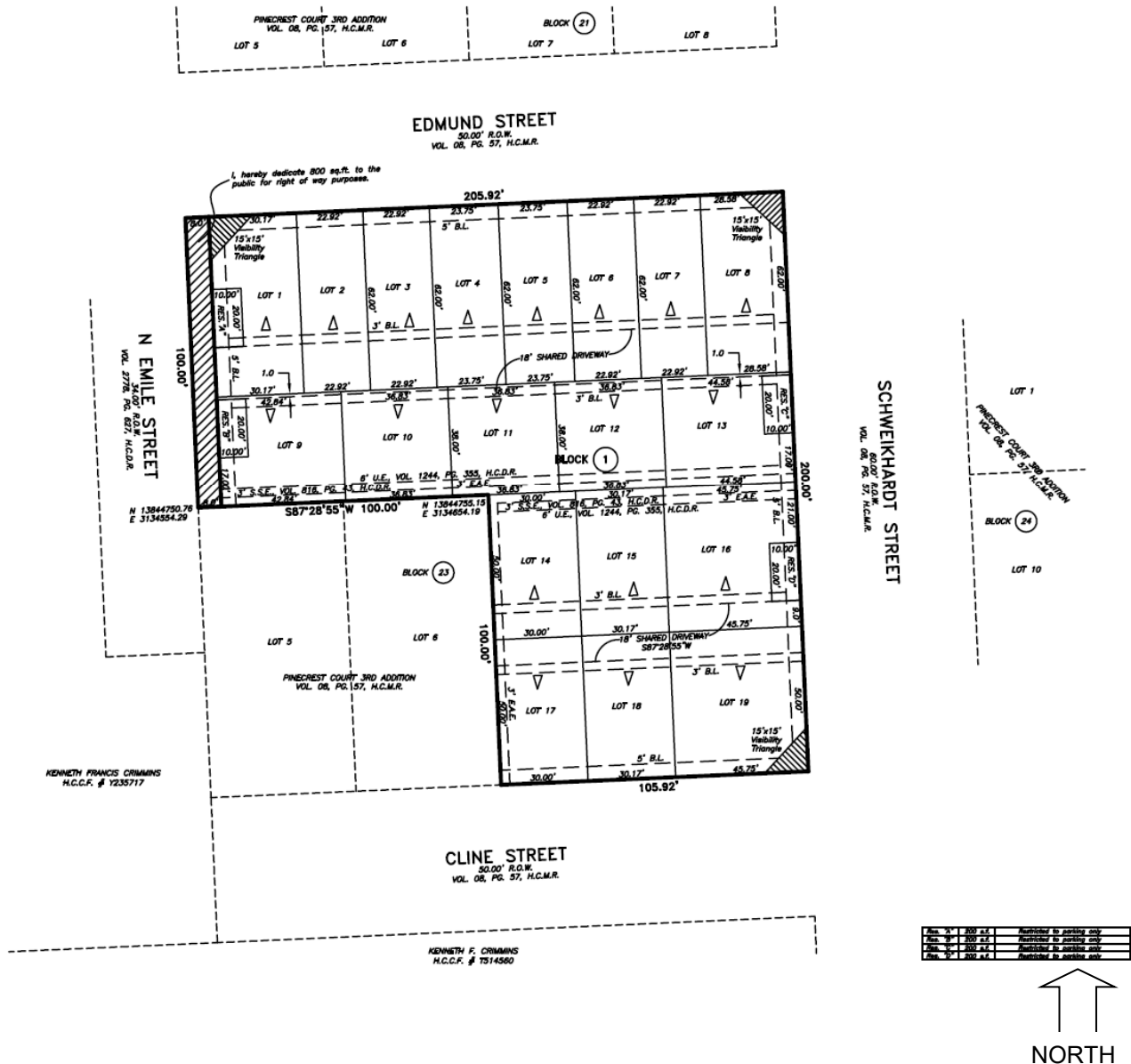
ITEM: 126

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Edmund Views (DEF 2)

Applicant: PLS Construction Layout, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Edmund Views (DEF 2)

Applicant: PLS Construction Layout, Inc.



D – Variances

Aerial



Application Number: 2020-1796

Plat Name: Edmund Views

Applicant: PLS CONSTRUCTION LAYOUT, INC

Date Submitted: 10/05/2020

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 dedication of right-of-way for street widening along Emile St.

Chapter 42 Section: 122

Chapter 42 Reference:

The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development

Statement of Facts

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

(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 site is located east of Hirsch Rd., north of Clinton Dr. and south of Interstate 10 at the southwest corner of the intersection at Edmund St. and Schweikhardt St. Strict adherence to Chapter 42 regarding the dedication of right-of-way along Emile St. would make the project infeasible due to the existence of unusual physical characteristics that affect the property in question.

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

The subject property is a partial replat of the Pinecrest Court 3rd Addition subdivision, which was recorded in 1927, vol. 8 pg. 57 H.C.M.R. Subsequently in 1953, the City of Houston accepted the dedication of Emile St., which was a thirty-four foot-wide right-of-way dedication. Sometime thereafter, Emile St. was paved and has been in use in its current configuration with no single-family lots having been intended to take vehicular access to that street. Within the original plat, the blockface along this segment of Edmund was only approximately 208 feet as opposed to the longer blockfaces east of Schweikhardt, which are in the range of approximately 436 feet to 555 feet or more. Due to the short blockface within the subject parcel, redevelopment of this site requires visibility triangles and side building line setbacks along the eastern and western plat boundaries at intervals that are far shorter than other blocks from the same original subdivision plat and in the surrounding area.

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

With the original 1927 plat, vehicular access to the lots was taken from either Edmund St. or Cline St. However, over time, some of the lots that will be replatted away have taken vehicular access from Emile St. Area traffic circulation for the surrounding properties will not be negatively impacted and has been adequate for many years. In fact, this replat will have the measurable additional impact of improving area traffic circulation, as it proposes at no single family lots that are

part of this replat take vehicular access from Emile St., decreasing the odds of traffic conflicts along Emile St. by eliminating driveway cuts and vehicle maneuvers of those attempting to enter or exit these lots by way of vehicle.

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

The granting of this variance does not negatively impact the existing traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of this area. There are sufficient streets to serve the existing neighborhood, and the proposed single-family lots will eliminate vehicular access to and from Emile St. There is no part of this proposal that would be injurious to public health, safety, or welfare.

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

Economic hardship is not the sole justification for granting the variance request. Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant reasonable use of the land, rendering this project infeasible due to the physical characteristics of the land. Strict application of this chapter also would result in unsound public policy. Existing conditions led to the configuration of the property, and the general intent and purpose of this chapter would be maintained should the Planning Commission grant the requested variance.



Application No: 2020-1796

Agenda Item: 126

PC Action Date: 11/12/2020

Plat Name: Edmund Views

Applicant: PLS CONSTRUCTION LAYOUT, INC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 122

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Not to provide dedication of right-of-way for street widening along Emile St.;

Basis of Recommendation:

The site is located within Houston's corporate limit north of Clinton and east of Hirsch.

The applicant proposes two single-family lot subdivisions along shared driveways and is requesting a variance to not dedicate 13' to North Emile Street, a 34' wide right of way.

Staff is in support of this request.

The site is located along North Emile Street at the northeast and southeast intersection of Edmund. The applicant had initially requested to not dedicate any right-of-way to North Emile Street, but has since agreed to dedicate 8' to this street. When the tract along the western blockface is platted, North Emile will be widened from 34' to 50', which is a typical right-of-way with for the surrounding streets. Considering the areas small block sizes and frequent intersection intervals, staff finds that the proposed 8' dedication to North Emile to be consistent with the intent of Chapter 42 as the street grid provides for numerous opportunities for traffic dispersion.

In addition, North Emile terminates directly north of an active railroad line. Even if extended beyond the next tract to the south, this street would not likely be extended beyond the railroad as this qualifies as an exemption for intersection spacing under Chapter 42. Granting the requested variance for partial dedication to North Emile represents practical development as the street will unlikely be extended to the point that would warrant additional widening.

Staff recommends granting both variances and approving both plats 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;

North Emile terminates directly north of an active railroad line. Even if extended beyond the next tract to the south, this street would not likely be extended beyond the railroad as this qualifies as an exemption for intersection spacing under Chapter 42. Granting the requested variance for partial dedication to North Emile represents practical development as the street will unlikely be extended to the point that would warrant additional widening.

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

The variance is justified by the robust street grid and the railroad barrier to extending North Emile to Clinton. These factors do not represent a hardship created or imposed by the applicant.

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

The site is located along North Emile Street at the northeast and southeast intersection of Edmund. The applicant had initially requested to not dedicate any right-of-way to North Emile Street, but has since agreed to dedicate 8' to this street. When the tract along the western blockface is platted, North Emile will be widened from 34' to 50', which is a typical right-of-way with for the surrounding streets. Considering the areas small block sizes and frequent intersection intervals, staff finds that the proposed 8' dedication to North Emile to be consistent with the intent of Chapter 42 as the street grid provides for numerous opportunities for traffic dispersion.

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

The right-of-way provided will allow for widening to 50', which is a safe width for local streets in the surrounding neighborhood.

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

The variance is justified by the robust street grid and the railroad barrier to extending North Emile to Clinton. These factors do not represent an economic hardship.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
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October 8, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Edmund Views

REFERENCE NUMBER: 2020-1796



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located north of Clinton Drive and east of Hirsch Road, along Schweikhardt Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

PLS Construction Layout, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance not to dedicate right-of-way widening to Emile Street. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site. This item is currently being scheduled for consideration at a

Virtual Planning Commission Meeting

Thursday, October 15, 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 **Uriel Figueroa with PLS Construction Layout, Inc.** at **713-480-4075**. You may also contact Tammi Williamson 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: 127
Action Date: 11/12/2020
Plat Name: Evelyn Rubenstein Jewish Community Center
Developer: Kuo & Associates, Inc
Applicant: Kuo & Associates, Inc
App No / Type: 2020-1833 C2

Total Acreage:	13.1493	Total Reserve Acreage:	13.1493
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77096	531S	City

Conditions and requirements for approval:

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

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

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

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

- 1)provide visibility triangle
- 2)deny access to Mullins Drive
- 3) revise clerk to Teneshia Hudspeth

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 The Planning Commission granted a variance to not extend or terminate Mullins Drive with a cul-de-sac subject to specific conditions on 11/12/2020. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.



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

For Your Information:



Agenda Item: 127
Action Date: 11/12/2020
Plat Name: Evelyn Rubenstein Jewish Community Center
Developer: Kuo & Associates, Inc
Applicant: Kuo & Associates, Inc
App No / Type: 2020-1833 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

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

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- TDO- Traffic: 11/09/2020

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

Sanitary sewer easement designation required over existing sanitary sewer on-site.

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 - Need to name the Harris County Flood Control District ROW as Drainage Channel D100-00-00 'Brays Bayou'.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

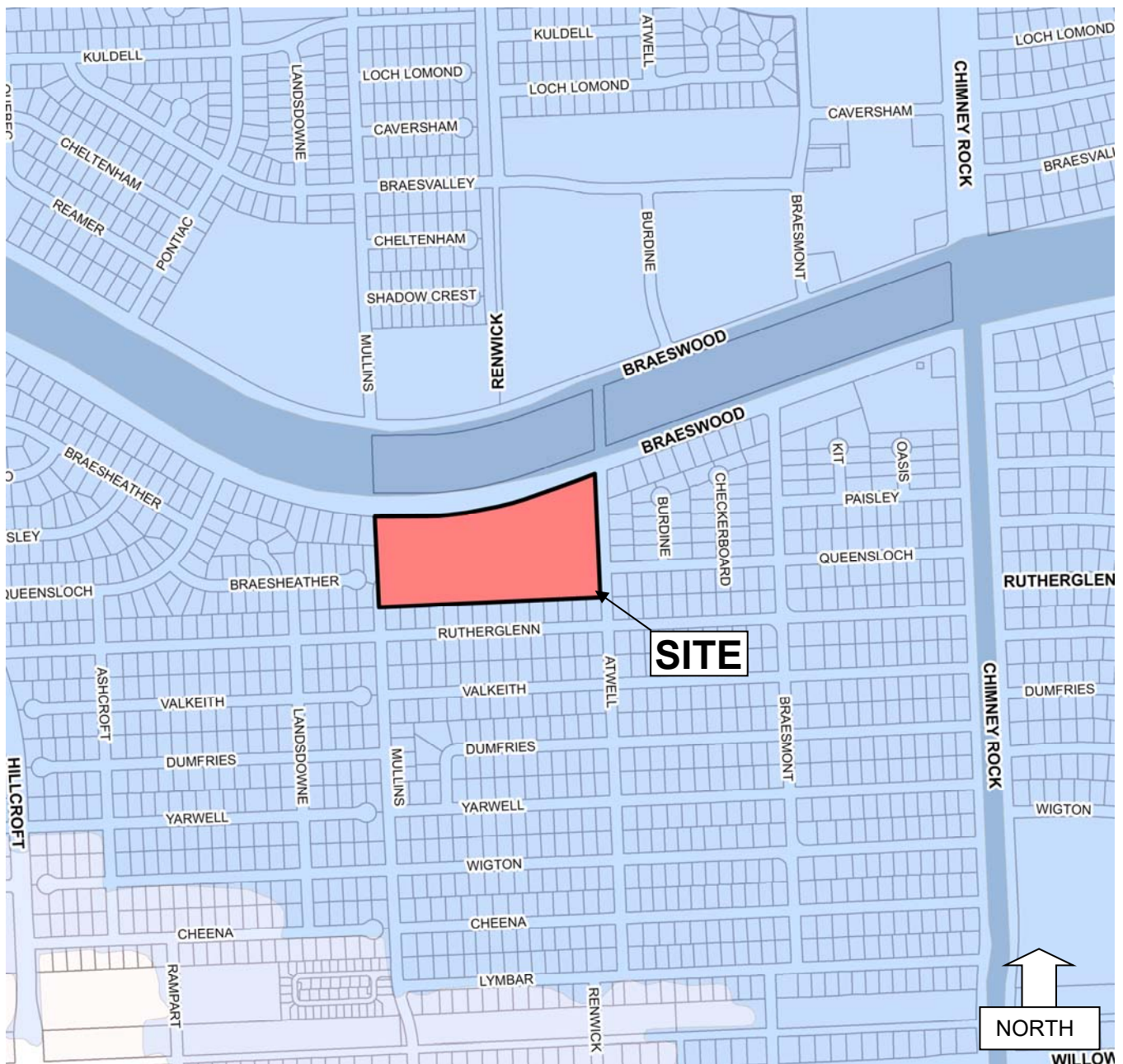
ITEM: 127

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Evelyn Rubenstein Jewish Community Center

Applicant: Kuo & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

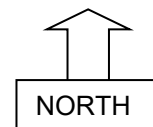
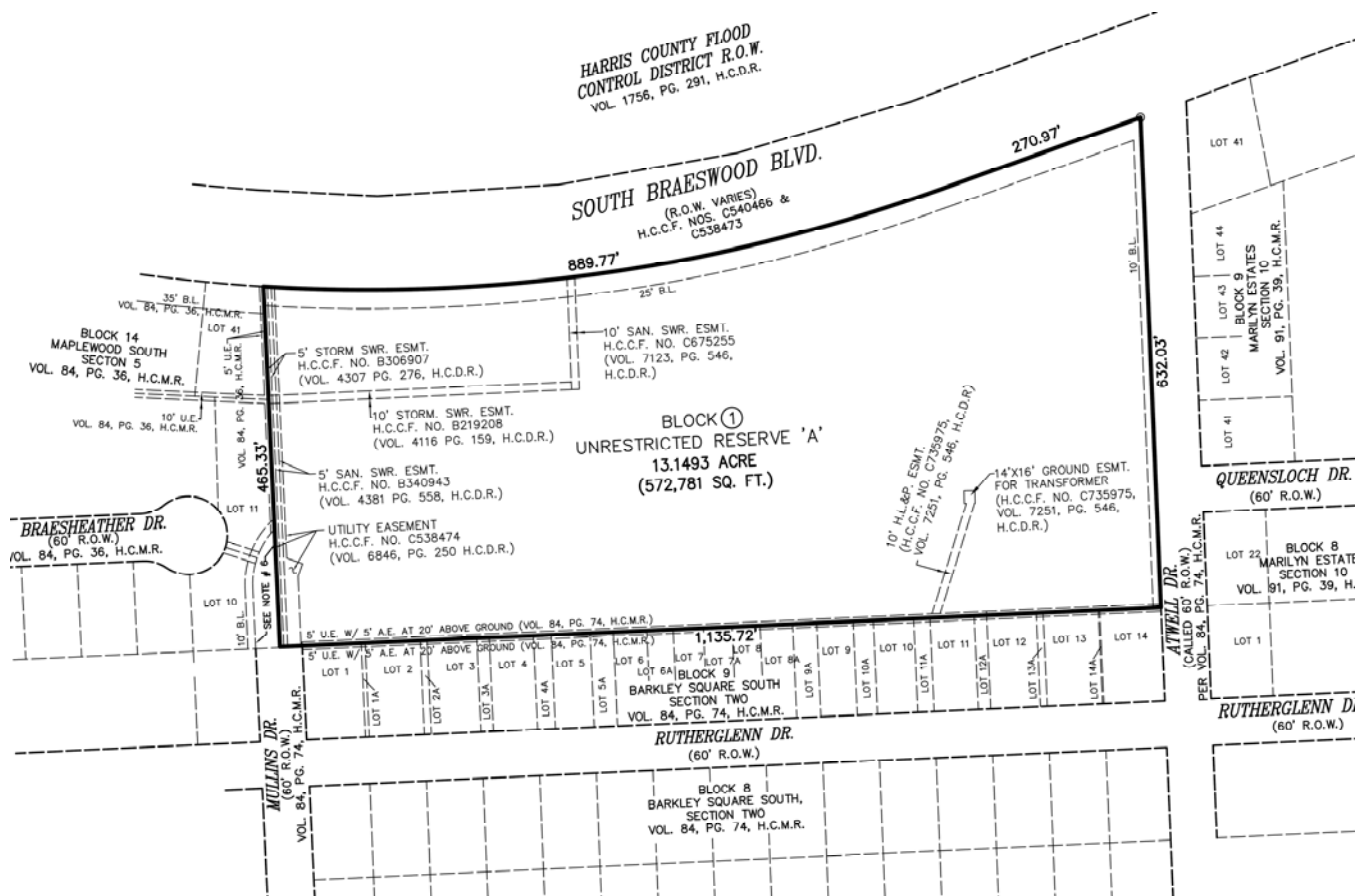
ITEM: 127

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Evelyn Rubenstein Jewish Community Center

Applicant: Kuo & Associates, Inc.



D – Variances

Subdivision

ITEM: 127

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Evelyn Rubenstein Jewish Community Center

Applicant: Kuo & Associates, Inc.



D – Variances

Aerial



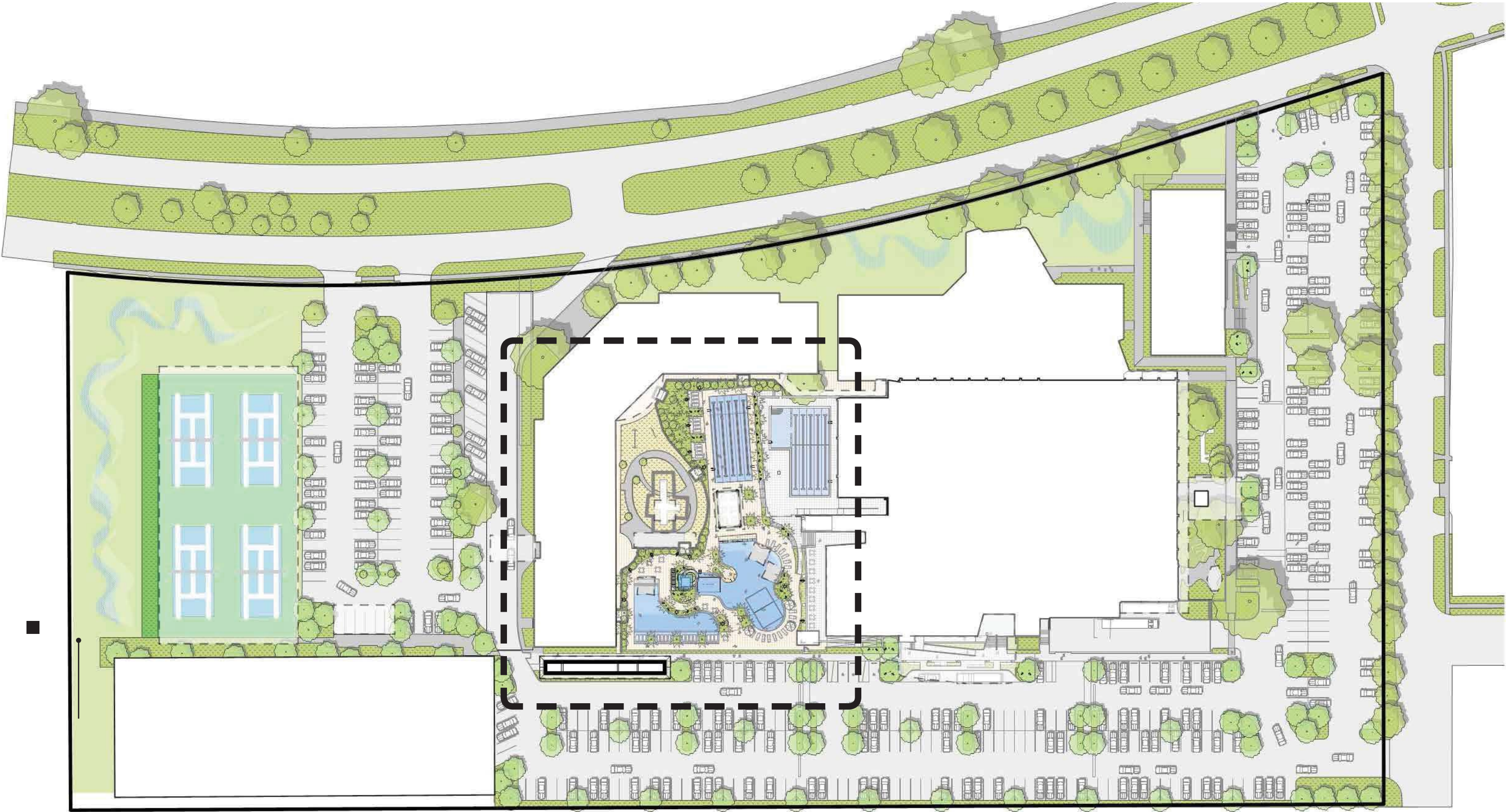
Evelyn Rubenstein JCC

DESIGN MEETING

Houston, TX | September 23, 2020

Gensler

SITE PLAN





Application Number: 2020-1833

Plat Name: Evelyn Rubenstein Jewish Community Center

Applicant: Kuo & Associates, Inc

Date Submitted: 10/16/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

1. Not to extend stub street in order to comply with Chapter 42, Sec. 134. The following is the stub street for which we are requesting the variance: a. Mullins Drive (60' ROW) at west boundary of the site

Chapter 42 Section: 134

Chapter 42 Reference:

Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

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

Chapter 42, Sec.134 requires street right-of-way dedication across the existing site of Evelyn Rubenstein Jewish Community Center located at South Braeswood Blvd in the City of Houston. The street right-of-way dedications will split the existing active facility/site in two parts and thereby impacting the site/campus continuity with reduced area. Dedicating the street right-of-way will impact safety of the site by having the traffic cutting through an active campus and as well interfere with existing improvements (buildings, parking lot, etc.) and proposed improvements. The applicant/owner of the property is requesting variance for this requirement. 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 for the following reasons. • The tract would be divided by a road, thereby impacting current site/campus continuity, available area and safety of the users/occupants of the site by having the traffic cutting through it. • Extension of the road Right of Way as projected from west side of the site to the east side will be in conflict with location of the existing buildings, paved parking lot and other facilities and would cause undue hardship to the applicant/owner and its users for possible damages, reduction, relocation of these facilities which are in existence for more than 50 years and needed to remain with equivalent and/or in increased capacity in serving the community growth. • Extension of the road will reduce existing site acreage in a fully developed section of the City of Houston and will thereby limit the growth of this community center within its existing boundary with increasing uses with time. It would make any necessary improvement/expansion in response to increasing demand of the community infeasible.

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

Strict application of the requirements of this chapter would make this project infeasible or would create an impractical development for the following reasons: • Extension of the road will reduce existing site acreage in a fully developed section of the City of Houston and will thereby limit the growth of this community center within its existing boundary with increasing uses with time. It would make any necessary improvement/expansion in response to increasing demand of the community infeasible for reduction in spaces within its boundary and for lack of opportunity in expanding the site beyond its current limit within this fully developed community of the City. • Extension of the road as projected from west to east will run thru the existing buildings, parking lot and other structures in existence and would create an impractical development contrary to sound public policy of preserving integrity, ongoing and planned operation/growth, and safety of a site that has been serving the community for years.

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

The variance is being requested to not to extend the stubbed road thru the subject plat boundary. The circumstances supporting the granting of the variance are not result of a hardship created or imposed by the applicant, rather it is more for upholding the goals and benefits of the Chapter 42. For instance, due to a unique configuration and condition of the surrounding streets, granting variance for dedication of street right-of-way appears to not deter/impact traffic circulation, neither it will improve the same. The reasons for such are stated below: • Extension of the stubbed street (Mullins Dr) to the east as intended in its current configuration will intersect Atwell Drive which will enable traffic to connect to major thoroughfares (Chimney Rock and S. Braeswood Blvd) to the east and north. This connection would be a less desirable, impractical and redundant alternative thru an active community center while there are more or less another ten road corridors in parallel in close proximity for traffic to reach the same Atwell Drive and proceed to the major thoroughfares. • Not extending the stubbed street does not impact standard block lengths for intersections of major thoroughfares or intersections of local streets and therefore does not result any hardship created or imposed by the applicant. Given the configuration of the existing roads in the vicinity as described above, a new dedication for a street within the proposed plat boundary appears to be not beneficial and adequately feasible to serve the purpose of this chapter.

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

The intent and general purpose of this Chapter will be preserved and maintained with variance granted for the following reasons: • Sufficient number of continuous streets are available to accommodate traffic generated by the site and other establishments (mostly residential) in the vicinity to satisfy the goal as listed in the Section 42-120 of the Chapter 42. • Vicinity of the site has multiple corridors and options for circulating traffic (as it currently does without any traffic issues) to all adjacent major thoroughfares along the perimeter in the general area in line with the goal of the Chapter • Variance of not extending Mullins Drive would discourage thru traffic along Mullins Drive within the predominantly residential area in the vicinity while maintaining adequate traffic circulation in line with the intent of the Chapter (Re: Section 42-120) • Request for variance satisfy two criteria for not extending the stubbed road as per Section 42-135 as listed below: The proposed plat/subdivision will not extend residential development. The proposed plat is only for the existing community center and proposed improvements within Extension of the street is not required to meet intersection spacing requirement of the Chapter 42.

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

Condition for variance is a prevailing one which is not currently injurious to public health, safety and welfare, therefore there is no reason to believe that granting this variance will create any condition contrary to the existing. Rather extension of road at its current unique existing setting may create conditions as listed below which may impact public health, safety and welfare: • Extension of road by dividing and reducing area available to the community center would adversely impact center's existing and planned expansion to serve the community in promoting health and welfare. • Extension of the road within the site will impact safety of users with circulation of thru traffic within a planned/developed site for the community • Extension of road will create a thru traffic situation within an established residential area in the vicinity with increased noise, pollution and safety hazard to the neighborhood

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

Primary reasons for variance request are as described above. Economic hardship solely is not consideration in the justification requesting this variance. Since the site is being used by a nonprofit entity for promoting health and welfare benefits to a community without any intention of profit making, economic reasons cannot be only consideration for requesting this variance to promote improvements and activities for physical and mental wellbeing of people of the community.



CITY OF HOUSTON

Planning and Development

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November 5, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Evelyn Rubenstein Jewish Community Center

REFERENCE NUMBER: 2020-1833



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located at the southwest intersection of S Braeswood Boulevard and Atwell Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Kuo & Associates, Inc, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend Mullins Drive into the property. 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

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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 **Tuan Tran** with **Kuo & Associates, Inc** at **713-975-8769**. 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: 2020-1833

Agenda Item: 127

PC Action Date: 11/12/2020

Plat Name: Evelyn Rubenstein Jewish Community Center

Applicant: Kuo & Associates, Inc

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

1. Not to extend stub street in order to comply with Chapter 42, Sec. 134. The following is the stub street for which we are requesting the variance: a. Mullins Drive (60' ROW) at west boundary of the site ;

Basis of Recommendation:

The site is located at the southwest intersection of S. Braeswood Blvd and Atwell Drive in Houston's city limits. The applicant is requesting a variance to not extend or terminate Mullins Drive with a cul-de-sac. Staff is in support of the request.

The site is an existing Jewish community center consisting of roughly 13 acres. Mullins Drive is a public street that stubs into the southwest corner of the site. Mullins Drive was also created with the "Maplewood South Sec 5" subdivision in 1961. Traffic from the adjacent subdivision is funneled out to M.T.F Braeswood Blvd by multiple local streets, two of those within 1900' of each other, Atwell Drive and Queensloch Drive. This distance is well short of the 2600' requirement and meets the intersection spacing requirement along the northern boundary and ultimately eliminates the need for a north south street through the site. The stub street section of Mullins Drive stub is only providing access to one lot and would not greatly improve traffic circulation if extended.

Strict application of the ordinance would require multiple structure to be torn down in order to extend or provide a sufficient turnaround. Extending the street could also negatively impact the day to day active of the community center as well. Houston Public Works and Engineering has voiced no objection to this request, staff recommendation is to grant the requested variance to not extend or terminate Mullins Drive with a cul-de-sac, subject to the cpc 101 form conditions.

Statement of Facts

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

Extending the street will require multiple structures to be demolished in order to make a connection to Braeswood Blvd. If a cul-de-sac is required, multiple building will also need to be demolished.

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

N/A

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

The community center was constructed prior to the property being platted. That makes the structure on the site are pre-existing condition.

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

Traffic from the adjacent subdivision is funneled out to M.T.F Braeswood Blvd by multiple local streets, two of those within 1900' of each other, Atwell Drive and Queensloch Drive. This distance is well short of the 2600' requirement and

meets the intersection spacing requirement along the northern boundary and ultimately eliminates the need for a north south street through the site

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

The community center is a longstanding structure in the community and residents are familiar with the existing street patterns. Multiple streets provide access to the nearby Major Thoroughfare Braeswood Blvd.

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

The site is already existing with multiple structures. Extending the street will require multiple buildings to be demolished.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 128
Action Date: 11/12/2020
Plat Name: Legacy Center Business Park replat no 1
Developer: WGA Consulting Engineers
Applicant: Windrose
App No / Type: 2020-1715 C2R

Total Acreage:	20.0280	Total Reserve Acreage:	20.0280
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77064	369Z	ETJ

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

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

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

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

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

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

Commission Action:

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:



Agenda Item: 128
Action Date: 11/12/2020
Plat Name: Legacy Center Business Park replat no 1
Developer: WGA Consulting Engineers
Applicant: Windrose
App No / Type: 2020-1715 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.

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

- Documentation of TxDOT driveway approval should be submitted with site plans HC permit regs, 5.06
HPW- TDO- Traffic: 10/26/2020
The path between Unrestricted Reserve A and C driveway access does not indicate roadway width or curb radius. Recommend to verify turning radius for commercial vehicle access.
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channels E141-03-00 and E141-00-00 with top of banks and Easements, at the northern and eastern boundaries of the plat (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

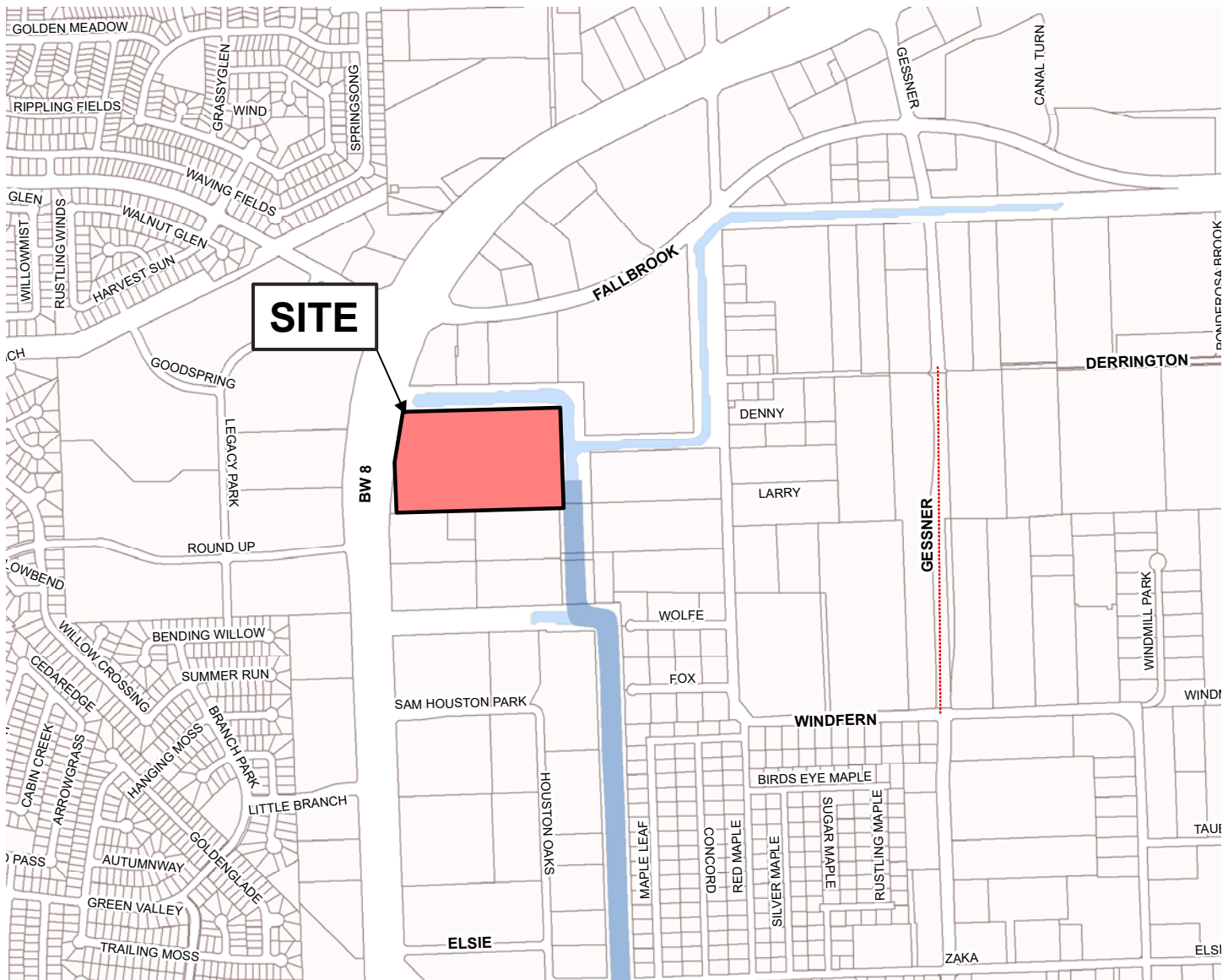
ITEM: 128

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Legacy Center Business Park replat no 1 (DEF 1)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

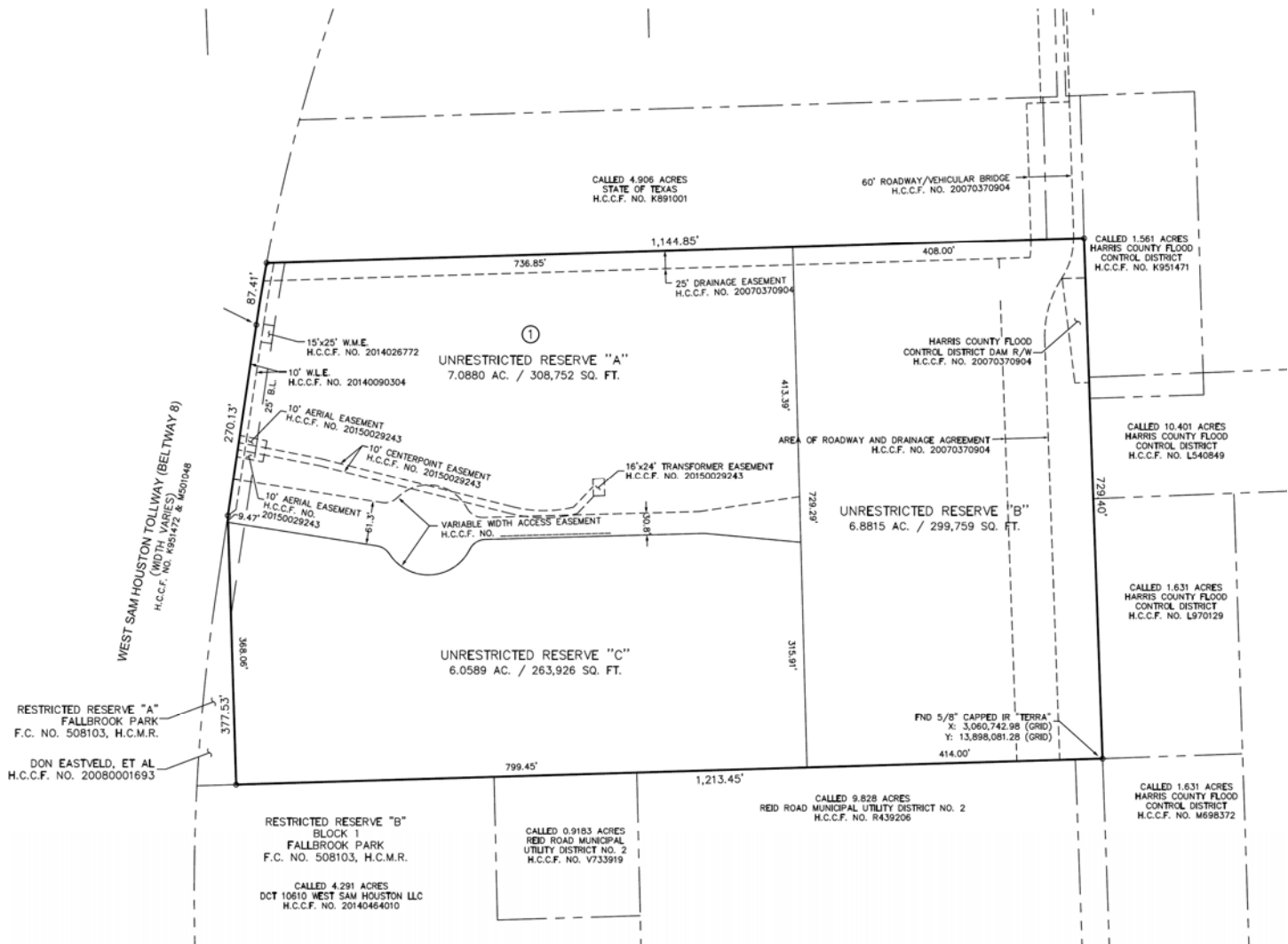
ITEM: 128

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Legacy Center Business Park replat no 1 (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 128

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Legacy Center Business Park replat no 1 (DEF 1)

Applicant: Windrose



D – Variances

Aerial



Application Number: 2020-1715

Plat Name: Legacy Center Business Park replat no 1

Applicant: Windrose

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 without public street frontage.

Chapter 42 Section: 190

Chapter 42 Reference:

Code Citation: Sec. 42-190, "Tracts for non-single-family use – Reserves", paragraph (c) states that: "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;

The subject property is located in northwest Houston's ETJ on the Sam Houston Parkway between State Highway 249 and US Highway 290 just south of Fallbrook Drive. The developer is requesting a variance to allow the replatting of all of Unrestricted Reserve "A" of Legacy Center Business Park into three unrestricted reserves – reserves A, B, and C. A variance is needed for reserves B and C which will not have 60 feet of public street frontage. When the subject property was platted as Reserve A of Legacy Center Business Park in July 2013 approximately half of the reserve lacked adjacency with the Sam Houston Parkway right-of-way due to a triangular strip of land platted in January 2002 as a Commercial Reserve on the Fallbrook Park plat. This "spite-strip" is not suitable for commercial development as it is only 0.26 acres in area and tapers in width from 55 feet to zero. In addition the required 25 foot building line encumbers most of the "site-strip" making it unusable. Due to the lack of frontage caused by the "spite-strip" and the denial of additional driveway tie-ins to a TxDOT controlled roadway, it forces the subject property to share one driveway for access. The developer intends to record a separately filed access easement over the existing access roadway, which is designed and constructed to meet accessibility and fire protection standards. Although the City of Houston regulations allow for the division of land by metes and bounds, interpretation from non-local counsel argues that since this parcel falls within the ETJ, the City of Houston's provision for metes and bounds divisions conflicts with the state statute requiring all properties divided into parcels of less than 10 acres be subdivided on a duly recorded subdivision plat. Since the City/County allows for the divisions of land by metes and bounds to be served by common access easements, by right, there should be no objection to the configuration and variance presented.

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

The lack of adjacency to the Sam Houston Parkway right-of-way was not caused by the applicant. The "spite-strip" Commercial Reserve "A" on the Fallbrook Park subdivision plat was recorded over ten years prior to the subject property being platted and developed. Now that potential end users of the subject property are requiring platted reserves,

granting the variance is the minimum action which will allow the undeveloped portion of Legacy Center Business Park to develop.

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

Since the City and County allow for divisions of land by metes and bounds to be served by common access easements, by right, the intent and general purpose of Chapter 42 will be preserved and maintained.

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

Allowing reserves B and C to take access from an access easement coinciding with the existing access drive will not be injurious to public health safety and welfare because the access drive was designed and constructed to meet all accessibility and fire protection standards.

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

The justifications for the variance are the lack of frontage caused by the “spite-strip” and the denial of additional driveway tie-ins to a TxDOT controlled roadway which force the subject property to share one driveway for access, not economic hardship.



Application No: 2020-1715

Agenda Item: 128

PC Action Date: 11/12/2020

Plat Name: Legacy Center Business Park replat no 1

Applicant: Windrose

Staff Recommendation: Withdraw

Chapter 42 Sections: 190

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow an unrestricted reserve without public street frontage. ;

Basis of Recommendation:

Withdrawn

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: 129
Action Date: 11/12/2020
Plat Name: Magellan Oates Station
Developer: Magellan Pipeline Holdings, LP
Applicant: Marsh Darcy Partners, Inc.
App No / Type: 2020-1739 C2

Total Acreage:	0.4600	Total Reserve Acreage:	0.4600
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77013	456T	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)

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

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)

Conditions of approval:

- 1)Coordinate with Houston Public Works and Legal Department to remove/relocate the barricade on Wynnewood Street prior to the recordation of this plat
- 2)Coordinate with fire department and Houston public works regarding the easement surface requirement prior to the recordation of this plat.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 The Planning Commission granted a variance to allow a reserve restricted to pipeline and related uses to take access from a 30 foot access easement.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 129
Action Date: 11/12/2020
Plat Name: Magellan Oates Station
Developer: Magellan Pipeline Holdings, LP
Applicant: Marsh Darcy Partners, Inc.
App No / Type: 2020-1739 C2



Action Date:
11/12/2020

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: 129
Action Date: 11/12/2020
Plat Name: Magellan Oates Station
Developer: Magellan Pipeline Holdings, LP
Applicant: Marsh Darcy Partners, Inc.
App No / Type: 2020-1739 C2

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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

Traffic only reviews for applicability of sidewalk construction details.

3. Substandard Street: Wynnewood Drive (COH IDM Chapter 15, sec 15.08.C.1.g.1)

A driveway shall not connect to a sub-standard street.

Right of way Improvements

Please design and submit drawings prepared by Licensed Engineer in the State of Texas to the Office of City Engineer (OCE). Call out the ILMS project number of the OCE drawings on the site plan and provide a copy of the approved plans.

HPW- TDO- Traffic: 10.12.2020

No comments.

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

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

HPW-HW- IDS: For the creation of two restrictive reserve, a Water and wastewater Capacity Reservation letter is required. When applying for water/wastewater 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: In the floodplain, need drainage 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.

Houston Planning Commission

ITEM: 129

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Magellan Oates Station (DEF 2)

Applicant: Marsh Darcy Partners, Inc.



D – Variances

Site Location

Houston Planning Commission

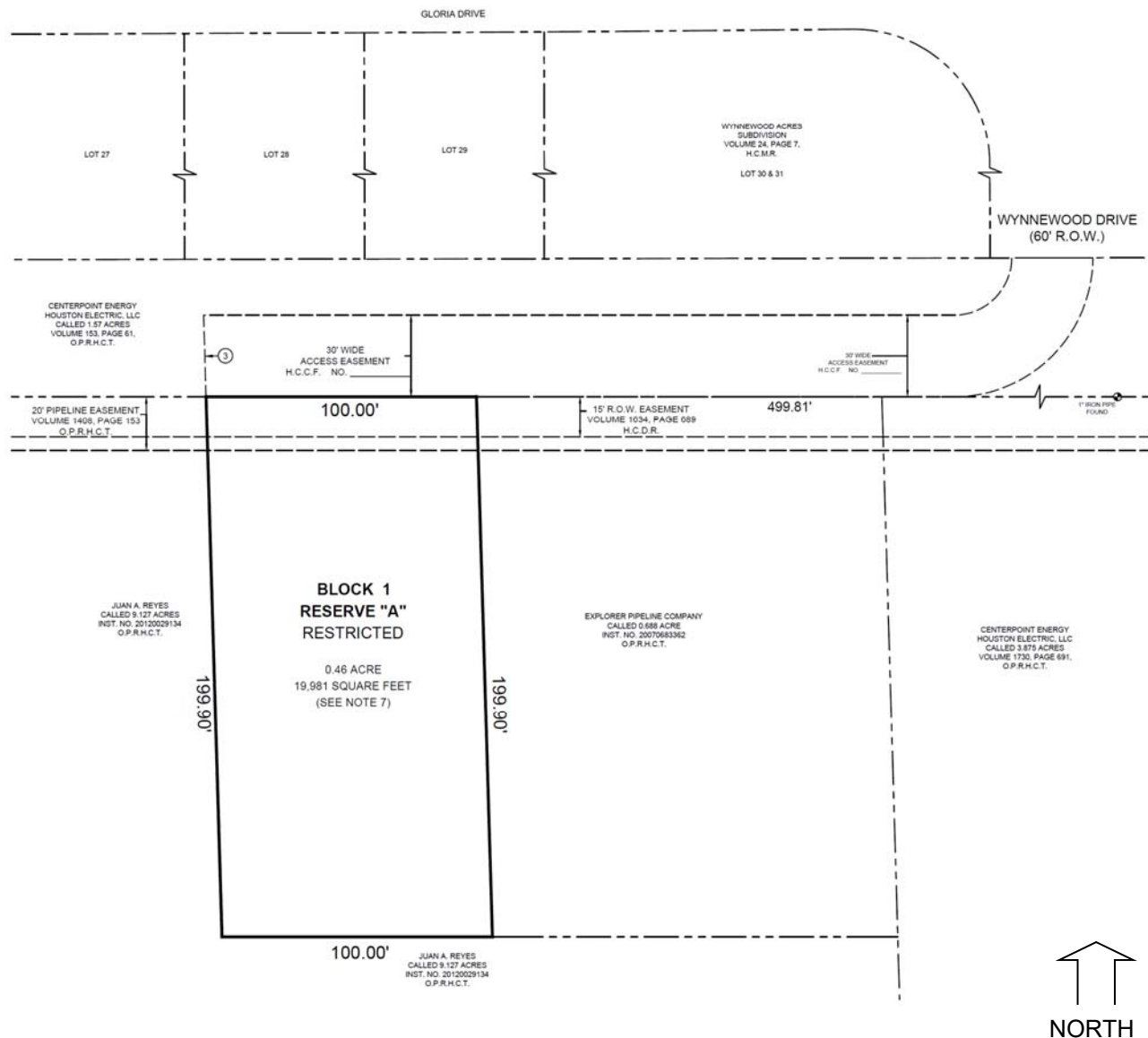
ITEM: 129

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Magellan Oates Station (DEF 2)

Applicant: Marsh Darcy Partners, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 129

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Magellan Oates Station (DEF 2)

Applicant: Marsh Darcy Partners, Inc.



D – Variances

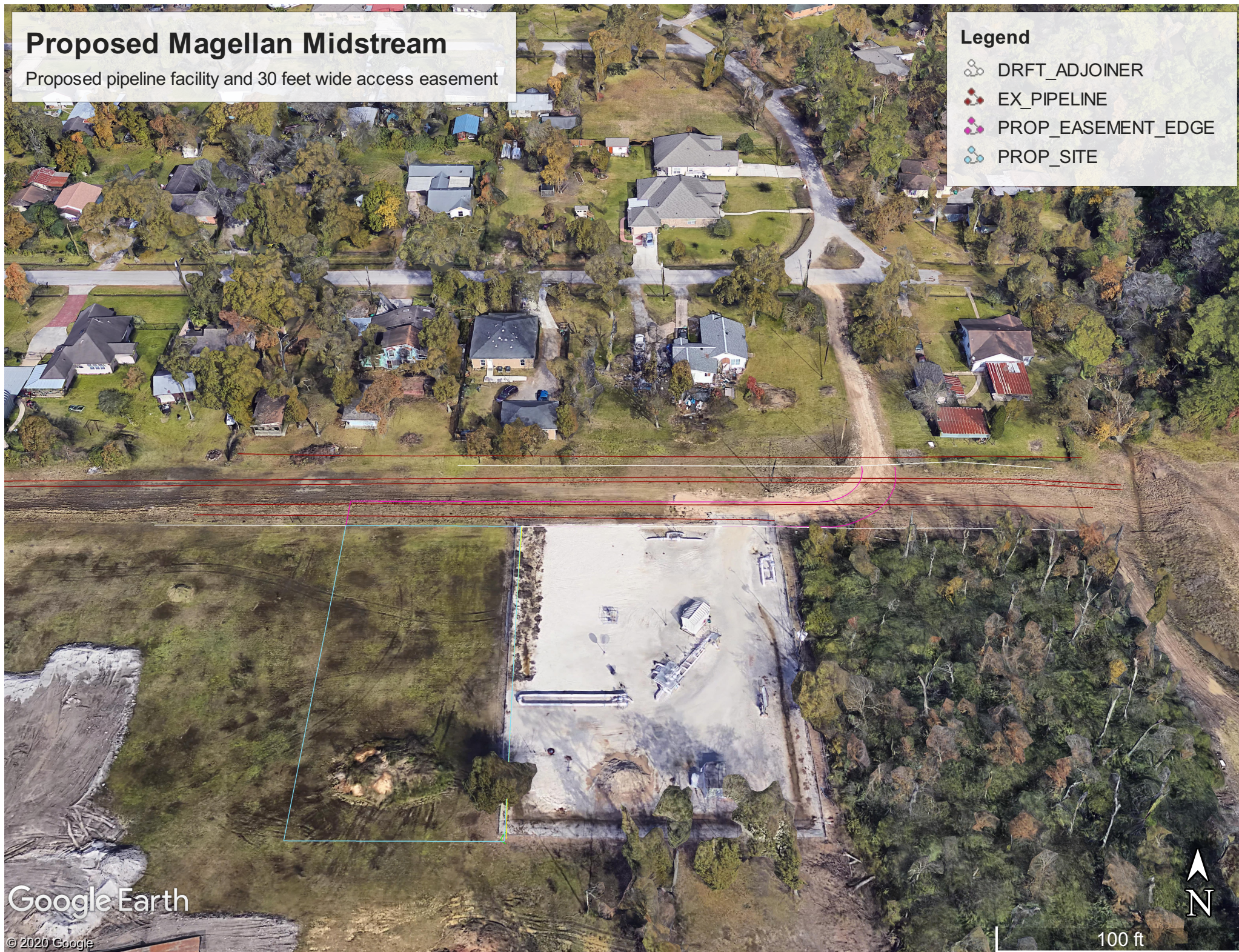
Aerial

Proposed Magellan Midstream

Proposed pipeline facility and 30 feet wide access easement

Legend

- DRFT_ADJOINER
- EX_PIPELINE
- PROP_EASEMENT_EDGE
- PROP_SITE



Google Earth

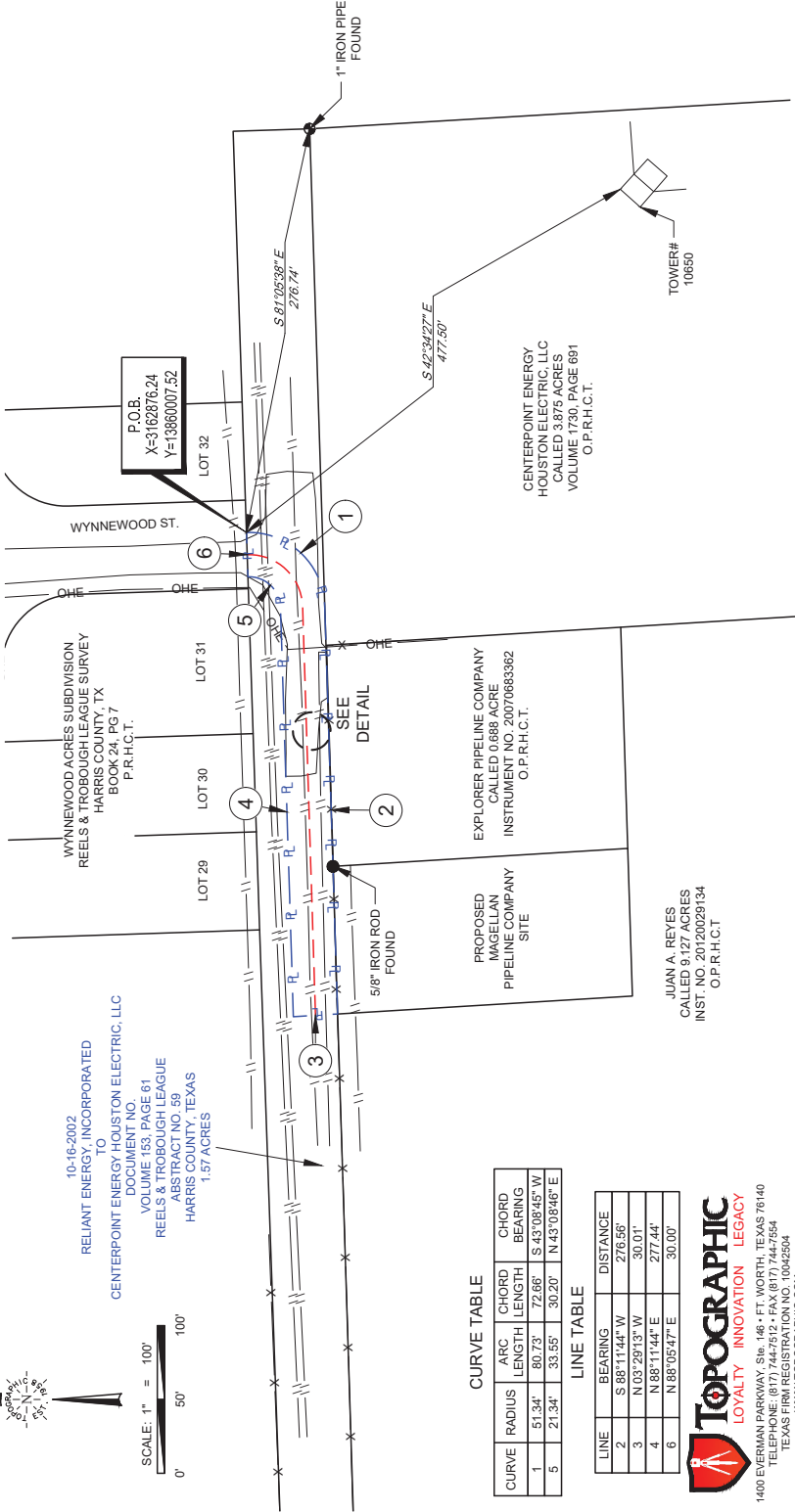
© 2020 Google

100 ft



TOTAL CENTERLINE LENGTH: 334.13 FEET OR 20.25 RODS
PERMANENT EASEMENT: 10024 SQUARE FEET OR 0.23 ACRE

EXHIBIT "A"
P. REELS / J. TROBOUGH SURVEY, A-59
HARRIS COUNTY, TEXAS
EASEMENT PLAT



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	51.34'	80.73'	72.66'	S 43°08'45" W
5	21.34'	33.55'	30.20'	N 43°08'46" E

LINE TABLE

LINE	BEARING	DISTANCE
2	S 88°11'44" W	276.58'
3	N 03°29'13" W	30.01'
4	N 88°11'44" E	277.44'
6	N 88°05'47" E	30.00'

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
1400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGGRAPHIC.COM

REVISION:

CAR	06/09/2020
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LPG EASTON 12IN
OATES ROAD

DATE: 05/04/2020

FILE: EP_LPG_EASTON_12IN_OATES_RD_REV1

DRAWN BY: CAR

SHEET: 1 OF 2

- NOTES:
- ORIGINAL DOCUMENT SIZE: 14" X 8.5"
 - ALL BEARINGS, DISTANCES, AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, U.S.
 - CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS EASEMENT, IN RELATION TO THE EVIDENCE FOUND DURING A FIELD SURVEY, MADE ON THE GROUND, UNDER MY SUPERVISION, AND USING DOCUMENTATION PROVIDED BY MAGELLAN PIPELINE COMPANY. THE LOCATION OF THIS EASEMENT IS NOT GUARANTEED BY THIS SURVEY, WITHIN THE LIMITS OF THIS CERTIFICATION. I HAVE BEEN LOCATED AS SHOWN HEREON OF WHICH I HAVE KNOWLEDGE. THIS CERTIFICATION IS LIMITED TO THOSE PERSONS OR ENTITIES SHOWN ON THE FACE OF THIS PLAT AND IS NON-TRANSFERABLE, AND MADE FOR THIS TRANSACTION ONLY.
 - ALL INFORMATION CONTAINED HEREIN FOR INFORMATIONAL PURPOSES ONLY.
 - B.O.L./P.O.B. = BEGINNING OF LINEPOINT OF BEGINNING
 - E.O.L./P.O.E. = END OF LINEPOINT OF EXIT
 - O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS

LEGEND

- TRACT BORDER
- EDGE OF PROPOSED EASEMENT
- CAI OF PROPOSED EASEMENT
- ROAD WAY
- FENCE LINE
- EXISTING PIPELINE
- OVERHEAD ELECTRIC
- IRON ROD FOUND
- IRON PIPE FOUND



Patrick A. Fox, R.P.L.S. No. 5069
SURVEYED ON THE GROUND: MARCH 11TH, 2020
Field note description of even date accompanies this plat.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2020-1739

Plat Name: Magellan Oates Station

Applicant: Marsh Darcy Partners, Inc.

Date Submitted: 10/02/2020

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 restricted reserve without public street frontage

Chapter 42 Section: 190

Chapter 42 Reference:

42-190 (c) Tracts for non-single family use - Reserves - 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: Restricted Reserve - All other - Minimum street or shared driveway frontage - 60 feet

Statement of Facts

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

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

Magellan Pipeline Company, L. P. desires to expand its underground pipeline facilities near Oates Road with the provision of an above-ground facility at the proposed subdivision location. This location is directly tied to the underground pipeline location. The proposed location does not have any existing public street frontage and is bisected on two sides by an existing CenterPoint energy transmission line and ROW ownership. This CenterPoint Energy ownership prevents the proposed subdivision single reserve from public street frontage. The proposed subdivision currently has existing physical access to Wynnewood Drive, a 60 feet wide ROW within Wynnewood Acres subdivision. CenterPoint Energy has indicated they will grant a permanent 30 feet wide access easement (there is only 50 feet of width available and CenterPoint Energy has indicated they will only grant a maximum 30 feet wide access easement) between the proposed subdivision reserve and Wynnewood Drive at the approximate location of the existing physical access point. The access easement will be recorded simultaneous or prior to the recordation of the subdivision plat. This single reserve is only 0.46 acres in size and will not have a significant impact on the area and the owner/developer is willing to restrict the reserve to pipeline and related uses. It is anticipated that the only vehicular traffic after initial construction will be a small service truck on a once-a-week basis. Strick application of this requirement would create an impractical development, if even possible, and one otherwise contrary to sound public policy. Should Wynnewood Drive be extended to the south in the future, this access easement will still provide public street access to the proposed reserve.

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

The hardship in this case was created by others (CenterPoint Energy) in the erection of an overhead transmission line between the proposed reserve and the only public street access available.

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

The intent to minimize impact and allow appropriate energy transmission facilities will be preserved and maintained if the variance is granted.

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

The minimal traffic generated by this use will not be injurious to the public health, safety, or welfare if the variance is granted. Not granting this variance will not allow this needed facility to be developed.

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

Physical circumstances and hardships created by others is the justification of this variance.



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

October 7, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Magellan Oates Station

REFERENCE NUMBER: 2020-1739



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located north of Wallisville Road east of Oates 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.

Marsh Darcy Partners, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a reserve to not have frontage and access to a public street but instead to allow access via a 30' access easement. 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 15, 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

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

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 **J Kent Marsh** with **Marsh Darcy Partners, Inc.** at **713-647-9880**. You may also contact Homero Guajardo 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).



Application No: 2020-1739

Agenda Item: 129

PC Action Date: 11/12/2020

Plat Name: Magellan Oates Station

Applicant: Marsh Darcy Partners, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 190

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow an restricted reserve without public street frontage;

Basis of Recommendation:

The site is located within the city limits north of Wallisville east of Oates. The applicant is proposing a restricted reserve to pipeline and related uses and requesting a variance to not have frontage nor access along a public street but instead to have access via a 30-foot access easement that connects to Wynnewood Drive.

Staff is in support of the request.

The site is being proposed as an expansion for the existing pipeline facility owned by Magellan Pipeline company that gives service to the pipelines that run underneath. The company wants to expand the site for the above ground facility that will be service once a week by a small truck as it is currently done. Currently, the existing facility has physical access from Wynnewood Drive.

The site is partially surrounded by Center Point property that doesn't allowed for a public street to connect to the site. Center point has granted vehicular access to the proposed site through the 30-foot access easement.

Staff supports the request due to the limited public street access and due to the existing pipeline facility currently in operation.

Staff recommendation is to grant the requested variance to allow a reserve restricted to pipeline and related uses to take access from an access easement with the condition that the access easement be paved as an all-weather surface, and approve the plat subject to the cpc 101 form conditions

Statement of Facts

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

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 existing CenterPoint Energy tract is an unusual existing condition that separates the public r.o.w and pipeline facility. A public r.o.w would need to be extended through a CenterPoint transmission tract in order to provide access to the facility.

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

The site is partially surrounded by Center Point property that doesn't allowed for a public street to connect to the site.

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

The granting of this variance will allow the continuation of the day to day responsibilities required for centerpoint transmission lines and the existing pipeline facility. Both parties can operate as they've been operating for many years.

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

Minimum traffic will be generated from the pipeline facility. Only one vehicle (small truck) is scheduled to maintain the facility once a week. The access easement will terminate at the public r.o.w of Wynnewood Street.

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

A public r.o.w would need to be extended through a CenterPoint transmission tract in order to provide access. It wouldn't be infeasible to ask the developer to provide a public r.o.w for the expansion of the facility.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 130
Action Date: 11/12/2020
Plat Name: Pinecrest Drainage Reserve
Developer: Meritage Homes of Texas, LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-2062 C2

Total Acreage:	15.3205	Total Reserve Acreage:	15.3205
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450K	City

Conditions and requirements for approval:

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

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

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

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

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

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

Add the following note on face of the plat: The Planning Commission granted a variance to not extend or terminate Springview Lane with a cul-de-sac subject to specific conditions on 11/12/2020. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted a variance to exceed 1,400' intersection spacing by not extending or terminating Springview Lane with a cul-de-sac.



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 130
Action Date: 11/12/2020
Plat Name: Pinecrest Drainage Reserve
Developer: Meritage Homes of Texas, LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-2062 C2

For Your Information:

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

HPW-OCE- Drainage and Utility:
Stormwater quality permit is required.

HPW-OCE-Traffic: 1. Please provide the OCE submitted or approved drainage & landscaping purposes plans as mentioned per the plat.

HPW- TDO- Traffic: 11/06/2020
No comments.

HPW-HW- IDS: Approved

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel E115-00-00 running at the northeastern tip of the plat also include HCFCD Easement information (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

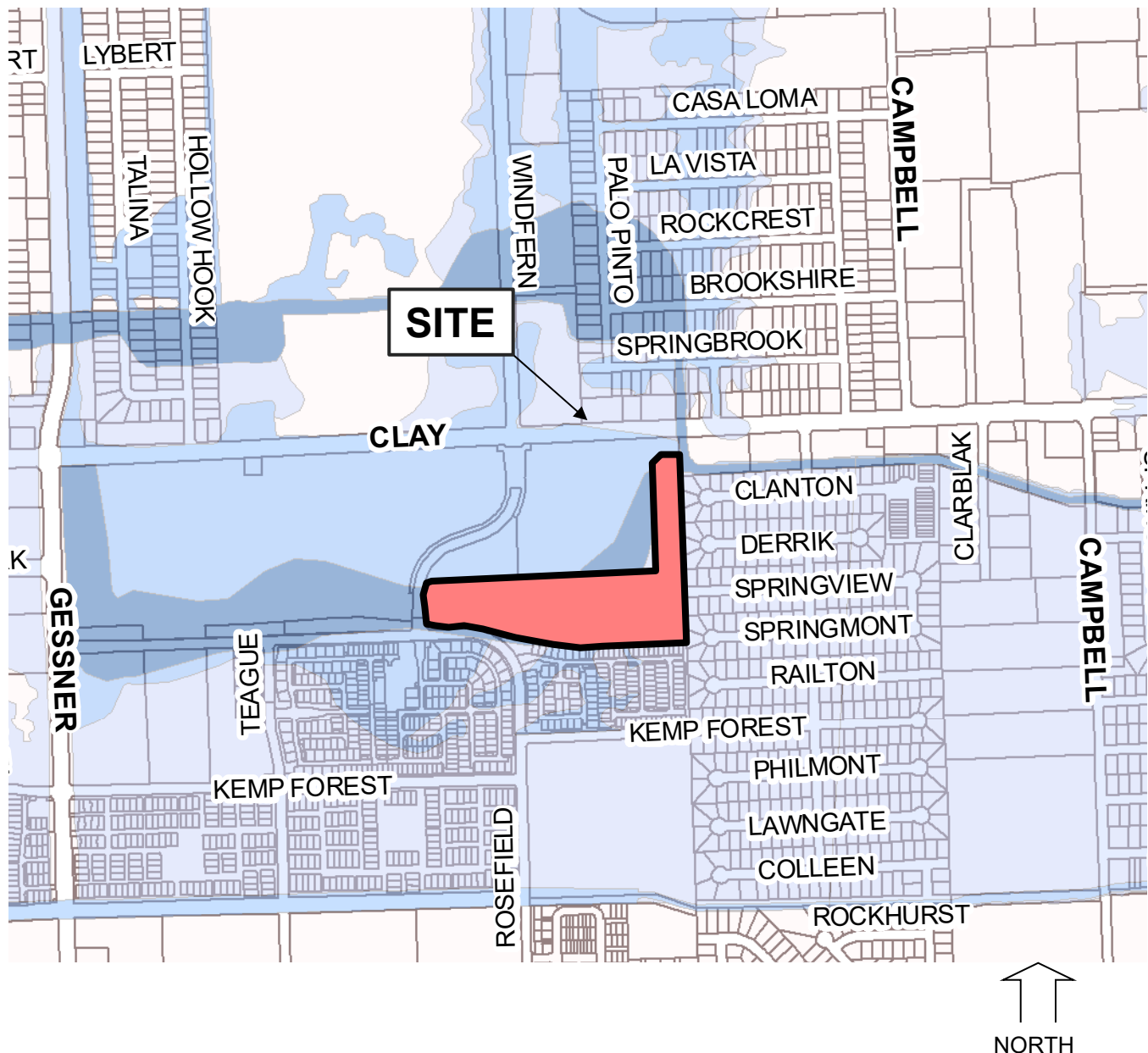
ITEM: 130

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Pinecrest Drainage Reserve

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

Houston Planning Commission

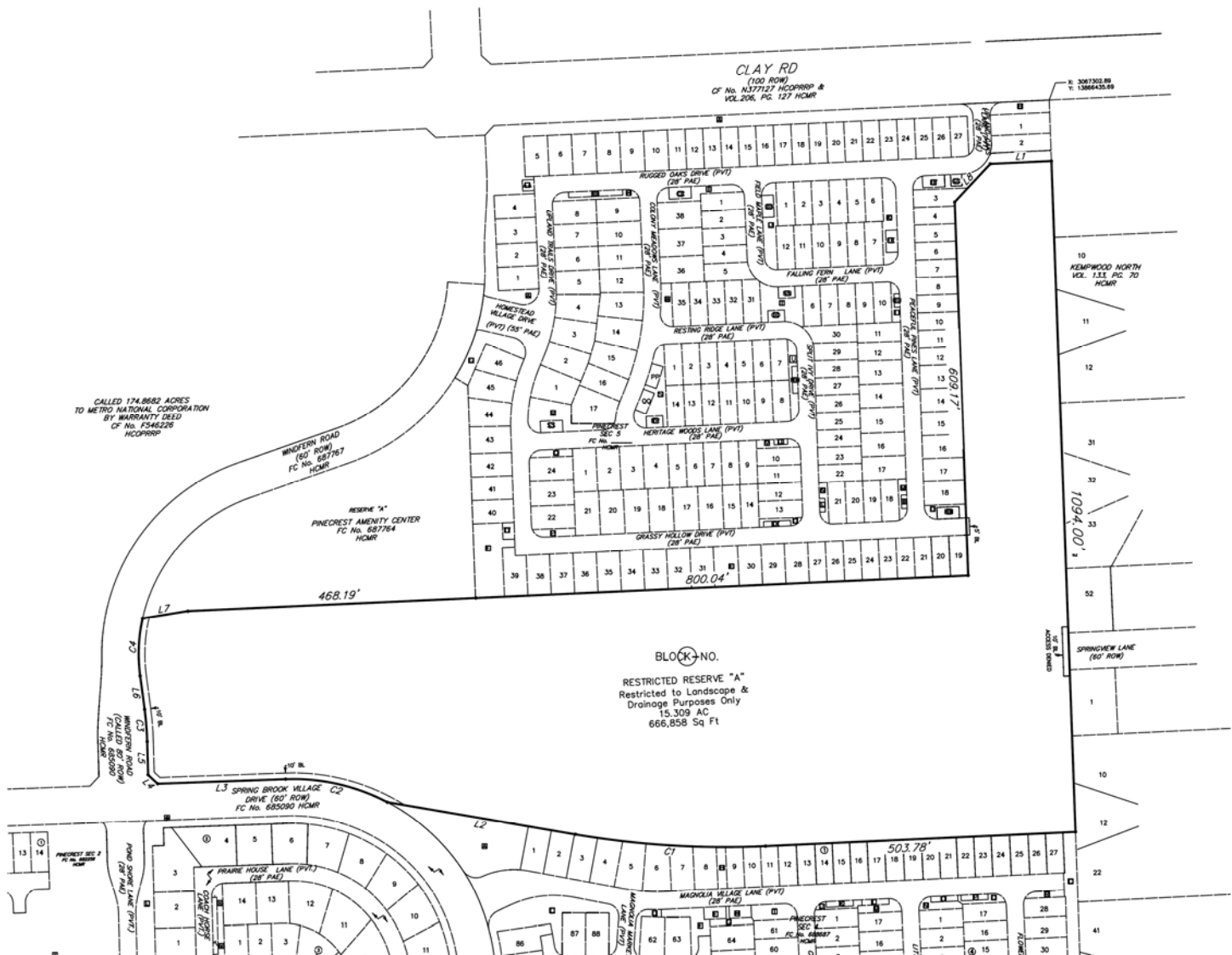
ITEM: 130

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Pinecrest Drainage Reserve

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision

Houston Planning Commission

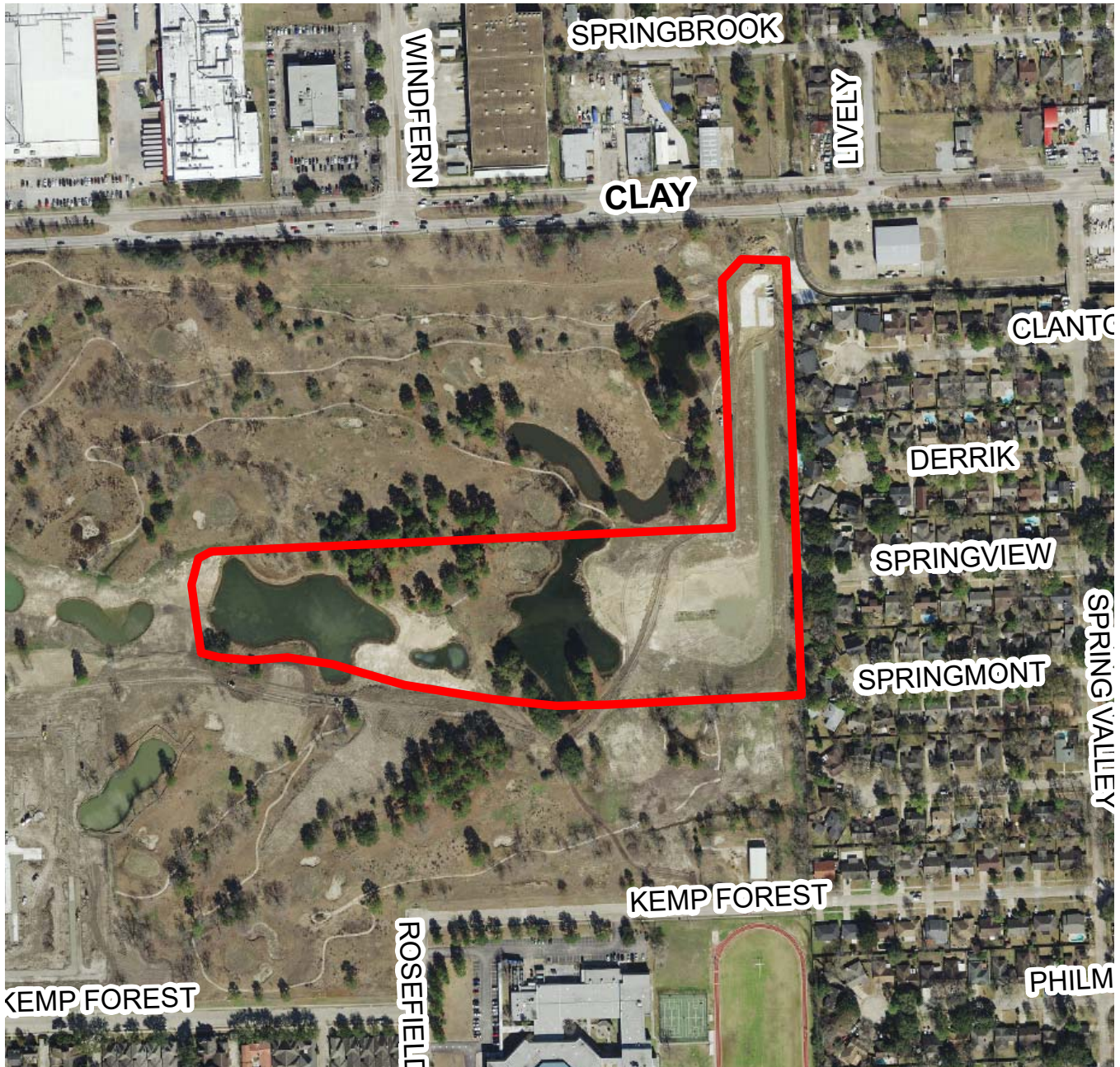
ITEM: 130

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Pinecrest Drainage Reserve

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2020-2062

Plat Name: Pinecrest Drainage Reserve

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 11/02/2020

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 requirements by not extending Springview Lane and to not provide a turnaround

Chapter 42 Section: 128

Chapter 42 Reference:

Sec 42-128. (a) (1) Intersections of local streets. Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

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

(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 limits within the Pinecrest residential development which is a redevelopment of the Pinecrest Golf Course. In August 2016, a general plan (GP) for the development was submitted and approved, with a street pattern of internal collectors (Windfern Road and Spring Brook Village Drive) and local street extensions of Teague Road and Rosefield Drive connecting to designated major thoroughfares Clay Road and Gessner Road, and existing local street Kemp Forest Drive. A key component of the GP was the drainage/ detention area which meandered through the development west to east towards "Brickhouse Gully" at the northeast corner of the development. The proposed detention area identified in the GP submission followed the pre-redevelopment floodplain/floodway that existed on the site and aligned with the connected system of ponds that existed on the golf course. The proposed street pattern approved with the GP met intersection spacing requirements for the proposed development in which residential cells with private street systems would feed into internal collectors and ultimately to the adjacent major thoroughfares and local street system. The one exception to the proposed street pattern was the issue of intersection spacing along the western boundary and existing stub – Springview Lane. Springview Lane (60' ROW) was platted and recorded with the adjacent Kempwood North development in 1965 and stubs into the plat's eastern boundary. Extension of the stub street into the Pinecrest development is infeasible due to the existing drainage channel and detention pond. The drainage channel and detention were constructed based on the approved CLOMR prior to the submittal, approval and construction of any residential sections as requested by City of Houston Department of Public Works and Engineering. Granting the requested variance to not extend and not provide a turnaround for Springview Lane will not adversely impact either subdivision or the general health, welfare and safety of residents. Residential cells within the Pinecrest development feature Type II private street systems which connect to internal collector streets – Windfern Road and Spring Brook Village Drive. In combination within local street extensions of Teague Road and Rosefield Drive, the overall street pattern addresses traffic circulation and distribution for the Pinecrest development without adversely impacting traffic flow on existing streets in the neighboring Kempwood North subdivision. There are twenty (20) lots that take access from the western portion Springview Lane. The public ROW at its intersection with Spring Valley Road already has signage indicating it is a dead end street with "no outlet" and there is a type III barricade at its terminus.

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

Granting of the variance is not the result of a hardship created or imposed by the applicant. Strict application of the rules would require the extension of Springview Lane ROW or a vehicular turnaround in the area already built for detention

and mitigation purposes. This is impractical and presents a hazard for vehicular traffic while adversely impacting the functionality of the drainage channel.

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

The street pattern within the Pinecrest development (internal collectors Windfern Road and Spring Brook Village Drive, and local street extensions of Teague Road and Rosefield Road) adequately addresses traffic distribution and circulation for the residential subdivision to the adjacent major thoroughfares Clay Road and Gessner Road. Similarly, the street pattern within the adjacent Kempwood North subdivision addresses traffic circulation and distribution for its residents, as it has since 1965. Springview Lane at its intersection with Spring Valley Road already has signage indicating it is a dead end ROW with “no outlet” and there is a type III barricade at its terminus.

(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. Residential cells within the Pinecrest development feature Type II private street systems which connect to internal collector streets – Windfern Road and Spring Brook Village Drive. In combination within local street extensions of Teague Road and Rosefield Drive, the overall street pattern addresses traffic circulation and distribution for the ‘new’ development without adversely impacting traffic flow on existing streets in the neighboring Kempwood North subdivision.

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

Economic hardship is not the sole justification of the variance. The existing and proposed street networks adequately addressed traffic circulation for both developments – Pinecrest and Kempwood North.



Application No: 2020-2062

Agenda Item: 130

PC Action Date: 11/12/2020

Plat Name: Pinecrest Drainage Reserve

Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed 1,400' intersection spacing requirements by not extending Springview Lane and to not provide a turnaround ;

Basis of Recommendation:

The site is located within the city limits, along and south of Clay Road and east of Gessner Road. The applicant is requesting a variance to exceed 1400' intersection spacing by not extending or terminating Springview Lane with a cul-de-sac. Staff is in support of the request.

The applicant is proposing one reserve restricted to drainage and detention. Per the ordinance, the applicant is required to extend Springview Lane stub street through the site. Extending this stub street through the site would be impractical due to the existing drainage channel and detention ponds. Additionally, extending this street would not significantly improve the overall traffic circulation. Traffic circulation will be addressed by the adjacent street network.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

Per the ordinance, the applicant is required to extend Springview Lane stub street through the site. Extending this stub street through the site would be impractical due to the existing drainage channel and detention ponds.

(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 and detention ponds are existing conditions not created by the applicant.

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

Extending the required street would not significantly improve the overall traffic circulation. Traffic circulation will be address by the adjacent street pattern.

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

The proposed reserve would not incrate traffic. Traffic circulation will be addressed by the adjacent street pattern.

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

Justification for granting the variance is based on the existing physical characteristics of the site.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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November 5th, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Pinecrest Drainage Reserve

REFERENCE NUMBER: 2020-2062



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located south of Clay Rd. and east of Gessner Rd. 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.

Jones|Carter - Woodlands Office, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed 1400' intersection spacing by not extending Springview Lane and to not provide a turnaround. 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, November 12, 2020, at 2:30 p.m.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624. A staff member will take your comments. Your comments will be read into the record and made part of the meeting record.

For additional information regarding this project, please call **Mikalla Hodges** of **Jones|Carter - Woodlands Office** at **281-363-4039**. 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.
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- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **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: 131
Action Date: 11/12/2020
Plat Name: Willowpoint Sec 1
Developer: K. Hovnanian of Houston II, LLC
Applicant: META Planning + Design, LLC
App No / Type: 2020-1945 C3P

Total Acreage:	40.7000	Total Reserve Acreage:	14.5500
Number of Lots:	155	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	289G	ETJ

Conditions and requirements for approval:

013. Provide written approval of plat with Recordation Package from the pipeline company(s) as indicated on the marked file copy.

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)

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

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

049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site.

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)

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

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

121. Add One-foot Reserve plat note: (adjacent to street) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors. (Sec 42-191)

132. Add COS plat note: Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision. (Sec 42-182)

159. Provide centerline tie.

Add the following note on face of the plat: The Planning Commission granted a variance to exceed the intersection spacing along the northwest side of Mahaffey Road subject to specific conditions on 11/12/2020. 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:



Agenda Item: 131
Action Date: 11/12/2020
Plat Name: Willowpoint Sec 1
Developer: K. Hovnanian of Houston II, LLC
Applicant: META Planning + Design, LLC
App No / Type: 2020-1945 C3P

Grant the requested variance(s) and Approve the plat subject to the conditions listed
Planning Commission granted a variance to allow excessive intersection spacing along the northwest side of Mahaffey Road between the proposed public street and Whistler Pine Drive.



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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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)
- Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h)
- Indigo Crescent Road should match up with median opening on Mahaffey Rd
- eastbound left turn lane will be required on Mahaffey Rd
- UVE should be checked at Indigo Crescent Rd and Mahaffey Rd chapter 10-COH geometric design guidelines, 10-23
- Change street name for Umber Oaks Way. it may be a duplication

HPW-HW- IDS: Approved

Harris County Flood Control District: Flood Control review - Need to show and label drainage channel M112-01-00 with top of banks at the northern boundary of the plat.

HPW-OCE- Drainage and Utility: No comments

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

Houston Planning Commission

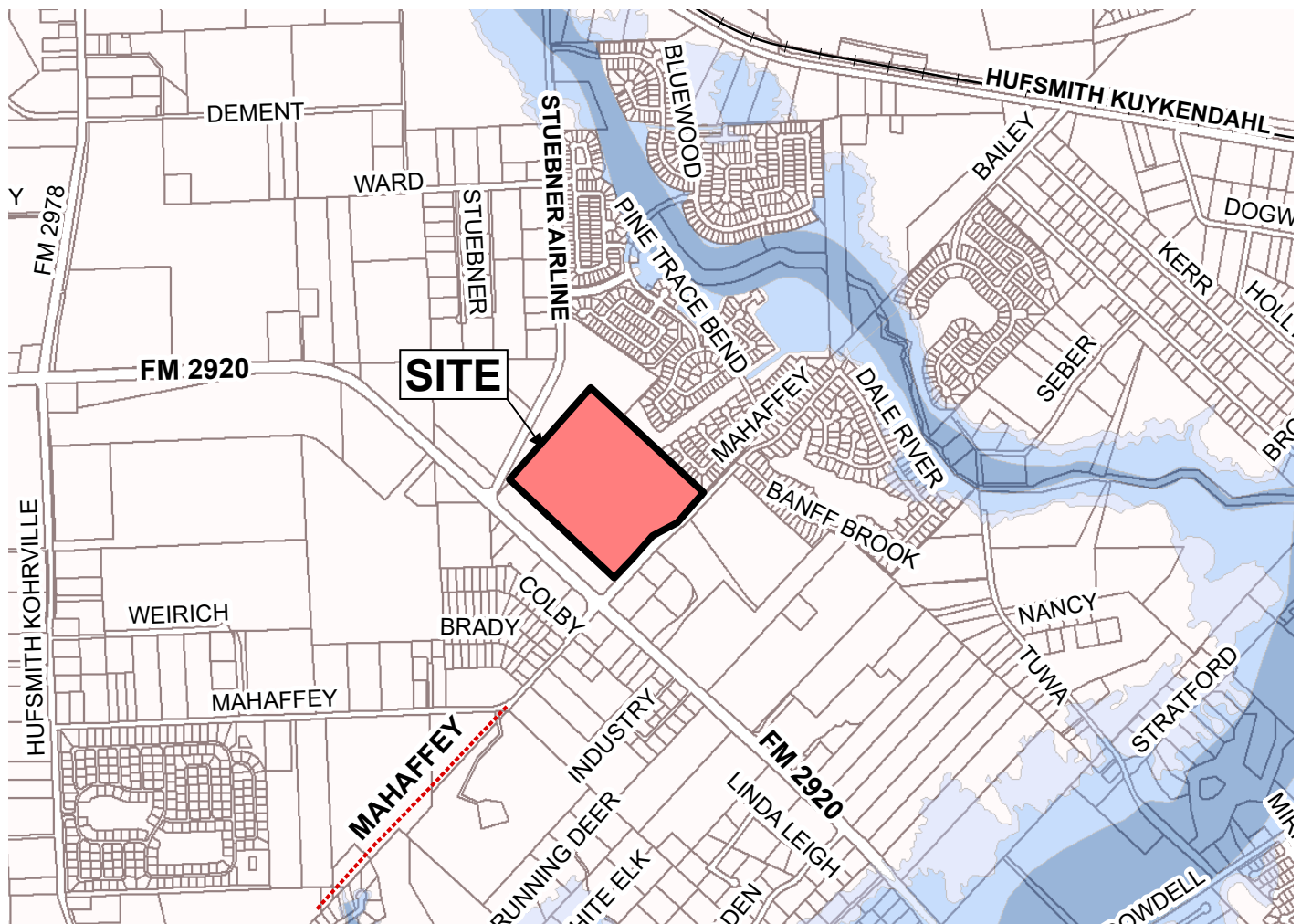
ITEM: 131

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Willowpoint Sec 1 (DEF 1)

Applicant: META Planning + Design, LLC



D – Variances

Site Location

Houston Planning Commission

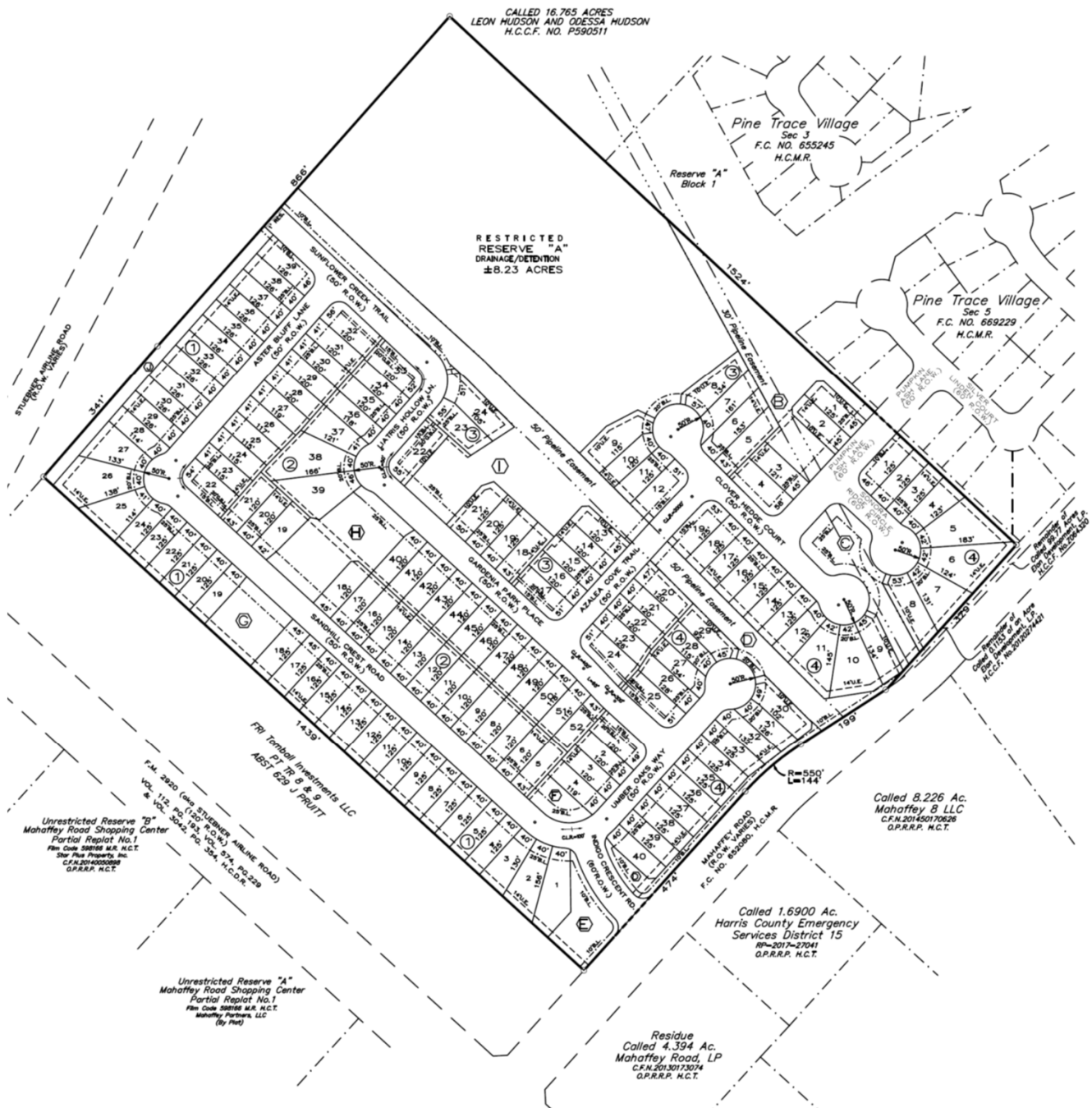
ITEM: 131

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Willowpoint Sec 1 (DEF 1)

Applicant: META Planning + Design, LLC



D – Variances

Subdivision

Houston Planning Commission

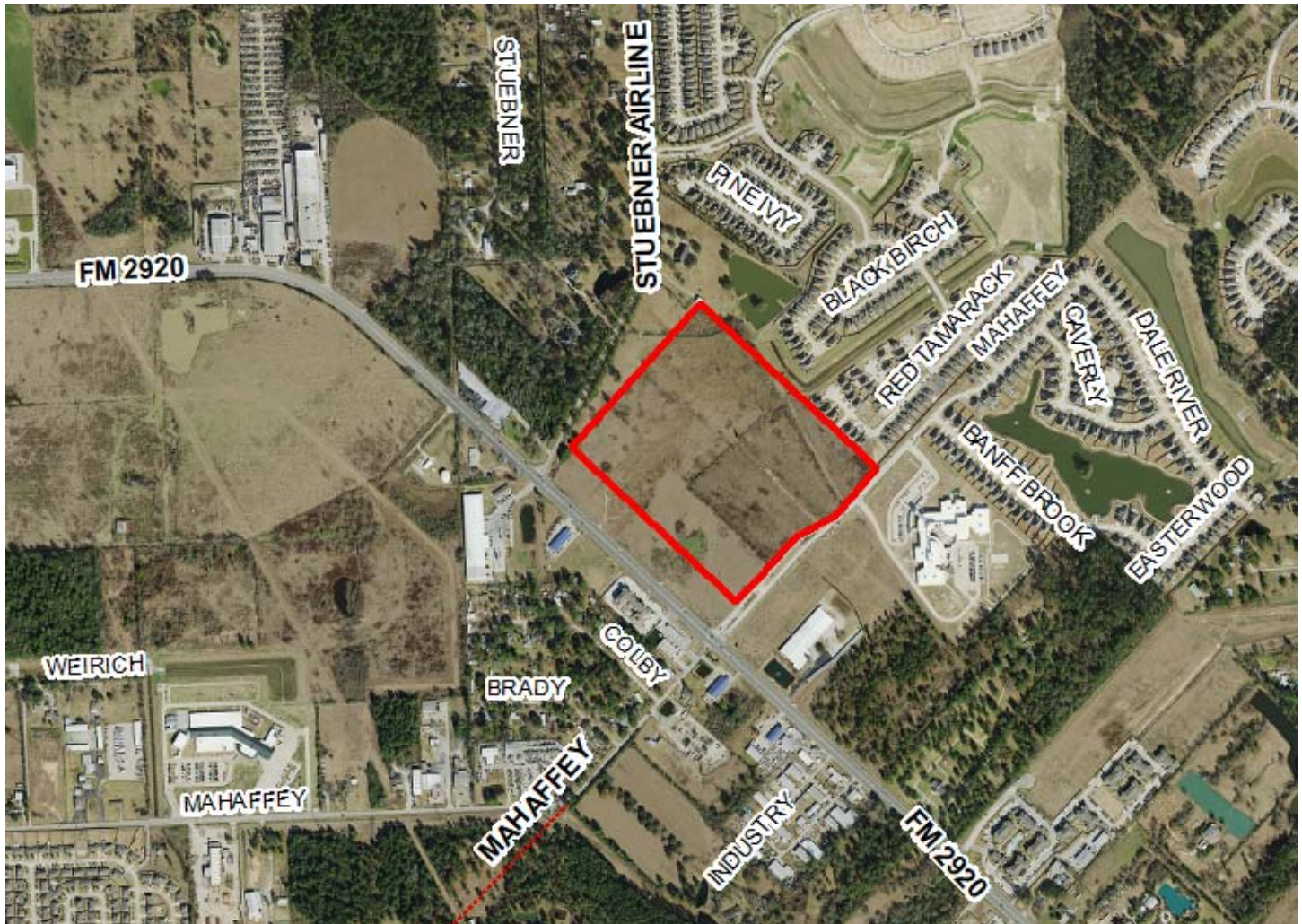
ITEM: 131

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Willowpoint Sec 1 (DEF 1)

Applicant: META Planning + Design, LLC



D – Variances

Aerial



Application Number: 2020-1945

Plat Name: Willowpoint Sec 1

Applicant: META Planning + Design, LLC

Date Submitted: 10/19/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow an intersection spacing of $\pm 1,985'$ between local through streets along the west side of Mahaffey Road.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: 1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

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

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

Willowpoint is a ± 48.7 -acre single-family residential & commercial development located along Stuebner-Airline Road/ FM 2920 at Mahaffey Road, far northwest of central Houston near the City of Tomball. The development is surrounded on three sides by existing roads and is also bounded by the existing Pine Trace Village community to the northeast. The subject site is bounded on the east by Mahaffey Road beginning at FM 2920. Mahaffey Rd is an existing street that begins as a 100' ROW with a boulevard paving section at FM 2920 and transitions down to a single paving section within a 60' ROW as it moves northward along the subject site. Mahaffey Rd then extends further north into the adjacent existing neighborhood of Pine Trace Village, where the 60' ROW reduces to a 50' ROW. The first existing through-street to the west is Whistler Pine Drive, a local street in Pine Trace Village that is $\pm 2,405'$ from FM 2920. This distance requires one additional west-bound through street to satisfy local street intersection spacing at 1,400' or less. Measuring from Whistler Pine Drive, the subject site is not able to connect to Mahaffey Road any closer than 1,350' from Whistler Pine Drive, because Mahaffey Road swings away from the property line and a sliver of land owned by a third party separates the subject site from Mahaffey Road's ROW. The subject site begins to touch Mahaffey Road within the paving transition from a single paving section to a boulevard paving section. Best practice for safe roadway design dictates it is not advisable to introduce a street connection at the beginning of a transition, especially a through street. The primary entrance to the subject site should not be located in the transition zone. The transition zone ends about $\pm 1,686'$ from Whistler Pine Drive, at which point a street connection would be reasonable. However, Mahaffey Road is a divided boulevard from here south to FM 2920, with median openings already established. There is no median cut at the edge of the transition zone, but there is an existing median cut about 300' further south. The subject plat proposes to connect to this existing median cut, which is $\pm 1,985'$ from Whistler Pine Drive. Since the connection to Mahaffey Road is proposed to be the primary entrance for the subject site, it is better traffic circulation for the new intersection to be able to utilize a median cut, rather than have all northbound traffic from FM 2920 perform a U-turn at the end of the paving transition to turn southbound to enter the site. Looking internally, a connection to Mahaffey Road at 1,400' or 1,686' from Whistler Pine Drive instead of the proposed location would not materially change the resulting traffic circulation within the neighborhood, as the entry street connection to Mahaffey Road will make a T-intersection to the internal street network,

regardless of where it is located along Mahaffey Road. All through traffic will be winding through the neighborhood's internal streets, not making a straight shot northwest, with the intention of limiting cut-through traffic, which is a stated goal of Chapter 42. Since the through-route is not direct, there is no clear advantage to locating the connection to Mahaffey Road at the 1,400' midpoint between FM 2920 and Whistler Pine Drive. The greater intersection spacing along Mahaffey Road still achieves the same result as intended by the ordinance. In summary, the proposed entry street takes advantage of an existing median opening in Mahaffey Road and avoids introducing an intersection within the existing paving transition, which is in keeping with best practices for traffic distribution. The ordinance requires only one through-street between FM 2920 and Whistler Pine Drive, and the proposed land plan does provide this through-street, albeit much further south than the standard 1400' intersection spacing.

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

The surrounding street pattern, property ownership lines, and existing configuration of Mahaffey Road are physical conditions not created or imposed by the applicant.

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

The intent and general purposes of this chapter to provide for through-streets at regular intervals will be preserved and maintained by the provision of one additional street connection between FM 2920 and Whistler Pine Drive, utilizing the existing median cut for the best outcome of traffic circulation.

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

The granting of the variance will not impede nor frustrate local traffic circulation, nor create any unsafe conditions, and will therefore not be injurious to the public health, safety, or welfare.

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

The existing property configurations and existing geometry of Mahaffey Road are the justification for the granting of the variance.



Application No: 2020-1945

Agenda Item: 131

PC Action Date: 11/12/2020

Plat Name: Willowpoint Sec 1

Applicant: META Planning + Design, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow an intersection spacing of $\pm 1,985'$ between local through streets along the west side of Mahaffey Road.;

Basis of Recommendation:

The site is located in Houston's ETJ, in Harris County, northeast of FM 2920 and northwest of Mahaffey Road. The applicant is requesting a variance to exceed 1400' intersection spacing along the northwest side of Mahaffey Road between the proposed public street and Whistler Pine Drive. Staff is in support of the request.

The applicant is proposing a residential development with multiple points of access. Previously, the applicant was requesting a variance to not extend Pumpkin Ash Lane through the site. During the deferral period, the applicant revised the proposed street layout and extended the required street to meet the ordinance.

The distance between the proposed public street and Whistler Pine Drive along Mahaffey Road is about 1,900'. Therefore, the applicant is required to address this excessive intersection spacing by providing a north-south public street within 1,400'. Requiring a public street within 1,400' from Whistler Pine Drive would be impractical due to the location of multiple pipelines and the existing narrow strip of land (between the subject property and Mahaffey Road) owned by a different property owner. The likelihood to extend a street within 1,400' is very low. Granting of the variance would still meet and preserve the ordinance as the subject property is still providing one connection to Mahaffey Road.

Overall, the proposed development will provide anadequate internal traffic circulation with multiple points of access. Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

n/a

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

The distance between the proposed public street and Whistler Pine Drive is about 1,900'. Per the ordinance, the applicant is required to provide a north-south public street within 1400' from Whistler Pine Drive. Requiring this public street would be impractical due to the location of multiple pipelines and the existing narrow strip of land owned by a different party.

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

The pipelines and the strip of land (between the subject property and Mahaffey Road) are existing conditions not created by the applicant.

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

The proposed development is still providing one street connection to Mahaffey Road, which would help to maintain and preserve the intent of the ordinance.

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

The proposed development will provide multiple points of access and adequate internal traffic circulation.

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

The justification for granting the variance is based on the existing conditions of the surrounding areas.



Agenda Item: 132
Action Date: 11/12/2020
Plat Name: Wunderlich Residential
Developer: Venturi Engineers
Applicant: Gruller Surveying
App No / Type: 2020-2047 C3P

Total Acreage:	7.0488	Total Reserve Acreage:	1.8769
Number of Lots:	35	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Heatherloch MUD
County	Zip	Key Map ©	City / ETJ
Harris	77069	330V	ETJ

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (Sec 42- 150 thru 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 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. (Sec 42-41)
077. Minimum lot size in the ETJ is 5000 square feet without compensating open space. (Sec 42-181)
124. Add Permanent Access Easement plat note: This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.
143. Minimum intersection spacing along a local street shall be 75 feet. (Sec 42-128)
148. Change street name(s) as indicated on the marked file copy. (Chapter 41)
155. All streets must have a name followed by a suffix. In addition, permanent access easements must have a suffix of "Private" or "PVT." (Sec 42-133 & 134)
157. Provide streets names for each street. (133-134)
- 157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.
- 185.3. Appendix A: Add private streets paragraph in the dedicatory language. (Record.doc)
- 190.1. Add 'or M. Sonny Garza, Vice Chairman' on same line as Chair in the Planning Commission certificate.
202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (Record.doc)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Coordinate the proposed geometric design with Harris County as indicated on the marked file copy.

Commission Action:

Defer Chapter 42 planning standards



Agenda Item: 132
Action Date: 11/12/2020
Plat Name: Wunderlich Residential
Developer: Venturi Engineers
Applicant: Gruller Surveying
App No / Type: 2020-2047 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: Approved

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

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

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

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

UVE should be checked at Wunder Way and Wunderlich Rd (Chapter 10-COH geometric design guidelines, 10-23)

New street names are required at 90 degree bends (Chapter 41)

Check with COH about plat classification (chapter 42)

Private street/reserve boundary needs to be checked (Chapter 42)

County has no objections to variance

County recommends deferral

Addressing: WUNDER WAY - Ch. 41 Code of Ordinance states that a street name shall change at a 90 degree (or near 90) bend. Please change the street name so that each of the street segments have a unique street name.

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

Houston Planning Commission

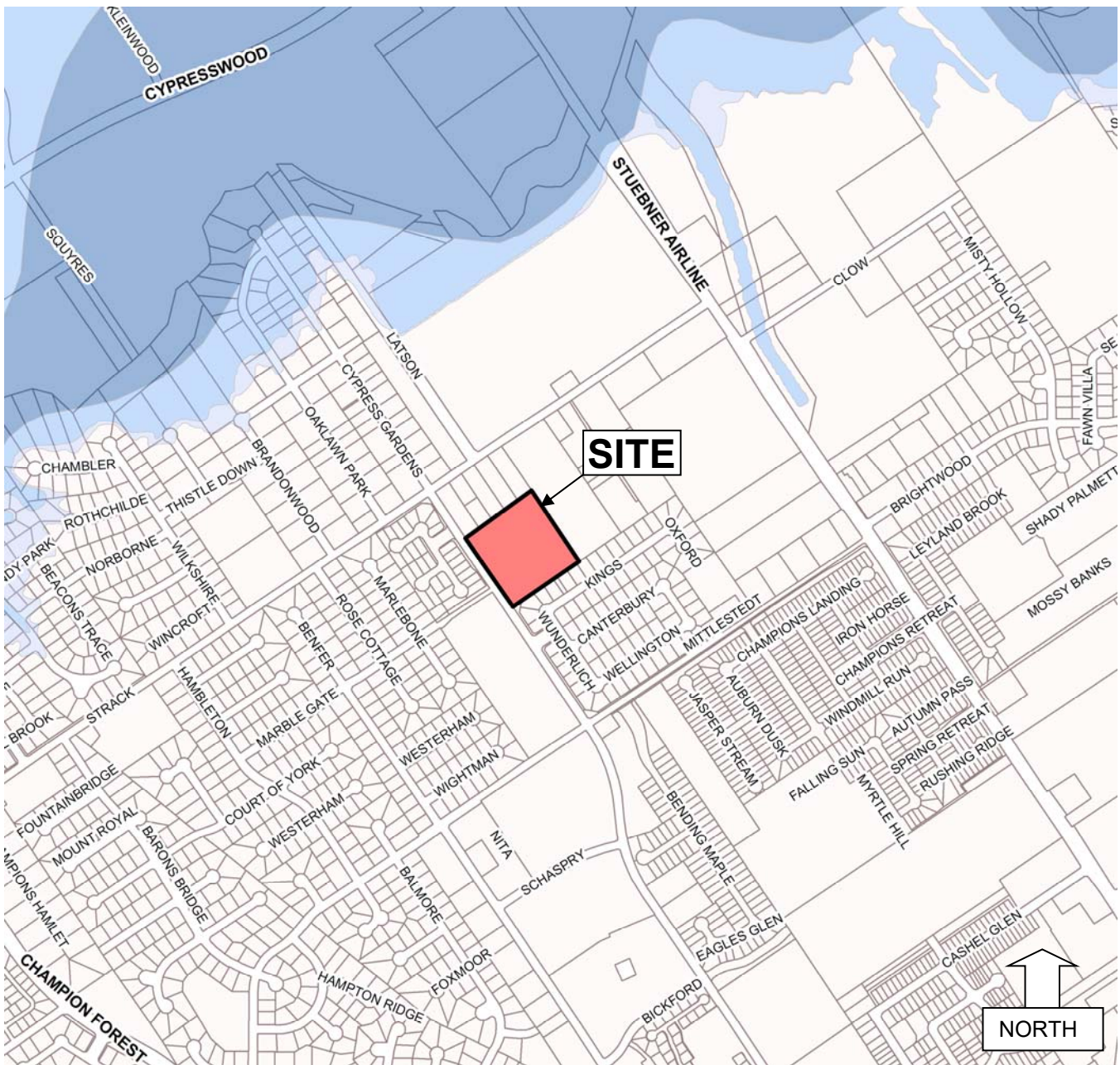
ITEM: 132

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Wunderlich Residential

Applicant: Gruller Surveying



D – Variances

Site Location

Houston Planning Commission

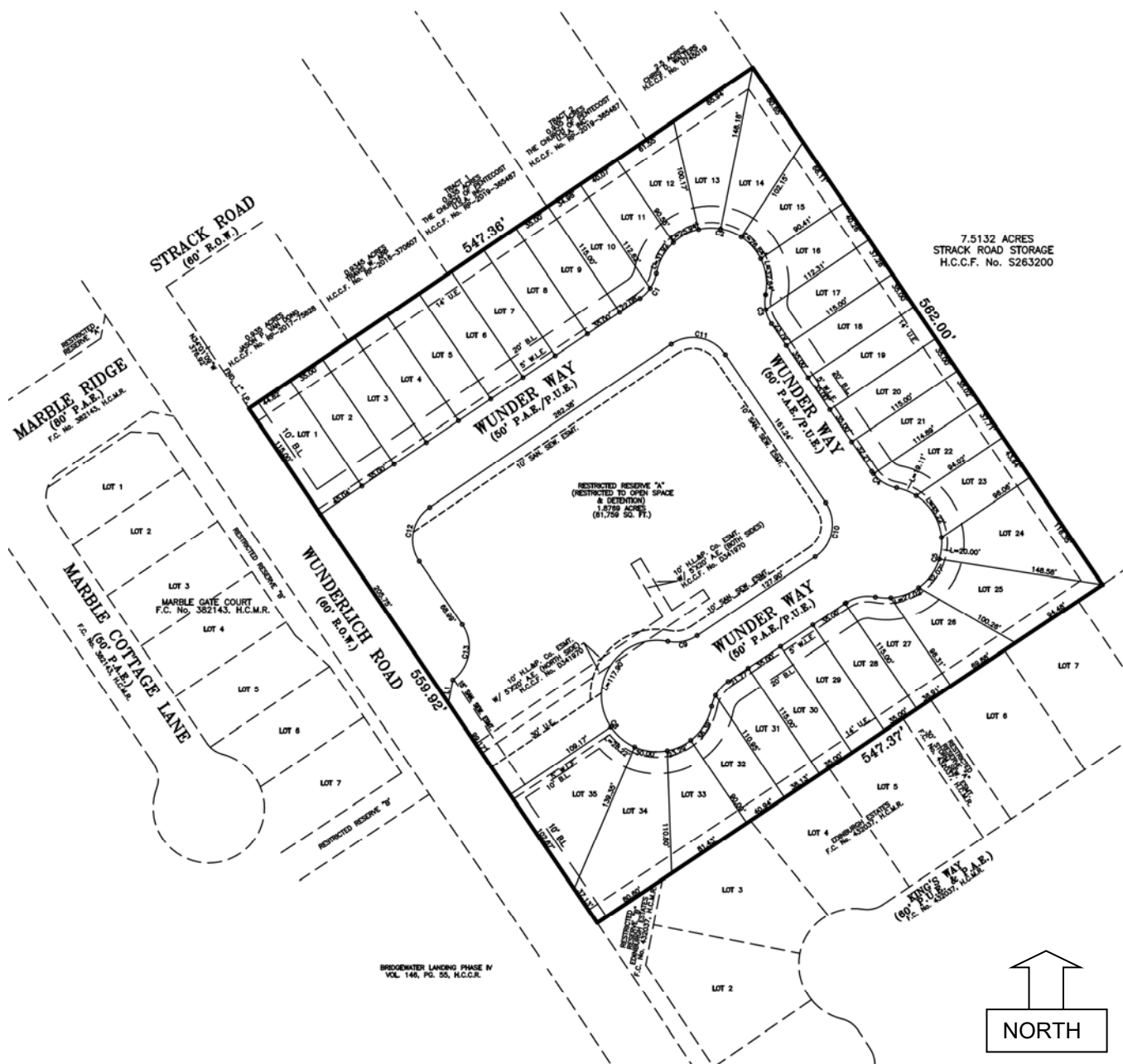
ITEM: 132

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Wunderlich Residential

Applicant: Gruller Surveying



D – Variances

Subdivision

Houston Planning Commission

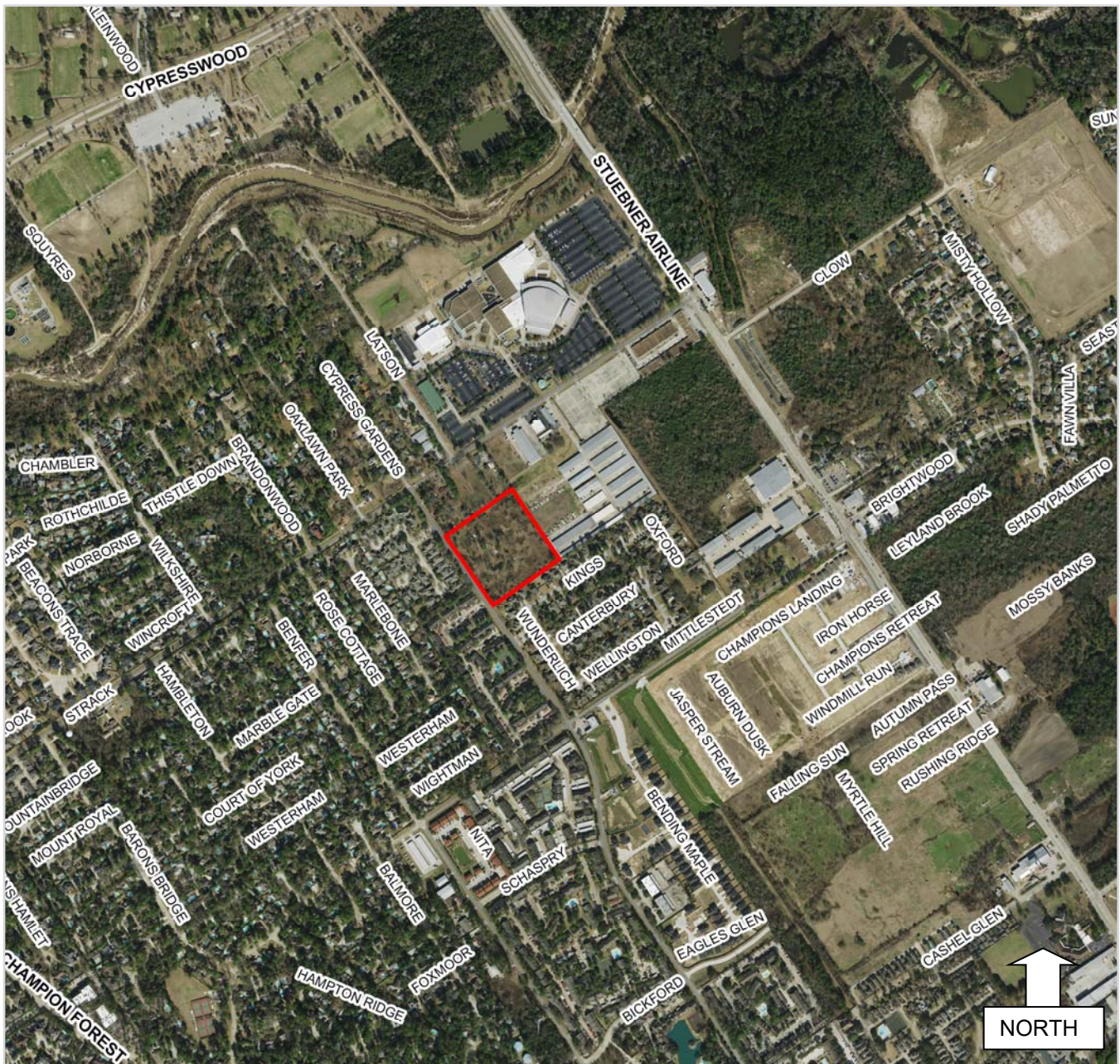
ITEM: 132

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Wunderlich Residential

Applicant: Gruller Surveying



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-2047

Plat Name: Wunderlich Residential

Applicant: Gruller Surveying

Date Submitted: 11/02/2020

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 Wunderlich Road by not dedicating an east west street through the site

Chapter 42 Section: 128

Chapter 42 Reference:

Each local street shall intersect with a street that meets requirements of subsection (b) at least every 1400 feet

Statement of Facts

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

(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 Rights-of-Way adjacent to the property (Wunderlich Road) currently provides access to the south R.O.W. (Middlesteadt Road) and to the north R.O.W. (Strack Road). The property directly across the street of Wunderlich (West of our tract) is already a platted condominium complex and would not be required to provide additional access. The property to the east of the subject site is a commercial development with no feasible way to run a street through.

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

The circumstances are not created by the applicant as there is no feasible need for a R.O.W. in this area. The property has been configured in this way for 25+years and has not caused a conflict. Creating a R.O.W. through the subject site would ultimately lead to nothing therefore be a mute point.

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

The intent would be maintained as there is R.O.W.'s to the north and to the south of us with sufficient access and turn arounds.

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

The variance would not create a danger, as it would be the same configuration it has been for 25+ years.

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

The variance is solely being applied for because there is adequate access and turnaround available as it is currently laid out, therefore there is no need for a dedication.



Application No: 2020-2047

Agenda Item: 132

PC Action Date: 11/12/2020

Plat Name: Wunderlich Residential

Applicant: Gruller Surveying

Staff Recommendation: Defer Chapter 42 planning standards

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 Wunderlich Road by not dedicating an east west street through the site;

Basis of Recommendation:

The site is located in Houston's ETJ, in Harris County, south of Cypresswood Drive and west of Stuebner Airline Road. The applicant is requesting a variance to exceed 1400' intersection spacing by not providing an east-west public street through the site. Staff's recommendation is to defer the plat per Chapter 42 planning standards and to allow the applicant to provide revised information by noon next Wednesday.

Statement of Facts

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



Agenda Item: 133
Action Date: 11/12/2020
Plat Name: Martin Commercial Park
Developer: Kimley-Horn
Applicant: Windrose
App No / Type: 2020-1995 C2

Total Acreage:	46.7585	Total Reserve Acreage:	46.7585
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:	Porter MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296B	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)

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

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

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

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

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

Provide CenterPoint note on face of the plat.

The proposed reserve will be restricted to "commercial and industrial" uses as indicated on the marked file copy.

Add the following note on face of the plat: The Planning Commission granted a variance to allow exceed intersection spacing by not providing an east-west public street through the site subject to specific conditions on 11/12/2020. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted a variance to exceed intersection spacing by not providing an east-west public street through the subject site.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 133
Action Date: 11/12/2020
Plat Name: Martin Commercial Park
Developer: Kimley-Horn
Applicant: Windrose
App No / Type: 2020-1995 C2



Action Date:
11/12/2020

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: 11/06/2020

There is no traffic detail to provide a recommendation.

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

Planning and Development Department

Meeting Date: 11/12/2020

Applicant: Windrose



Site Location

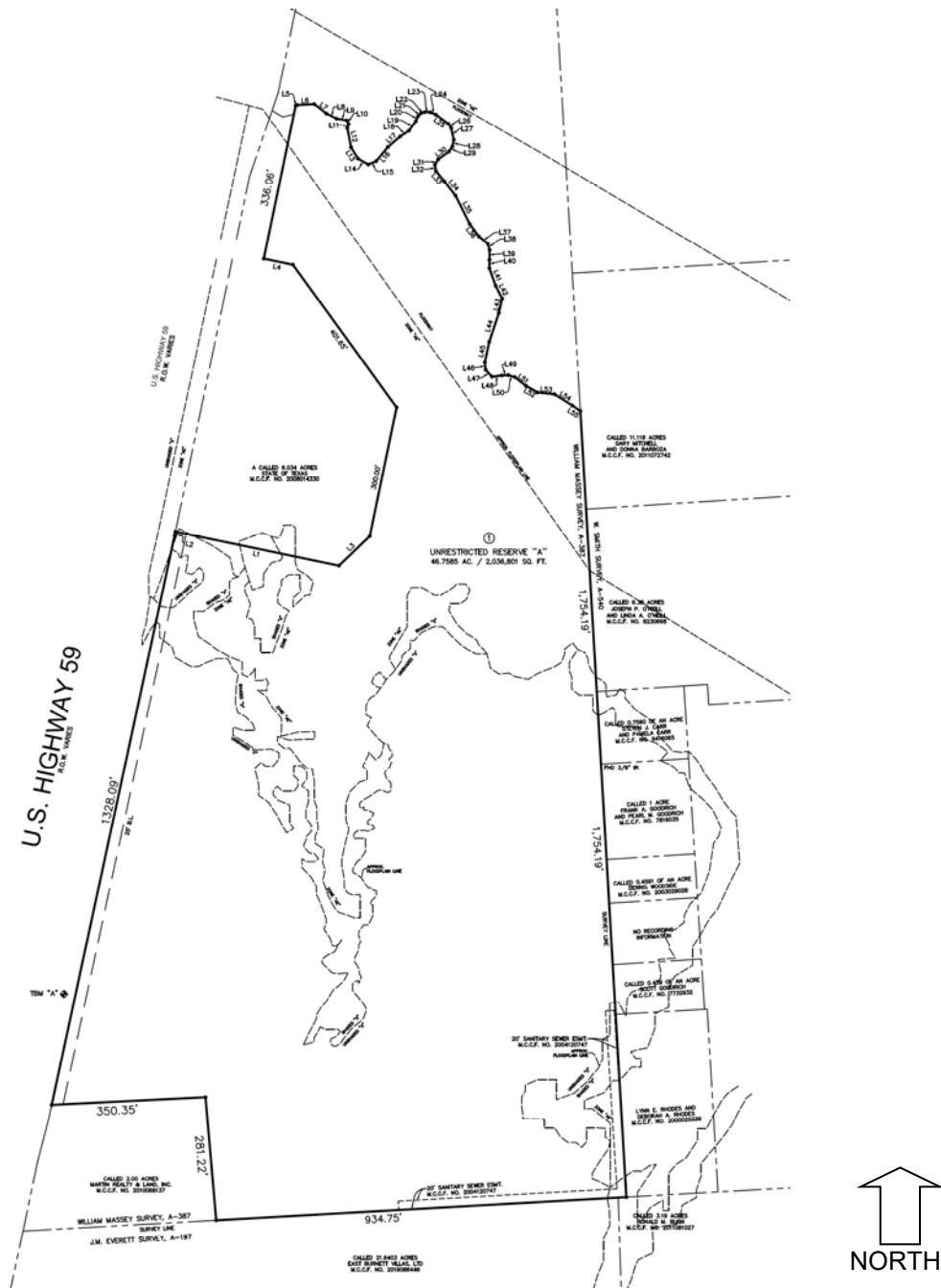
Planning and Development Department

ITEM: 133

Meeting Date: 11/12/2020

Subdivision Name: Martin Commercial Park

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

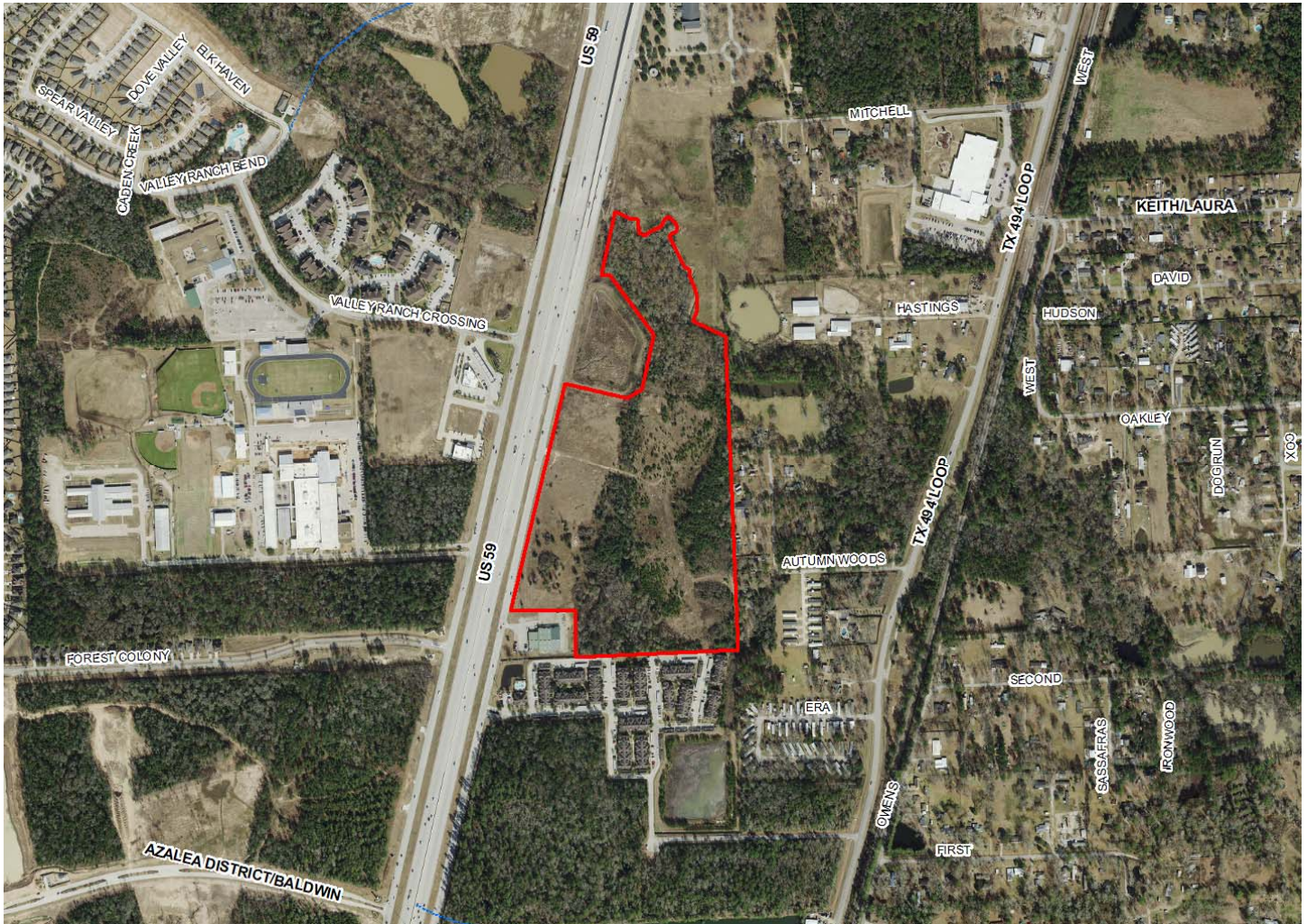
ITEM: 133

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Martin Commercial Park

Applicant: Windrose



D – Variances

Aerial



Application No: 2020-1995
Plat Name: Martin Commercial Park
Applicant: Windrose
Date Submitted: 10/30/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To exceed major thoroughfare intersection spacing to the north and south of the subject property.

Chapter 42 Section: 42-127

Chapter 42 Reference:

"Intersections of major thoroughfares" paragraph (a) states, "A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet."

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

See variance



Application Number: 2020-1995

Plat Name: Martin Commercial Park

Applicant: Windrose

Date Submitted: 10/30/2020

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 major thoroughfare intersection spacing to the north and south of the subject property.

Chapter 42 Section: 42-127

Chapter 42 Reference:

"Intersections of major thoroughfares" paragraph (a) states, "A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet."

Statement of Facts

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

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

The subject property is located on the east side of US Highway 59 across from the intersection of Valley Ranch Crossing Drive in the City of Houston's ETJ and Montgomery County. The applicant desires to construct a warehousing and distribution facility on the property. Because the north-south intersection spacing between SH 99 to the north and Azalea District Boulevard to the south exceeds 2,600 feet, the City's regulations require that a new east-west street be constructed through the site. Unusual physical characteristics affect the property and preclude a viable path for a new east-west street. The Floodway/Zone AE and 100-year flood plain associated with White Oak Creek and one of its tributaries consumes the subject site's northern half along with a good portion of the southern half. The only possible location for right-of-way dedication is on the southern half of the property. If the City required the major thoroughfare in this location, it would not meet intersection spacing requirements and it would eliminate the only developable area available for the applicant's use. Even if you disregard the impact of White Oak Creek, there would still be no meaningful path for a new east-west street. Existing development precludes connection to Autumn Woods Drive or Hastings Road. If you somehow made it to the Loop 494, the Union Pacific railroad that runs parallel to and east of Loop 494 would preclude a new at-grade crossing for the new thoroughfare without eliminating the one at Keith Drive. Given the tremendous impact of White Oak Creek and the constraints of the surrounding area, it is simply not viable nor practical to construct a new major thoroughfare across the site.

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

The unusual physical characteristics affecting the subject property are the justification for the variance, not a self-imposed hardship. The significant impact of White Oak Creek makes it infeasible and impractical to construct a major thoroughfare through the site. The only possible route for a new east-west street on the site would be located too far south to meet intersection spacing requirements and any possibility of extending to Loop 494 is precluded by existing development.

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

The applicant is requesting a variance to eliminate the requirement to dedicate and construct an unnecessary and impractical east-west street. White Oak Creek and one of its tributaries run through the subject property and make this the last place that the County would want an east-west major thoroughfare to extend and maintain. Without the variance, the City would be depriving the applicant of any reasonable use of their land as the requirement to construct the major thoroughfare through the site would be an insurmountable task for the applicant and Montgomery County.

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

The subject property and the surrounding area currently have more than adequate road network service to facilitate safe and efficient routine traffic and emergency vehicular access. US Highway 59, Loop 494, Community Drive (soon to be Grand Parkway/SH 99), and FM 1314 create a high-capacity and safe traffic grid for the existing development pattern. Forcing the right-of-way dedication for and construction of a new east-west major thoroughfare through this site would only impose unreasonable hardships on the applicant, nearby landowners, and Montgomery County. If located in the code-required location, the street and any subsequent extension would have to be elevated outside of the flood way and special flood hazard areas. If located on the southern portion where the flood hazard areas only partially cover the site, the applicant would be left with no viable land to develop and there would be no possible way to extend the street beyond the subject site.

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

There is no viable path for a new east-west street given the unusual physical characteristics created by White Oak Creek. If the applicant was forced to put a new east-west street on the southern portion of their site, which is still impacted by the 100-year floodplain, then it would not meet intersection spacing requirements and it would consume the only viable area for their development. No matter how the requirement is imposed, the unnecessary roadway represents an undue hardship that eliminates any reasonable use of the applicant's land and that provides no tangible benefit to the public.



Application No: 2020-1995

Agenda Item: 133

PC Action Date: 11/12/2020

Plat Name: Martin Commercial Park

Applicant: Windrose

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-127

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed major thoroughfare intersection spacing to the north and south of the subject property. ;

Basis of Recommendation:

The site is located in Houston's ETJ, in Montgomery County, east of US 59 and south of Grand Parkway. The applicant is requesting a variance to exceed 2,600' intersection spacing by not providing an east-west public street through the site. Staff is in support of the request.

The applicant is proposing a restricted reserve to develop a warehouse and distribution facility. Most of the property is within the floodway and floodplain areas.

The distance along US 59 is about 5,100'. Per the ordinance, the applicant is required to provide an east-west public street through the site to address the 2,600' intersection spacing requirement. Strict application of the ordinance would make the project infeasible due to existing physical constraints. The applicant cannot provide a public street along the northern property area due to an existing barrier located along US 59. By requiring an east-west public street along the southern property area, it would bisect multiple smaller developments immediately to the east.

Additionally, another east-west public street was previously dedicated further south. The required east-west public street would not significantly improve the overall traffic circulation. Traffic circulation will be addressed by the adjacent street pattern.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

The applicant is required to provide an east-west public street to address the minimum 2,600' intersection spacing requirement. Due to multiple physical constraints, the applicant cannot provide this required public street. There is a physical barrier along the US 59 at the northern area. Along the southern area, the required street would bisect existing smaller tracts immediately to the east.

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

The existing physical conditions in the area were not created by the applicant. Most of the property is within the floodway and floodplains.

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

Another east-west public street was previously dedicated further south. The required east-west public street would not significantly improve the overall traffic circulation.

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

The subject site will have adequate frontage and access to US 59. Traffic circulation will be addressed by the adjacent street pattern.

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

The existing physical characteristics of the property and adjacent areas are the justifications for granting the variance.



Agenda Item: 134
Action Date: 11/12/2020
Plat Name: MP White Oak
Developer: MP White Oak Apartments, LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2020-2071 C2R

Total Acreage:	3.0610	Total Reserve Acreage:	2.9897
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:

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.

049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.

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

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

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

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

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

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 the following plat note: The Planning Commission granted a variance to allow: 1)a 3' 4" reduced building line along Keene St 2)to allow 5' instead of the required 15' R.O.W. dedication to Keene St 3)to allow an encroachment into the visibility triangle for a canopy at a vertical clearance of approximately 14' subject to specific conditions on 11/12/2020. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan may require the Planning Commission reconsider the plat.

Provide 3" caliper street trees along both Keene Street and Boundary Street pursuant to Chapter 33 species and space requirements.

Provide 8'10" unobstructed sidewalk along Keene Street and 13' 10" unobstructed sidewalk along Boundary Street as indicated on the site plan.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 134
Action Date: 11/12/2020
Plat Name: MP White Oak
Developer: MP White Oak Apartments, LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2020-2071 C2R

Commission Action:

Grant the requested Reconsideration of Requirements and variance(s) and Approve the plat subject to the conditions listed

The Planning Commission granted a variance to allow: 1)a 3' 4" reduced building line along Keene St 2)to allow 5' instead of the required 15' R.O.W. dedication to Keene St 3)to allow an encroachment into the visibility triangle for a canopy at a vertical clearance of approximately 14'.



Action Date:
11/12/2020

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-OCE-Traffic: HPW, PD, and the developer agree on the cross section of Keene, and the overall ROW width. HPW has no issue with the planning variance related to the west side of the ROW as it is depicted in the attached cross section.

HPW- TDO- Traffic: 11/06/2020

Driveway access of proposed development does not align with Keene Street. Recommend to review street alignment with the driveway.

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.

Houston Planning Commission

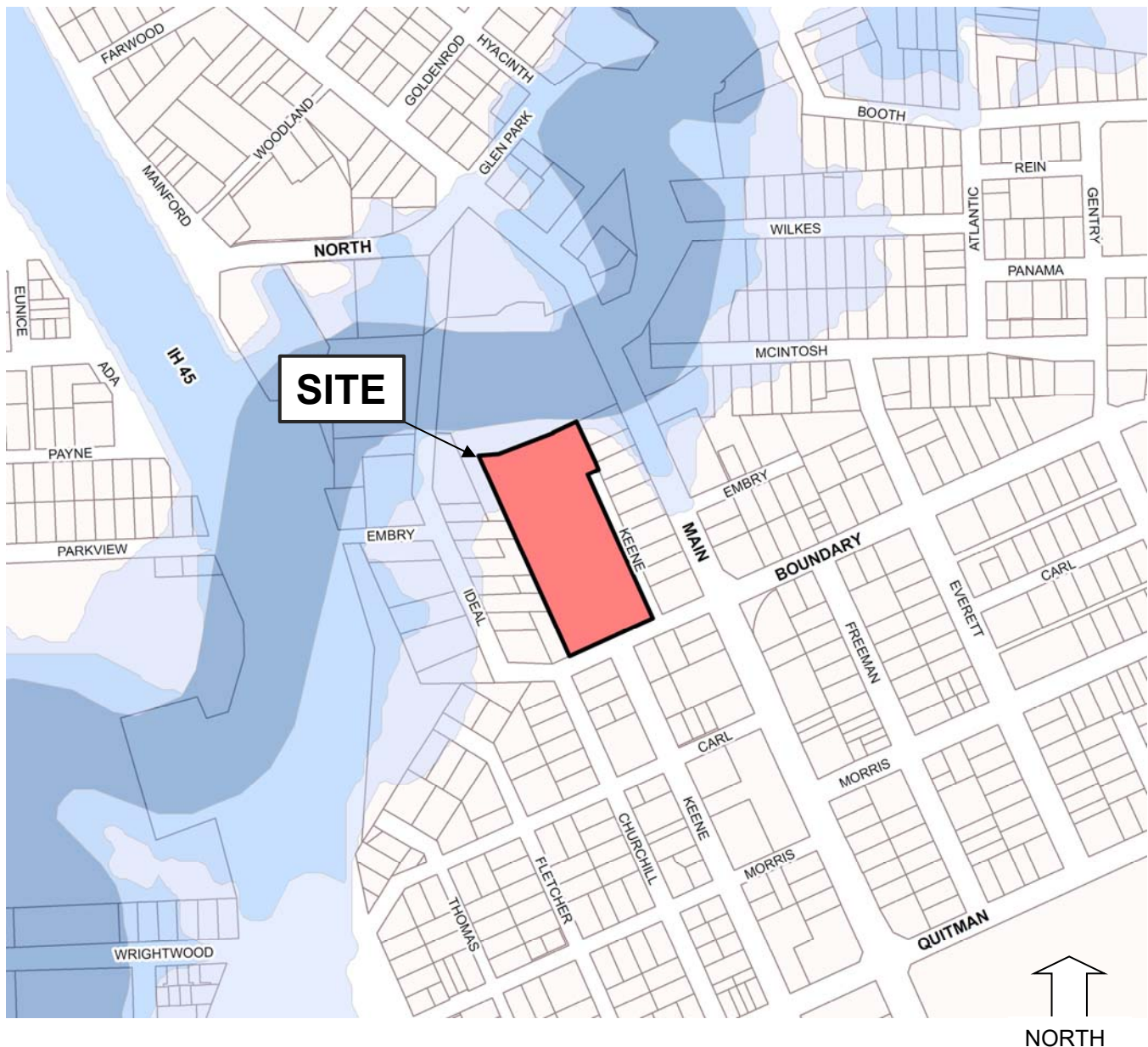
ITEM: 134

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: MP White Oak

Applicant: Vernon G. Henry & Associates, Inc.



F- Reconsideration of Requirements

Site Location

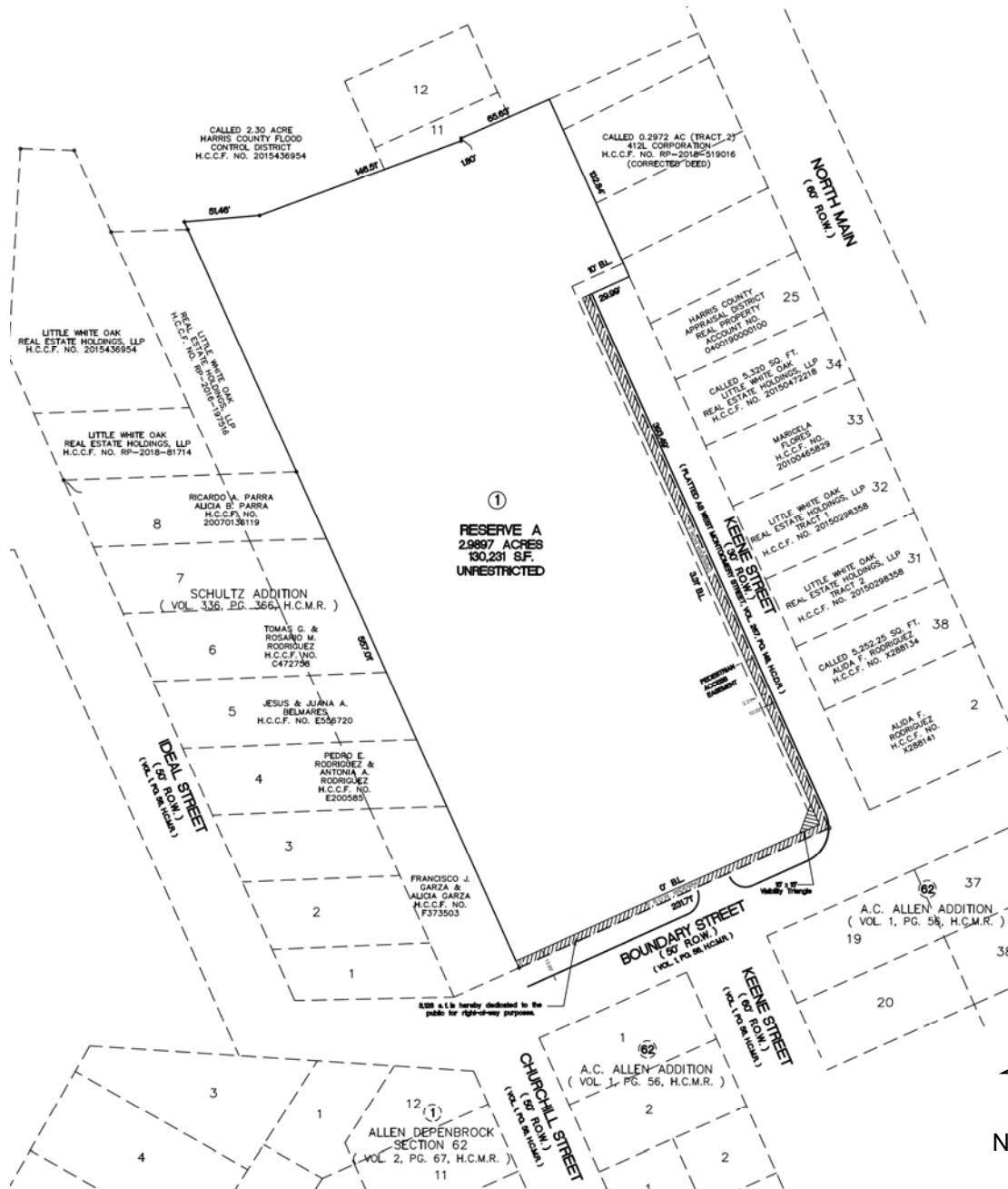
Houston Planning Commission

ITEM: 134

Planning and Development Department Meeting Date: 11/12/2020

Subdivision Name: MP White Oak

Applicant: Vernon G. Henry & Associates, Inc.



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 134

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: MP White Oak

Applicant: Vernon G. Henry & Associates, Inc.



F- Reconsideration of Requirements

Aerial





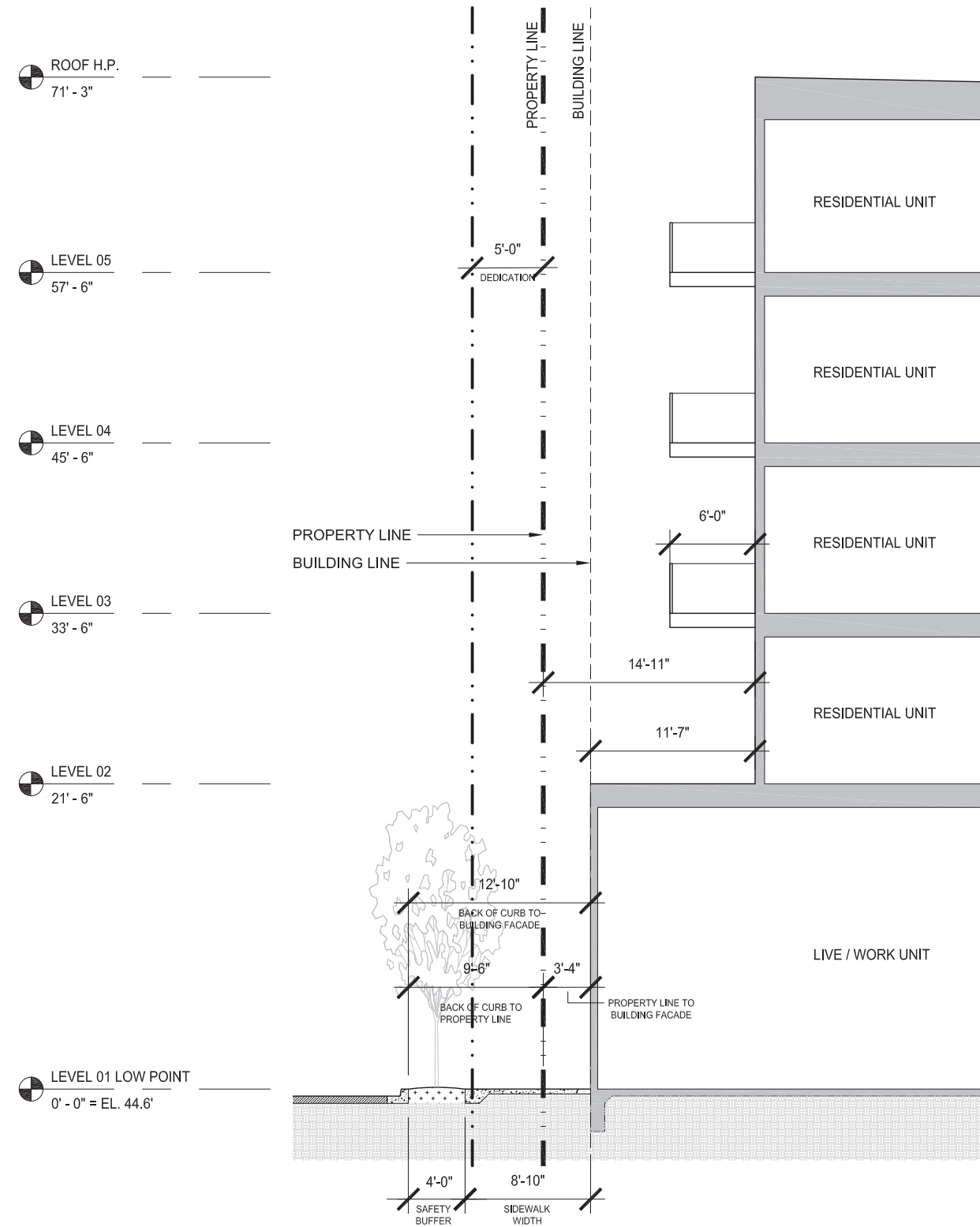
EAST ELEVATION - KEENE STREET



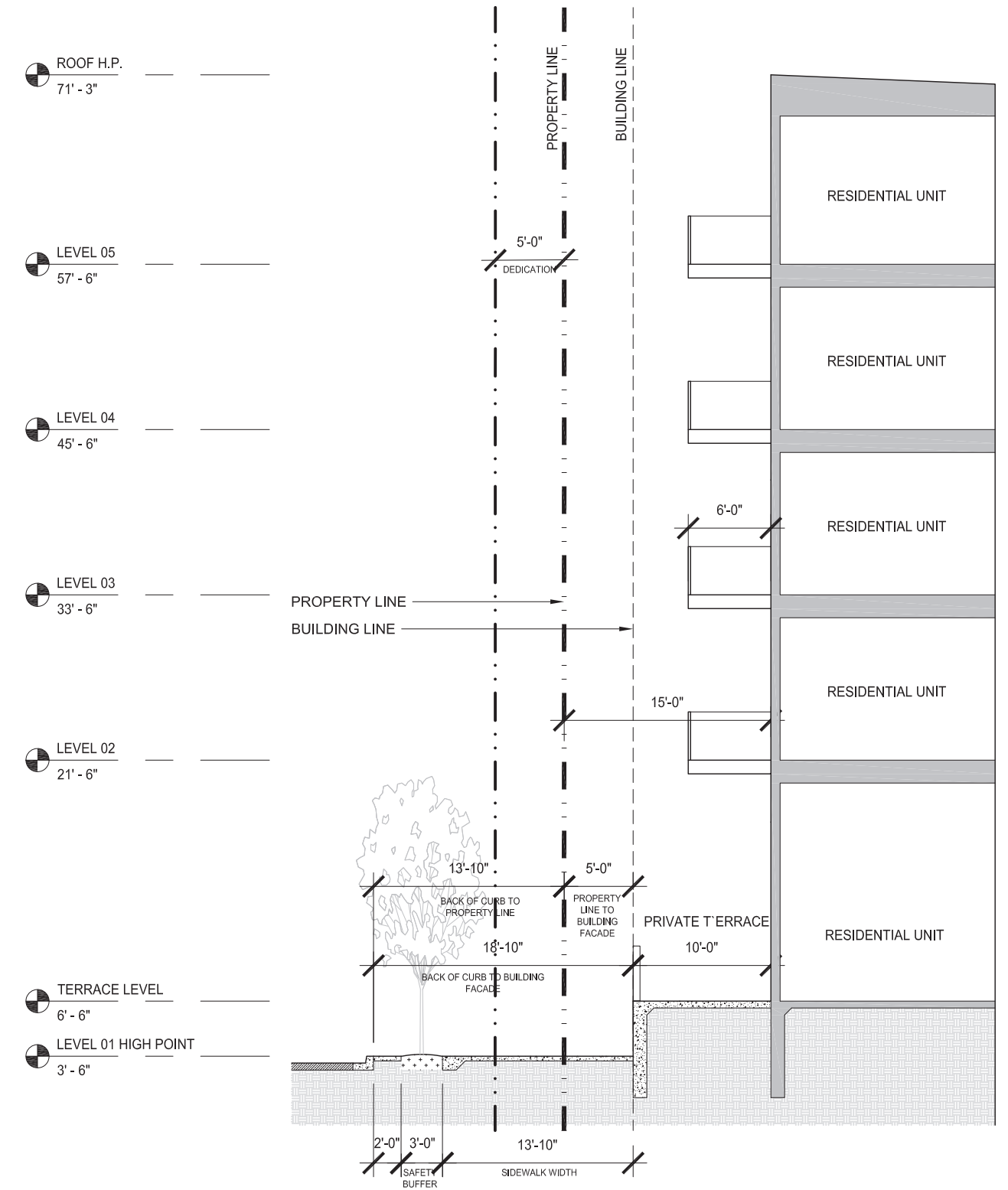
SOUTH ELEVATION - BOUNDARY STREET



Scale: 1/64" = 1'-0"



BUILDING PROFILE AT KEENE STREET

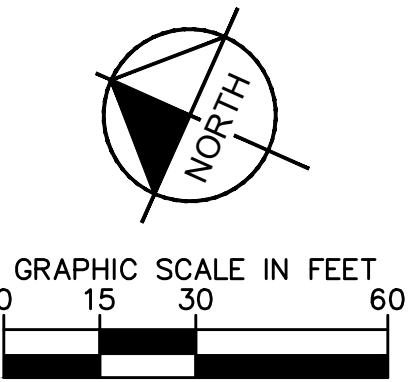
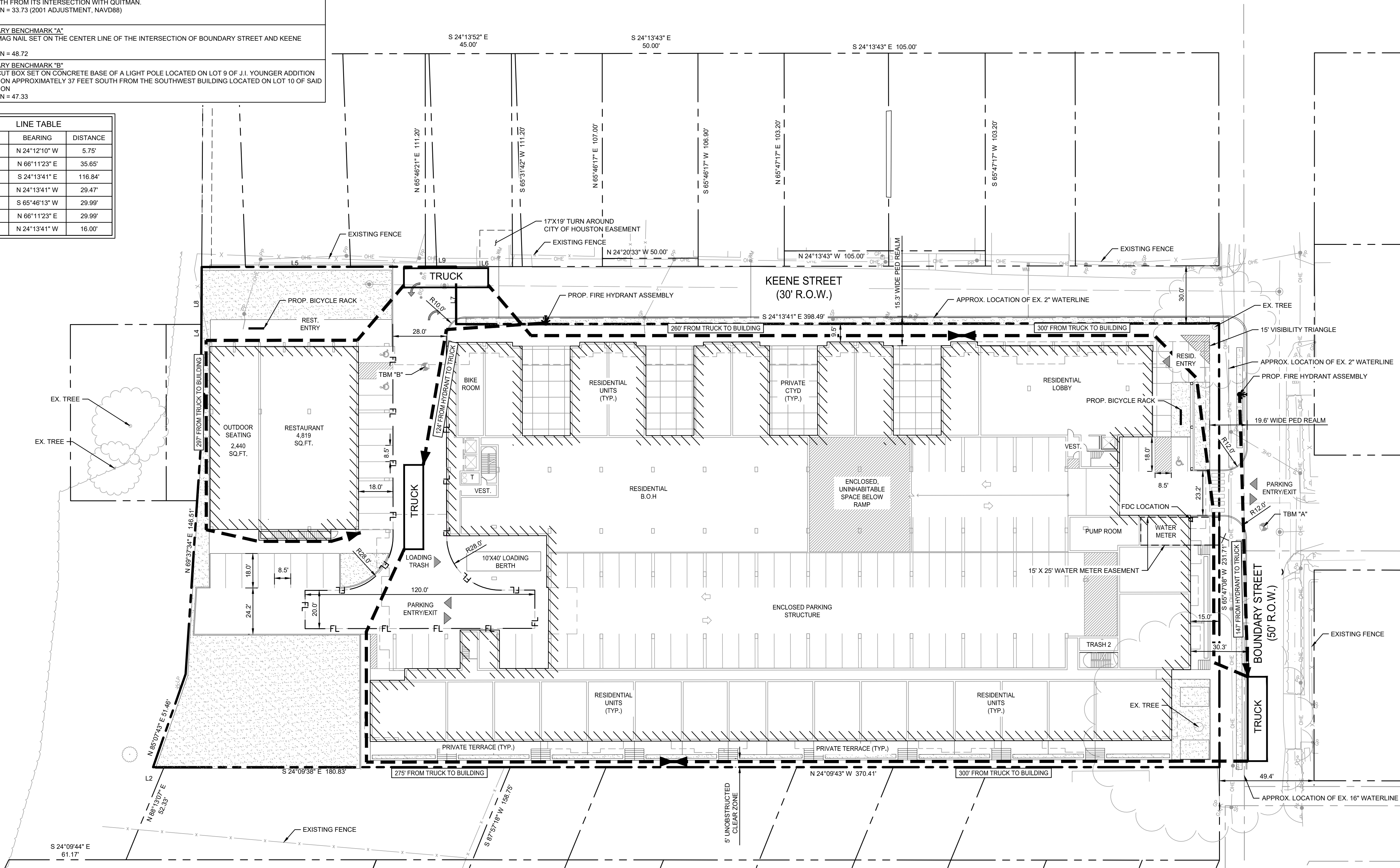


BUILDING PROFILE AT BOUNDARY STREET

Plotted By: Lanier, Morgan, Sheet Set: KHA Layout: C4.1 November 10, 2020 05:22:09pm K:\WDL_Civil\068909400-Marquettes-White-Oak\DWG\Exhibits\20201110-FSP Exhibit-C4.1.dwg
This document, together with the concepts and design presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

REFERENCE BENCHMARKS		
BENCHMARK HARRIS COUNTY FLOODPLAIN REFERENCE MARKS NO. 050135 BEING A BRASS DISC STAMPED "050135" LOCATED ON THE WEST R.O.W. LINE OF N. MAIN APPROXIMATELY 0.3 MILE NORTH FROM ITS INTERSECTION WITH QUITMAN. ELEVATION = 33.73 (2001 ADJUSTMENT, NAVD83)		
TEMPORARY BENCHMARK "A" BEING A MAG NAIL SET ON THE CENTER LINE OF THE INTERSECTION OF BOUNDARY STREET AND KEENE STREET STREET ELEVATION = 48.72		
TEMPORARY BENCHMARK "B" BEING A CUT BOX SET ON CONCRETE BASE OF A LIGHT POLE LOCATED ON LOT 9 OF J.I. YOUNGER ADDITION SUBDIVISION APPROXIMATELY 37 FEET SOUTH FROM THE SOUTHWEST BUILDING LOCATED ON LOT 10 OF SAID SUBDIVISION ELEVATION = 47.33		

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N 24°12'10" W	5.75'
L4	N 66°11'23" E	35.65'
L5	S 24°13'41" E	116.84'
L6	N 24°13'41" W	29.47'
L7	S 65°46'13" W	29.99'
L8	N 66°11'23" E	29.99'
L9	N 24°13'41" W	16.00'



SEC. 42-235. PERFORMANCE STANDARDS SEC. 42-235. PERFORMANCE STANDARDS

A MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A DENSITY OF 30 DWELLING UNITS OR MORE PER ACRE THAT MEETS EACH OF THE PERFORMANCE STANDARDS OF THIS SECTION SHALL BE EXEMPT FROM THE REQUIREMENTS OF SECTION 42-231, 42-232(A), 42-232(B), 42-233(A), AND 42-233(B) OF THIS CODE.

1. THE DEVELOPMENT PROVIDES FIRE TRUCK ACCESS TO ALL FIRE HYDRANTS BY A 20-FOOT WIDE FIRE LANE ALONG WHICH NO PARKING IS ALLOWED. A 28-FOOT WIDE PRIVATE STREET OR A PUBLIC STREET. THE FIRE LANE OR PRIVATE STREET MAY LOOP THROUGH THE DEVELOPMENT OR MAY TERMINATE AT A DEAD END IF THE DEAD END IS LESS THAN 500 FEET. A DEAD END LONGER THAN 150 FEET BUT LESS THAN 500 FEET MUST HAVE AN "L", "T" OR 90-FOOT DIAMETER CIRCULAR TURNAROUND. NO DEAD END MAY BE GREATER THAN 500 FEET.
2. FIRE HYDRANTS ARE LOCATED NO FURTHER THAN 20 FEET, MEASURED PERPENDICULARLY, FROM THE EDGE OF THE PAVEMENT OF THE FIRE LANE, PRIVATE STREET OR PUBLIC STREET. ACCESS TO THE FIRE HYDRANTS THROUGH ANY FENCE IS PROVIDED BY GATES WITH 911 ACCESS.
3. ONE FIRE HYDRANT IS LOCATED WITHIN 100 FEET OF THE PROPERTY LINE ON ANY FIRE LANE OR PRIVATE STREET.
4. FIRE HYDRANTS ARE LOCATED SO THAT A FIRE TRUCK CAN DRIVE A MAXIMUM OF 200 FEET FROM A FIRE HYDRANT AND THEN USE A MAXIMUM 300 FEET HOSE LENGTH FROM THE EDGE OF PAVEMENT AT THE FIRE TRUCK AROUND ALL OBSTACLES, INCLUDING BUT NOT LIMITED TO FENCES, WALLS, BUILDINGS, STRUCTURES AND TREES, AND:
5. THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS IS 600 FEET.

(ORD. NO. 99-262, § 2, 3-24-99; ORD. NO. 02-399, § 88, 5-15-02; ORD. NO. 07-1140, § 7, 10-10-07)

SEC. 42-402. - TRANSIT CORRIDOR STREET AND TYPE A STREET PEDESTRIAN ACCESS STANDARDS.

(A) WHERE ANY PROPOSED DEVELOPMENT OR IMPROVEMENTS ABUT A TRANSIT CORRIDOR STREET OR A TYPE A STREET, THE PROPERTY OWNER MAY BUILD UP TO THE PROPERTY LINE ABUTTING THE TRANSIT CORRIDOR STREET OR THE TYPE A STREET, BUT NO CLOSER THAN 15 FEET FROM THE BACK-OF-CURB, IF THE OWNER PROVIDES A PEDESTRIAN REALM IN ACCORDANCE WITH THIS ARTICLE.

(B) A PEDESTRIAN REALM SHALL BE AT LEAST 15 FEET WIDE AND SHALL INCLUDE ALL THE PUBLIC RIGHT-OF-WAY BETWEEN THE BACK-OF-CURB AND THE PROPERTY, AND SHALL ALSO INCLUDE A MINIMUM SIX FEET WIDE SIDEWALK WITH A MINIMUM SIX FEET WIDE CLEAR PEDESTRIAN SPACE LOCATED WITHIN A STREET RIGHT-OF-WAY OR OTHER PUBLIC PEDESTRIAN ACCESS (SIDEWALK) EASEMENT ALONG THE ENTIRE LENGTH OF THE PROPERTY ABUTTING THE TRANSIT CORRIDOR STREET OR TYPE A STREET.

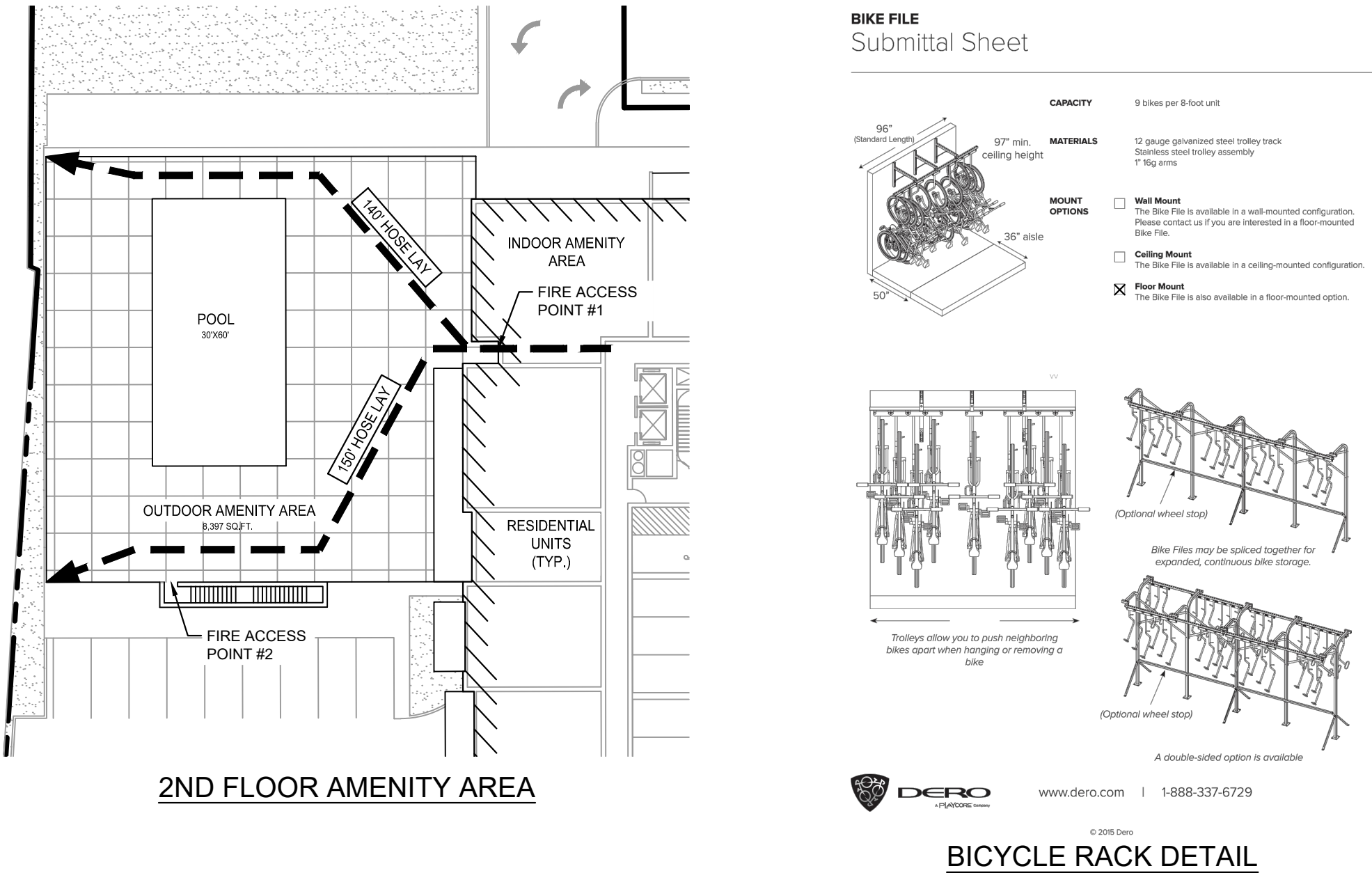
(C) A PEDESTRIAN REALM SHALL ALSO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:

- (1) AT LEAST 50% OF THE PROPERTY WIDTH ADJACENT TO THE PEDESTRIAN REALM SHALL INCLUDE A BUILDING FAÇADE THAT SHALL BE LOCATED WITHIN TEN FEET OF THE PEDESTRIAN REALM;
- (2) ANY DRIVEWAYS PARALLEL TO THE PEDESTRIAN REALM, PARKING OR VEHICULAR TRAFFIC (OTHER THAN APPROVED DRIVEWAYS CROSSING THE PEDESTRIAN REALM AT A RIGHT ANGLE) SHALL BE LOCATED ON AN AREA OF THE PROPERTY OTHER THAN BETWEEN THE PEDESTRIAN REALM AND THE FAÇADE OF A BUILDING WITHIN 25 FEET OF THE PROPERTY LINE PARALLEL TO THE PEDESTRIAN REALM;
- (3) ONE OR MORE PUBLIC ENTRANCES SHALL BE CONSTRUCTED AND MAINTAINED TO ANY BUILDING ON THE PROPERTY AND WITHIN 25 FEET OF THE PEDESTRIAN REALM EITHER BY ONE OR MORE DOORS LOCATED WITHIN THE BUILDING'S FAÇADE ADJACENT TO THE PEDESTRIAN REALM OR BY OTHER PEDESTRIAN ACCESSWAY THAT DOES NOT CROSS A DRIVEWAY OR PARKING AREA;
- (4) NO BUILDING'S DOORS, OTHER THAN DOORS EXCLUSIVELY USED FOR EMERGENCY ACCESS ONLY, MAY SWING INTO THE CLEAR PEDESTRIAN SPACE OF THE PEDESTRIAN REALM;
- (5) PUBLICLY ACCESSIBLE AND WALKABLE PARKS OR PLAZAS, WHEN ADJACENT TO AND CONNECTED TO THE PEDESTRIAN REALM AND WHEN NOT OTHERWISE USED FOR VEHICULAR PARKING OR TRAFFIC, MAY BE CONSIDERED PART OF THE PEDESTRIAN REALM FOR PURPOSES OF ITEMS (1) AND (3) OF THIS SUBSECTION;
- (6) AT LEAST 30% OF THE SURFACE AREA OF THE FAÇADE BETWEEN GROUND LEVEL AND EIGHT FEET HIGH OF ANY BUILDING THAT IS LOCATED WITHIN TEN FEET OF THE PEDESTRIAN REALM SHALL BE TRANSPARENT WITH WINDOWS, DOORS OR OTHER OPENINGS;
- (7) THE FAÇADE OF ANY BUILDING WITHIN TEN FEET OF THE PEDESTRIAN REALM SHALL HAVE A WINDOW, DOOR OR OTHER TRANSPARENT OPENING AT INTERVALS AT LEAST EVERY 20 FEET ON THE GROUND FLOOR;
- (8) THE MAXIMUM SOFTSCAPE AREA IN THE PEDESTRIAN REALM SHALL BE 20% OF THE SURFACE AREA OF THE PEDESTRIAN REALM EXCLUDING ANY DRIVEWAYS;
- (9) SOFTSCAPE SHALL BE LOCATED AT LEAST TWO FEET FROM THE BACK-OF-CURB OF ANY STREET AREA USED FOR PARKING;
- (10) ANY DRIVEWAYS PARALLEL TO THE PEDESTRIAN REALM, SURFACE PARKING, OR VEHICULAR TRAFFIC (OTHER THAN APPROVED DRIVEWAYS CROSSING THE PEDESTRIAN REALM AT A RIGHT ANGLE) ON THE PROPERTY SHALL BE SET BACK FROM THE PEDESTRIAN REALM AT LEAST THREE FEET AND SHALL BE SEPARATED FROM THE PEDESTRIAN REALM EITHER BY A FENCE OR WALL THAT MEETS THE REQUIREMENTS OF ITEM (12) OF THIS SUBSECTION OR BY A HEDGE OF LOW GROWING SHRUBS OR DWARF VARIETY PLANTS THAT ORDINARILY DO NOT GROW MORE THAN FOUR FEET IN HEIGHT AT MATURITY;
- (11) A PROPERTY OWNER MAY USE THE PERFORMANCE STANDARDS PROVIDED BY THIS ARTICLE FOR A PROPERTY THAT ABUTS BOTH A TRANSIT CORRIDOR STREET AND A TYPE A STREET FOR THAT PORTION OF THE PROPERTY ABUTTING THE TYPE A STREET ONLY IF THE PERFORMANCE STANDARDS ARE ALSO USED FOR ALL THAT PART OF THE PROPERTY ABUTTING A TRANSIT CORRIDOR STREET; AND
- (12) NO FENCE SHALL BE ERRECTED OR MAINTAINED WITHIN THE PEDESTRIAN REALM OR WITHIN TEN FEET OF THE PEDESTRIAN REALM, PROVIDED, HOWEVER, A FENCE NOT EXCEEDING EIGHT FEET IN HEIGHT MAY BE CONSTRUCTED ON THE PROPERTY OUTSIDE THE PEDESTRIAN REALM IF THE FENCE IS CONSTRUCTED SO THAT ANY PORTION OF THE FENCE THAT EXCEEDS FOUR FEET IN HEIGHT IS NON-OPAQUE, DECORATIVE FENCING, THAT CONTAINS AT LEAST 80% UNOBSTRUCTED, OPEN VIEWS, AND IF THE FENCE DOES NOT CONTAIN ANY WIRE OR CHAIN-LINK PORTIONS.

(D) IN ORDER TO USE THE PERFORMANCE STANDARDS PROVIDED BY THIS ARTICLE, THE TRANSIT CORRIDOR STREET OR THE TYPE A STREET ABUTTING THE PROPOSED PEDESTRIAN REALM MUST ALSO COMPLY WITH THE FOLLOWING:

- (1) THE TRANSIT CORRIDOR STREET OR THE TYPE A STREET MUST BE LOCATED WITHIN A PUBLIC RIGHT-OF-WAY THAT MEETS THE REQUIREMENTS OF SECTION 42-122 OF THIS CODE AND THE STREET MUST HAVE A CURB ALIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MTFP AND THE DESIGN MANUAL AS DETERMINED BY THE CITY ENGINEER.
- (2) THE TRANSIT CORRIDOR STREET OR THE TYPE A STREET CANNOT BE A STATE OR INTERSTATE FREEWAY, FREEWAY FRONTAGE ROAD, LIMITED-ACCESS HIGHWAY, OR CONTROLLED ACCESS HIGHWAY.

(ORD. NO. 2013-343, § 3(E)(H), A), 4-24-2013)



CITY OF HOUSTON PROJECT #20100346

WHITE OAK
PREPARED FOR
MP WHITE OAK
APARTMENTS, LLC

MULTIFAMILY
PERFORMANCE
STANDARD PLAN

FOR REVIEW ONLY
Not For Construction.
Kimley»Horn
Engineer: Colton B. Morgan
P.E. No. 127739 Date 11/10/2020

KHA PROJECT
068909400
DATE
11/10/2020
SCALE
AS SHOWN
DESIGNED BY
CBM
DRAWN BY
DNM
CHECKED BY
CBM

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
1400 WOODLICH FOREST DRIVE, SUITE 225
HOUSTON, TEXAS 77057-3800
PHONE: 281-771-2616
TELE FIRM REGISTRATION F-928
WWW.KIMLEY-HORN.COM

REVISIONS		DATE	BY
No.			

SHEET NUMBER
1 OF 1

VEHICLE PARKING REQUIRED

Use Classification	Required Number of Parking Spaces	Units	Spaces
Class 2. Residential:			
a. Apartment	1.250 parking spaces for each efficiency dwelling unit	66	83
	1.333 parking spaces for each one-bedroom dwelling unit	158	204
	1.666 parking spaces for each two-bedroom dwelling unit	40	67
	2.0 parking spaces for each dwelling unit with 3 or more bedrooms	0	0
TOTAL RESIDENTIAL PARKING			353
Class 8, Retail Services:		Sq. Ft.	Spaces
g. Retail Store	4.0 parking spaces for very 1,000 square feet of GFA	7800	32
TOTAL PARKING REQUIRED (NO REDUCTION)			385
TRANSIT ORIENTED CORRIDOR - 20% PARKING REDUCTION			(77)
TOTAL PARKING REQUIRED (WITH REDUCTION)			308

BIKE PARKING REQUIRED

Required Number of Bicycle Spaces	Spaces
1 per 25,000 GFA up to 150,000 GFA	6

VEHICLE PARKING PROPOSED

	Spaces
Exterior (at grade)	26 (3 Accessible)
Garage L1 (at grade)	68 (2 Accessible)
Garage Level 2	131 (2 Accessible)
Garage Level 3	134 (1 Accessible)
TOTAL PARKING PROPOSED	
359 (8 Accessible)	

BIKE PARKING PROPOSED

	Spaces
TOTAL PROPOSED	6



Application No: 2020-2071
Plat Name: MP White Oak
Applicant: Vernon G. Henry & Associates, Inc.
Date Submitted: 11/02/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To allow Keene Street to have a reduced building line; To not dedicate the required amount of right of way to Keene Street or N Main 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: 42-150; 42-121; 42-161;

Chapter 42 Reference:

42-150; 42-121; 42-161

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:

We needed to resubmit in order to have time for PWE to review the TIA.



Application Number: 2020-2071

Plat Name: MP White Oak

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 11/02/2020

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 have a 3' 4" reduced building line; To dedicate 5' instead of the required 15' right of way to Keene Street; To allow an encroachment into the visibility triangle for a canopy at a vertical clearance of approximately 14';

Chapter 42 Section: 42-150; 42-121; 42-161; 42-134

Chapter 42 Reference:

42-150; 42-121; 42-161

Statement of Facts

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

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

This 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 11'8" 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 to 60' 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. A variance is also being requested along Keene Street to have a reduced building line. The proposed building is 3.31' and is 12'10" 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 12'10" will be comprised of a 4' safety buffer against the curb and a 8'10" 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, 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. Second, 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.



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

November 4, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: MP White Oak

REFERENCE NUMBER: 2020-2071

VAR/ROR

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located at the northwest corner of Boundary and Keene Streets west of North Main Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Vernon G. Henry & 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 3.31' building line along Keene Street, not to dedicate 10' of right of way to Keene Street, not to dedicate 5' of right-of-way to North Main Street, to encroach within the visibility triangle at Keene and Boundary for a canopy, and to take direct vehicular access from the terminated end of Keene Street. 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, November 12, 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 Tammi Williamson 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.



STAFF REPORT Variance Request Form

Application No: 2020-2071

Agenda Item: 134

PC Action Date: 11/12/2020

Plat Name: MP White Oak

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: Grant the requested Reconsideration of Requirements and variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-150; 42-121; 42-161; 42-134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow Keene Street to have a 3' 4" reduced building line; To dedicate 5' instead of the required 15' right of way to Keene Street; To allow an encroachment into the visibility triangle for a canopy at a vertical clearance of approximately 14'; ;

Basis of Recommendation:

The site is located within the city limits west of Main Street along Boundary. The applicant is proposing an unrestricted reserve for a mixed-use development and requesting a reconsideration of requirement with three variances. The three variances are: 1.to dedicate 5' instead of the required 15' R.O.W. along the western boundary of Keene Street; 2. to allow a reduced building line of 3' 4" feet along Keene Street; 3.to allow a canopy encroach into the visibility triangle at a vertical height of 14 feet. Staff is in support of the requests.

The applicant proposes to develop a five-story mixed-use development with retail space on the ground floor and about 260 multi-family residential units on the top. The development will take its driveway access from Keene Street. Keene Street is a 30' wide, dead-end public street. Strict application of the ordinance will require 15-foot dedication which is half of the required right of way to make Keene Street 60 feet wide. According to Houston Public Works, since Keene Street is a dead-end street, most traffic on the street will be from the subject development. 40' right-of-way with 20' pavement width on this street should be sufficient. To meet Houston Public Works' requirement, the applicant proposed to provide 5' right-of-way dedication along Keene Street and provide 3'4" building line to allow enough space for 20' pavement width on the street. Along Keene St, with 3'4" building line, the applicant will provide a 12'10" pedestrian realm with 4' safety buffer and 8'10" unobstructed sidewalk. Boundary St is a Type A Street established by the previous Transit Corridor Ordinance. Since the application was submitted prior to the current TOD Ordinance, the applicant chose to opt into the previous Transit Corridor Ordinance. By opting in, minimum 15' pedestrian realm is required along Boundary Street. The applicant proposes a 18'10" pedestrian realm with 5' safety buffer and 13'10" unobstructed sidewalk.

The proposed development is located within close proximity to the red line north transit corridor. The proposed development will help to promote walkability and meet the intent of the ordinance. The Greater Northside Management District supports the project. Staff recommends approving the plat and granting the requested variances 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 proposed development is located within close proximity to the red line north transit corridor. The proposed development will help to promote walkability and meet the intent of the ordinance.

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

The circumstances supporting the granting of the variance are based on the nature of the development and the development characteristics in the adjacent area.

(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.

(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

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

The main justification for granting the requested variance is based on the nature of the development and the development characteristics in the adjacent area.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 135
Action Date: 11/12/2020
Plat Name: Yorkdale Residence
Developer: INDIVIDUAL
Applicant: SEM SERVICES
App No / Type: 2020-1749 C2

Total Acreage:	1.0330	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	411Z	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) Revise variance request form.

Commission Action:

Defer Additional information reqd



Action Date:
11/12/2020

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: 135
Action Date: 11/12/2020
Plat Name: Yorkdale Residence
Developer: INDIVIDUAL
Applicant: SEM SERVICES
App No / Type: 2020-1749 C2

HPW-OCE-Traffic: 1. Copies of all existing conditions right of way permits are required for the continuation of the review.

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> 832-394-6600

****Traffic only reviews for applicability of sidewalk construction details.****

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

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

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

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

HPW- TDO- Traffic: 11/06/2020

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

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

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

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

Stormwater quality permit is required.

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

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

Houston Planning Commission

ITEM: 135

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Yorkdale Residence

Applicant: Yorkdale Residence



F- Reconsideration of Requirements

Site Location

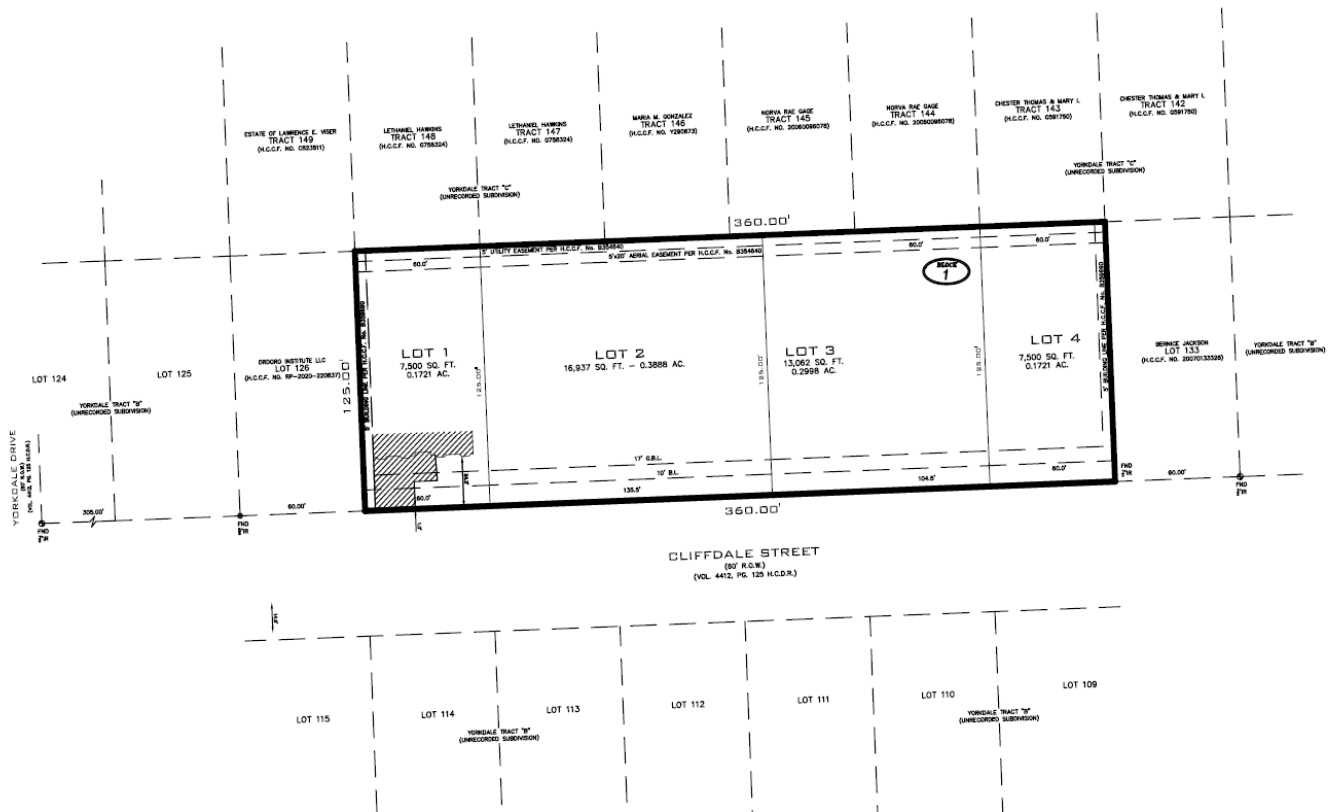
Houston Planning Commission ITEM: 135

Planning and Development Department

Meeting Date: 11/12/2020

Subdivision Name: Yorkdale Residence

Applicant: Yorkdale Residence



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

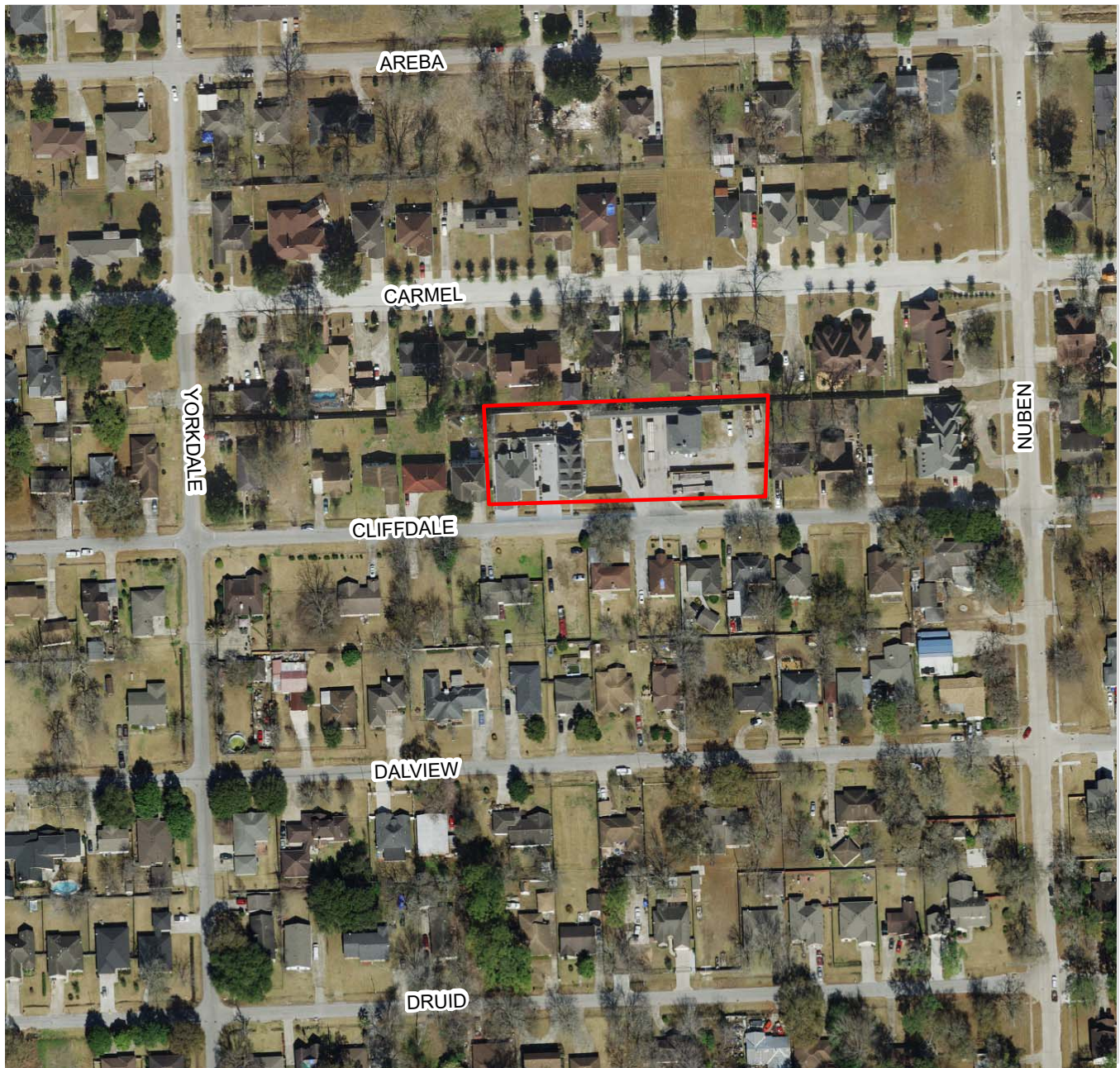
ITEM: 135

Planning and Development Department

Meeting Date: 11/12/2020

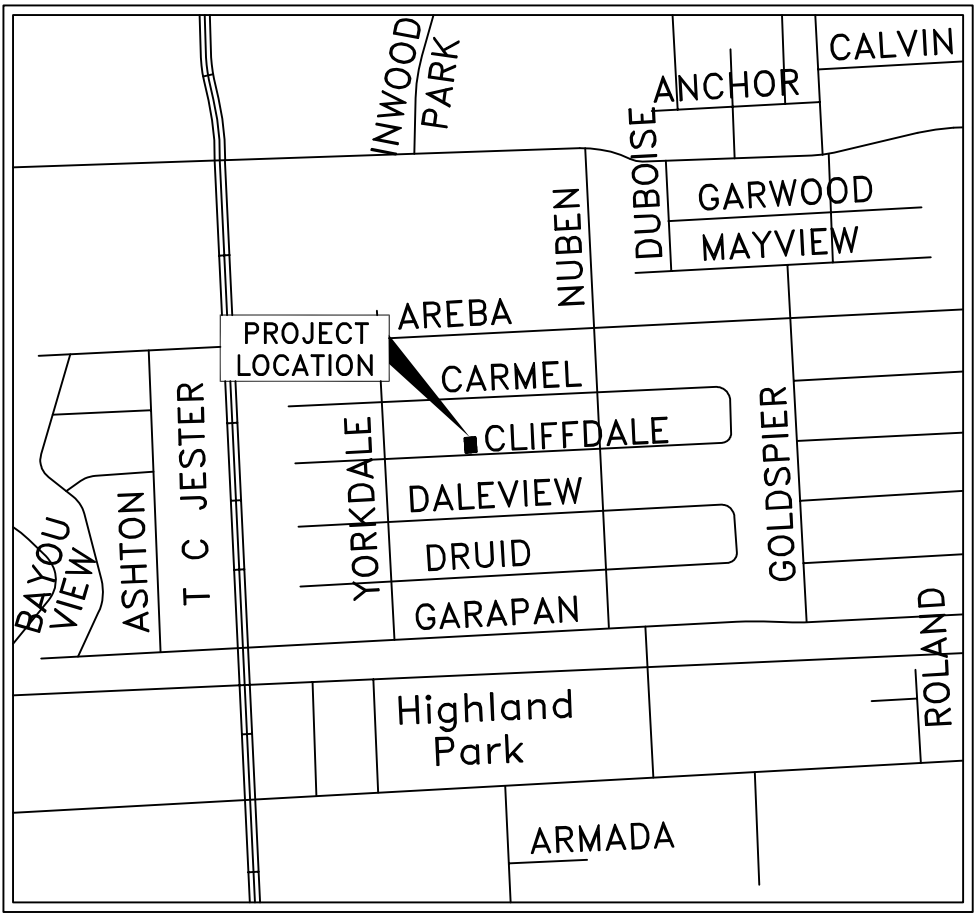
Subdivision Name: Yorkdale Residence

Applicant: Yorkdale Residence



F- Reconsideration of Requirements

Aerial



VICINITY MAP
N.T.S.
KEY MAP #411-Z

LEGAL DESCRIPTION

LOT 127
SUBDIVISION: YORKDALE TR B U/R
HARRIS COUNTY TEXAS
3010 CLIFFDALE AVENUE
HOUSTON, TEXAS 77091

REVISIONS

No.	DATE	DESCRIPTION
1	-	-
2	-	-

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structural design in any way or matter.

OWNER:

RONNIE RAY
JONES

PROPOSED PROJECT
LOCATED
AT
33010 CLIFFDALE AVE.
HOUSTON, TX 77091

DRAWING TITLE:

SITE PLAN

DATE:

11-1-2020

DESIGN:

LAI

DRAWN:

LAI

SCALE

1: 10

JOB No:

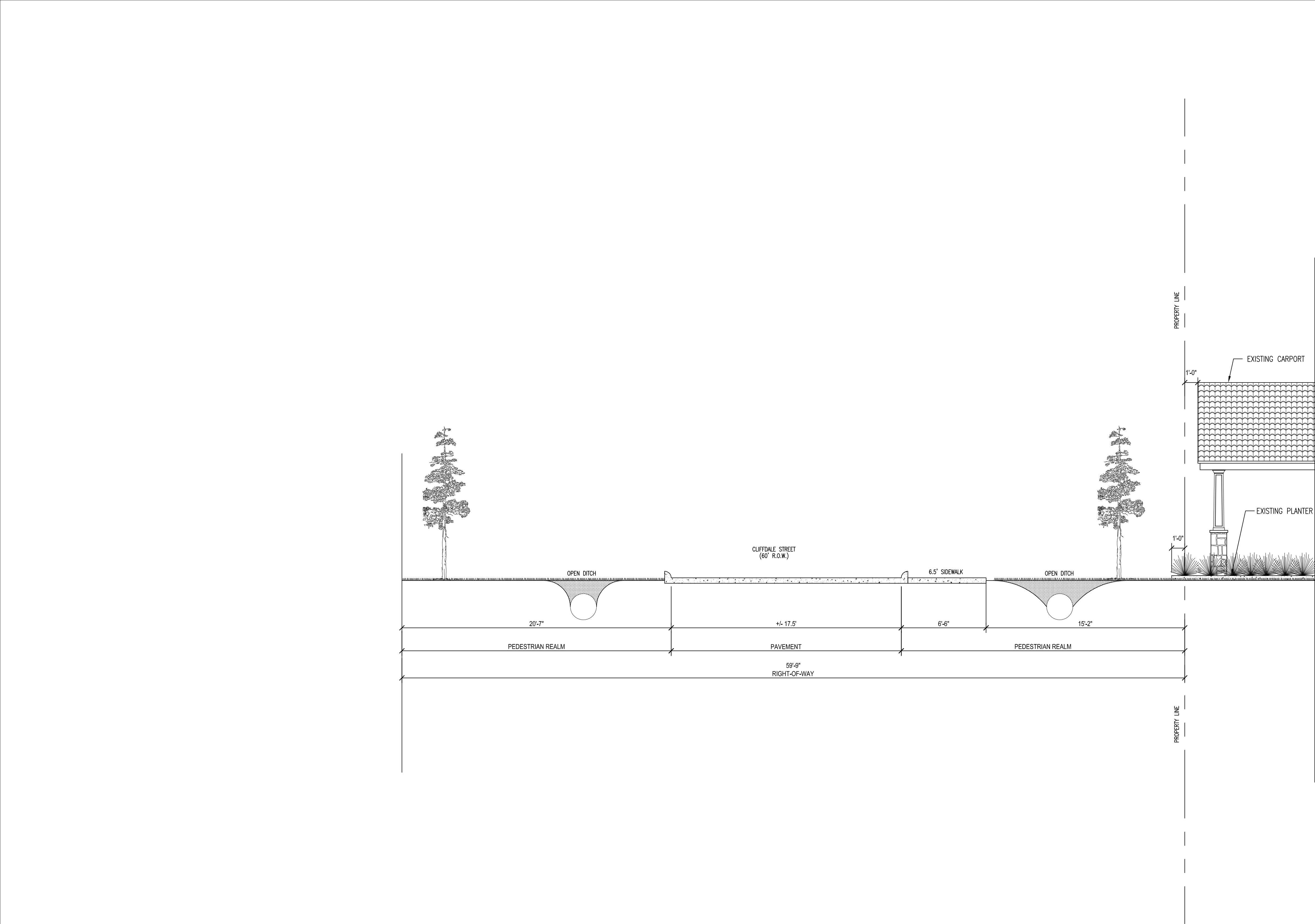
CLIFFDALE

FILE:

P:\2020\3010 CLIFFDALE

DRAWING

C-1



107 N. Milby Street Ste. B
Houston, Texas 77003
Ph: (281)501-2949
info@plan-express.com
www.plan-express.com

REVISIONS		
No.	DATE	DESCRIPTION
1	-	-
2	-	-

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OWNER:

RONNIE RAY JONES

PROPOSED PROJECT
LOCATED
AT
3010 CLIFFDALE ST.
HOUSTON, TEXAS 77091

DRAWING TITLE:

CROSS SECTION
@ CLIFFDALE ST.

DATE:
10/19/2020

DESIGN:
LAI

DRAWN:
LAI

SCALE:
1/4"= 1'-0"

JOB No:
2020

FILE:
P\2020\CLIFFDALE

DRAWING



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Reconsideration Of Requirement Request Form**

Application No: 2020-1749
Plat Name: Yorkdale Residence
Applicant: SEM SERVICES
Date Submitted: 10/03/2020

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:

A variance is sought to allow a dual building line for an existing carport.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. Single-family residential 10 feet.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-1749

Plat Name: Yorkdale Residence

Applicant: SEM SERVICES

Date Submitted: 10/03/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

A variance is sought to allow a dual building line for an existing carport.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. Single-family residential 10 feet.

Statement of Facts

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

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

The subject property is located in the city limits of the City of Houston. It is located near the intersection of Cliffdale and Yorkdale Street. The property owner is proposing a 7,500 sq. foot lot to be a single-family residence. The applicant is requesting one variance, variance (1) is to allow an existing carport a dual building line of one (1) foot instead of the required 17' garage building line. The proposed single-family residence is suited with the existing character of the neighborhood built prior to Chapter 42 standards. Many homes along Cliffdale have constructed carports. The property exists within the inner-city, the property owner has beautified and improved the quality of the neighborhood by the carport addition. Sidewalks have been installed as part of the redevelopment with beautiful and architecturally sound structures. Strict application of the ordinance would make the property owner tear down a great addition to this emerging neighborhood along TC Jester Boulevard in the Acres Home Complete Community; where residents want more quality and beautiful architecture as re-development occurs. The existing character of carports of nearby residences supports the 10+ year old carport structures that blends beautifully along the 60+ year neighborhood.

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

Many of the properties, within the immediate boundary along Cliffdale Street are redeveloping and have had carports. The proposed single-family residence is suited with the existing character of the neighborhood built prior to Chapter 42 standards.

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

The intent and general purposes of this chapter will be preserved and maintained. As strict application of the ordinance would make the property owner tear down a great addition to this emerging neighborhood along TC Jester Boulevard in the Acres Home Complete Community; where residents want more quality and beautiful architecture as re-development occurs. The existing character of carports of nearby residences supports the 10+ year old carport structures that blends beautifully along the 60+ year neighborhood.

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

A beautiful sidewalk exists that allows residents to navigate the neighborhood therefore improving the quality of life/safety/ and welfare of the existing neighborhood.

(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 suburban complete community/emerging neighborhood is the justification of this variance.



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

November 3, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Yorkdale Residence

REFERENCE NUMBER: 2020-1749



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located along Cliffdale Street east of Nuben Street, and west of Yorkdale Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

SEM Services, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 1' building line for an existing carport instead of the required 20'. 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

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Thursday, November 12, 2020, at 2:30 p.m.

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Public Comments

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- 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 **Stephanie Rivera-Lopez** with **SEM Services** at **832-986-8208**. 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.



Application No: 2020-1749

Agenda Item: 135

PC Action Date: 11/12/2020

Plat Name: Yorkdale Residence

Applicant: SEM SERVICES

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: **42-150**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[A variance is sought to allow a dual building line for an existing carport.;](#)

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

Extension of Approval Approval Conditions

Agenda Item: 136
Action Date: 11/12/2020
Original Action Date: 11/14/2019
Plat Name: Aquaworld Estates
Developer: LC Construction, LLC
Applicant: Owens Management Systems, LLC
App No : 2019-2045
App Type: C2

Total Acreage:	8.2690	Total Reserve Acreage:	8.2690
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	HC MUD 144
County	Zip	Key Map ©	City / ETJ
Harris	77449	407N	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: 137
Action Date: 11/12/2020
Original Action Date: 12/05/2019
Plat Name: Badtke Road Street Dedication and Reserves Sec 1
Developer: 290 WR Holdings
Applicant: LJA Engineering, Inc.- (Houston Office)
App No : 2019-1973
App Type: C3P

Total Acreage:	11.8000	Total Reserve Acreage:	2.6000
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	77447	324K	ETJ

Extension of Approval Notes:

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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: 138
Action Date: 11/12/2020
Original Action Date: 12/05/2019
Plat Name: Bayou Woods Sec 2 partial replat no 3 and extension
Developer: 101 Farish Circle, LLC
Applicant: Probstfeld & Associates, Inc.
App No : 2019-1885
App Type: C3N

Total Acreage:	2.2226	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77024	491G	City

Extension of Approval Notes:

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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: 139
Action Date: 11/12/2020
Original Action Date: 12/19/2019
Plat Name: Center At Kingsland LLC
Developer: Deccan Development Co.
Applicant: The Interfield Group
App No : 2019-2230
App Type: C2R

Total Acreage:	2.5288	Total Reserve Acreage:	2.5288
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:	CIMARRON MUD
County	Zip	Key Map ©	City / ETJ
Harris	77494	485F	ETJ

Extension of Approval Notes:

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Commission Action:

Approved



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**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 140
Action Date: 11/12/2020
Original Action Date: 11/14/2019
Plat Name: Development on Edison Street replat no 1
Developer: Manriquez Holdings, LLC
Applicant: ICMC GROUP INC
App No : 2019-1916
App Type: C3F

Total Acreage:	0.1263	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	77009	453U	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 &
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Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 141
Action Date: 11/12/2020
Original Action Date: 11/14/2019
Plat Name: Development on McKee Street replat no 1
Developer: Manriquez Holdings, LLC
Applicant: ICMC GROUP INC
App No : 2019-1912
App Type: C3F

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	77009	493H	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 &
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Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 142
Action Date: 11/12/2020
Original Action Date: 12/19/2019
Plat Name: East River Baptist Church
Developer: East River Baptist Church
Applicant: J.A. Costanza & Associates Engineering, Inc.
App No : 2019-2099
App Type: C2R

Total Acreage:	9.0636	Total Reserve Acreage:	9.0636
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	258P	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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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 143
Action Date: 11/12/2020
Original Action Date: 12/05/2019
Plat Name: Harris County MUD no 477 Wastewater Treatment Plant
no 1
Developer: 290 WR Holdings, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No : 2019-2090
App Type: C2

Total Acreage:	8.2600	Total Reserve Acreage:	8.2600
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	324Q	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: 144
Action Date: 11/12/2020
Original Action Date: 01/09/2020
Plat Name: Modera at Waugh
Developer: Mill Creek Residential Trust, LLC
Applicant: Jones|Carter - Woodlands Office
App No : 2019-2365
App Type: C2R

Total Acreage:	1.4600	Total Reserve Acreage:	1.4000
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	77019	492M	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 &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 145
Action Date: 11/12/2020
Original Action Date: 12/05/2019
Plat Name: Northampton Sec 3 partial replat no 1
Developer: Northampton MUD
Applicant: Jones|Carter - Woodlands Office
App No : 2019-2097
App Type: C3F

Total Acreage:	1.0809	Total Reserve Acreage:	1.0809
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:	NORTHAMPTON MUD
County	Zip	Key Map ©	City / ETJ
Harris	77389	250Z	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: 146
Action Date: 11/12/2020
Original Action Date: 11/14/2019
Plat Name: Rhodes School at Channelview
Developer: Rhodes School for the Performance Arts
Applicant: CE Engineers & Development Consultants, INC
App No : 2019-2009
App Type: C2R

Total Acreage:	2.0060	Total Reserve Acreage:	2.0060
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	H.C.W.C.I.D. 21
County	Zip	Key Map ©	City / ETJ
Harris	77530	458Y	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: 147
Action Date: 11/12/2020
Original Action Date: 11/14/2019
Plat Name: Telge Development
Developer: SM Design & Consulting, LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No : 2019-2027
App Type: C2

Total Acreage:	5.0061	Total Reserve Acreage:	4.8726
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327D	ETJ

Extension of Approval Notes:

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Commission Action:

Approved



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CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 11/12/2020

ITEM: 148

Applicant: FRANCISCO RAMIREZ AND BELMA RAMIREZ

Contact Person: BELMA RAMIREZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	20-1556	77357	5874	257M	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

ADDRESS: 26691 Tinker Way

ACREAGE:

LEGAL DESCRIPTION:

LOT 727, PEACH CREEK FOREST SUBDIVISION, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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: 11/12/2020

ITEM: 149

Applicant: KANWAL ALI

Contact Person: KANWAL ALI

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	20-1557	77357	5673	256N	ETJ
NORTH OF: GRAND PKWY WEST OF: US 59					

ADDRESS: 21008 Trinity Way

ACREAGE:

LEGAL DESCRIPTION:

LOTS 19, 20 AND 21, BLOCK 5, OF THE UN-RECORDED PLAT OF RIVER HOLLOW ESTATES, SITUATED IN THE J.H. STEWART SURVEY, A-668, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile home.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Houston Permit Service	Jacob Buckwalter	832-272-8423	JACOBHPS@YAHOO.COM		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1414 HEWITT DR.	20067737	77018	5260A	452E	C
HCAD ACCOUNT NUMBER(S):	0731000500009				
PROPERTY LEGAL DESCRIPTION:	LT 9 BLK 68 OAK FOREST SEC 8				
PROPERTY OWNER OF RECORD:	ROBERT KERVIN				
ACREAGE (SQUARE FEET):	8400 Sq. Ft.				
WIDTH OF RIGHTS-OF-WAY:	Candlelight Lane (60 feet); Hewitt Drive (60 feet)				
EXISTING PAVING SECTION(S):	Candlelight Lane (27 feet); Hewitt Drive (27 feet)				
OFF-STREET PARKING REQUIREMENT:	2				
OFF-STREET PARKING PROVIDED:	2				
LANDSCAPING REQUIREMENTS:	Complies				
LANDSCAPING PROVIDED:	Complies				

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1434 SQ FT SFR TO BE REMOVED

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 4720 SQ FT SFR – NEW W/ ATTACHED GARAGE

PURPOSE OF VARIANCE REQUEST: To allow a 14' garage building line along Candlelight Lane, in lieu of the ordinance required 20' building line

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):

This variance request is to cross amended build lines in an attempt to maximize lot use & buildable area. LOT 9 BLOCK 68 of OAK FOREST SEC.8 is a corner home at HEWITT DR. & CANDLELIGHT LN. The city has implemented a city ordinance GBL of 17'. This creates a new build line that is affecting the ability to utilize the lot. The original plat from 1950 has a 10' build line on the CANDLELIGHT LN. There are many residences on CANDLELIGHT LN. & HEWITT DR., that have their garages 10' or less off the property line. If we were to follow the city ordinance of 17' for this replacement garage we would have no buildable area for a yard, nor would it give the same appeal as the rest of the street. Please grant us this variance request.

We require a variance due to the garage build line changing by City Ordinance, and request that the build line be maintained by the original plat of 1950.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

The current pattern of development along Candlelight Ln. is mixture of new construction, new remodeled reconstruction and older residences, all with structures being built between 10' and 15' from the right-of-way line of Candlelight Ln. By granting the requested variance, the new structure will meet the requirements of the recorded deed restrictions and match the current development pattern along Hewitt and Candlelight Ln. With this variance, the owners can maintain the esthetics of the community and continue the positive growth happening in the area. This is a positive for the entire city, local community and immediate neighborhood. The build lines are imperative to continuity and maintaining property values in the area.

- (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 circumstances are not a result of a hardship created by the applicant. The build lines have been changed by the City of Houston since the original platting of this subdivision. The lot being on the corner combined with the changes in the City of Houston's build lines in the area narrow the lot hindering construction and has created the need for this variance application.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

Yes, the intent and general purposes of this chapter will be maintained. This Variance request is that the garage build line on Candlelight Ln. be reduced from 17' to 14'-0" for the New Construction of an attached garage.

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

This Variance will not be injurious to the public health, safety or welfare. The variance will only affect the property owned by the applicant for the construction of a new Single-Family Residence.

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

Economic hardship is not the sole justification of this variance request. The variance is requested to provide continuity in the neighborhood and maintain property values. Maintaining the esthetics of the community is a high priority as this property is in a highly visible area.

DEVELOPMENT PLAT VARIANCE



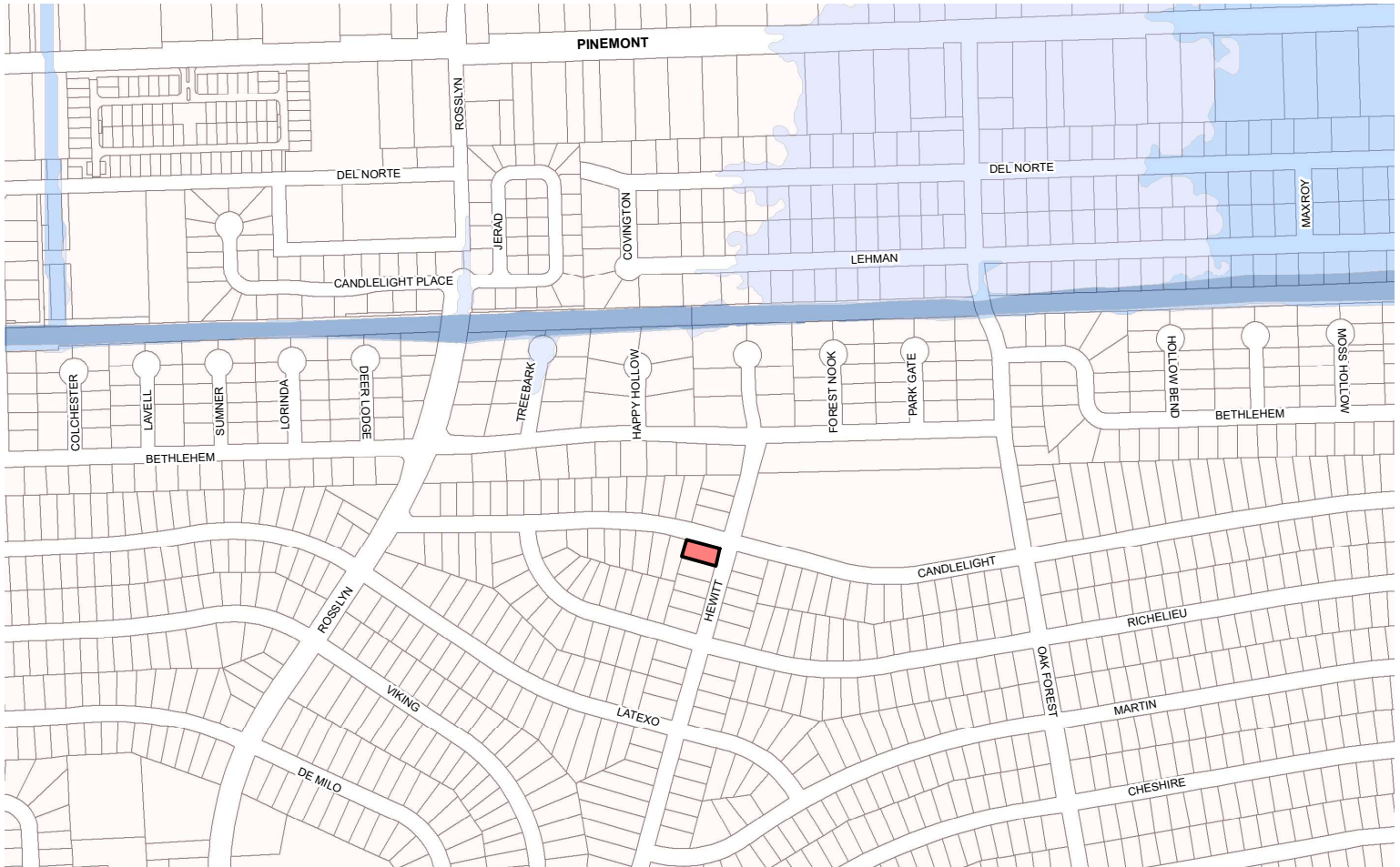
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 150

Meeting Date: 11/12/2020

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



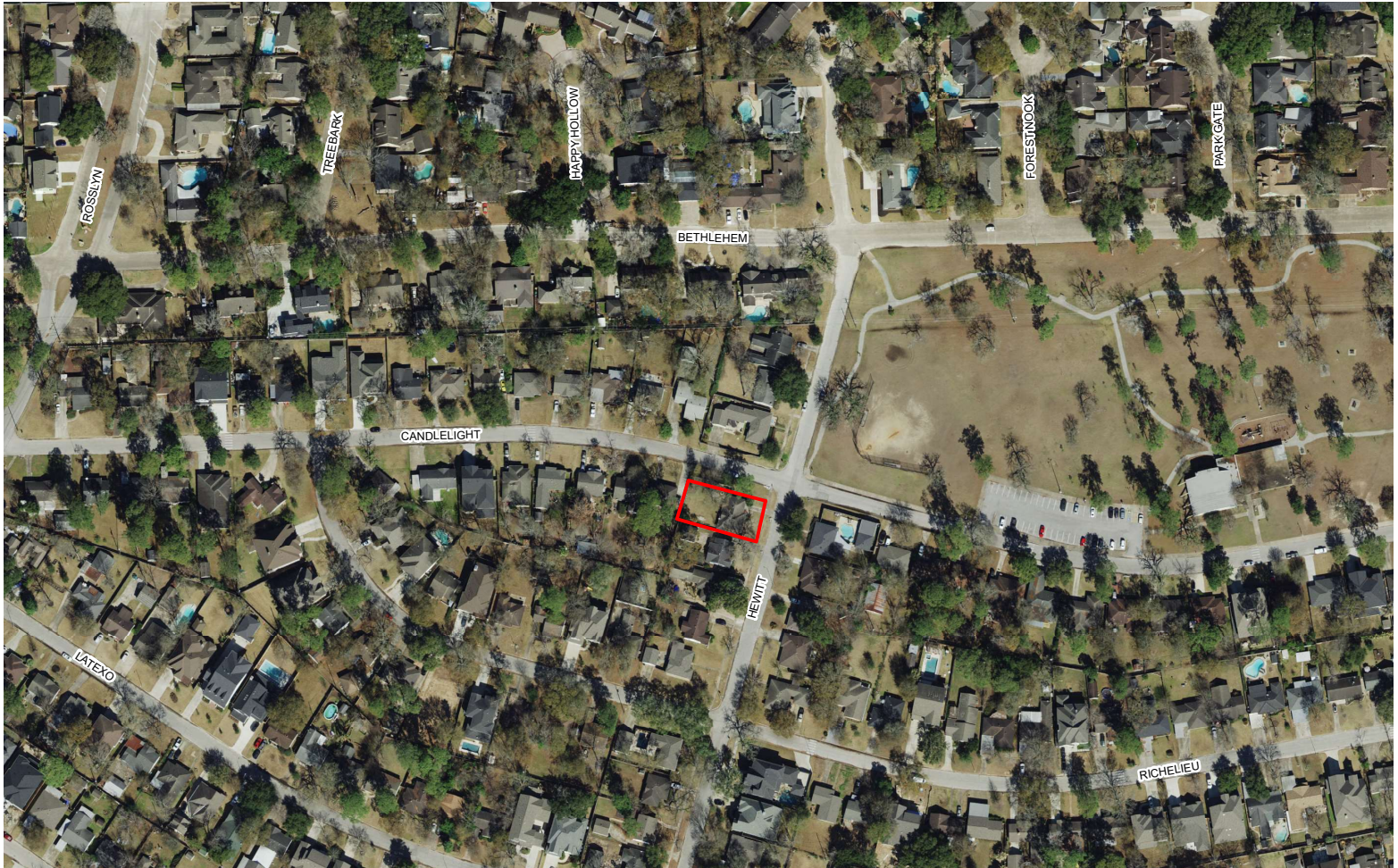
PLANNING &
DEVELOPMENT
DEPARTMENT

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Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



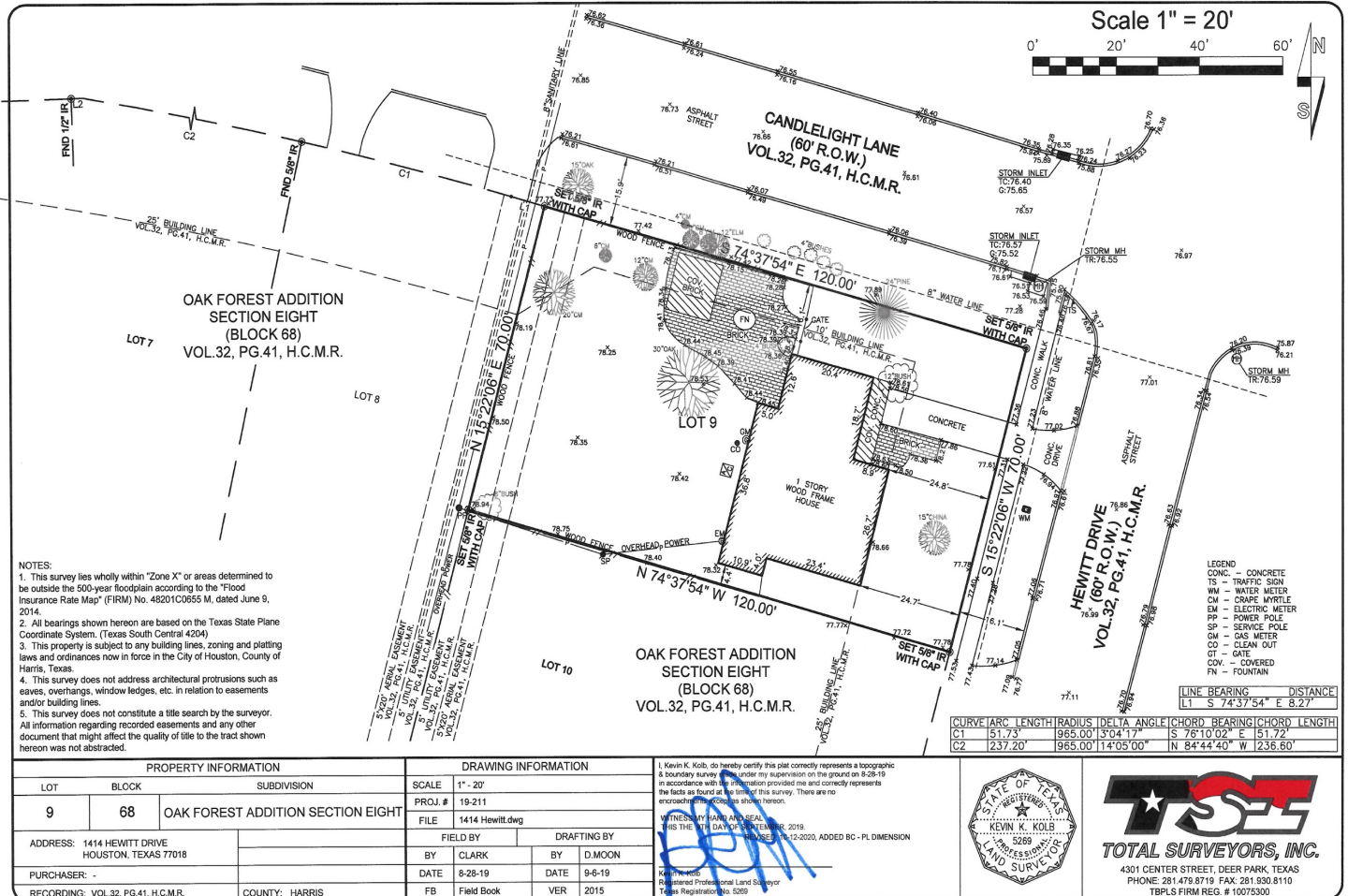
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 150

Meeting Date: 11/12/2020

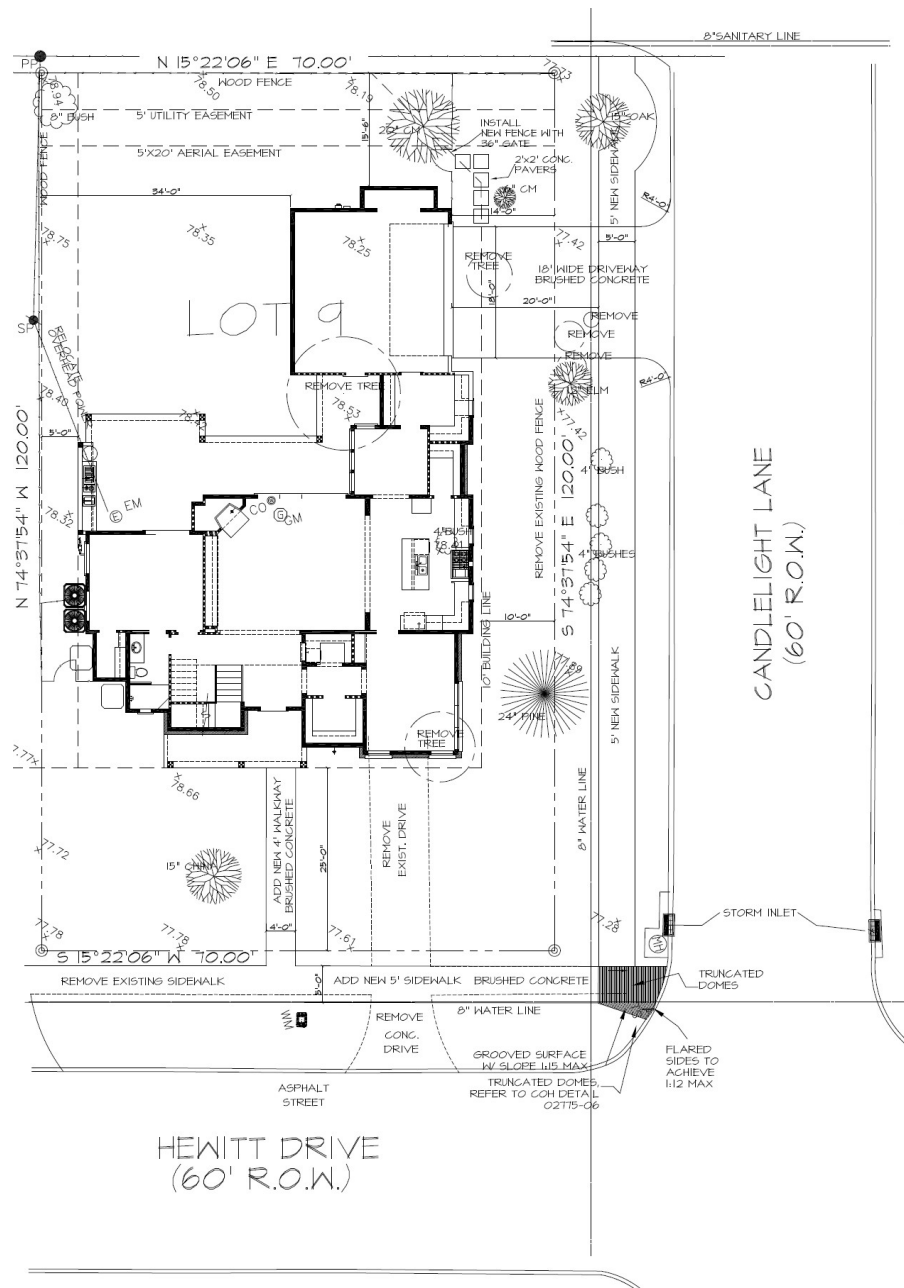
Survey



DEVELOPMENT PLAT VARIANCE



Site Plan



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

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Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

The site is located at the southwest corner of Hewitt Drive & Candlelight Lane. The applicant is requesting a variance to allow a 14' garage building line in lieu of the ordinance-required 20' garage building line along a local street, for a new single-family residence.

Staff is in support of request.

The lot was platted with the Oak Forest Addition Section 8 subdivision in 1950; with a 25' building line along the front, a 10' building line along the side street, Candlelight Lane, 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. Candlelight Lane 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 30', and the distance from the garage door to the required 5' sidewalk is approximately 20'. 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 14', in lieu of the ordinance-required 20' garage building line along Candlelight Lane for a new single-family residence.

PLANNING COMMISSION ACTION: APPROVE

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:



DEVELOPMENT PLAT VARIANCE

HOUSTON PLANNING COMMISSION

PUBLIC COMMENTS

THURSDAY NOVEMBER 12, 2020 2:30 PM

Agenda #	Subdivision Name	Name	Organization	Deferred Speaker	Contact Information	Comment
44	Preserve at Newport Sec 1	Shirly Raposa Agricola	NA		sjraposa1@gmail.com	<p>I am unable to attend the virtual meeting on November 12 at 2:30 of the planning commission. Please be advised that I am opposed to this land sale. I live in Newport on Port o Call. Residents do not want nor need any more housing built in this area. We moved here for the trees and grass and wild life. Please do not destroy the very reason for living here.</p> <p>Respectfully Shirley Agricola</p> <p>Comments for Planning Commission Meeting 10/29/2020</p> <p>1. During my building process in order to meet the 10 foot electrical easement requirement we had to pay CenterPoint to move the lines. It is the homeowners responsibility to meet the easement requirements. Why should the taxpayers pay for the creation of a new easement.</p> <p>2. I do not understand why our HOA is nor involved in the planning and development process. They are charged with enforcing the covenants of the HOA and should be the ultimate decision makers for a development projects in our neighborhood.</p> <p>3. I do not support the Planning Department being able to implement changes in our neighborhood without involving all residence that would be affected by the development. Other neighbors will discuss the change in the drainage easement made without notice.</p> <p>To City of Houston Planning and Development,</p> <p>We are writing to express our concern about the Oak Estates Partial Replat No 2 Replat No 1 (Reference# 2020-1709).</p> <p>In the letter that the City sent to nearby homeowners that we received, paragraph 2 states that the replat is to create one (1) single family residential lot and to relocate a utility easement.</p> <p>Our main concern about relocating a utility easement (ostensibly so the builder can utilize more land to then build over for a bigger house footprint) is that this change will severely adversely affect the already existing flooding problem on Drexel Circle and Drexel Drive.</p> <p>The present situation is that even with ordinary Houston downpours, the intersection of Drexel Drive and Drexel Circle quickly becomes impassable. We are concerned that residents on Drexel Circle and Drexel Drive will be made more vulnerable to this flooding if the easement is altered.</p> <p>We would like to know if any environmental impact study has been conducted by the City to assess if this change will further adversely affect the nearby homes on Drexel Circle and Drexel Drive as it pertains to street flooding.</p> <p>Thank you for your review and attention to this matter.</p>
117	Oak Estates partial replat no 2 replat no 1	Ken Wooten	NA		kdwoote@gmail.com	
117	Oak Estates partial replat no 2 replat no 1	Mark Danaczko and Donna Sutter	NA		donnajsuttermd@aol.com	

117	Oak Estates partial replat no 2 replat no 1	Susan Brandt	NA	susanandtombrandt@gmail.com	<p>As an adjacent property owner and neighbor in the Oak Estates Subdivision, I oppose Karma Equities LLC's application to place utility poles in the middle of a drainage easement created by our Deed Restrictions and Original Subdivision Plat. I also oppose the purported creation of a new drainage easement running in an east-west direction immediately adjacent to and running along my southern property line and terminating at Drexel Circle, which has no storm drains and no storm sewers. Drexel Drive and Drexel Circle, already flood in every major rain event with the streets becoming impassable and storm water going over the curbs, sidewalk and well into the residents' yards. I also oppose any approval of any application until the property line dispute with this Applicant is resolved, because the Applicant's plat is wrong.</p> <p>The Applicant seeks permission to move an aerial easement into the drainage easement on his eastern property line. The Applicant alleges that the drainage easement was moved and created "during the review process" of an Application filed in 2017-1466 to remove a utility and aerial easement.</p> <p>I have spent the last several days making telephone calls to the City Engineer, the Public Works Department and the Planning Commission Planner and requesting documents pursuant to the Open Records Act relating to the three Applications made in 2017 to the Planning Commission by the owners of the property at 2331 Drexel. I have discovered that on April 27, 2018 (8 months after the Application was filed to remove a utility easement) a plat was filed This email in regarding Reference Number 2020-1709, which is a request to replat a property at 2331 Drexel Drive in the Oak Estates Subdivision in Houston, 77027. Our home is on the corner of Drexel Drive and Overbrook Lane in the Oak Estates subdivision in Houston. We have more linear feet on Drexel than on Overbrook. During the Memorial Day flood and numerous other heavy rain events, Drexel Drive (and Drexel circle) are impassible due to an over accumulation of rain water and improper drainage. During the Memorial Day flood, three employees of a store in Highland Village had to spend the night in our home because they were stranded in rising and impassible water on Drexel. To exacerbate the problem, the owner of 2331 Drexel Circle is requesting a variance in the drainage easement, which would dump MORE water directly into Drexel Circle and then on into Drexel. This would most assuredly result in flooding in our homes. Under information procured under the City of Houston Freedom of Information Act, our neighbors on Drexel, Tom and Susan Brandt have uncovered a very disconcerting set of circumstances that indicate Carnegie homes' lack of concern for any type of drainage. We have been made aware of adjustments the easement with no documentation, permits, or notice given. We ask that you NOT grant the variance request by Carnegie as their proposed plans would most assuredly negatively impact a minimum of 10 homes nearby. And they have undertaken this endeavor in a very surreptitious way.</p> <p>I disagree with dividing up the lots</p> <p>Thanks, Ronnie Snider</p> <p>We OBJECT to the Variance Request and REQUEST TO SPEAK at the Virtual Planning Commission Meeting</p>
117	Oak Estates partial replat no 2 replat no 1	Marla Hamblen	NA	hamblen.marla@gmail.com	
143	Spring Forest Sec 1 partial replat no 1	Ronnie Snyder	NA	debron_1@msn.com	
123	Briar Hollow Living (withdrawn)	Richard Kruiger	NA	rkuriger@financialguide.com	
123	Briar Hollow Living (withdrawn)	Pamela Mason	NA	ms_pamela@me.com	

					<p>the property known as Park Square Condominiums Section Two we are opposed to the requested variance as requested by the proposed developer of the ravine lot. To our knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the Court approved easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any variance until and unless the developer and land owner agree to comply with ALL TERMS and conditions of the Settlement and Easement Agreements signed in June, 2003.</p> <p>Based on the following UNCONTESTED facts, I urge the Commission to DENY the requested variance as requested and to DEFER any decision until all pending issues have been resolved by the legal process.</p> <p>1. Until the scope of the easement is clarified by mediation/arbitration, the Planning Commission doesn't know what rights/limits will apply. Therefore, any plat approval is premature. The resolution of the issues relative to the Easement Agreement (between Park Square Co-Owners Association and Jaymee, the landowner and by extension to the Applicant, herein) will be complete in just a few months, instead of years and such minimal delay is not unreasonable for undeveloped land which has sat vacant for decades or centuries. Submission of any disagreements among the parties is required to be submitted to Mediation and Binding Arbitration. The Mediation hearing has been AGREED TO BY ALL PARTIES and is set for November 19, 2020.</p> <p>2. Houston Fire Department's concerns are significant and well founded. Please listen to and respect their concerns for public safety. The excessive load question is a big deal. To approve this variance request without investigating those concerns legitimizes a potentially dangerous plan. If the developer disagrees with the HFD concerns and the analysis and expert evaluation of the Engineering experts retained by the Association, then the developer should be required to have the southern wall area tested by a professional certified structural engineer OR wait for the outcome of our existing multi-million dollar litigation against 12 defendants.</p> <p>3. There is also pending litigation with another neighboring homeowner's association concerning easement issues which could materially affect the proposed project. Clearly, this is another issue that should be resolved before granting any variance request.</p>
123	Briar Hollow Living (withdrawn)	Susan Battlestein	NA	sbatt@sbcglobal.net	
123	Briar Hollow Living (withdrawn)	Alice Weiser	NA	analysis18@comcast.net	
123	Briar Hollow Living (withdrawn)	Madgy Saweris	NA	mhsaweris@hotmail.com	
123	Briar Hollow Living (withdrawn)	Bill Turney	NA	wot4tex@gmail.com	
123	Briar Hollow Living (withdrawn)	Patricia Leonard	NA	pepper77027@yahoo.com	
123	Briar Hollow Living (withdrawn)	Terri Romano	NA	trmktg@gmail.com	
123	Briar Hollow Living (withdrawn)	Shirleen Shabpareh	NA	shirleen.shabpareh@gmail.com	
123	Briar Hollow Living (withdrawn)	Barbara Hinton	NA	bbhinton@gmail.com	
123	Briar Hollow Living (withdrawn)	Alana Spiwak	NA	aspiwakmd@gmail.com	

123	Briar Hollow Living (withdrawn)	Jose Luis Vittor	NA	jlvtor_ar@yahoo.com
123	Briar Hollow Living (withdrawn)	Bradley Eldridge	NA	bradley.eldridge@comcast.net
123	Briar Hollow Living (withdrawn)	Paul Grossbard	NA	pgrossbard@mgallp.com
123	Briar Hollow Living (withdrawn)	Sean Gallagher	NA	shawnmarie@gmail.com
123	Briar Hollow Living (withdrawn)	Cheryl Zane	NA	czane@houstonballet.org

Bottom line is that the three issues described above are **SERIOUS** and the Planning Commission should allow for the existing legal process (mediation and binding arbitration plus the 2 separate and distinct lawsuits) to be complete before making any ruling. Therefore, I request that the Planning Commission **DENY or DEFER** any action on the Variance Request until the mediation, binding arbitration and the litigation has been resolved and not further muddle the situation.

Further, I request the opportunity to speak before the Commission to express my views.
Thank you for your time,
As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.
Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.
Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any

123	Briar Hollow Living (withdrawn)	Sara Selber	NA	<p>sara@thepmteam.com</p> <p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p> <p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p>
123	Briar Hollow Living (withdrawn)	Dianne Bub	NA	<p>diannebub@att.net</p> <p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p>

123	Briar Hollow Living (withdrawn)	Arline Guefen	NA	<p>arlineguefen@gmail.com</p> <p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p> <p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p>
123	Briar Hollow Living (withdrawn)	Harry Watson	NA	<p>harrywatson@sbcglobal.net</p> <p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p>

123	Briar Hollow Living (withdrawn)	Sandy McCarty	NA	sammac1177@gmail.com	<p>As an owner in the condominium building immediately adjacent to the property known as Park Square</p> <p>Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p> <p>As an owner in the condominium building immediately adjacent to the property known as Park Square</p> <p>Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p>
123	Briar Hollow Living (withdrawn)	Joni Peterson	NA	joni@jparalegal.com	<p>As an owner in the condominium building immediately adjacent to the property known as Park Square</p> <p>Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p>

123	Briar Hollow Living (withdrawn)	Mike Elaridi	NA	<p>mike@fratellico.com</p> <p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p> <p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p>
123	Briar Hollow Living (withdrawn)	Ralph Berkman	NA	<p>rberk49@comcast.net</p> <p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p>

123	Briar Hollow Living (withdrawn)	Richard Birk	NA	rdbirk@earthlink.net	<p>As an owner in the condominium building immediately adjacent to the property known as Park Square</p> <p>Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p> <p>As an owner in the condominium building immediately adjacent to the property known as Park Square</p> <p>Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p>
123	Briar Hollow Living (withdrawn)	Yasmine Parvi	NA	yspavri@yahoo.com	<p>As an owner in the condominium building immediately adjacent to the property known as Park Square</p> <p>Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p>

123	Briar Hollow Living (withdrawn)	Richard Kiam	NA	richard_kaim@yahoo.com	<p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p> <p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p>
123	Briar Hollow Living (withdrawn)	Frank Braham	NA	fgbarham@gmail.com	<p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p>

123	Briar Hollow Living (withdrawn)	John Barret	NA	dorje_98@yahoo.com	<p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p> <p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p>
123	Briar Hollow Living (withdrawn)	Gerald Seidl	NA	gseidl@headworksintl.com	<p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p>

123	Briar Hollow Living (withdrawn)	Rebecca Jenkins	NA	rlwjenkins@comcast.net	<p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any I object the variance request on Briar Hollow for the reasons, of safety, little access to area when traffic is bad which is a lot. The train stops traffic 23-25 times a day and when the train stalls, the traffic will build up for 5, or more, miles in every direction, and everyone is trapped for hours. So the safety issue is HUGE, particularly for seniors whom will need an ambulance.</p> <p>Go fine another piece of property on which to build!!</p> <p>Another request that you consider that during Harvey the street flooded and fire engines could not get to the building next door when the generator caught on fire as the bayou had a major breach. The building is full of elderly residents as well as younger people. The proposed new construction is "affordable housing" for the elderly and being built with some tax dollars. Literally around the corner is property for sale on flat land. This project defies safe affordable housing.</p>
123	Briar Hollow Living (withdrawn)	Ann Trammel	NA	ag@tinterests.com	
123	Briar Hollow Living (withdrawn)	Laura Woods	NA	laura.woods8@yahoo.com	<p>I plead with you to view the single lane drive and get traffic studies of morning and evening traffic levels in this area. (Pre COVID) Many commuters use Briar Hollow to avoid the traffic on San Felipe and cut through to the 610 Loop.</p> <p>This is not a good idea for elderly housing. This ravine should be deepened if anything to provide retention when the next a Harvey arrives. Building on the ravine will increase flooding in the neighborhoods around it.</p>

123	Briar Hollow Living (withdrawn)	Kay Levy	NA	<p>mimikay7@aol.com</p> <p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p> <p>My name is Randle Pollock. For the last eight years, my wife and I have lived at 45 Briar Hollow Lane in Unit 8. I oppose the variance request (Ref.#2020-1784) for the "Campanile on Briar Hollow" project - which involves proposed construction of a government-subsidized, senior housing facility on a land-locked parcel of land immediately east of our 45 Briar Hollow Lane community - for six reasons:</p> <p>1. No Notice of the Proposal</p> <p>The government process for selecting and subsidizing this project has been going on for many months. However, the developer proposing the project failed to give the Briar Hollow Townhouse Association (nor other neighborhood communities) any notice of its proposal.</p> <p>2. Property Law Defects in the Campanile Project</p> <p>This project will violate a 40-foot setback covenant from our property as well as other easements. The Campanile project is likely to be subject to property law challenges or lawsuits from the outset. When the project land was sold by Briar Hollow Townhouses in 1980, the transaction imposed covenants that run with the land and that require future buildings to observe a 40-foot setback from the remaining Briar Hollow Townhouse property.</p> <p>The Campanile project's application to the state showed the proposed building extending as close as 5 to 10 feet from the Briar Hollow Townhouses property line, thus violating the setback covenant. The project's plans, including the recently revised versions, also appear to call for violations of the transaction's other</p>
123	Briar Hollow Living (withdrawn)	Randy Pollock	NA	<p>pollockrandle@gmail.com</p>

123	Briar Hollow Living (withdrawn)	Sally Roberts	NA	sallymr37@hotmail.com	<p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any ALLEGATION: The application as submitted fails to mention that the subject property adjoins a high-rise residential building that was built in 1981 by the current owner of the subject property. In the Statement of Facts, the applicant states that "when the current applicant purchased the property in 1992, they thought they could make use of the outdated condominium layout and access points. However, that plan was not viable then and is certainly not viable now given the changes in the market over the past 29 years." THIS STATEMENT IS SIMPLY NOT TRUE, NOTHING HAS CHANGED EXCEPT THE LANDOWNER SUED IN 1998 TO OBTAIN MORE FAVORABLE EASEMENT TERMS.</p>
123	Briar Hollow Living (withdrawn)	Arthur Goldberg	NA	awgoldberg@aol.com	<p>FACT: In 1998, the owner (same owner then as now) of the subject property filed suit against the Park Square Co-Owners Association to improve and enhance his access so that he could build another condominium development similar to the first one he built. Clearly, the landowner believed that the property was viable and in fact he intended to develop the property as an additional condo building. And a comment about the market would be to simply look around at the condo or high-rise apartments that have been developed or are currently proposed within one mile of the subject property. Simply looking at the skyline West and South of the subject property, one can see 10-12 buildings that have been built since 1992.</p>
123	Briar Hollow Living (withdrawn)	Alan Zane	NA	aizane@aol.com	<p>FACT: The lawsuit that was filed by the current owner in 1998 was resolved with a Settlement Agreement and an Easement</p> <p>As a property owner at 49 Briar Hollow Ln unit 1802. I firmly object to the Variance # 2020-1784.</p> <p>My reasons for objection have been presented by William Turner and I agree with him on all points.</p> <p>Please deny the request.</p>

123	Briar Hollow Living (withdrawn)	Stephen Russell	NA	<p>stephen@parksquarecondos.com</p> <p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p> <p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p>
123	Briar Hollow Living (withdrawn)	Elyda Adams	NA	<p>elyadams@sbcglobal.net</p> <p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any</p>

123	Briar Hollow Living (withdrawn)	Richard Birk	NA	<p>rdbirk@earthlink.net</p> <p>As an owner in the condominium building immediately adjacent to the property known as Park Square Condominiums Section Two I am opposed to the requested variance as requested by the proposed developer of the ravine lot. To my knowledge the proposed developer has NOT closed on the purchase of the property and therefore is not entitled to any replatting of the property.</p> <p>Additionally and more importantly, the property is subject to a Settlement and Easement Agreement dated June, 2003 which resulted from a lawsuit filed by the land owner AGAINST Park Square Co-Owners Association. These agreements were Court approved and ordered and "run against" the land until and unless changed by mutual agreement. Currently the proposed developer has stated that he will not comply fully with the terms of those agreements. He will comply ONLY with the terms he likes and wants. That stance will result in the loss of the easement benefits to the land owner and any potential developers and could well result in the loss of any easement access to the ravine lot.</p> <p>Without this easement (which was obtained via lawsuit by the land owner against our condo association) there is NO ACCESS via any public street or road. Likewise there is no separate access for fire and other emergency access. We oppose the grant of any This piece of adjoining property is now under contract for a Senior Living Development. This property also has a court approved easement which was the result of litigation between the present owner and our homeowner's association. A considerable amount of time and money went into the settlement of this which was agreed upon by both parties and approved by the courts in 2003.</p> <p>Now the current owner is trying to sell the property to a developer who doesn't like/and or wants to agree to the terms of this existing easement. It should also be noted that over the last 5-6 months there have been several meetings between that developer and our homeowner's board working on the terms of their construction plans. After reaching an impasse in the negotiations, the dispute is now scheduled for Mediation on November 19. The result of which will determine the trajectory of the proposed project.</p> <p>This variance request is a blatant attempt to circumvent the establish dispute process which was previously agreed to in the noted easement. I see no reason why the City of Houston should wasted its time and money in a hearing for which is unnecessary since there will be a solution on / or about Nov.19.</p>
123	Briar Hollow Living (withdrawn)	Alan Orkin	NA	<p>drajo@yahoo.com</p>

123	Briar Hollow Living (withdrawn)	Omar Izfar	NA	<p>I am writing on behalf of my client, the Briar Hollow Townhouse Association (the "BHTA"), to request that you defer consideration of this and future variance requests for the proposed Campanile on Briar Hollow (the "Project"), located on the land contained within the Plat (the "Property") until such time as two ongoing legal proceedings have concluded:</p> <ol style="list-style-type: none"> 1. BHTA's pending litigation against the owner of the Property and developer of the Project; and 2. Park Square Co-Owners Association's ("Park Square") pending request for mediation/arbitration with the owner of the Property and/or the developer of the Project. <p>Once these two proceedings conclude, the Planning Commission will have the ability to articulate accurate and effective conditions that should attach to the granting of the variance. BHTA realizes that a variance with conditions should ultimately be granted for the Property, which lacks frontage on a public right-of-way and must instead take access through an access easement across property owned by Park Square. Though I am writing on behalf of BHTA and not Park Square, their legal proceeding is as important as ours in determining the legal limitations on the</p> <p>I own a home and have resided for nearly 10 years in the sub Park at Fuqua adjacent to the raw land apparently to be developed under the variance request referenced above and am curious what consideration if any is being given to address the flood water runoff onto Fuqua Street and our adjacent sub from the contemplated paving and building of single family homes on the land? There are no nearby ravines currently to address any runoff other than the existing storm sewer system along Fuqua Street (that tends to flood and overtake the street during significant rain storm events) and the land west of our sub near I45 and south under the beltway also flooded significantly just recently during the tropical storm season ending this month.</p> <p>Please advise by further reply when you can and thanks for your time and attention.</p>
124	Clearwick	Tim Schaller	NA	<p>timschaller@comcast.net</p>

134	MP White Oak	Kerry C Whitehead	NA	<p>kerrywhitehead@yahoo.com</p> <p>I would like to make a case for neighbors near the new development being included in a review of the TIA for the apartment project on Keene and Boundary. In addition, this review needs to occur prior to approving a variance for the replat proposed. During a meeting on Tuesday night with the developer, COH staff, and neighbors, we made it clear that we are simply seeking more and accurate information. A recent development that moved in taught us many lessons. Those lessons are exactly why we are insisting on being in the loop when appropriate. A major concern is traffic. I worry that data from an old study might be utilized because it is the most current preCOVID data available in the area. The WOMH TIA did not include the 3,838 person capacity lawn project when it was submitted for the City's review. At the time of the TIA review, the developers did not reveal the actual use of the outdoor lawn. (Jennifer Ostlind, Asst. Director Planning COH, is aware of this history.) It was later discovered by the City the intended use, and off street parking was added, but their original TIA was NEVER revisited. As a result, the project did not include a pick-up and drop off area internal to their site, something an accurate TIA with a 3,838 occupancy would have likely revealed as a requirement. As a result, during every concert the venue shuts down whole lanes of our public streets on N Main and North St to accommodate the substantial Lyft and Uber traffic, among other concert goer traffic, that occurs before and after every concert. It is significant, and it severely hampers maneuverability in and out of our neighborhood. Shame on them. I think it is a fair statement to say that TIA reports are only as good Please add me to the speaker (applicant) list for the October 15, 2020 Planning Commission meeting for agenda item #115 Magellan Oates Station. Thanks.</p>
129	Magellan Oates Station	J. Kent Marsh		<p>KMarsh@marshdarcypartners.com</p> <p>J. Kent Marsh, AICP CUD</p> <p>8955 Katy Freeway, Suite 215 Houston, Texas 77024 tel 713.647.9880 fax 713.647.6448 cell 832.444.4132 www.marshdarcypartners.com</p> <p>I am respectfully requesting that this variance request be denied.</p> <p>My concern regarding this request is flooding.</p> <p>I have lived on the corner of Candlelight Lane and Oak Forest Drive for over 24 years. Every time there is a hard fast rain, I wonder if this is the event that will flood my home. Every time it rains hard and fast, my corner floods and the water rises deep into my yard. The water seems to rise a little more each year. I attribute the increased water level to the newer homes that are covering more of the available land with impermeable surfaces.</p>
150	1174 Hewitt Drive	Laura Tunstall		<p>l_tunstall@hotmail.com</p> <p>In my opinion, we should preserve as much open land as possible and this variance request should be denied. If we allow incremental encroachment onto the available land, all of our homes could be flooded.</p> <p>As far as I can recall, this is the first variance request I remember receiving in the over 2 decades I have been in my home. I wish the family well, but I hope they can work with their builder to design a home that meets with the current building requirements.</p> <p>Thank you for your consideration.</p>

Appendix: Item 117

Henry Kollenberg

713.752.8672 DIRECT LINE
713.658.2323 TELEPHONE

C. HENRY KOLLENBERG
Shareholder

CRAIN
CATON
— & —
JAMES
ATTORNEYS AND COUNSELORS
SINCE 1912

FIVE HOUSTON CENTER
1401 MCKINNEY ST, SUITE 1700
HOUSTON, TEXAS 77010-4035

hkollenberg@craincaton.com

October 28, 2020

City of Houston Planning Commission
P. O. Box 1562
Houston, Texas 77251-1562

Via email
speakercomments.pc@houstontx.gov

Re: Written Comments submitted on behalf Of Thomas Brandt, co-owner of the northern adjacent property located at 2323 Drexel Drive, regarding Replat Application **2020-1709** - Oak Estates partial replat no 2 of replat no 1 (Prior Application 2017-1147).

Planning Commissioners:

On behalf of Mr. Brandt, an adjacent property owner, the following written comments are being submitted.

INTRODUCTION

Oak Estates is a subdivision of approximately 150 houses, located between San Felipe and Westheimer. It is bordered on the west by The Southern Pacific railroad tracks and on the east by River Oaks Baptist Church and School.

The subdivision was developed with a 20' drainage easement along the east border of the subdivision, bordering the homes along the east side, which was incorporated into the original plat and the deed restrictions. The Applicant's property is burdened by the 20' drainage easement, as is the Brandt's property, which is the house just to the north of the Applicant.

In 2017, the neighbors received a notice of a replat of Applicant's property to adjust some utility easements. Without notice to anyone, a plat was recorded in 2018, diverting the 20' drainage easement from the Applicant's property to Drexel Circle, which already had significant flooding issues. As discussed in more detail below, this change was made without notice and even though the City Public Works and Engineering Department recognized the serious problems associated with it.

The current application compounds this serious problem by requesting a replat that incorporates the purported removal of the drainage easement and moving the utility easement, currently located to the west of the drainage easement and more to the middle of the backyard, into the heart of the drainage easement.

The application also includes an incorrect property line between Applicant's property and the Brandts.

The application should be denied.

1. The 2018 Plat

At its very core, the current Application is fatally flawed because it relies upon improper and unlawful actions occurring in 2017 pertaining to Replat Application 2017-1147 (Replat no 1) and Applications 2017-1526 and 2017-2166.

The first Application (2017-1147) purported to be a simple request solely “. . . **to create one (1) single family lot and remove a 10' utility easement and aerial easements**”. (Exhibits 1-3). That is all that was reflected on the large sign on the property and the notice sent to neighbors. In that Application, **no notice was given** of any intention of eliminating and relocating a 20-foot wide drainage easement that ran the entire length of the Applicant's back property line in a North-South direction and was part of a long drainage easement running on all properties between San Felipe to Westheimer. Additionally, no request was made or notice given of the creation of a new drainage easement making an abrupt 90 degree turn on applicant's property to run East-West and terminate at Drexel Circle (instead of Westheimer). The proposed replat submitted with the application, and provided to the adjacent property owners, did not show any change to the location or direction of the drainage easement (Exhibit 4).¹

The applicant's representative has confirmed that notice of the material relocation and redirection of this drainage easement has never been given to potentially impacted property owners.

City records first obtained by Mr. Brandt on October 27 indicate that after the noticed hearing on 2017-1147, there were subsequent applications 2017-1526 (Exhibit 7) and original attachment to 2017-2166 (Exhibit 8) reflecting no drainage easement.

Indeed, a review of the records maintained by the City confirms that **no notice was either mailed to property owners, posted on the property, or published in the paper with regard to Applications 2017-1526 and 2017-2166**. The purported changes to the drainage easement appear to have been made in conjunction with 2018 negotiations related to Application 2017-2166.

The written notice (Exhibit “5”) for the current Application requests only the relocation of a utility easement and makes no mention whatsoever of the drainage easement; however, the proposed replat (Exhibit “6”) misleadingly shows the drainage easement as if its relocation has been properly approved. Digging into the history of the Applicant's 2017 three applications, based on the recently obtained City records, (Exhibits 4, 9-11), one finds that (1) the Application 2017-1477 was “conditionally accepted”; (2) the Application 2017-1526 did not meet multiple requirements , including the submission of a title opinion per notification of March 23, 2018, and

¹ The exhibits to this letter are being filed by separate email. An exhibit list is attached to this letter.

was not considered; and (3) the Application 2017-2166 was “conditionally” approved. During January 2018, the Applicant had multiple communications with the City of Houston and the City in writing (Exhibit “12”) expressed opposition to the replat with “dead ending” and removal of a drainage easement. At some point, the City apparently indicated that it would approve the dead end if a new drainage easement was conveyed to the City running east-west. The City apparently put red stamps all over the proposed plat (Exhibit “13”) submitted by the Applicant (Karma Equities) stating “**drainage easement cannot be removed by plat**” and “**All easements listed in the title report must show on plat by recordation.**” Subsequently, in 2018, another “update” plat without notice (Exhibit “12”) was filed by Karma Equities. This one is stamped “**dedicate 20’ drainage easement along northern boundary per PWE request.**” An interesting email exchange took place in January 2018 between the Managing Engineer of the Office of the City Engineer and the Public Works Department (Exhibit “14”) in which the City Engineer stated they were “uncomfortable . . .giv[ing] up any drainage easement.”

The result was that, out of public view and without notice to the other property owners, a plat was recorded on April 27, 2018 (Exhibit 15) deleting the 20’ drainage easement on the Applicant’s back property line and diverting the drainage easement by 90 degrees and relocating it to run East-West along the Applicant’s Northern boundary line and terminating now at Drexel Circle (instead of Westheimer).

Not only did the abandonment make no sense, but the diversion to Drexel Circle exacerbated an already bad situation. Drexel Circle has had significant drainage issues. This diversion threatens to make it worse. Neither we nor the Planning Commission can find any evidence that any type of analysis or study was done of the flooding or other issues.

2. The 2018 Plat was improper.

Both the Texas Local Government Code and the applicable Ordinances of the City of Houston require that notice be given. **Contrary to the applicable law, notice was not given and has never been given of this material change.** This violation of applicable law deprived other parties in interest and the citizens Oak Estates from their statutory right of being heard and deprived the Planning Commission of the opportunity of being fully informed such that it could properly discharge its statutory duties. **The purported prior approval of this material change to the drainage easement, without any notice, should be treated as void and of no effect.**

The drainage easement in question was created by the Oak Estates Deed Restrictions and original plat (Exhibits “16-17”). These documents both burden and benefit the properties in the subdivision. The pertinent provision of the original deed restrictions (Exhibit “18”) recorded at Volume 1992 Page 585 provides;

Lots numbered Eighty-five (85), in block nine (9) and One Hundred Fourteen (114), One Hundred Fifteen (115), One Hundred Sixteen (116), One Hundred Seventeen (117), and One Hundred Eighteen (118) in Block (8) are subject to a Twenty (20) foot easement for drainage ditch along their eastern most side (Emphasis added).

No notice was given and no variance or special exception was sought in 2017 or 2018 that the drainage easement created in the deed restrictions and the plat for the benefit of the

City and the homeowners in Oak Estates was to now be dead-ended and re-routed to Drexel Circle.

3. This prior violation of applicable law should not be countenanced and should not be compounded further by granting the pending, related Application.

The current Application requests only the relocation of an aerial easement and makes no mention whatsoever of the drainage easement; however, the attachment misleadingly shows the drainage easement as if its relocation has been properly approved with the recently obtained documents.

The City Planning Commission should not allow the Applicant to further compound the issue by now allowing the electrical utility easement to be moved and placed in the heart of the middle of the twenty-foot drainage easement. In this regard, it should be noted that the Applicant is being disingenuous at best and treating this Commission disrespectfully because the Applicant has already caused the electrical poles to be moved into the middle of the drainage easement.

4. The relocations of both the drainage easement and the electrical utility easement benefit the builder only and are adverse to the public health, safety and welfare of neighboring property owners and residents of Oak Estates.

The unlawful redirection and relocation of the drainage easement without any notice, coupled with the pending Application ‘requesting’ to move the electrical utility easement to the location of the drainage easement, serves only the builder. Specifically, the builder is seeking to turn two easements 30 feet in width into one easement 10 feet in width. The builder is the only entity that benefits from this material variance. Adjacent property owners and the safety, health, and welfare of subdivision residents will be negatively impacted as these actions are likely to cause more street and property flooding (Exhibits 19-20), which already is a problem both in Drexel Circle and Drexel Drive. More street flooding will occur as the relocation of the drainage easement will terminate at Drexel Circle, a street without any storm drains or storm sewers, which, in turn, drains into Drexel Drive which is impassable in heavy rains. Moreover, it has become an all too frequent occurrence that heavy rains result in water going over the curbing and sidewalks and well into the yards of the property owners. Clearly increased risk of street and property flooding is contrary to the safety, health and welfare of the public. In addition to this issue, the combined impacts of these actions would allow the builder to build upon another 2,620 square feet (net) of the lot, thereby decreasing the amount of land on the re-platted lot to absorb storm water. This rainfall, which will no longer be absorbed, will flow into Drexel Circle and Drexel Drive. Increased risk of street and property flooding is contrary to the safety, health and welfare of the public and residents of Oak Estates and should not be allowed without proper notice and hearing.

5. In addition to these issues, there is a boundary dispute between the Brandt’s survey and metes and bound description of their property (Exhibits “21-22”) and the replat submitted by the Applicant (Exhibit “6”).

The Applicant’s plat misstates the property line between the Brandts’ property and the Applicant’s property. The Brandts provided their survey to Kevin Kolb in 2017 (Exhibit 21) and he said that it (the proposed plat) would be “corrected.” Indeed, Kevin Kolb is still communicating

on the issue of correcting the property line. However, the attachment to the 2020 application continues to reflect the wrong property line. The metes and bounds description of the Brandt property is attached as Exhibit 22.

The dispute between the Brandts and the Applicant pertains to the proper location of the common property boundary (there are differences in starting and ending points, where these points are located as well as the length and direction of the property line). Until this property dispute is resolved, it is not possible for this Commission to approve the proposed plat as it cannot be accurately determined where the easements enter the Applicant's property and whether the easements are properly located within and on the Applicant's property. Mr. Brandt received revised survey information and calls from the Applicant's representative this morning that may assist in the property line dispute.

6. Conclusions

The current Application should be denied. Before it could possibly be granted:

- i. The dispute regarding the property boundary would need to be resolved either amicably between the parties or by a court of competent jurisdiction;
- ii. The Applicant would need to file and prevail on a properly noticed new Application to relocate the drainage easement; and
- iii. If items i and ii were satisfied and the Commission, after proper notice and hearing, allows the course of the drainage easement to be materially changed, then the Applicant should be required to immediately remove all permanent structures (driveway and buildings) and other obstacles (broken down trucks, construction materials and rubbish) (Exhibit 23) that are currently located on and in the proposed drainage easement.

Very truly yours,



C. Henry Kollenberg

CHK:rw

Exhibit List

1. Public Hearing Notice from City of Houston for Application 2017-1466
2. Photograph of Sign outside Property at 2331 Drexel Giving Notice on 2017-1466
3. Publication Notice of Application 2017-1466
4. Proposed Replat and Application on 2017-1466
5. Public Hearing Notice from City of Houston for Application 2020-1709
6. Proposed Replat and Unverified Affidavit supporting Application 2020-1709 (provided by Kevin Kolb to Homeowner)
7. Proposed Replat and Application on 2017-1526
8. Proposed Replat and Application on 2017-2166
9. Houston Planning Commission Action CPC and Communications on 2017-1466
10. Houston Planning Commission CPC and Communications on 2017-1526
11. Houston Planning Commission CPC and Communications on 2017-2166
12. January 4, 2018 Communications between Public Works Department and Antonio S.H. Mendoza (the original applicant [husband of owner Adriana Gil Marono] on 2017-1466, which property was sold August 17, 2017)
13. January 4, 2018 Second Communication between Public Works Department and Antonio S.H. Mendoza
14. Email Exchanges between the City Engineer, Dr. Kathlie Jeng-Bulloch and Public Works Department regarding Drainage Easements
15. Plat filed of Record on April 27, 2018 (showing purported drainage easement created on north property line and removing drainage easement burden imposed by Deed Restrictions)
16. Original Plat of the Oak Estates Subdivision filed of record.
17. Original Deed Restrictions of Oak Estates Subdivision (which have been amended and extended and are in effect) incorporating plat by reference.
18. Page from Deed Restrictions stating the Lots 115 and 116 (and other lots) burdened by 20 foot drainage easement
19. Photographs of Street Flooding on Drexel Drive and Drexel Circle dated July 4, 2018
20. Photographs of Street Flooding on Drexel Drive and Drexel Circle dated September 19, 2019
21. Survey of Brandt Property (adjacent to 2331 Drexel)
22. Metes and Bounds Description of Brandt Property
23. Photographs of Current Condition of Purported Drainage Easement on Subject property taken in September and October 2020



Exhibit 1 - 2017 Public Hearing Notice

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



Patrick Walsh, P.E.

Director

P.O. Box 1562

Houston, Texas 77251-1562

T. 832.393.6600

F. 832.393.6661

www.houstontx.gov

BRANDT THOMAS J & SUSAN

2323 DREXEL DR

HOUSTON, TX 77027-3906

LT 116 & TR 115A BLK 8

OAK ESTATES SEC 1

July 14, 2017

Dear Property Owner:

Reference Number: 2017-1147

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "Oak Estates". This proposal includes the replatting of a portion of Portion of Lots 113 and 115 and all of Lot 114, Block 8, as recorded at Film Code No. Volume 31, Page 67 of the Harris County Map Records. The new subdivision name is "Oak Estates partial replat no 2". - Dead hearing still impact

The property is located at Along Drexel Drive, north of Westheimer Road and west of Willowick Road. The purpose of the partial replat is to create one (1) single family lot and remove a 10' utility easement and aerial easements. The applicant, Kevin Kolb, with Total Surveyors, Inc., on behalf of Carnegie Homes, can be contacted at 281-479-8719 Ext. - Carnegie Homes Andy Gough

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 block face 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. - lots restrict etc that 4 feet in front

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

Thursday, August 10, 2017 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at (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 TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

See reverse side for useful information

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Steve Le Greg Travis Karla Cisneros
Robert Gallegos Mike Laster Larry V. Green Mike Knox David W. Robinson Michael Kubosh Amanda Edwards Jack Christie
Controller: Chris B. Brown

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.

- Keep property as is - make one lot -

- 10 foot easement - garage built on top of easement -

- 115/114 -

Patricia A. Benavides @ HoustonTX.gov

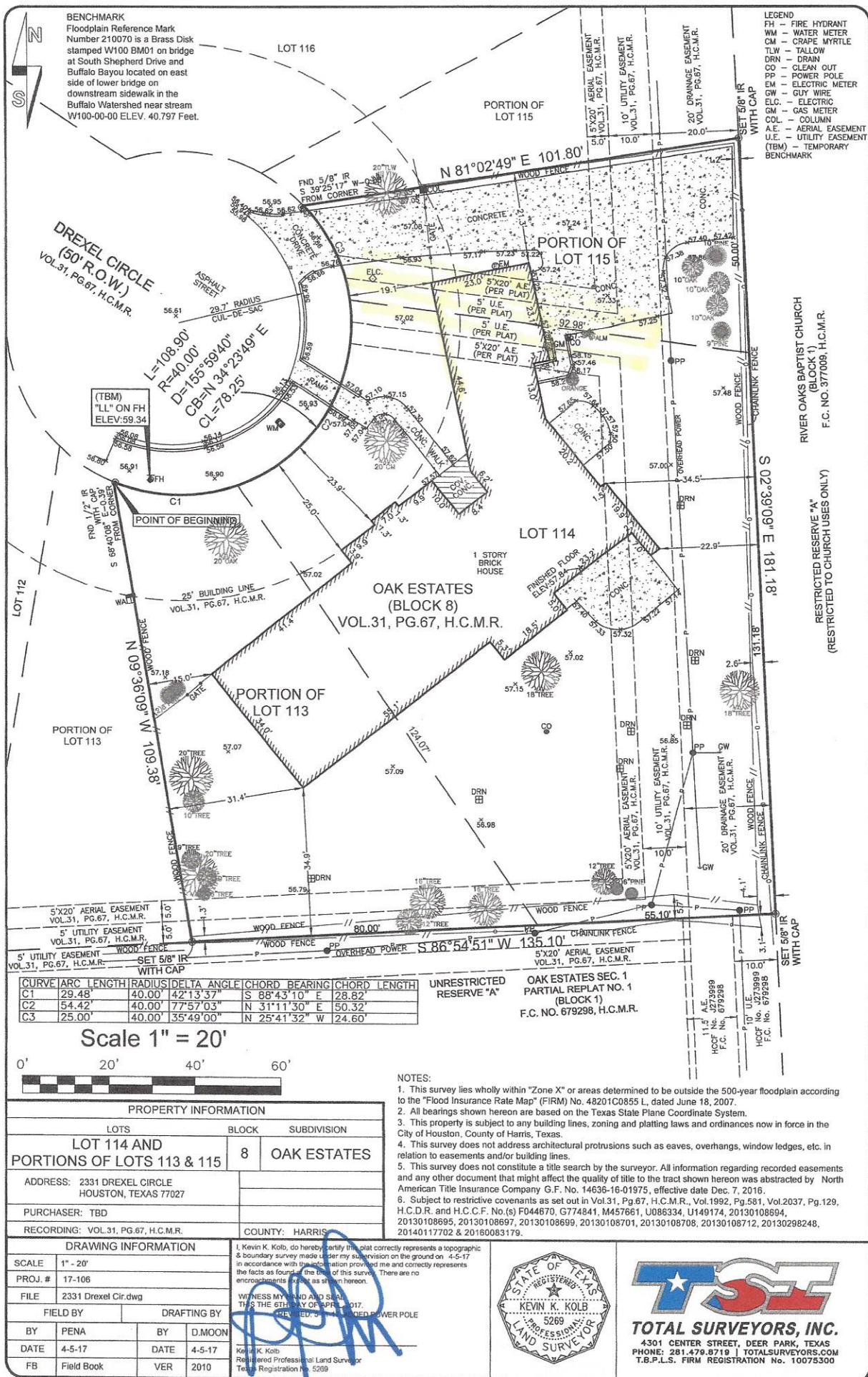


Exhibit 2 - Sign



LEGAL NOTICE FOR PLATS WITHOUT VARIANCE

The Houston Planning Commission has received an application to allow the partial replatting of Oak Estates Addition, being a portion of Lots 113 and 115 and all of Lot 114, Block 8, as recorded in Volume 31, Page 67, of the Harris County Map Records for the purpose of creating 1 single family lot and removing a 10' utility easement and aerial easements. The new subdivision name is Oak Estates Addition Partial Replat No 2.

The City will send out written notice of a public hearing without variance(s), or special exception(s) 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.

You may speak on this replat at the public hearing on August 10, 2017 at 2:30 pm in the City Council Chamber, City Hall Annex, Public Level, 900 Bagby Street, Houston, Texas. Contact the applicant at 281-479-8719 or the City of Houston Planning Department at 713-837-7701 for any additional information.

Exhibit 3 - Notice - Houston Chronicle



AFFIDAVIT OF PUBLICATION

STATE OF TEXAS:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, the Newspaper Representative at the HOUSTON CHRONICLE, a daily newspaper published in Harris County, Texas, and generally circulated in the Counties of: HARRIS, TRINITY, WALKER, GRIMES, POLK, SAN JACINTO, WASHINGTON, MONTGOMERY, LIBERTY, AUSTIN, WALLER, CHAMBERS, COLORADO, BRAZORIA, FORT BEND, GALVESTON, WHARTON, JACKSON, and MATAGORDA and that the publication, of which the annexed herein, or attached to, is a true and correct copy, was published to-wit:

TOTAL SURVEYORS, INC.	0000146780	HC046060022
RAN A LEGAL NOTICE		
SIZE BEING: 2 x28 L		
Product	Date	Class
Houston Chronicle	Jul 18 2017	Legal Notices
		Page
		B 3

Victoria Bond
NEWSPAPER REPRESENTATIVE

Sworn and subscribed to before me, this 18th Day of July A.D. 2017



Exhibit 4 - Proposed Replat for 2017-1147

[illegible]



Exhibit 5 - Public Hearing Notice for 2020-1709

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

BRANDT THOMAS J & SUSAN
2323 DREXEL DR
HOUSTON, TX 77027-3906

LT 116 & TR 115A BLK 8
OAK ESTATES SEC 1

October 12, 2020

Dear Property Owner:

Reference Number: 2020-1709; Oak Estates partial replat no 2 replat no 1; replatting of all of "Oak Estates partial replat no 2" as recorded at Film Code No. 884666 of the Harris County Map Records.

The property is located along Drexel Circle, east of Drexel Drive and north of Westheimer Road. The purpose of the replat is to create one (1) single-family residential lot and relocate a utility easement. The applicant, Kevin Kolb, with Total Surveyors, Inc., on behalf of Carnegie Homes, can be contacted at 281-479-8719.

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

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

Virtual Planning Commission Meeting

Thursday, October 29, 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. Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houstontx.gov. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houston.tx.gov or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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

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- 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.

Exhibit 6 - Proposed Replat re 2020-1709

[illegible]

Update all dates to 2018

Exhibit 8 - Proposed Replat on 2017-2166

LRM 40

STATE OF TEXAS
COUNTY OF HARRIS

We, KARMA PRIVATE EQUITY, LLC, a Texas limited liability company, acting by and through its Manager, hereinafter referred to as Owners of the 0.5010 acre tract described in the above and foregoing map of OAK ESTATES PARTIAL REPLAT NO. 2 do hereby make and establish said subdivision and development plat of said property according to all laws, 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 successors, 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 undivided 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 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 each 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 undivided 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 each 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 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 water into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, KARMA PRIVATE EQUITY, LLC, a Texas limited liability company has caused these presents to be signed by its Manager, thereunto authorized this _____ day of _____, 2017.

KARMA PRIVATE EQUITY, LLC
a Texas limited liability company

By: _____
Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017

Notary Public In and for the State of Texas
Printed Name: _____
My Commission expires: _____

I, Kevin K. Kolb, 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 suitable permanent nature) pipes or rods have 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.

Total Surveyors Inc.
4301 Center St.
Dier Park, Texas 77536
281-479-8719

KEVIN K. KOLB
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5269
STATE OF TEXAS

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of OAK ESTATES PARTIAL REPLAT NO. 2 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 _____ day of _____, 2017.

By: _____
Martha L. Stein, Chair
or
M. Sonny Garza, Vice-Chair

By: _____
Patrick Walsh, P.E.
or
M. Sonny Garza, Vice-Chair

I, Stan Stanton, 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 _____, 2017, at _____ o'clock _____ pm, and in 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.

Stan Stanton
County Clerk
Of Harris County, Texas

By: _____
Title: _____
My Commission expires: _____

We, CADENCE BANK, N.A., owner and holder of a lien against the property described in the plat known as OAK ESTATES PARTIAL REPLAT NO. 2, said lien being evidenced by instrument of record in the Clerk's File No. RP-2017-460308 of the O.P.R.O.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby certify that we are the present owner of said lien and have not assigned the same nor any part thereof.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public In and for the State of Texas
Printed Name: _____
My Commission expires: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public In and for the State of Texas
Printed Name: _____
My Commission expires: _____

Plats and Open Space Table

a	Number of Existing Dwelling Units (DU)	1
b	Number of Proposed DU	1
c	Net Number of DU	0

1. No land is being established as Private Park or dedicated to the public for Park purposes.

2. 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 land required under provisions of Section 42-253 of the Ordinances of the City of Houston, Texas has been submitted and accepted by the City.

3. This property is located in Park Sector number 14.

4. This percentage (100%) shall be applied to the then-current fee in fee of dedication.

5. The then current fee in fee of dedication shall be applied to the then current (0 units) of dwelling units.

LEGEND
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
IR - IRON ROD
VOL. - VOLUME
PG. - PAGE
F.C. - FILM CODE
FND. - FOUND
GAR. - GARAGE

RIVER OAKS BAPTIST CHURCH (BLOCK 1)
F.C. NO. 37709, H.C.M.R.

WALGREENS COMPANY STORE #1582
H.C.F. NO. 476293

RESTRICTED RESERVE "A" (RESTRICTED TO CHURCH USES ONLY)

show drainage easement

dimension remainder lot

VICINITY MAP

PLAT NOTES:

1. Lots 1, Block 1 is hereby restricted to single family residential purposes as defined by Chapter 42 (Ordinance 1989 - 262).
2. 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 800 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.
3. Unless otherwise indicated, the building lines (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
4. 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.
5. The number of single-family residential dwelling units that can be constructed shall not exceed an equivalent density of one (1) dwelling unit to the gross acre of all land within the plat.
6. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.9998920.
7. Absent written authorization by the affected utilities, all utility and aerial easements must be kept undisturbed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility of the property owner's expense. While wooden posts and painted wooden fences along the perimeter and back to back easements and along near lot lines are permitted, they too may be removed by public utilities of the property owner's expense should they be an obstruction. Public utilities may put solid wooden posts and painted wooden fences back up, but generally will not replace with new fencing.
8. All lots shall have adequate wastewater collection service.
9. 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.

0 20 40 60
SCALE: 1" = 20'

OAK ESTATES
PARTIAL REPLAT NO 2

A SUBDIVISION OF 0.5010 ACRES (21,822 SQUARE FEET) OF LAND SITUATED IN THE A.C. REYNOLDS SURVEY, A-61, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, FURTHER BEING A REPLAT OF THE EASTERLY PORTION OF LOT 115, ALL OF LOT 114 AND THE SOUTHERLY PORTION OF LOT 115, BLOCK 8, OF OAK ESTATES ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 31, PAGE 67 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE 1 SINGLE FAMILY LOT, REMOVE A UTILITY EASEMENT AND AERIAL EASEMENT AND
~~REMOVE A GC DRAINAGE EASEMENT~~

SCALE: 1" = 20'
1 LOT

OWNER:
KARMA PRIVATE EQUITY, LLC

PREPARED BY:
TOTAL SURVEYORS, INC.
4301 CENTER STREET, DIER PARK, TEXAS 77536
TSP.L.S. FIRM REGISTRATION NO. 1005200

Bold Plat Boundary

show easement record info in title report

drainage easement cannot be removed by plat

All easements listed in the title report must show on plat by recordation.

Exhibit 9 - City comments on 2017-1147



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 08/10/2017
Plat Name: Oak Estates partial replat no 2
Developer: Carnegie Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2017-1147 C3N

Total Acreage:	0.5010	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	492S	City

Conditions and requirements for approval:

001. Add 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.

002. Provide Wastewater Collection Note 1). All lots shall have adequate wastewater collection service. (180)

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.

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:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 08/10/2017
Plat Name: Oak Estates partial replat no 2
Developer: Carnegie Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2017-1147 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.

Parks and Recreation: • To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 14.

PWE Utility Analysis: Approved
City Engineer: 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.

Exhibit 10 - City comments on 2017-1526



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 09/14/2017
Plat Name: Oak Estates partial replat no 2
Developer: Carnegie Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2017-1526 C3F

Total Acreage:	0.5010	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	492S	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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 09/14/2017
Plat Name: Oak Estates partial replat no 2
Developer: Carnegie Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2017-1526 C3F

PWE Utility Analysis: A Wastewater capacity reservation letter is required for this project. When applying please attach a copy of the propose re-plat to the WCR application.

(Low or high impact process)

Appointments may be scheduled using the Online Queuing Service

Submit application online at houstonpermittingcenter.org

City Engineer: 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**

Plat Tracker

From: **Chad Miller**
To: **Kevin Kolb**
Date: **9/5/2017**
Subject: **Plat Tracker -- Subdivision Plat Completeness Letter**

Application Number: **2017-1526**
Subdivision Plat Name: **Oak Estates partial replat no 2**
Type of Plat: **C3F**

Dear Applicant:

The Development Services Division has reviewed the above referenced subdivision plat application for completeness. Your application has met the submittal requirements.

Your application will be assigned to the **9/14/2017 2:30:00 PM** Planning Commission's agenda.

During the review period your application will be reviewed by staff and routed to various governmental agencies for comment. You may be contacted by these reviewers with questions as it relates to their area of expertise.

Thank you.

Chad Miller
Planning and Development Department
611 Walker Street, 6th Floor
Houston, Texas 77002
Phone: 832-393-6600
Email: chadr.miller@houstontx.gov



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Plat Tracker

From: **Aracely Rodriguez**
To: **Andrea Simms**
Date: **03/23/2018**
Subject: **Recordation Status Letter**

Application Number: **2017-1526**
Subdivision Plat Name: **Oak Estates partial replat no 2**
Type of Plat: **C3F**

Dear Andrea Simms,

The Development Services Division has reviewed the above referenced recordation application for completeness. Unfortunately, your application has not met the requirements. Your application remains pending in our system. The recordation submittal requirement(s) that are lacking are identified below. The status of this application will not be advanced, and a meeting cannot be held, without the following information being provided. Please reschedule if you cannot provide the below listed material in time for the scheduled appointment.

Re upload, dimension front property line for adjacent Lot 113, revise plat name in liens section, list all applicable side deed restricted building lines under easement section in title

The necessary items should be uploaded in Plat Tracker. Arrangements should be made with the below Planner regarding emails and hand-deliveries.

Thank you,

Aracely Rodriguez
Planning and Development Department
611 Walker Street, 6th Floor
Houston, Texas 77002
Phone: 713-837-7853
Email: aracely.rodriguez@houstontx.gov

Exhibit 11 - City comments on 2017-2166



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Plat Tracker

Subject:	Agency Review Assignment
Review Agency:	Addressing
Application Number:	2017-2166
Subdivision Plat Name:	Oak Estates partial replat no 2
Type of Plat:	C3F
Special Requests:	
Date:	12/5/2017

Dear Reviewer:

We have received this application for review. The item will be voted on by the Planning Commission at their upcoming meeting **12/14/2017 2:30:00 PM**.

We have identified your agency as one that may have an interest in commenting on this item. Please login to our [Plat Tracker Web Portal](#).

After you login, you will see a list of applications on the current Planning Commission agenda that have been routed for your review. You can click the link associated with each application to open that item's agency review form.

From the review form, you can view application details, provide comments, upload a PDF file for CAD drawing markups or upload other supporting documents. Your comments are due by **12/13/2017 1:00:00 PM**.

Please be aware that your list may grow or be updated depending on when you login to the portal. This list will include the reviewing Planner's name. Please contact this person should you have any questions.

[City of Houston -- Plat Tracker Web Portal](#)

Thank you.

Planning and Development Department
611 Walker Street, Sixth Floor
Houston, Texas 77002
Phone: 832-393-6600



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Plat Tracker

From: Chad Miller
To: Kevin Kolb
Date: 12/5/2017
Subject: Plat Tracker -- Subdivision Plat Completeness Letter

Application Number: 2017-2166
Subdivision Plat Name: Oak Estates partial replat no 2
Type of Plat: C3F

Dear Applicant:

The Development Services Division has reviewed the above referenced subdivision plat application for completeness. Your application has met the submittal requirements.

Your application will be assigned to the **12/14/2017 2:30:00 PM** Planning Commission's agenda.

During the review period your application will be reviewed by staff and routed to various governmental agencies for comment. You may be contacted by these reviewers with questions as it relates to their area of expertise.

Thank you.

Chad Miller
Planning and Development Department
611 Walker Street, 6th Floor
Houston, Texas 77002
Phone: 832-393-6600
Email: chadr.miller@houstontx.gov



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Plat Tracker

From: **Lyndy Morris**
To: **Kevin Kolb**
Date: **12/14/2017**
Subject: **Plat Tracker -- Deferral Letter**

Application Number: **2017-2166**
Subdivision Plat Name: **Oak Estates partial replat no 2**
Type of Plat: **C3F**

Dear Applicant:

The above referenced subdivision plat is recommended for DEFERRAL for the Planning Commission meeting to be held **1/4/2018 2:30:00 PM** Planning Commission's agenda.

The main reasons for this deferral are listed below. As appropriate, please provide the requested information and an updated drawing no later than **12/20/2017 12:00:00 PM**.

Staff recommendation is two weeks deferral for the following reasons:

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

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

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

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

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

The markup is available on the Plat Tracker for your review and reference. Please address these markup items, as well as the CPC 101 reasons for deferral.

NOTE: If there is no activity to resolve the issues in the specified time, the plat must be recommended for disapproval. Any subsequent submittals will have all normal fees, even if withdrawn. You may make a withdrawal request to me via e-mail.

Thank you.

Cordially, Lyndy Morris
Planning and Development Department
611 Walker Street, Sixth Floor
Houston, Texas 77002
Phone: 832-393-6600
email: Lyndy.Morris@houstontx.gov

*Lyndy Morris
at 99 D - only
to be used
in Houston*



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 01/04/2018
Plat Name: Oak Estates partial replat no 2
Developer: Carnegie Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2017-2166 C3F

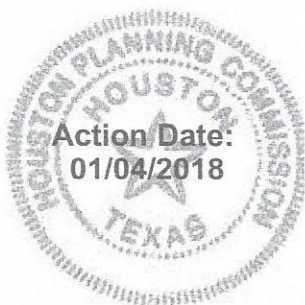
Total Acreage:	0.5010	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	492S	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 01/04/2018
Plat Name: Oak Estates partial replat no 2
Developer: Carnegie Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2017-2166 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.

PWE Utility Analysis: 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
City Engineer: 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.



Exhibit 12 - City letter 1-4-2018

CITY OF HOUSTON

Department of Public Works and Engineering

Sylvester Turner

Mayor

Carol Ellinger Haddock, P.E.
Acting Director
P.O. Box 1562
Houston, Texas 77251-1562

832-395-2500
www.publicworks.houstontx.gov

January 4, 2018

Antonio S. H. Mendoza
Adriana Gil
2331 Drexel Circle
Houston, Texas 77027

Subject: Abandonment of two (2) five-foot (5') wide utility easements and a twenty-foot (20') wide drainage easement in the Oak Estates Subdivision, which were dedicated to the City of Houston by plat recorded May 29, 1950, in exchange for conveyance to the City of a twenty-foot (20') wide drainage easement in the Oak Estates Subdivision Partial Replat No 2.

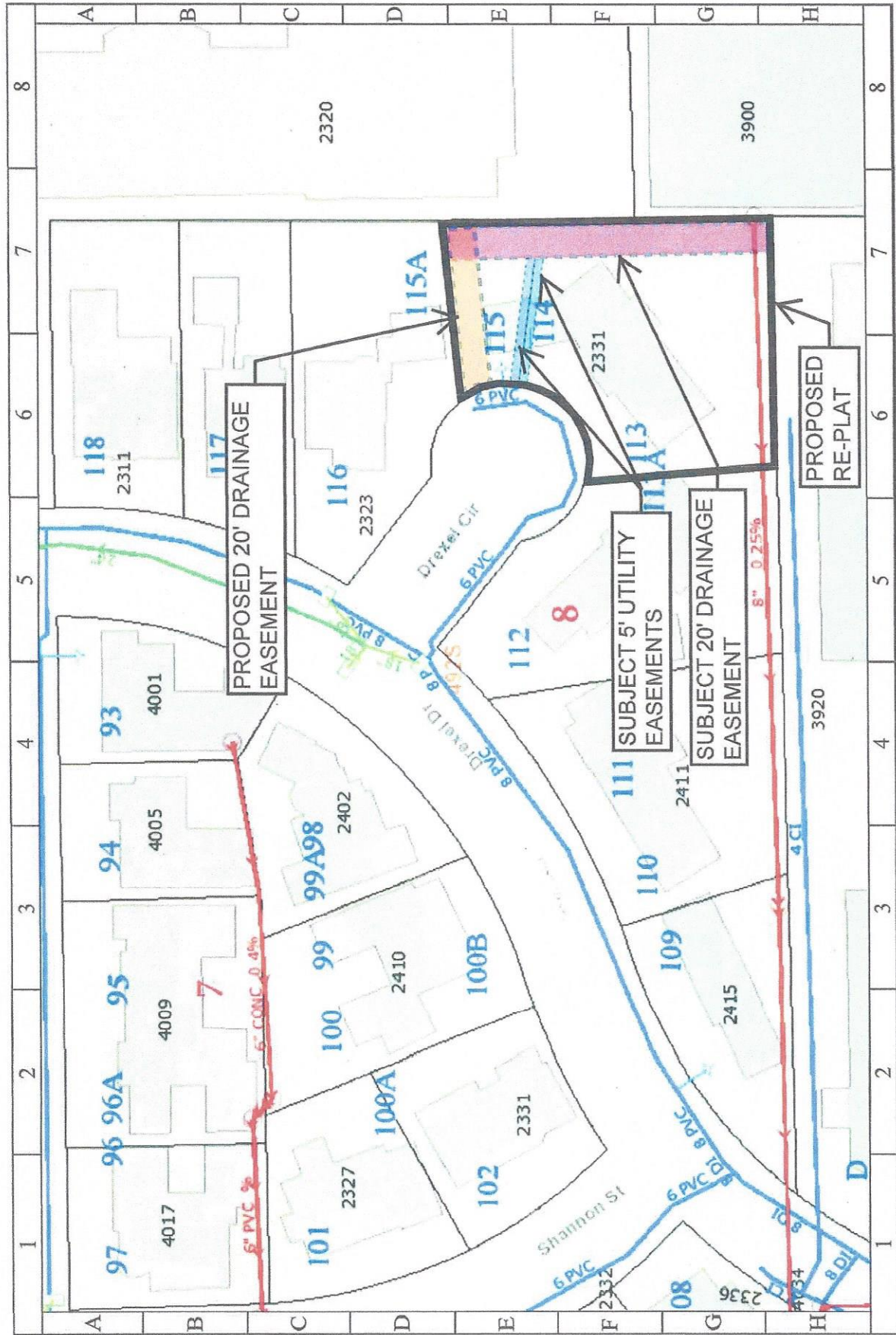
Dear Mr. Mendoza:

Per your request for review of the proposed re-plat of the Oak Estates Subdivision, Utility Analysis has confirmed the City has not used the subject utility and drainage easements as platted for utility and drainage purposes and does not have a future need for the easements. However, to eliminate the creation of a dead-end easement, a new twenty-foot (20') wide drainage easement must be conveyed to the City along the northern property line to Drexel Circle. Upon conveyance of said easement, we offer no objection to the proposed re-plat since the easements were originally dedicated by plat.

Should you require additional information, please contact me at (832) 394-8986 or Danika Bilbro at (832) 394-8990.

Sincerely,

Rudy Moreno
Deputy Assistant Director
Utility Analysis Section – Public Utilities



CITY OF HOUSTON
 Department of Public Works and Engineering
 Geographic Information & Management System (GIMS)

DISCLAIMER: THIS MAP REPRESENTS THE BEST INFORMATION AVAILABLE TO THE CITY.
 THE CITY DOES NOT WARRANT ITS ACCURACY OR COMPLETENESS.

JANUARY 4, 2018

OAK ESTATES (RE-PLAT LETTER)

[illegible][illegible]

the subject of labor relations in the United States and to determine the extent to which the labor movement has been able to protect workers' interests and to secure the enactment and enforcement of laws designed to protect workers' interests. The book is written for students of labor relations, for labor union members, and for the general public. It is written in a clear, concise, and readable style. The book is divided into two parts. The first part, "The Labor Movement in the United States," deals with the history of the labor movement, the structure of the labor movement, and the role of the labor union. The second part, "Labor Relations in the United States," deals with the legal aspects of labor relations, the role of the National Labor Relations Board, and the role of the courts. The book is a valuable resource for anyone interested in labor relations in the United States.

[illegible]

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 consideration therein expressed.

My _____
Notary Public in and for the State of Texas

WITNESS my hand and the seal of my office this _____ day of _____, 2017.

ALMA PRINCE, D.D.M., L.L.C.
a Texas limited liability company

I, **Kenn K. Lehn**, am registered under the name of the State of Texas in position of **President** of **University of Houston** and hereby certify that the foregoing is a true and correct copy of the original and is true to the best of my knowledge and belief.

Witness my hand and the seal of the University of Houston, this _____ day of _____, 2007.

by Commission Representative

Nancy Hulse is and for the State of Texas

Peter Schwartz Inc.
4301 Century St.
Dover Plains, Texas 77336
281-479-8719

KIM K. WOLD
REGISTERED PROFESSIONAL LAND SURVEYOR NO.
STATE OF TEXAS

This is to certify that the Planning Commission of the City of Houston, Texas has approved the plat and subdivision of ONE EIGHTEEN ACRES OF LAND, more or less, situated in Harris County, Texas, as shown by the survey and plat thereon, and authorizes the recording of this plat. This the _____ day of _____, 2017.

By: _____ Ex: _____
 Martin L. Stein, Chair Patricia Wozniak, P.E.
 M. Sperry, Vice-Chair Secretary

I, Susan Stearns, County Clerk of Harris County, do hereby certify that the within document with its attachments is a true and correct copy of the original as filed with this office on _____, 2017, at _____ and in plain Case Number No. _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, this day and date last above written.

By _____
County Clerk
Of Harris County, Texas

[illegible][illegible]

Form and Grade: Science 10th			
1.	Number of Exams: Reading (100)	1	
2.	Number of Exams: Writing (100)	1	
3.	Number of Exams: Math (100)	1	
4.	Number of Exams: Science (100)	1	
5.	Number of Exams: Social Studies (100)	1	
6.	Number of Exams: Art (100)	1	
7.	Number of Exams: Music (100)	1	
8.	Number of Exams: Physical Education (100)	1	
9.	Number of Exams: Health (100)	1	
10.	Number of Exams: Foreign Language (100)	1	
11.	Number of Exams: Career Development (100)	1	
12.	Number of Exams: Life Skills (100)	1	
13.	Number of Exams: Environmental Studies (100)	1	
14.	Number of Exams: History (100)	1	
15.	Number of Exams: Geography (100)	1	
16.	Number of Exams: Civics (100)	1	
17.	Number of Exams: Government (100)	1	
18.	Number of Exams: Economics (100)	1	
19.	Number of Exams: Law (100)	1	
20.	Number of Exams: Business (100)	1	
21.	Number of Exams: Computer Science (100)	1	
22.	Number of Exams: Information Technology (100)	1	
23.	Number of Exams: Engineering (100)	1	
24.	Number of Exams: Mathematics (100)	1	
25.	Number of Exams: Science (100)	1	
26.	Number of Exams: Social Studies (100)	1	
27.	Number of Exams: Art (100)	1	
28.	Number of Exams: Music (100)	1	
29.	Number of Exams: Physical Education (100)	1	
30.	Number of Exams: Health (100)	1	
31.	Number of Exams: Foreign Language (100)	1	
32.	Number of Exams: Career Development (100)	1	
33.	Number of Exams: Life Skills (100)	1	
34.	Number of Exams: Environmental Studies (100)	1	
35.	Number of Exams: History (100)	1	
36.	Number of Exams: Geography (100)	1	
37.	Number of Exams: Civics (100)	1	
38.	Number of Exams: Government (100)	1	
39.	Number of Exams: Economics (100)	1	
40.	Number of Exams: Law (100)	1	
41.	Number of Exams: Business (100)	1	
42.	Number of Exams: Computer Science (100)	1	
43.	Number of Exams: Information Technology (100)	1	
44.	Number of Exams: Engineering (100)	1	
45.	Number of Exams: Mathematics (100)	1	
46.	Number of Exams: Science (100)	1	
47.	Number of Exams: Social Studies (100)	1	
48.	Number of Exams: Art (100)	1	
49.	Number of Exams: Music (100)	1	
50.	Number of Exams: Physical Education (100)	1	
51.	Number of Exams: Health (100)	1	
52.	Number of Exams: Foreign Language (100)	1	
53.	Number of Exams: Career Development (100)	1	
54.	Number of Exams: Life Skills (100)	1	
55.	Number of Exams: Environmental Studies (100)	1	
56.	Number of Exams: History (100)	1	
57.	Number of Exams: Geography (100)	1	
58.	Number of Exams: Civics (100)	1	
59.	Number of Exams: Government (100)	1	
60.	Number of Exams: Economics (100)	1	
61.	Number of Exams: Law (100)	1	
62.	Number of Exams: Business (100)	1	
63.	Number of Exams: Computer Science (100)	1	
64.	Number of Exams: Information Technology (100)	1	
65.	Number of Exams: Engineering (100)	1	
66.	Number of Exams: Mathematics (100)	1	
67.	Number of Exams: Science (100)	1	
68.	Number of Exams: Social Studies (100)	1	
69.	Number of Exams: Art (100)	1	
70.	Number of Exams: Music (100)	1	
71.	Number of Exams: Physical Education (100)	1	
72.	Number of Exams: Health (100)	1	
73.	Number of Exams: Foreign Language (100)	1	
74.	Number of Exams: Career Development (100)	1	
75.	Number of Exams: Life Skills (100)	1	
76.	Number of Exams: Environmental Studies (100)	1	
77.	Number of Exams: History (100)	1	
78.	Number of Exams: Geography (100)	1	
79.	Number of Exams: Civics (100)	1	
80.	Number of Exams: Government (100)	1	
81.	Number of Exams: Economics (100)	1	
82.	Number of Exams: Law (100)	1	
83.	Number of Exams: Business (100)	1	
84.	Number of Exams: Computer Science (100)	1	
85.	Number of Exams: Information Technology (100)	1	
86.	Number of Exams: Engineering (100)	1	
87.	Number of Exams: Mathematics (100)	1	
88.	Number of Exams: Science (100)	1	
89.	Number of Exams: Social Studies (100)	1	
90.	Number of Exams: Art (100)	1	
91.	Number of Exams: Music (100)	1	
92.	Number of Exams: Physical Education (100)	1	
93.	Number of Exams: Health (100)	1	
94.	Number of Exams: Foreign Language (100)		

RIVER OAKS BAPTIST CHURCH
P.O. BOX 607
F.C. WILSON, CLARK

MEMBERSHIP LISTING 'N'
(PRESENTED TO GARDENERS ONLY)

**show
drainage
basement**

UTAH
H.C. DR. - HARRIS COUNTY DEED RECORDS
H.C. DR. - HARRIS COUNTY MAP RECORDS
MO. - MCCLINTOCK
MO. - MOORE
MO. - MOORE
MO. - MOORE
P.G. - PAGE
P.C. - FLEM CODE
P.N. - POUND
G.N. - GARDEN

WALGREENS COMPANY

10
H217 100
T.A. 100

on the day, especially appreciate the fact that we have been able to meet to me that they encourage me to continue to work on the system especially find in the old and send

182116


VICINTY MAP

N15

SHEFF
DELTA
WING
BANBURY
COOL
BRIDLE
WILKINSON
PORTSMOUTH
CUMBER

[illegible][illegible]

3. The boundary established by Chapter 42 are ancient monuments, and shall not be altered or changed in any manner, and shall remain forever the evidence of the location of the section.



OAK ESTATES
PARTIAL REPLAT NO 2

SECTION 05 OF 30.00 ACRES CTY 892 SQUARE FEET OF LAND

SITUATED IN THE A.C. REYNOLDS SURVEY, A-61, CITY OF DUSTON, HARRIS COUNTY, TEXAS, FURTHER BEING A REPLAT OF THE EASTERN PORTION OF LOT 113, ALL OF LOT 114 AND THE SOUTHERLY PORTION OF LOT 115, BLOCK 8, OF OAK ESTATES ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PAGE 67 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TEXAS,
 REASON FOR REPEAL:
 CREATE 1 SINGLE FINALLY LOT, REMOVE A CULTURE EXHIBENT AND KERNAL EXHIBENT AND
 REMOVE A 20 DRAINAGE CASSETT
 DATE: NOVEMBER, 2017
 LOT 1 BLOCK
 OWNER:
 KARMA PRIVATE EQUITY, LLC
 PREPARED BY:

ST
TOTAL SURVEYORS, INC.
4401 CENTER STREET, SUITE 100L, TEXAS
PHOENIX 281-428-8719 | TOTALSURV@CS.COM
13.P.48, 1998 REGISTRATION NO. 10793.005

drainage easement cannot be removed by plat

All easements listed in the title report must show on plat by recordation

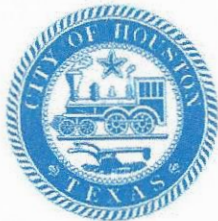


Exhibit 13 - Second City letter of 1-4-2018

CITY OF HOUSTON
Department of Public Works and Engineering

Sylvester Turner
Mayor

Carol Ellinger Haddock, P.E.
Acting Director
P.O. Box 1562
Houston, Texas 77251-1562

832-395-2500
www.publicworks.houstontx.gov

January 4, 2018

Antonio S. H. Mendoza
Adriana Gil
2331 Drexel Circle
Houston, Texas 77027

Subject: Abandonment of two (2) five-foot (5') wide utility easements and a twenty-foot (20') wide drainage easement in the Oak Estates Subdivision, which were dedicated to the City of Houston by plat recorded May 29, 1950.

Dear Mr. Mendoza:

Per your request for review of the proposed re-plat of the Oak Estates Subdivision, Utility Analysis has confirmed the City has not used the subject utility and drainage easements as platted for utility and drainage purposes and does not have a future need for the easements. Therefore, we offer no objection to the proposed re-plat since the easements were originally dedicated by plat.

Should you require additional information, please contact me at (832) 394-8986 or Danika Bilbro at (832) 394-8990.

Sincerely,

Rudy Moreno
Deputy Assistant Director
Utility Analysis Section – Public Utilities

Mr. William Private Equity LLC, a new outfit raised in the emergency, using the cash through a hedge-fund. Hedge-fund, therefore, raised up to \$600 million in the 2002-2003 period, according to the SEC. The company was set up in the wake of the 2001-2002 period, when the stock market was in a state of panic. The company was set up in the wake of the 2001-2002 period, when the stock market was in a state of panic.

[illegible][illegible]

PLANTING. Careen heavily crotched seedlings should have not infrequently to suffer from the effects of frost, and the seedlings should be planted in a sheltered position. The seedlings should be planted in a sheltered position. The seedlings should be planted in a sheltered position.

[illegible]

day of _____ 2017

Notary Public in and for the State of Texas

My Comm. Expires: _____

[illegible]

KEVIN K. KELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1
STATE OF TEXAS

This is exactly what the Planning Commission of the City of Houston, Texas approved this plot and subdivision of OAK ESTATES PARTIAL, REPLAT NO. 2 in performance with the laws of the State of Texas and the ordinances of the City of Houston as shown herein and authorized the recording of this plat this the 20th day of _____, 2017.

_____ β_{γ} _____

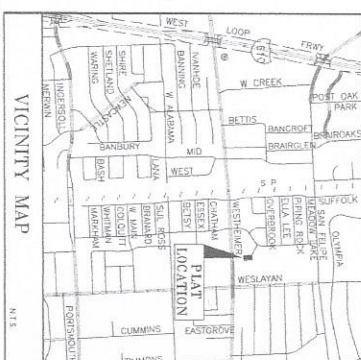
Secretary
M. Sosny Garza, Vice-Chair

I, Stan Stenari, County Clerk of Herrin County, do hereby certify that the within and foregoing is a true and correct copy of the original of the instrument with its certificate of authentication as filed for registration in my office on the _____ day of _____, 2017, at _____ o'clock _____ m., and day registered on _____ day of _____, 2017, at _____ o'clock _____ m., in Office Book Number 160, Page 1, of the Book of Records of Herrin County for said county.

Witness my hand and seal of office, at Houston the day and date last above written.

Stan Sionart
County Clerk
Of Florida County, Texas

dimension remainder lot

[illegible]

N.T.S.

[illegible]

0 20 40 60
SCALE: 1" = 20'

OAK ESTATES
PARTIAL REPLAT NO 2

SITUATED IN THE A.C. REYNOLDS SURVEY, A-61, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, FURTHER BEING A REPLAT OF THE EASTERN PORTION OF LOT 13, ALL OF LOT 14 AND THE SOUTHERLY PORTION OF LOT 15, BLOCK 8 OF OAK ESTATES ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 31, PAGE 67 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPEAL:
TO CREATE 1 SINGLE FAMILY LOT, REMOVE A UTILITY EASEMENT AND AERIAL EASEMENT AND
REMOVE A 20' DRAINAGE EASEMENT

OWNER: _____ DATE: NOVEMBER, 2017

SCALE: 1" = 20' 1 BLOCK

KARMA PRIVATE EQUITY, LLC

TOTAL SURVEYORS, INC.
4401 CENTER STREET, OREM PARK, TEXAS
PHONE: 361-618-3718 | TOTALSURVEYORS.COM
FAX: 361-618-3719 | TOLL FREE: 1-800-555-7669

Exhibit 14 - Communication Drainage Easement

Morris, Lyndy - PD

From: Moreno, Rudy Jr. - HPC-PWE
Sent: Thursday, January 04, 2018 3:18 PM
To: Bulloch, Kathlie - HPC-PWE; Morris, Lyndy - PD
Cc: Pinheiro, Rod - PWE; Smith, Richard - HPC-PWE; 'lyndy.morris@houstonx.gov'; Fang, Muxian - PD
Subject: RE: 2331 Drexel Circle
Attachments: Antonio S. H. Menodoza Oak Estates Subdivision.pdf

Kathlie, I'm not sure of the sequence of events but I got pulled into a meeting a few weeks ago by Richard Smith and the surveyor (Kevin Kolb) regarding the subject drainage easement. We were able to confirm the drainage easement along their eastern property line is not being used and can be abandoned by replat since it was dedicated by plat.

However, we did state that they will be required to dedicate a 20' drainage easement along the northern property line of their property (to Drexel Circle) to eliminate the creation of a dead-end easement. This is still the case. They can do the dedication by plat or separate instrument but I would think by plat would be easier.

Lyndy, our no objection letter should have stated the easement dedication requirement. I will have it revised and sent to you. I just spoke with Kathlie and she offers no objection to the abandonment provided the easement is dedicated. Again, this can be done by plat or separate instrument.

If you have any questions, please let me know. Thanks,

Rudy Moreno, Jr.

Deputy Assistant Director

Houston Permitting Center
Public Works & Engineering Department
O: 832-394-8986 | M: 713-775-2655

From: Bulloch, Kathlie - HPC-PWE
Sent: Thursday, January 04, 2018 12:15 PM
To: Moreno, Rudy Jr. - HPC-PWE <Rudy.Moreno@houstontx.gov>
Cc: Pinheiro, Rod - PWE <Rod.Pinheiro@houstontx.gov>; Smith, Richard - HPC-PWE <Richard.Smith2@houstontx.gov>; 'lyndy.morris@houstonx.gov' <lyndy.morris@houstonx.gov>; Fang, Muxian - PD <Muxian.Fang@houstontx.gov>
Subject: FW: 2331 Drexel Circle

Rudy:

Are you sure that drainage easement was not used for the Stormwater to drain out/through? Sometimes Stormwater drains in surface not necessary in the pipes.

I am very uncomfortable to give up any drainage easement, unless we know for sure Stormwater can be rerouted out of the place.

Thanks

Dr. Kathlie S. Jeng-Bulloch, P.E., D.WRE, CFM
Managing Engineer
Office of City Engineer
Public Works & Engineering
City of Houston, Houston, Texas

From: Morris, Lyndy - PD
Sent: Thursday, January 4, 2018 10:48 AM
To: Smith, Richard - HPC-PWE <Richard.Smith2@houstontx.gov>
Cc: Bulloch, Kathlie - HPC-PWE <Kathlie.Bulloch@houstontx.gov>; Fang, Muxian - PD <Muxian.Fang@houstontx.gov>
Subject: FW: 2331 Drexel Circle

Good Morning Richard,
Muxian and I spoke with you and Kathlie a few weeks back regarding **Oak Estates partial replat no 2**, (application 2017-2166). They are replatting to remove a 20' drainage easement. You both agreed that PWE would not advise this to be done by plat, however the applicant is providing a letter from Rudy Moreno that signs off on the removal of the easement by plat (see attached Oak Estates Subdivision pdf) . I just wanted to verify with you and straighten out the conflicting information. Please feel free to call or email me if you have any questions. Thank you

Lyndy Morris, Assistant Planner
Development Services Division
City of Houston Planning & Development Department
611 Walker, 6th Floor, Houston, Texas 77002
Tel: 832-393-6627 Email: Lyndy.Morris@houstontx.gov
HoustonPlanning.com



From: Kevin Kolb RPLS [REDACTED]
Sent: Thursday, January 04, 2018 10:38 AM
To: Morris, Lyndy - PD <Lyndy.Morris@houstontx.gov>
Subject: FW: 2331 Drexel Circle

I just received this from Rudy Moreno concerning the utility and drainage easements within this tract of land.

Thanks,
Kevin

From: Gonzalez, Elga - HPC-PWE [<mailto:Elga.Gonzalez@houstontx.gov>]
Sent: Thursday, January 4, 2018 10:19 AM
To: [REDACTED]
Subject: FW: 2331 Drexel Circle

Per your request.
Attached is the correspondence from Rudy Moreno.

Elga Gonzalez
Administrative Specialist
Planning and Development Services Division
Department of Public Works and Engineering
Houston Permitting Center
1002 Washington Avenue, 3rd Floor
Houston, Texas 77002
832-394-8975



From: Moreno, Rudy Jr. - HPC-PWE
Sent: Thursday, January 04, 2018 10:09 AM
To: Gonzalez, Elga - HPC-PWE <Elga.Gonzalez@houstontx.gov>
Subject: FW: 2331 Drexel Circle

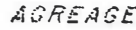
From: Kevin Kolb [REDACTED]
Sent: Thursday, December 21, 2017 8:47 AM
To: Moreno, Rudy Jr. - HPC-PWE <Rudy.Moreno@houstontx.gov>
Subject: 2331 Drexel Circle

I am sending you the files for 2331 Drexel Circle. This is the plat that we are wanting to abandon the 20' drainage easement in the rear of the property. There is no ditch or pipe in the easement and to our knowledge there never has been. Could you please take a look and let us know your thoughts. We currently have a plat into the Planning Commission and we need PWE's approval.

Thanks,
Kevin

Exhibit 15 - Highlighted scan of proposed replat 2020-1709

[illegible]



ॐ

Exhibit 17 - Original Deed Restrictions

529-22-1816

RESTRICTIVE COVENANTS FOR THE SUBDIVISIONS

ARTICLE I. DEFINITIONS

- 1.1 **"Association"** — Oak Estates Homeowners Association, Inc., a Texas non-profit corporation, its successors and assigns.
- 1.2 **"Accessory Structure"** — a Structure whose use is ancillary to a House, including a storage building, greenhouse, and gazebo but not including a garage.
- 1.3 **"Board"** — the Board of Directors of the Association.
- 1.4 **"Commercial Vehicle"** — any Vehicle other than a Non-Commercial Vehicle
- 1.5 **"Common Area"** — all real property owned by the Association for the common use and benefit of the Owners.
- 1.6 **"Effective Date"** — the date the Amendment to Restrictive Covenants is recorded in the Real Property Records.
- 1.7 **"Family"** — an individual or two or more persons related by blood, marriage, adoption, guardianship, or other duly authorized custodial relationship or up to 3 unrelated adult persons, living as a single housekeeping unit in a House (including a garage apartment).
- 1.8 **"Front Street Line"** — for interior Lots, the boundary line of a Lot with the Street. For corner lots, the boundary line of the Lot with the street which has the shortest length.
- 1.9 **"Grandfathering"** — the right of Lots, Structures, and uses non-conforming with these restrictions to continue in legal existence (see section 12.2).
- 1.10 **"Home Occupation"** — a low profile commercial activity meeting the conditions of Section 2.4.
- 1.11 **"House"** — a single family residential structure.
- 1.12 **"Lot"** — any numbered lot on the Plat.
- 1.13 **"Lot Grade"** — The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the structure and a line 5 feet from the structure.
- 1.14 **"Non-Commercial Vehicle"** — passenger automobile, truck, van, camper or recreational vehicle of 1 ton capacity or less, recreational boat, motorcycle, or lawn maintenance equipment.
- 1.15 **"Owner(s)"** — the record title owner(s) of fee simple interest in a Lot.

529-88-2048

1.16 **"Plat"** — collectively, the map or plat of Oak Estates recorded in Volume 31, Page 67 of the Map Records of Harris County, Texas and the map or plat of Oak Estates Section 2 recorded at Volume 35, Page 43 of the Map Records of Harris County, Texas, including the lots adjacent to Oak Estates along the east side of Oak Estates described as property "owned by others" on the map or plat of Oak Estates recorded in Volume 31, Page 67 of the Map Records of Harris County, Texas.

1.17 **"Real Property Records"** — the Official Public Records of Real Property of Harris County, Texas (or successor records).

1.18 **"Restrictions"** — the Restrictive Covenants created herein.

1.19 **"Street"** — the publicly dedicated rights-of-way on the Plat.

1.20 **"Structure"** — any improvement, building or House, including an Accessory Structure and fence.

1.21 **"Subdivision"** — collectively, all real property located within the Subdivisions according to the Plat.

1.22 **"Vehicle"** — any automobile, truck, van, trailer, tractor, recreational vehicle (RV), camper, boat, motorcycle, or other mode of motorized transportation.

ARTICLE II. RESIDENTIAL CHARACTER

2.1 Single Family Residential. All Lots shall be used exclusively for single family residential purposes. Both the use of a Lot and the Structures placed on a Lot shall be single family. Multi-family residential, commercial, and industrial uses are prohibited, whether conducted on a for-profit basis or not.

2.2 No Lot Division. No Lot may be further subdivided or reduced in size. A Lot may be eliminated if it is divided between adjacent Lots or joined with one or more adjacent Lots. Two or more Lots may be used as a single building site. No more than three Lots (or portions thereof) may be used as a single building site.

2.3 Home Occupation. Low profile commercial activities are allowed under the following conditions:

2.3.1 No employees;

2.3.2 No signs;

2.3.3 No visible storage or display of commercial products;

2.3.4 All commercial activities are conducted inside a Structure;

2.3.5 No material disruption, interference or increase in traffic or parking;

2.3.6 No sound or smell is created outside the Structure; and

2.3.7 Existence of the Home Occupation is not apparent from outside the Structure.

An average of 10 vehicles per day stopping at the Lot over any five (5) day period (whether customers, business guests or deliveries) shall be deemed to be an unacceptable increase in traffic. An average of 5 vehicles per day parking on any street near the Lot by persons visiting the Lot in any consecutive five (5) day period shall be deemed to be an unacceptable interference with parking. The Board may issue regulations further determining and interpreting these conditions.

The home occupation restrictions apply to all non-residential activities, whether or not for profit.

ARTICLE III. USE RESTRICTIONS

3.1 Animals. No more than four pets are allowed. No pets may be kept, raised, or bred for sale. Dogs must be confined behind a secure fence and may not be allowed to roam freely. Dogs may be walked only on a leash or under controlled verbal command. Notwithstanding the foregoing, livestock, poultry, and swine are prohibited.

3.2 Clothes. Hanging clothes and clothes lines shall not be visible from a Street.

3.3 Explosives. Fireworks and other dangerous explosives are prohibited.

3.4 Fires. Fires are prohibited except for non-commercial outside food preparation in an appropriate cooking vessel or in a fireplace in a House.

3.5 Garbage. Garbage, trash, and waste shall be kept in closed sanitary containers outside public view at all times. Garbage, trash, waste, and recycling materials may not be placed in view from a Street prior to 6:00 p.m. of the date preceding scheduled pickup by the appropriate service provider. Sanitary containers and recycling bins must be removed from view from a Street the same day the materials are collected. All building materials, wood piles, yard equipment, sanitary containers, recycling bins, and the like, shall be maintained in a clean and neat condition or concealed from view from a Street and from neighboring Lots.

3.6 Garage Sales. No garage sale, moving sale, rummage sale, or similar activity may be conducted on a Lot more than twice each calendar year. No sale may commence earlier than 8:00 a.m., extend past 6:00 p.m., or continue more than three (3) consecutive days. Garage sale signs are prohibited except as provided in Section 4.5.2.

3.7 Landscaping. The landscaping on all Lots shall be maintained in a neat and attractive condition at all times with grass mowed and weeds removed on a regular basis. Between and including the months of May to September, Lots must be mowed at least once every fourteen (14) days. The Owner is responsible for maintaining the Street adjacent to their Lot free of leaves, trash, and litter.

3.8 Noise. Unusually loud activities are prohibited at all times. After 10:00 p.m. and before 7:00 a.m. loud activities are prohibited so that the reasonable enjoyment of Owners is not disturbed. The Board may determine standards and additional regulations for unacceptable noise levels and activities. The Subdivision is intended to be a quiet, peaceful environment.

3.9 Nuisance. Unsafe, illegal or offensive activity inconsistent with a first-class residential neighborhood is prohibited. The Board may determine what constitutes a nuisance and issue additional regulations consistent with this section.

3.10 Oil and Mining Operations. Oil, gas, or mining operations of any character are prohibited.

3.11 Vehicle Sales. Only sales of an Owner's non-commercial Vehicles typically stored on a Lot are allowed, but not to exceed 4 sales per Owner in any calendar year.

3.12 Vehicle Storage. Vehicles must be parked on a Street, an improved driveway, in a carport, or in a garage. Any Vehicle other than a passenger car or pickup truck (not exceeding 1 ton capacity) shall be parked in an enclosed garage with the garage door closed or behind an opaque fence and gate (each at least 6 feet in height), with the gate closed. Commercial Vehicles may be temporarily parked on a Street, an improved driveway or in a carport, for not more than 3 consecutive days.

3.13 Recreational Vehicles. No recreational vehicle exceeding 16 feet in length shall be parked on any Street, on an improved driveway, or in a carport for more than 9 days in any 120 day period.

ARTICLE IV. RESTRICTIONS ON IMPROVEMENTS

4.1 Antenna. No antenna may be erected on a Lot except as follows:

4.1.1 Traditional Antenna. 1 traditional roof mounted wire television antenna may be allowed per Lot which meets the following criteria:

- (1) Silver or other single, flat neutral color,
- (2) Placed on the rear of the highest roof ridge line; and
- (3) Total height of 10 feet or less measured from the highest ridge line of the roof (not including any chimney).

4.1.2 Satellite Dish Antenna. 1 satellite dish antenna may be erected per Lot which meets the following criteria:

- (1) A single, flat, neutral color, which shall match the roof, if roof mounted, or the chimney, if chimney mounted;
- (2) Width not to exceed 8 feet;
- (3) If ground mounted — height not to exceed 10 feet from the ground;
- (4) If roof mounted — not elevated above the roof by a pole or other structure, except to the minimum amount necessary to physically install the antenna;
- (5) If roof mounted - not visible from a Street;

- (6) If ground mounted — located behind the rear wall of the House and at least five (5) feet from any Lot line;
- (7) If ground mounted — screened by landscaping when viewed from neighboring Lots; and
- (8) If the antenna is less than 2 feet wide and satisfies the requirements of 4.1.2(1), the antenna may be roof mounted in such location as necessary to achieve normal reception standards so long as the location minimizes the view of the antenna from a street.

4.1.3 Additional Limitations. The Board may issue additional Antenna regulations.

4.2 Exterior Maintenance. The exterior of any Structure on a Lot (specifically including roof, doors, windows, screens, awnings, shutters, carports, and exterior surface) must be maintained in good condition and repair, adequately, uniformly and completely painted or otherwise finished (without substantial peeling of the finish), and present a first-class residential appearance. Fences shall be maintained in an erect, safe condition, such that they effectively enclose and screen the fenced portion of the Lot. The Board may determine when a Structure and/or fence requires repair and a reasonable deadline for the Owner to conclude that repair, and issue additional regulations to implement this section.

4.3 Fences. Fences are prohibited closer to a Street than the building setback line. Fences may be constructed only of wood, brick, stucco, rod iron, anodized aluminum, or other material approved by the Board. Chain-link fencing is allowed only along interior or rear Lot lines. Chain link fences shall not be visible from a Street. Fences may not exceed ten (10) feet in height, except on Lot lines abutting commercial property outside the Subdivision, abutting railroad tracks, or abutting San Felipe Road.

4.4 Mechanical Roof Ventilators. Mechanical roof ventilators (including wind turbines and power vents) are prohibited, except to the rear of the roof ridge, and not visible from the Street to which a Lot fronts. All roof ventilators (mechanical or not), roof jacks, and other protruding items on a roof (except chimneys and antennae) shall be painted a flat color which matches the roof. Mechanical roof ventilators on new construction shall not be visible from the street to which a Lot fronts.

4.5 Signs. All signs are prohibited, except:

4.5.1 One sale or rental sign, not to exceed six (6) square feet on each of 2 sides.

4.5.2 A temporary garage/moving/rummage sale sign, not to exceed six (6) square feet on each of 2 sides.

4.5.3 Any one Political sign may not remain for longer than sixty (60) days and shall be immediately removed after the applicable election.

4.6 Swimming Pool Equipment. Swimming pool equipment shall be screened from view from a Street by landscaping or opaque fencing.

4.7 Temporary Buildings. Mobile homes, manufactured houses, and temporary buildings are prohibited. Movable storage structures are allowed behind the House in the rear yard of a Lot, provided they do not exceed 10 feet in height, do not exceed 100 square feet in floor space, are located at least 5 feet from lot lines and are not used for living space.

4.8 Traffic Sight Areas. No landscaping or Structure shall interfere with sight lines necessary for safe traffic flow. The Board may enact additional regulations to implement this section.

ARTICLE V. DIMENSIONS AND SETBACKS

5.1 Number of Structures. More than 1 House and 2 Accessory Structures are prohibited.

5.2 Height.

5.2.1 A House exceeding 35 feet in height is prohibited.

5.2.2 A detached garage, exceeding 25 feet in height is prohibited.

5.2.3 A moveable storage structure permitted by Section 4.7 exceeding 10 feet in height is prohibited.

5.2.4 An Accessory Structure or other structure exceeding 15 feet in height is prohibited, other than a House or detached garage.

5.2.5 Height shall be determined from the Lot Grade.

5.2.6 A chimney may exceed the height of the House by 3 feet.

5.3 Stories.

5.3.1 A House exceeding 2 full stories and a third half-story contained within the structure's roof line with floor area not exceeding sixty (60) percent of the second story is prohibited.

5.3.2 A detached garage exceeding 2 stories is prohibited.

5.3.3 An Accessory Structure or other Structure exceeding 1 story is prohibited.

5.3.4 This section is subject to compliance with the height restrictions of Section 5.2.

5.4 Setbacks. No Structure shall exist within the setbacks set forth in (a) the Oak Estates Restrictions originally recorded at Volume 1992, Page 581 of the Deed Records of Harris County, Texas, (b) the Oak Estates Section 2 Restrictions originally recorded at Volume 2257, Page 52 of the Deed Records of Harris County, Texas, and/or (c) the imposition and adoption of the Oak Estates Restrictions as made applicable to the adjacent lots by that certain instrument recorded at Volume 2318, Page 625 of the Deed Records of Harris County, Texas.

5.5 Permitted Protrusions in the Setbacks. The following are permitted protrusions into setback areas:

- 5.5.1 Roof overhangs, bay windows, architectural features, and air conditioning compressors, each not exceeding two (2) feet, into side setbacks only;
- 5.5.2 Electric gate openers;
- 5.5.3 Basketball goals;
- 5.5.4 Decks, porches or patios not exceeding 18 inches in height, in side and rear (but not the front) setback;
- 5.5.5 Window air conditioners, in side or rear setbacks only;
- 5.5.6 Chimneys, not exceeding 2 feet in depth and 8 feet in width; and
- 5.5.7 Fences, in side or rear setbacks only.

5.6 Garage Exception. A detached garage may be located not closer than 3 feet from an interior lot line. Living area may be constructed above a detached garage with the following limitations:

- 5.6.1 No window or door may be placed in the second floor of the garage facing the rear or interior lot line;
- 5.6.2 The detached garage may be connected to the residential dwelling by a covered open-air walkway. A garage sharing a common wall with a House or with enclosed access to a House is not a detached garage.

5.7 Garages. New construction must include a fully enclosed, full-size garage for not less than 2 nor more than 3 vehicles.

5.8 Building Materials. Any structure erected on a Lot shall be of new construction and built of quality materials. Mobile homes, trailer homes, and manufactured homes are prohibited. Used brick in good condition is allowed.

5.9 Exterior Materials. Exterior walls are prohibited unless the wall shall be made up of and contain not less than fifty-one percent (51%) brick, stone, and cement, and unless the outside front wall thereof shall be made up of and contain not less than sixty-six and two-thirds percent (66 $\frac{2}{3}$ %) brick, stone, or cement.

5.10 Double Lots. Two (2) or more adjoining lots with common ownership and used as a common building site shall be considered as one (1) lot for the purposes of this Article V. The setbacks required by Section 5.4 shall apply to the exterior boundaries of the common building site without regard to internal Lot lines.

ARTICLE VI. LANDSCAPING/DRIVEWAYS

- 6.1 Front Setback Area. The front setback area of a Lot may contain only pervious landscaped area, sidewalks, a porch or deck allowed by Section 5.5.4 and a driveway. Parking pads are prohibited in the front setback area.
- 6.2 Driveways. Driveways may not exceed 16 feet in width, except for driveways off side streets which may be as wide as the garage doors on any side street facing the garage. Circular driveways are allowed. Parking pads are allowed behind the front setback area. Driveways shall be constructed of brick, stone, or concrete materials only.
- 6.3 Sidewalks. Sidewalks may not exceed 4 feet in width and shall be constructed of brick, stone, or concrete materials only.
- 6.4 Vegetable Gardens. Vegetable gardens are prohibited in the front and side setback areas. Any vegetable garden shall be enclosed by a fence so not to be visible from a street.

ARTICLE VII. CONSTRUCTION

- 7.1 Construction Activities. Construction of new Structures, additions or the remodeling of existing Structures shall be conducted in a manner so to avoid inconvenience to neighboring Owners. Workers shall be directed to park on or in front of the work site. To the extent possible, all worksites shall be separated from adjacent Lots by a temporary construction fence (if there is no current fencing). Construction activities shall be pursued diligently. New construction (including additions) must be completed within 12 months from commencement. No building materials may be stored on a Street, but may be temporarily placed between the curb and Front Street Line, but not in a way to block any sidewalk. Construction debris must be regularly removed or stored in a secure trash receptacle.
- 7.2 Demolition of Existing Structures. Existing Structures to be demolished in anticipation of existing construction, shall be fully secured pending demolition. Demolition shall be conducted in a prompt, safe manner in order to minimize inconvenience to neighboring Owners. Any demolition shall be completed within 7 days from commencement with all debris removed and the Lot properly graded.
- 7.3 Tree Protection. The contractor and Lot Owner shall take reasonable precautions to prevent construction activities from adversely affecting the health of trees located on neighboring Lots.

ARTICLE VIII. MANAGEMENT AND OPERATION OF THE SUBDIVISION

- 8.1 Association. The Association has been created to administer the affairs of the Subdivision. The Association has the power to administer and enforce the Restrictions, collect and spend all assessments, acquire, improve and maintain Common Area, adopt additional bylaws and regulations to implement the Restrictions, adopt reasonable standards and interpretations of the Restrictions, and, in general, to act on behalf of the Owners as a community association.

8.2 Board of Directors. The affairs of the Association shall be managed by the Board. The Board shall have 7 directors. The Board shall receive no compensation but may be reimbursed for reasonable expenses.

8.3 Enforcement. The Association may enforce the Restrictions, but the failure to enforce any particular restrictive covenant on a particular violation shall not be deemed a waiver of that restrictive covenant.

After notice and hearing, the Association may cure any violation of a restrictive covenant at the expense of the violating owner. The violating owner shall immediately reimburse the Association for such expense. Should the Association desire to exercise its right to cure any violation, the Association shall provide at least two (2) written notices to the violating owner (at least seven [7] days apart) and conduct a public hearing. The first written notice shall notify the violating owner that the Association may or will cure the violation and the second notice shall state that the Association will cure the violation should the violating owner fail to do so within any time period stated in the notice. The public hearing shall be conducted by the Board at a special meeting of the Board upon at least seven (7) days advance notice to the violating owner (which notice may be contained in the two required notices). The public hearing shall be open to all Owners. All Owners shall have the opportunity to speak and submit evidence at the public hearing. The Board, in its discretion, may accept testimony and evidence from knowledgeable third parties. The procedural rules for conduct of the public hearing shall be adopted by the Board, from time to time, and made available to all Owners. A copy of the procedures shall be supplied to the violating owner with their notice of the public hearing. The Board may adjourn the public hearing to a date certain in the future in order to gather additional testimony and evidence, to allow the Board to further investigate the violation or to allow the violating owner a reasonable opportunity to cure the violation. Upon conclusion of the public hearing, the Board may take such action as it deems appropriate including, but not limited to, (i) granting a variance (provided the violating owner has requested a variance and complied with the variance provisions of the Covenants), (ii) granting the violating owner specified time to cure the violation, (iii) retaining a third party to cure the violation at the expense of the violating owner or determining that violation has been cured in all material and substantial manner and any remaining violation is technical and immaterial in nature, such that the purposes and intentions of the Covenants have been satisfied.

Each Owner authorizes the Association to enter onto their Lot(s) for the purpose of curing any violation of a restrictive covenant, provided such authority does not extend to entering into a locked structure or fenced and locked yard, except in an emergency.

8.4 Liability of the Board. To the maximum extent allowed by law, the Association shall indemnify the Board from liability relating to actions taken by the Board in good faith in their official capacity for the Association. The Owners intend that no director have personal liability for any action taken in good faith in their capacity as a member of the Board, except for willful misconduct. The Association shall, if reasonably available, purchase Directors and Officers liability insurance for the benefit of the Board.

8.5 Membership. All Owners shall be members of the Association. Membership is mandatory. Each Lot shall receive one (1) vote on all matters of the Association coming to a vote. A Lot

physically divided between 2 Owners shall have no vote. Multiple Lots used for 1 building site shall have 1 vote. The unanimous decision of each Owner of an interest in the Lot shall be required in order to cast the vote for that Lot, unless the Owners are married, in which event either Owner may cast the vote, provided no written objection has been received by the Board from the other Owner. Failure to pay assessments on a Lot forfeits an Owner's vote until paid. Votes may be cast by written proxy, the original of which shall be delivered to the Board. Proxies may not be effective for a period exceeding 6 months and must be registered with the Board. Owners may be represented by an attorney-in-fact pursuant to a Durable Power of Attorney satisfying the requirements of Texas law and a copy of the Durable Power of Attorney is provided to the Board, together with a written statement by the attorney-in-fact that the Durable Power of Attorney is valid and continuing without revocation and providing a current address, phone number, and contact person in order to contact the Owner. As a condition precedent to an Owner's right to vote, the Owner must provide the Board the following documents:

- (1) recorded deed; and
- (2) mailing information and phone number for the Owner.

8.6 Powers of the Association. The Association shall have all powers of a non-profit corporation chartered in the State of Texas and may enter into such contracts and agreements and retain professionals as the Board deems consistent with the Restrictions and in the best interest of the Subdivision.

8.7 Bylaws. The Association may adopt such bylaws as recommended by the Board to implement the powers of the Association and the Board granted by the Restrictions, to provide procedures for implementation of the Restrictions, to provide voting procedures for meetings of the Association, to establish officers for the Association including president, vice president, secretary, and treasurer and, in general, to address such matters as are typically addressed in the bylaws of a community association.

8.8 Standards and Interpretations. The Board, from time to time, may issue regulations, standards and interpretations relating to particular restrictive covenants, consistent with the purposes and intent of the Restrictions, as part of the Board's discretionary authority. Each Owner and Lot are bound by those regulations, standards and interpretations.

8.9 Common Area. All Owners shall have an equal right to access and use of the Common Areas, if any, so long as the Owners have paid all assessments and are not in violation of the Restrictions.

8.10 Texas Property Code Chapter 204. The Association is a property owners association under Texas Property Code Chapter 204 and has all powers enumerated therein.

ARTICLE IX. ASSESSMENTS

9.1 Annual Assessment. Each Lot's Owner is obligated to pay an annual assessment to fund the Association.

9.2 Amount of Annual Assessment. The initial annual assessment is \$120.00 per Lot. The annual assessment may be changed by the Board from year to year. The amount of the annual assessment shall not increase more than 10% per year, without an affirmative vote of a majority of the Owners in attendance at a meeting of the Association called for the purpose of authorizing the increase in the annual assessment. The amount of annual assessment shall be determined not later than December 1 of each year for the following calendar year. Assessments shall be uniform for all Lots.

9.3 Special Assessments. The Association may levy additional assessments, from time to time, for purposes determined to be in the best interest of the Subdivision by the Board. A special assessment must be approved by a majority of the Owners attending a meeting of the Association called for the purpose of approving the special assessment. The amount, purpose, and due date of the special assessment shall be set forth in the notice of the Association meeting.

Any special assessment which is more than four times the annual assessment in any one year, shall be approved by the Owners of seventy-five percent (75%) of the Lots by written ballot or petition in lieu of the foregoing approval at a meeting of the Association. The written ballot or petition, shall be hand delivered or mailed to all Owners with an explanation of the amount, purpose and due date(s) of the special assessment.

9.4 Alternative Authorization of Assessments. In lieu of a formal meeting, the Association may receive authorization for increases in annual assessments or the implementation of special assessments by receiving approval from the Owners of a majority of the Lots by written ballot or petition.

9.5 Due Date. Annual assessments are due by February 1 of each year. Special assessments shall be due as determined by the Board or as set forth in the Resolution of the Owners approving the special assessment.

9.6 Personal Liability for Assessments. All annual and special assessments are the personal obligation of the Owner of the Lot (jointly and severally, if more than one) at the time the assessment is due. Each assessment shall bear interest at the rate of the lesser of 18% per annum or the maximum rate allowed by applicable law from the date due until paid. The Association intends to comply with applicable usury laws. In the event the interest, contracted for, charged or received exceeds the maximum legal rate, the excess interest shall be refunded, spread and/or applied to principal to the maximum extend allowed by applicable law in order to avoid usury. The Owner is also personally liable for all costs, including attorney's fees, in collecting past due assessments. An Owner's personal liability for annual and special assessments, including all costs, including attorney's fees, in collecting past due assessments (the "Amount"), shall constitute and be secured by a lien to the extent of the Amount against the Owner's real property in the Subdivision to the full extent allowed by the Texas Property Code.

ARTICLE X. TERM, RENEWAL, AND MODIFICATION

- 10.1 Term. The Restrictions are binding for 40 years from the Effective Date.
- 10.2 Termination. The Restrictions may be terminated by a document executed and acknowledged by the Owners of at least 90% of the Lots recorded in the Real Property Records. The termination shall be effective upon when filing.
- 10.3 Extension. The Restrictions shall automatically renew for successive terms of 10 years each, unless the Owners of at least 75% of the Lots execute and acknowledge a document filed in the Real Property Records to preclude the extension. Such document shall be effective to prevent the extension of the term but shall not reduce the term of the Restrictions.
- 10.4 Amendment. The Restrictions may be amended but not terminated, by a document executed and acknowledged by at least a simple majority of the Owners of the Lots recorded in the Real Property Records of Harris County, Texas. The amendment shall be effective when filed.
- 10.5 Power of Attorney. The termination, extension, or amendment of the Restrictions may be accomplished by the signature of an attorney-in-fact on behalf of any of the Owners. The President of the Board (or their successor) may be designated as attorney-in-fact pursuant to a Power of Attorney executed by an Owner. Such Power of Attorney need not follow the promulgated form for Durable Power of Attorney under the Texas Probate Code, as amended. The affidavit of the President or Secretary of the Board reciting the authority of this section and listing the Owners who have granted a Power of Attorney to the President of the Board shall be prima facia evidence of the existence of such Powers of Attorney. The original Powers of Attorney authorizing the President of the Association to act on behalf of Owners shall be retained in the records of the Association, provided the loss of the original Powers of Attorney shall not invalidate the authority granted, so long as the affidavit described above is executed by the President or Secretary of the Board and recorded in the Real Property Records. The Affidavit is prima facia evidence of the existence of the Powers of Attorney at the time the termination, extension, or amendment document was executed and acknowledged by the President of the Association pursuant to the Powers of Attorney.

ARTICLE X. VARIANCE

11.1 The Board may grant variances to any specific restrictive covenants contained in Articles III, IV, V, VI and VII where the enforcement of such restrictive covenant would be inequitable or inconsistent with the overall purposes and intent of the Restrictions. A variance shall not be granted simply because the Board disagrees with the policy considerations behind the restrictive covenant in question. No variance shall be granted except upon written application to the Board containing the following:

- (1) Description of the applicable restrictive covenants;
- (2) Description of the requested variance and any conditions;

(3) Reasons for the variance; and

(4) Affirmative statement that the variance has not been caused by the action or inaction of the Owner.

Further, no variance shall be granted before the Board gives written notice of the proposed variance to the adjacent Lot owners and affords the adjacent Lot owners a reasonable opportunity to present their views concerning the proposed variance.

No variance shall be issued by the Board without a finding that (i) granting the variance will not adversely affect the integrity of the Subdivision, (ii) the variance is consistent with the overall goals of the Restrictions and (3) no adjacent Lot will be adversely affected in any material way and (4) no Owners shall be adversely affected in any material way. A variance shall not be granted simply because the Board disagrees with the policy considerations behind the restrictive covenant in question. The Board may, from time to time, adopt specific rules regarding the consideration and granting of variances which may include a fee for a variance request. All costs incurred by the Board relating to consideration of a variance shall be the responsibility of the petitioning Owner.

The following shall not be considered acceptable reasons for the granting of an variance:

- (1) Economic hardship;
- (2) Inability to obtain financing; or
- (3) Inability to obtain approval by governmental agency.

No lot owner shall be entitled to a variance in any particular circumstance. The granting of a variance in a particular circumstance shall not operate as precedence and shall not be binding upon the Board or any successor Board in any other circumstance, whether similar or dissimilar.

Failure of the Board to respond to a variance request within thirty (30) days after the date received by the Board shall be deemed an automatic denial of the variance. The Board may extend the time period for consideration of the variance to a total of ninety (90) days if the Board deems such period necessary in order to fully evaluate the request.

ARTICLE XII. TRANSITION PROVISIONS

12.1 Grandfathering/Non-Conformity. Any Lot, Structure, or use of a Lot in violation of the Restrictions as of the Effective Date of the Restrictions is considered nonconforming. Nonconforming Lots, Structures and uses shall not include any Lot, Structure or use which violated the Current Restrictions or any applicable laws, ordinances or regulations on the Effective Date. Nonconformities are grandfathered and may continue in legal existence.

Nonconformities may be maintained, repaired or cosmetically remodeled, but may not be structurally enhanced, expanded or reconstructed after a casualty loss where over fifty percent (50%)

of the value of the nonconforming structure is destroyed. A nonconformity loses its legal status at such time as the Lot, Structure or use comes into compliance with the Restrictions and thereafter, the nonconformity may not resume. Any nonconformity is deemed abandoned after 90 days of continuous nonuse.

In the event of dispute regarding a nonconformity, the Board shall investigate the facts surrounding the nonconformity, receive input from Owners and render its decision, which decision shall be final.

ARTICLE XIII. GENERAL PROVISIONS

13.1 Attorney's Fees. The Association shall recover all attorney's fees and court costs incurred in enforcing any provision of the Restrictions.

13.2 Binding Effect. The Restrictions are binding upon and are to the benefit of the Owners and their heirs, executors, representatives, successors and assigns, where permitted.

13.3 Choice of Law. The Restrictions are subject to and governed by the law of the State of Texas.

13.4 Construction. The Restrictions shall be liberally construed to achieve the intent of the Owners. Any rule of construction to strictly construe restrictive covenants or to construe restrictive covenants in favor of the free use of land is inapplicable.

13.5 Effective Date. The Restrictions are effective upon recording in the Real Property Records.

13.6 Mortgagees. No violation of the Restrictions shall invalidate the lien of any mortgagee made in good faith and for value.

13.7 Multiple Signature Pages. The Amendment to Restrictive Covenants contains multiple signature pages and will be executed in multiple originals without all signatures on any one original. Separate signature pages may be attached to the copy of the Restrictions recorded in order to eliminate unnecessary costs of filing multiple copies of the Restrictions.

13.8 Non-Waiver. No waiver, express or implied, of any violation of the Restrictions shall preclude the subsequent enforcement of the Restrictions as to that or similar violations. No member of the Board has the authority to waive, modify, or terminate any provision of the Restrictions.

13.9 Notices. Any notice to an Owner may be provided by certified mail, return receipt requested, addressed to Owner at the Lot and shall be effected when deposited in the United States mail, postage prepaid, or when handdelivered (by courier service or otherwise) to the Lot if an occupied House exists on the Lot (even if no one is home when delivery is made).

13.10 Severability. The invalidity, abandonment or waiver of any one of the Restrictions shall not affect or impair any other of the Restrictions and any invalid, abandoned or waived Restriction shall be judicially reformed to be valid, enforceable and effectuate the intentions of the Owners.

529-22-1830

529-88-2062

13.11 Texas Property Code Chapter 204. The Owners intend to comply with the provisions of Texas Property Code Chapter 204 in order to amend the Current Restrictions of the Subdivisions (including those on the Plat) and adopt the Restrictions. The Restrictions are binding upon all Lots.

13.12 Time. Time is of the essence in the compliance with obligations in the Restrictions. A deadline falling on a Saturday, Sunday or holiday recognized by the State of Texas is extended to the next following weekday which is not a holiday.

13.13 Scope of Prohibitions. Whenever a use, item, activity, or Structure is prohibited in the Restrictions, the prohibition extends to all property in the Subdivision, unless specifically limited. The use, item, activity, or Structure prohibited shall include all variations, evolutions, substitutions, replacements, successors or analogous uses, items, activities, or Structures, so to give effect to the intent of the prohibition. The Board may interpret the scope of prohibitions and the meaning of terms used in the Restrictions, as part of its discretionary authority. Those interpretations may be recorded in the Real Property Records and be binding on the Owners and the Subdivision.

13.14 Restatement. The Restrictions shall modify, add to, and extend the existing restrictions on the subdivision and shall restate and replace the existing restrictions.

This Petition has been approved by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors of the Association pursuant to the Articles of Incorporation and By-Laws of the Association and the requirements of Texas Property Code Chapters 201 and 204 in order to modify, add to, and extend the current restrictions.

Executed the _____ day of _____, 1999.

OAK ESTATES HOMEOWNERS
ASSOCIATION, INC.

By: _____
Kenneth M. Morris, President

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on _____, 1999, by Kenneth M. Morris, President of Oak Estates Homeowners Association, Inc., a Texas corporation, on behalf of said corporation and in the capacity therein stated.

Notary Public's Signature

BLOCK NO.	LOT NUMBER	TOTAL FLOOR AREA	GROUND FLOOR AREA	SET BACK DISTANCES NO. FT. FROM LOT LINE							
				HOUSE				GARAGE OUTBUILDINGS			
				N	S	E	W	N	S	E	W
1	74	1,400	800	10	5	25	10	10	3	*	10
	75 - 83, both inc.	1,400	800	5	5	25	10	3	3	*	10
	84	1,400	800	5	10.5	25	10	3	10.5	*	10
2	1	1,750	1,000	10	25	10	7.5	10	*	60	3
	2	1,750	1,000	10	25	7.5	7.5	10	*	3	3
	3	1,750	1,000	10	25	7.5	7.5	10	*	3	3
	4, 5, 6, 7, 8, 9, 10, 11	1,600	900	10	25	7.5	7.5	10	*	3	3
	12	1,600	900	10	25	7.5	10	10	*	3	10
3	13	1,750	1,000	25	5	10	7.5	*	5	60	3
	14	1,750	1,000	25	5	7.5	7.5	*	5	3	3
	15	1,750	1,000	25	5	7.5	7.5	*	5	3	3
	16, 17	1,650	900	25	5	7.5	7.5	*	5	3	3
	18	1,650	900	25	5	7.5	7.5	*	5	3	5
	19	1,650	900	25	5	7.5	7.5	*	5	5	3
	20, 21, 22, 23	1,650	900	25	5	7.5	7.5	*	5	3	3
	24	1,650	900	25	5	7.5	10	*	5	3	10
	25	1,750	1,000	5	25	10	7.5	5	*	60	3
	26, 27	1,750	1,000	5	25	7.5	7.5	5	*	3	3
	28, 29	1,650	900	5	25	7.5	7.5	5	*	3	3
	30	1,650	900	5	25	7.5	7.5	5	*	3	5
	31	1,650	900	5	25	7.5	7.5	5	*	5	3
	32, 33, 34, 35	1,650	900	5	25	7.5	7.5	5	*	3	3
	36	1,650	900	5	25	7.5	10	5	*	3	10

BLOCK NO.	LOT NUMBER	TOTAL FLOOR AREA	GROUND FLOOR AREA	SET BACK DISTANCES NO. FT. FROM LOT LINE							
				HOUSE				GARAGE OUTBUILDINGS			
				N	S	E	W	N	S	E	W
4	37	1,750	1,000	25	5	10	7.5	*	5	60	3
	38	1,750	1,000	25	5	7.5	7.5	*	5	3	3
	39	1,750	1,000	25	5	7.5	7.5	*	5	3	3
	40, 41	1,650	900	25	5	7.5	7.5	*	5	3	3
	42	1,650	900	25	5	7.5	7.5	*	5	3	5
	43	1,650	900	25	5	7.5	7.5	*	5	5	3
	44, 45, 46, 47	1,650	900	25	5	7.5	7.5	*	5	3	3
	48	1,650	900	25	5	7.5	10	*	5	3	10
	49	1,750	1,000	5	25	10	7.5	5	*	60	3
	50, 51	1,750	1,000	5	25	7.5	7.5	5	*	3	3
	52, 53	1,650	900	5	25	7.5	7.5	5	*	3	3
	54	1,650	900	5	25	7.5	7.5	5	*	3	5
	55	1,650	900	5	25	7.5	7.5	5	*	5	3
	56, 57, 58, 59	1,650	900	5	25	7.5	7.5	5	*	3	3
	60	1,650	900	5	25	7.5	10	5	*	3	10
5	61	1,750	1,000	25	5	10	7.5	*	5	60	3
	62, 63	1,750	1,000	25	5	7.5	7.5	*	5	3	3
	64, 65	1,650	900	25	5	7.5	7.5	*	5	3	3
	66	1,650	900	25	5	7.5	7.5	*	5	3	5
	67	1,650	900	25	5	7.5	7.5	*	5	5	3
	68, 69, 70, 71, 72	1,650	900	25	10.5	7.5	7.5	*	10.5	3	3
	86	1,500	900	5	25	10	7.5	5	*	45	3
	87, 88, 89, 90, 91	1,500	900	5	25	7.5	7.5	5	*	3	3
	92	1,500	900	5	25	7.5	10.5	5	*	3	10.5

BLOCK NO.	LOT NUMBER	TOTAL FLOOR AREA	GROUND FLOOR AREA	SET BACK DISTANCES NO. FT. FROM LOT LINE							
				HOUSE				GARAGE OUTBUILDINGS			
				N	S	E	W	N	S	E	W
6	103	1,400	800	10	5	25	10.5	10	3	*	10.5
	104, 105, 106	1,400	800	5	5	25	10.5	3	3	*	10.5
7	94, 95, 96	1,500	900	25	5	5	5	*	5	3	3
	97	1,500	900	25	5	5	10	*	5	3	10
9	85	2,250	1,250	10	10	20	25	5	10	20	*

BLOCK NO.	LOT NUMBER	TOTAL FLOOR AREA	GROUND FLOOR AREA
6	107	1,400	800
	108	1,250	800
7	93	1,500	900
	98	1,400	800
	99, 100, 101, 102	1,400	800
8	109	1,250	800
	110, 111, 112, 113 114, 115, 116	1,350	800
	117, 118	1,400	800

BLOCK NO.	LOT NUMBER	SET BACK DISTANCES NO. FT. FROM LOT LINE															
		HOUSE								GARAGE OUTBUILDINGS							
		N	NE	E	SE	S	SW	W	NW	N	NE	E	SE	S	SW	W	NW
6	107	5		25	5	10		10.5		3		*	3	10		10.5	
	108		25		10	10			5		*		10	10			3
7	93	25		10			5	5		*		20			5	3	
	98	5	5		25		5			5	5		*		3		
	99	5	5		25		5			5	3		*		3		
	100	5	5		25		5			5	3		*		5		
	101	5	5		5			25		5	5		3			*	
	102		5		10		25		5		5		60		*		3
8	109		5			10			25		3			10			*
	110, 111		5			10	5		25		3			10	3		*
	112		25		5	10	5		25		*		3	10	3		*
	113	25	5			10			5	*	3			10			3
	114		5	20		10	5		25		3	20		10	3		*
	115			20		5	25		5			20		3	*		3
	116	5		20	5		25		25	3		20	3		*		*
	117	5		20		5			25	3		20	3				*
	118	10		20		5		25		10		20		3		*	

* No garage, outhouse or other detached building may be built nearer the face of the lot than the back line of the house erected thereon; provided, however, that if any such garage, outhouse or other structure be made a part of the residence or main building constructed on any of the Restricted Lots, such garage, outhouse or other structure shall not be placed nearer than Twenty-five (25') feet from the front property line of the property or face of the lot upon which the same is erected or constructed.

SCHEDULE

Block No.	Lot Number	Total Floor Area	Set Back Distances No. Ft. From Lot Line							
			House				Garage Outbuildings			
			N	S	E	W	N	S	E	W
9	1 to 10 incl.	1250 sq. ft.	3'	3'	25'	10'	3'	3'	*	10'
10	11	1400 " "	25'	5'	5'	10'	*	5'	5'	10'
10	21	1400 " "	10'	5'	5'	25'	10'	5'	5'	*
10	12 to 16 incl.	1400 " "	25'	5'	5'	5'	*	5'	5'	5'
10	17 to 20 incl.	1400 " "	5'	5'	5'	25'	5'	5'	5'	*
11	22 to 27 incl.	1400 " "	5'	25'	5'	5'	5'	*	5'	5'
11	28	1400 " "	5'	25'	5'	10'	5'	*	5'	10'
12	29	1400 " "	25'	5'	5'	10'	*	5'	5'	10'
12	30 and 31	1400 " "	25'	5'	5'	5'	*	5'	5'	5'
12	32	1400 " "	25'	5'	10'	5'	*	5'	10'	5'
12	33	1400 " "	5'	25'	10'	5'	5'	*	10'	5'
12	34 and 35	1400 " "	5'	25'	5'	5'	5'	*	5'	5'
12	36	1400 " "	5'	25'	5'	10'	5'	*	5'	10'

* No garage, outhouse or other detached building may be built nearer the face of the lot than the back line of the house erected thereon; provided, however, that if any such garage, outhouse or other structure be made a part of the residence or main building constructed on any of the Restricted Lots, such garage, outhouse or other structure shall not be placed nearer than twenty-five feet (25') from the front property line of the property or face of the lot upon which the same is erected or constructed.

U149174

12/29/99 101226591 U149174

\$321.75

**MODIFICATION, ADDITION, AND EXTENSION OF RESTRICTIVE COVENANTS
PURSUANT TO TEXAS PROPERTY CODE CHAPTERS 201 AND 204**

Subdivisions:

- (a) Oak Estates subdivision according to the map or plat thereof recorded at Volume 31, Page 67 of the Map Records of Harris County, Texas ("Oak Estates");
- (b) Oak Estates Section 2 according to the map or plat thereof recorded at Volume 35, Page 43 of the Map Records of Harris County, Texas ("Oak Estates Section 2"); and
- (c) the lots adjacent to Oak Estates along the east side of Oak Estates described as property "owned by others" on the map or plat of Oak Estates recorded at Volume 31, Page 67 of the Map Records of Harris County, Texas, and more particularly described in the instrument adopting Oak Estates' Restrictions as applicable to said adjacent lots recorded at Volume 2318, Page 625 of the Deed Records of Harris County, Texas (the "Lots").

(Oak Estates, Oak Estates Section 2, and the Lots collectively the "Subdivisions" and any of them individually the "Subdivision").

**Notice of Formation of
Petition Committee:**

Filed for record on November 18, 1999, under Microfilm Code numbers 529-22-1808 through 529-22-1830, both inclusive, of the Official Real Property Records of Harris County, Texas.

Purpose:

To modify, add to, and extend the existing restrictions for the Subdivisions and to restate and replace existing restrictive covenants. Pursuant to Texas Property Code Chapters 201 and 204, the restrictive covenants (the "Restrictions") set forth in the attached Petition to Modify, Add, and Extend Restrictive Covenants (Pursuant to Texas Property Code Chapters 201 and 204) (the "Petition") modify, add to, extend, and restate the existing restrictive covenants. The Petition is being filed as a dedicatory instrument pursuant to Texas Property Code Chapters 201 and 204. The Restrictions

shall apply to the Subdivisions, superseding and replacing the existing restrictive covenants. The Restrictions shall run with the land, bind and benefit each owner of property in the Subdivisions, create a uniform plan for the Subdivisions for the common benefit of the Subdivisions and its owners, and shall restrict all property in the Subdivisions, whether or not referenced in subsequent deeds.

**Compliance With Texas Property
Code Chapters 201 and 204:**

The requisite approvals were received from the owners of property and the amount of the property in each of the Subdivisions. Attached are the ballot/signature pages signed by the requisite number of owners of property and the amount of property in the Subdivisions evidencing approval of the Restrictions.

The Petition Committee approved and circulated the Petition.

The Restrictions have been adopted in full compliance with all requirements of Chapters 201 and 204 in order to modify, add to, extend, and restate the existing restrictive covenants.

Notice was provided, in accordance with the requirements of Texas Property Code Chapter 204, to owners of property in the Subdivisions, with a copy of the Petition and a ballot/signature page to indicate the owners' approval or disapproval.

Property Owners' Association:

Oak Estates Homeowners Association, Inc., a Texas non-profit corporation, created under the Texas Non-Profit Corporation Act (the "Association"), has become a unitary Association as defined in the Texas Property Code Chapter 204 for the Subdivisions.

No Opt Out:

No property owner or lienholder has the right to exclude themselves from the Restrictions.

Effective Date:

The Restrictions are valid upon the recording of this Modification, Addition, and Extension of Restrictive Covenants Pursuant to Texas Property Code Chapters 201 and 204.

AFFIDAVIT AND ACKNOWLEDGMENT

My name is Kenneth M. Morris. I execute, verify, and acknowledge this Modification, Addition, and Extension of Restrictive Covenants Pursuant to Texas Property Code Chapters 201 and 204 (the "Covenants") in my capacities as an owner of real property in the Subdivisions, as a member of the Petition Committee, and as President of the Oak Estates Homeowners Association, Inc.

Exhibit A hereto is a copy of the Petition as filed with the Written Notice of Formation of Petition Committee on November 18, 1999. A copy of the Petition was hand-delivered to residences within the Subdivisions, together with a Signature Page for Voting on Petition to Modify, Add, and Extend Restrictive Covenants. The completed signature pages received at or before December 22, 1999, at 7:00 p.m. are attached to Exhibit A.

The Covenants were approved and become effective upon the filing of this instrument. I received and tallied the signature pages. A summary of the votes is as follows:

1. The Subdivisions contain 148 residences (or street addresses for a residence). Out of these 148 residences, 117 voted "For" the Covenants (79.05%); 2 voted "Against" the Covenants (1.35%); and 29 did not vote (19.60%).

2. The Subdivisions' 148 residences comprise 1,546,417 square feet. The 117 residences that voted "For" the Covenants comprise 1,200,972 square feet (77.66%). The two residences that voted "Against" the Covenants comprise 20,028 square feet (1.30%). The 29 residences that did not vote comprise 325,417 square feet (21.04%).

3. Oak Estates contains 108 residences (or street addresses for a residence). Out of these 108 residences, 86 voted "For" the Covenants (79.62%); 2 voted "Against" the Covenants (1.86%); and 20 did not vote (18.52%).

4. Oak Estates' 108 residences comprise 1,114,624 square feet. The 86 residences that voted "For" the Covenants comprise 867,376 square feet (77.82%).

5. The Lots contain 7 residences (or street addresses for a residence). Out of these 7 residences, 5 voted "For" the Covenants (71.42%) and 2 did not vote (28.58%).

6. The Lots' 7 residences comprise 139,054 square feet. The 5 residences that voted "For" the Covenants comprise 96,988 square feet (69.75%).

7. Oak Estates Section 2 contains 33 residences (or a street address for a residence). Out of these 33 residences, 26 voted "For" the Covenants (78.79%) and 7 did not vote (21.21%).

8. Oak Estates Section 2's 33 residences comprise 292,739 square feet. The 26 residences that voted "For" the Covenants comprise 236,608 square feet (80.83%).

The information contained in this Affidavit and Acknowledgment is true and correct to the best of my knowledge, information, and belief. I have examined real property and other records as necessary to derive this information. I have personally tallied the votes.

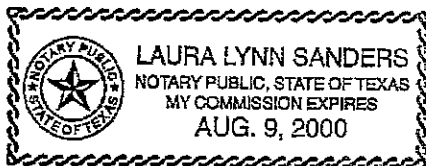
Kenneth M. Morris
Kenneth M. Morris

(120)
107

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on December 29, 1999, by Kenneth M. Morris in his capacities as an owner of real property in the Subdivisions, as a member of the Petition Committee on behalf of the Petition Committee, and as President of the Oak Estates Homeowners Association, Inc. on behalf of the corporation.

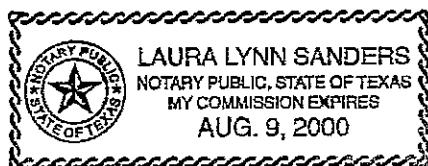


Laura Lynn Sanders
Notary Public in and for the
State of T E X A S

My commission expires:

08/09/2000

SWORN AND SUBSCRIBED TO BEFORE ME this 29th day of December, 1999.



Laura Lynn Sanders
Notary Public in and for the
State of T E X A S

My commission expires:

08/09/2000

529-88-2044

AFTER RECORDING RETURN TO:

Kenneth M. Morris
Morris & Campbell, P.C.
600 Jefferson, Suite 800
Houston, Texas 77002

PETITION TO MODIFY, ADD, AND EXTEND RESTRICTIVE COVENANTS
(Pursuant to Texas Property Code Chapters 201 and 204)

529-88-2045

Subdivisions:

- (a) Oak Estates subdivision according to the map or plat thereof recorded at Volume 31, Page 67 of the Map Records of Harris County, Texas ("Oak Estates");
- (b) Oak Estates Section 2 according to the map or plat thereof recorded at Volume 35, Page 43 of the Map Records of Harris County, Texas ("Oak Estates Section 2"); and
- (c) the lots adjacent to Oak Estates along the east side of Oak Estates described as property "owned by others" on the map or plat of Oak Estates recorded at Volume 31, Page 67 of the Map Records of Harris County, Texas, and more particularly described in the instrument adopting Oak Estates' Restrictions as applicable to said adjacent lots recorded at Volume 2318, Page 625 of the Deed Records of Harris County, Texas (the "Lots").

(Oak Estates, Oak Estates Section 2, and the Lots collectively the "Subdivisions" and any of them individually the "Subdivision").

Current Restrictions:

Renewal and Adoption of Restrictions of Oak Estates, Oak Estates Section 2, and Adjacent Lots filed for record on December 29, 1989, under Microfilm Code numbers 165-74-1217 through 165-74-1321, both inclusive, of the Official Public Records of Real Property of Harris County, Texas (the "Renewal").

Original Restrictions:

The Renewal renewed and extended the following original restrictions:

- (a) the Oak Estates Restrictions originally recorded at Volume 1992, Page 581 of the Deed Records of Harris County, Texas, (b) the Oak Estates Section 2 Restrictions originally recorded at Volume 2257, Page 52 of the Deed Records of Harris County, Texas, and (c) the imposition and adoption of the Oak Estates

Restrictions as made applicable to the adjacent lots by that certain instrument recorded at Volume 2318, Page 625 of the Deed Records of Harris County, Texas.

Expiration of Current Restrictions:

January 1, 2000

Petition Committee:

William K. Brown, M.D.	Kenneth M. Morris
4025 Piping Rock	4044 Overbrook Lane
Houston, Texas 77027	Houston, Texas 77027

George Hagle	Ann Watkins
4029 Meadow Lake Lane	4005 Meadow Lake Lane
Houston, Texas 77027	Houston, Texas 77027

Edward Heller
4015 Meadow Lake Lane
Houston, Texas 77027

Purpose:

The Restrictive Covenants of this Petition shall modify, add to, and extend the Current Restrictions and shall restate and replace the current Restrictions.

Proposed Restrictive Covenants:

Upon compliance with Texas Property Code Chapters 201 and 204, the following restrictive covenants (the "Restrictions") shall apply to the Subdivisions by incorporation into the Current Restrictions. The Restrictions shall run with the land, bind and benefit each owner of property in the Subdivisions, create a uniform plan for the Subdivisions for the common benefit of the Subdivisions and its owners, and shall restrict all property in the Subdivisions, whether or not referenced in subsequent deeds.

Property Owners' Association:

Oak Estates Homeowners Association, Inc., a Texas non-profit corporation created under the Texas Non-Profit Corporation Act (the "Association"), becomes an Association as defined in Texas Property Code Chapter 204 upon majority approval of the Restrictions.

529-22-1815

529-88-2047

**Approval By
Association:**

This Petition and the Restrictions have been approved by the Association and the Petition is being circulated for approval by owners of property in the Subdivisions, all in accordance with Texas Property Code Chapters 201 and 204.

**Compliance With Texas
Property Code
Chapters 201 and 204:**

The Restrictions must be approved before their filing and effectiveness by the affirmative vote of the owners of Lots comprising a majority of the square footage in each Subdivision.

No Opt Out:

No property owner or lienholder has the right to exclude themselves from the Restrictions, when adopted.

Effective Date:

The Restrictions shall be valid upon recording after the requisite number of approvals have been received. No formal notice to owners or lienholders is necessary.

Recording:

This Petition to Modify, Add, and Extend Restrictive Covenants may be recorded by attachment of an acknowledgment executed by (i) an officer of the Association affirmatively stating the requisite approvals have been received or (ii) any property owner, if the signatures of the requisite number of property owners are attached.

THE STATE OF TEXAS)
COUNTY OF HARRIS)

909310

S. N. Adams, a resident citizen of Houston, Harris County, Texas, is the owner of a part of a certain tract and parcel of land shown on page 67, Volume 31, of the Map Records of Harris County, Texas (which is in general a map of Oak Estates), this tract herein referred to being in the northeast corner of said plat, and being bounded on the north by San Felipe Road, on the west by Drexel Drive, on the south by Lot 85 of Oak Estates, and on the east by the east line of a twenty foot (20') Drainage Ditch shown along the east side of Oak Estates and property "Owned by Others" on said map of Oak Estates. The property herein referred to as owned by S. N. Adams is the tract shown on said plat as "Owned by Others", less a tract one hundred ten feet (110') fronting on Drexel Drive, by One hundred eighty-seven and ninety-six/one hundredths feet (187.96') along the south line of San Felipe Road, which was deeded by S. N. Adams to Curtis K. Canter and wife, Mary Louise Canter, on November 23, 1950.

On September 27, 1949, S. N. Adams, being then the owner of the lots and blocks in Oak Estates, filed a map of said Oak Estates, which was filed on October 24, 1949, County Clerk's file No. 675,331, and recorded on May 29, 1950, in Vol. 31, page 67, of the Map Records of Harris County, Texas, to which reference is here made for all purposes; and,

On October 25, 1949, the said S. N. Adams placed on record certain covenants, conditions, stipulations, easements and restrictions relating to the lots, blocks, streets and other features of Oak Estates, all as shown in Vol. 1992, page 581 et seq. of the Deed Records of Harris County, Texas, to which reference is here made for all purposes.

ANY PROVISIONS HEREIN WHICH RESTRICT THE SALE, RENTAL
OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF
COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER
THE FEDERAL LAW.

A CERTIFIED COPY

ATTEST: **FEB 18 2003**
BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas

DEED RECORDS
VOL. 238 PAGE 625

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Deputy

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THE STATE OF TEXAS
COUNTY OF HARRIS

675789

WHEREAS, S. N. ADAMS, a resident of Houston, Harris County, Texas, hereinafter called Grantor, is the owner of the following tracts of land in Lots 5 and 6 of the Morse subdivision of the western portion of the A. C. Reynolds Survey, in Harris County, Texas, more particularly described as follows:

Lots numbered One (1) through Twelve (12) both inclusive in Block Two (2); Lots numbered Thirteen (13) through Thirty-six (36) both inclusive in Block Three (3); Lots numbered Thirty-seven (37) through Sixty (60) both inclusive in Block Four (4); Lots numbered Sixty-one (61) through Seventy-two (72) both inclusive and Eighty-six (86) through Ninety-two (92) both inclusive in Block Five (5); Lots numbered Seventy-four (74) through Eighty-four (84) both inclusive in Block One (1); Lot number Eighty-five (85) in Block Nine (9); Lots numbered Ninety-three (93) through One Hundred Two (102) both inclusive in Block Seven (7); Lots numbered One Hundred Three (103) through One Hundred Eight (108) both inclusive in Block Six (6); Lots numbered One Hundred Nine (109) through One Hundred Eighteen in Block Eight (8); all of such lots and blocks being a part of OAK MEADOWS, an addition to the City of Houston, in Harris County, Texas, as shown by map or plat filed in the records of Harris County, Texas, on October 24, 1949 under Harris County Clerk's file number 673611, to which reference is here made.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, the above described and enumerated lots (hereinafter jointly and severally referred to as "Restricted Lots") are held, and shall hereafter be conveyed, subject to the covenants, conditions, stipulations, easements and restrictions, as hereinafter set forth.

DEFINITIONS. The word "street" as used herein shall include any street, drive, boulevard, road, lane, avenue, or place shown on the recorded plat as a thoroughfare.

A "Corner Lot" is one that abuts on more than one street. Any lot, except a corner, is deemed to front on the street upon which it abuts. A corner lot shall be deemed to front on the street on which it has its smaller dimension, or if dimensions on more than one street are the same the Grantor reserves the right to designate which street the lot shall face.

The word "Grantor" where used herein shall be construed to include S. N. Adams, his heirs, assigns, executors, administrators, and legal representatives.

-1-

ANY PROVISIONS HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER THE FEDERAL LAW.

A CERTIFIED COPY

ATTEST: FEB 18 2003
BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas

DEED RECORDS
VOL 1992 PAGE 581

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RESTRICTIONS. For the purpose of creating and carrying out a uniform plan for the improvement and sale of said portion of said addition and the Restricted Lots therein contained as a restricted subdivision, the following restrictions upon the use of the Restricted Lots are hereby established and adopted subject to the provisions thereof, and shall be made a part of each and every contract and deed, executed by or on behalf of Grantor by appropriate reference to this dedication and same shall be considered a part of each contract and deed as though fully incorporated herein; and these restrictions as hereinafter set forth shall be and are hereby imposed upon each lot or parcel of land in said Restricted Lots as shown by the plat referred to herein, and same shall constitute covenants running with the land and shall be binding upon and shall inure to the benefit of Grantor and all subsequent purchasers of said Restricted Lots and each purchaser by virtue of accepting a contract or deed covering any part of said Restricted Lots shall be subject to and bound by such restrictions, covenants and conditions for the term of this instrument as hereinafter set forth.

(1) During the term of these restrictions and all extensions thereof said restricted lots shall be used for single family residence purposes only and in no event shall they be used other than for single family residence purposes until after January 1, 1980.

(2) These restrictions shall be effective until January 1, 1980, but at any time within five years before January 1, 1980, the then owners of a majority of the square foot area of the lots in this Addition may, by written declaration, signed and acknowledged by them, and recorded in the deed records of Harris County, Texas, extend these restrictions, conditions and covenants (or any others hereafter adopted with reference to this property in accordance herewith) for a period of ten years additional, and then similarly, for successive additional periods of ten years as often and as long as the owners of the majority of the square feet of the property may desire. Such action, when taken, shall be binding upon all of the then owners of the property in said Restricted Lots.

-2-

ANY PROVISIONS HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER THE FEDERAL LAW.

A CERTIFIED COPY

FEB 18 2003

ATTEST:
BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas

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(3) Only one residence, a detached single family dwelling with garage and servants quarters attached or detached, shall be constructed or permitted on each such restricted lot, homesite, or separate parcel of land.

(4) The term "residence purposes" as herein used shall not be held or construed to include hospitals, boarding houses, duplex houses or apartment houses.

(5) No garage or out building erected on said restricted premises shall be used as a residence or living quarters, except by servant or servants engaged on the premises.

(6) No part of said Restricted Lots shall be conveyed to, owned by, leased to, used or occupied by any person not of the Caucasian race, except that this covenant shall not be construed to prohibit the residence of bona fide servants of other races, when actually employed on the premises.

(7) No livestock, poultry, or swine of any kind shall be kept on said Restricted Lots nor shall any livestock of any kind be staked or pastured on any vacant lot in the addition.

(8) No spiritous, vinous, malt or medicated bitters capable of producing intoxication shall be sold or offered for sale on said Restricted Lots, or any part thereof, nor shall said Restricted Lots or any part thereof be used for illegal or immoral purposes.

(9) No trash, ashes or other refuse may be thrown or dumped on any vacant lot in the addition.

(10) No improvements of any character shall be erected, or the erection thereof begun, or changes made in the design thereof after original construction of any lot or homesite in the OAK ESTATES addition, until plans and specifications have been submitted to and approved in writing by Grantor or his nominee. Such approval is to include but not be limited to exterior design, floor area, the type of material to be used, and the colors to be applied to the exterior of the structure.

(11) No building material of any kind or character shall be placed in the streets or between the curb and property line; it

-3-

ANY PROVISIONS HEREIN WHICH RESTRICT THE SALE, RENTAL
OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF
COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER
THE FEDERAL LAW.

A CERTIFIED COPY

ATTEST: FEB 18 2003
BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas

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being distinctly understood and agreed that all building materials to be used in the construction of buildings in said addition shall be placed within the property lines of the premises upon delivery.

(12) Grass and weeds on each lot conveyed in the Restricted Lots must be kept mowed at regular intervals as may be necessary to maintain the same in a neat and attractive manner. Until a home or residence is built on said property, Grantor may at his option have the grass and weeds cut when and as often as in the judgment of Grantor the same is necessary; and the owner of said lot or tract of land shall be held by the acceptance of such deed to be obligated to pay Grantor the costs of such work.

(13) All improvements shall be constructed on each lot in the Restricted Lots so as to front the street upon which such lot faces; and in the event any question hereafter arises as to which street any lot faces, Grantor reserves the right to decide such question. No building shall be constructed nearer than Twenty-five (25) feet to the front lot line.

(14) No residence shall be constructed on any lot or building site in the Restricted Lots which has a total floor area (exclusive of garages and porches) less than the respective floor area indicated opposite such lot number in the following schedule, nor shall any residence be constructed on any lot or building site in the Restricted Lots which has a ground floor area (exclusive of garages and porches) of less than the respective ground floor area indicated opposite such lot number in the following schedule.

(15) Within the Restricted Lots, no residence shall be constructed nearer to any property line or any lot than is indicated for building lines on the recorded plat or as indicated in the following schedule opposite such lot number.

(16) An easement for utility installations and maintenance and ingress and egress of the Grantor is reserved over the rear and/or sides of lots wherever shown on the recorded plat. Attention is called to the fact that the easement along the south side of Lots Sixty-seven (67) through Seventy-two (72) both inclusive, and Lot Eighty-four (84), and along the west side of Lots Ninety-two (92)

ANY PROVISIONS HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER THE FEDERAL LAW.

A CERTIFIED COPY

FEB 18 2003

ATTEST:
BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas

DEED RECORDS

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and Lots One Hundred Three (103) through One Hundred Seven (107), both inclusive, are located 5' north and east respectively of such lot lines, and no utilities of any kind shall ever be installed or maintained on any part of such 5' strips except with the express written consent of Grantor. On all such ground easements there is also dedicated for utilities an unobstructed aerial easement 10' wide from a plane 20' above the ground upward located adjacent to all easements described herein.

Lots numbered Eighty-five (85) in Block Nine (9) and One Hundred Fourteen (114), One Hundred Fifteen (115), One Hundred Sixteen (116), One Hundred Seventeen (117), and One Hundred Eighteen (118) in Block Eight (8) are each subject to a twenty (20) foot easement for drainage ditch along their most eastern side, as described in instrument from George D. Johnson et al to Harris County, Texas, recorded in Volume 936, page 376, of the Deed records of said county, to which reference is here made, and which easement is herein again reserved by Grantor.

As shown in the dedication and plat of said GAY SUBDIVISION, Grantor has dedicated to the public all lands within the slopes of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Harris County and/or any other public agency the right to enter upon said easements at any and all times for the purposes of constructing and/or maintaining drainage work and/or structures. The above described easements are not completely reflected in the following schedule of Floor Areas and Set Back Distances. (See following page)

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ATTEST:
BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas

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Block No.	Lot Number	Total Floor Area	Ground Floor Area	Set Back Distances, No. Ft. From Lot Line								Garage			
				House				Outbuildings							
				N	S	E	W	N	S	E	W	N	S	E	W
1	74	1400	800	10	5	25	10	10	3	*	10				
	75 - 83, both inc.	1400	800	5	5	25	10	3	3	*	10				
	84	1400	800	5	10.5	25	10	3	10.5	*	10				
2	1	1750	1000	10	25	10	7.5	10	*	60	3				
	2	1750	1000	10	25	7.5	7.5	10	*	3	3				
	3	1750	1000	10	25	7.5	7.5	10	*	3	3				
	4, 5, 6, 7, 8, 9, 10, 11	1600	900	10	25	7.5	7.5	10	*	3	3				
	12	1600	900	10	25	7.5	10	10	*	3	10				
	13	1750	1000	25	5	10	7.5	*	5	60	3				
3	14	1750	1000	25	5	7.5	7.5	*	5	3	3				
	15	1750	1000	25	5	7.5	7.5	*	5	3	3				
	16, 17	1650	900	25	5	7.5	7.5	*	5	3	3				
	18	1650	900	25	5	7.5	7.5	*	5	3	5				
	19	1650	900	25	5	7.5	7.5	*	5	5	3				
	20, 21, 22, 23	1650	900	25	5	7.5	7.5	*	5	3	3				
	24	1650	900	25	5	7.5	10	*	5	3	10				
	25	1750	1000	5	25	10	7.5	5	*	60	3				
	26, 27	1750	1000	5	25	7.5	7.5	5	*	3	3				
	28, 29	1650	900	5	25	7.5	7.5	5	*	3	3				
	30	1650	900	5	25	7.5	7.5	5	*	3	5				
	31	1650	900	5	25	7.5	7.5	5	*	5	3				
	32, 33, 34, 35	1650	900	5	25	7.5	7.5	5	*	3	3				
	36	1650	900	5	25	7.5	10	5	*	3	10				
	37	1750	1000	25	5	10	7.5	*	5	60	3				
4	38	1750	1000	25	5	7.5	7.5	*	5	3	3				
	39	1750	1000	25	5	7.5	7.5	*	5	3	3				
	40, 41	1650	900	25	5	7.5	7.5	*	5	3	3				
	42	1650	900	25	5	7.5	7.5	*	5	3	5				
	43	1650	900	25	5	7.5	7.5	*	5	5	3				
	44, 45, 46, 47	1650	900	25	5	7.5	7.5	*	5	3	3				
	48	1650	900	25	5	7.5	10	*	5	3	10				

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Block No.	Lot Number	Total Floor Area	Ground Floor Area	Set Back Distances No. From Front Line								Garage Outbuildings			
				House								N		S	
				F	S	E	W	N	S	E	W	N	S	E	W
4	49	1750	1000	5	25	10	7.5	5	*	60	3				
	50, 51	1750	1000	5	25		7.5	5	*	3	3				
	52, 53	1650	900	5	25		7.5	5	*	5	3				
	54	1630	900	5	25		7.5	5	*	5	5				
	55	1650	900	5	25		7.5	5	*	5	3				
	56, 57, 58, 59	1650	900	5	25		7.5	5	*	3	3				
5	60	1650	900	5	25		7.5	10	5	*	3	10			
	61	1750	1000	25	5	10	7.5	*	5	60	3				
	62, 63	1750	1000	25	5		7.5	*	5	3	3				
	64, 65	1650	900	25	5		7.5	*	5	3	3				
	66	1650	900	25	5		7.5	*	5	3	5				
	67	1650	900	25	5		7.5	*	5	3	3				
6	68, 69, 70, 71, 72	1650	900	25	10.5		7.5	*	10.5	3	3				
	86	1500	900	5	25	10	7.5	5	*	45	3				
	87, 88, 89, 90, 91	1500	900	5	25		7.5	5	*	3	3				
	92	1500	900	5	25		7.5	5	*	3	10.5				
	103	1400	800	10	5	25	10.5	10	3		10.5				
	104, 105, 106	1400	800	5	5	25	10.5	3	3	*	10.5				
7	94, 95, 96	1500	900	25	5	5		*	5	3	3				
	97	1500	900	25	5	5	10	*	5	3	10				
8	98	2250	1250	10	10	20	25	5	10	20	*				

Block No.	Lot Number	Total Floor Area	Ground Floor Area
6	107	1400	800
	108	1250	800
7	99	1500	900
	98	1400	800
8	99, 100, 101, 102	1400	800
	109	1250	800
	110, 111, 112, 113, 114, 115, 116	1350	800
	117, 118	1400	800

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Block No.	Lot Number	Set Back Distances from Lot Line												Set Back Distances from Lot Line											
		N	NE	E	SE	S	SW	W	NW	N	NE	E	SE	S	SW	W	NW	N	NE	E	SE	S	SW	W	NW
6	107	5		25	5	10		10.5		5			3	10		10.5									
	108			25		10	10		5				10	10			3								3
7	95			25		10		5	5				20			5	3								
	98			5	5		25		5		5	5				3									
	99			5	5		25		5		5	5				3									
	100			5	5		25		5		5	5				5									
	101			5	5		5		25		5	5				3								*	
	102				5		10	25		5		5		60		*									3
8	109				5			10		25		3			10										*
	110, 111				5			10	5	25		3			10	3									*
	112				25		5	10	5	25		*		3	10	3									*
	113			25	5			10		5	*	3			10										3
	114				5	20		10	5	25		3	20		10	3									*
	115					20		5	25		5		20		3	*									3
	116				5	20	5		25		25	3	20	3		*									*
	117				5	20		5		25	3	20	3												*
	118			10		20		5	25		10	20		3		*									

* No garage, outhouse or other detached building may be built nearer the face of the lot than the back line of the house erected thereon; provided, however, that if any such garage, outhouse or other structure be made a part of the residence or main building constructed on any of the Restricted Lots, such garage, outhouse or other structure shall not be placed nearer than Twenty-five (25) feet from the front property line of the property or face of the lot upon which the same is erected or constructed.

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(17) No residence shall be constructed anywhere in said Restricted Lots unless the outside walls thereof shall be made up of and contain not less than fifty-one per cent (51%) brick, stone or cement and unless the outside front wall thereof shall be made up of and contain not less than sixty-six and two-thirds per cent (66-2/3%) brick, stone or cement.

(18) No fence shall be constructed nearer to any street than is herein permitted for the location of the house.

(19) No garage entrance or driveway shall face or open into Drexel Drive in Blocks Two (2), Three (3), Four (4), and Five (5).

(20) No business or trade shall be carried on upon any tract or lot in the Restricted Lots. No noxious or offensive activity shall be carried on upon any lot in the Restricted Lots nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

(21) The drainage of septic tanks into a road, street, alley or public ditch, either directly or indirectly, is strictly prohibited.

(22) Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three quarters square feet (18" diameter pipe culvert). Culverts, or bridges, must be used for driveways, and/or walks.

(23) The invalidation of any one or more of these covenants by the act or failure to act of any person or persons or by judgment or other court order shall in no wise affect or render invalid any of the other provisions hereof, and in the event of any such invalidation the other provisions hereof shall remain in full force and effect.

EXECUTED this 25th day of October, 1949, in Houston, Harris County, Texas.

THE STATE OF TEXAS)
COUNTY OF HARRIS)

S. N. Adams
S. N. Adams GRANTOR

BEFORE ME, the undersigned authority, on this day personally appeared S. N. ADAMS, 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 consideration therein expressed.

Given under my hand and seal of office this the 25th day of October, 1949.

L. B. White
Notary Public in and for
Harris County, Texas.

Filed for Record *Oct 25 - 1949* at *11:55* o'clock *P*
Recorded *Nov 1 - 1949* at *1:06* o'clock *P*
W. D. MILLER, County Clerk, Harris County, Texas.

Margaret Jenkins

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BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas

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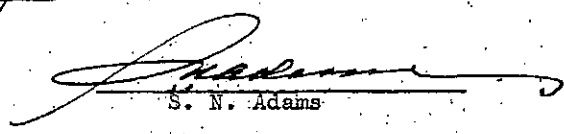
Deputy
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The tract of land described in the first paragraph hereof as now owned by S. N. Adams is hereby subjected to each and all of the covenants, conditions, stipulations, easements and restrictions set forth in the instrument of October 25, 1949, executed by S. N. Adams, and hereinabove referred to, insofar as the same are reasonably applicable to the S. N. Adams tract of land, and they are hereby imposed thereon.

And in addition to the above covenants, restrictions and conditions, etc., the said land is subjected to the additional covenant and restriction that each building site deeded out of said tract of land shall be not less than Ninety feet (90') in width, shall face on Drexel Drive, and no house erected on such a building site shall have a livable floor space area of less than Two Thousand (2000) square feet.

The restrictions hereby imposed upon the above-described property shall exist against the same for the same length of time, and under the same conditions, as set out in the above-mentioned instrument of October 25, 1949, recorded in Volume 1992, page 581 et seq. of the Deed Records of Harris County, Texas.

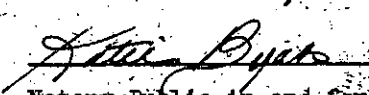

EXECUTED February 7, 1951, in Houston, Harris County, Texas.


S. N. Adams

THE STATE OF TEXAS)
COUNTY OF HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared S. N. ADAMS, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7th day of February, A. D. 1951.



Notary Public in and for
Harris County, Texas


Filed for Record Aug 9 1951, at 2:25 o'clock P.M.
Recorded Sept 24 1951, at 9:02 o'clock A.M.
W. D. MILLER, Clerk County Court, Harris County, Texas.
BY Thos. Liebert Deputy

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Harris County, Texas

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OAK ESTATES

Section 2

Restrictions, Easements, Covenants, and Conditions

THE STATE OF TEXAS)
COUNTY OF HARRIS)

WHEREAS, S. W. ADAMS, a resident citizen of Houston, Harris County, Texas, hereinafter called the Grantor, is the owner of a tract of land of approximately nine and one-half ($9\frac{1}{2}$) acres out of the Lewis Estate Subdivision of the A. C. Reynolds Survey in Harris County, Texas, which he heretofore purchased from Carson F. Gibson of Houston, Harris County, Texas, who joins in the execution of this instrument as the owner of a Vendor's Lien upon said property which has heretofore been platted as Oak Estates - Section 2, and the streets, alleys, parks, and easements shown on said plat have been dedicated to the public use, all as shown on the map of Oak Estates - Section 2 filed in the records of Harris County, Texas, on the 18th day of December, 1950, under File No. 826582 of the County Clerk of Harris County, Texas, to which reference is here made for all purposes.

By the map above referred to and filed for record in the Map Records of Harris County, Texas, the $9\frac{1}{2}$ acres out of the Lewis Estate Subdivision of the A. C. Reynolds Survey have been platted as Oak Estates - Section 2, and thereon Block 9 as Lots 1 to 10, both inclusive; Block 10, Lots 11 to 21, both inclusive; Block 11, Lots 22 to 28, both inclusive; and Block 12, Lots 29 to 36, both inclusive.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That the above described and numbered lots and blocks hereinafter jointly and severally referred to as "Restricted Lots" are held and shall hereafter be conveyed, subject to the covenants, conditions, stipulations, easements, and restrictions as hereinafter set forth.

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DEFINITIONS. The word "Street" as used herein shall include any street, drive, boulevard, road, lane, avenue, or place shown on the recorded plat as a thoroughfare.

A "Corner Lot" is one that abuts on more than one street. Any lot, except a corner, is deemed to front on the street upon which it abuts. A corner lot shall be deemed to front on the street on which it has its smaller dimension, or if dimensions on more than one street are the same the Grantor reserves the right to designate which street the lot shall face.

The word "Grantor" where used herein shall be construed to include S. N. Adams, his heirs, assigns, executors, administrators, and legal representatives.

RESTRICTIONS. For the purpose of creating and carrying out a uniform plan for the improvement and sale of said portion of said addition and the Restricted Lots therein contained as a restricted subdivision, the following restrictions upon the use of the Restricted Lots are hereby established and adopted subject to the provisions thereof, and shall be made a part of each and every contract and deed, executed by or on behalf of Grantor by appropriate reference to this dedication and same shall be considered a part of each contract and deed as though fully incorporated herein; and these restrictions as hereinafter set forth shall be and are hereby imposed upon each lot or parcel of land in said Restricted Lots as shown by the plat referred to herein, and same shall constitute covenants running with the land and shall be binding upon and shall inure to the benefit of Grantor and all subsequent purchasers of said Restricted Lots and each purchaser by virtue of accepting a contract or deed covering any part of said Restricted Lots shall be subject to and bound by such restrictions, covenants and conditions for the term of this instrument as hereinafter set forth.

(1) During the term of these restrictions and all extensions thereof said Restricted Lots shall be used for single family resi-

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dence purposes only and in no event shall they be used other than for single family residence purposes until after January 1, 1980.

(2) These restrictions shall be effective until January 1, 1980, but at any time within five years before January 1, 1980, the then owners of a majority of the square foot area of the lots in this addition may, by written declaration, signed and acknowledged by them, and recorded in the Deed Records of Harris County, Texas, extend these restrictions, conditions, and covenants (or any others hereafter adopted with reference to this property in accordance herewith) for a period of ten years additional, and then similarly for successive additional periods of ten years as often and as long as the owners of the majority of the square feet of the property may desire. Such action, when taken, shall be binding upon all of the then owners of the property in said Restricted Lots.

(3) Only one residence, a detached single family dwelling with garage and servants quarters attached or detached, shall be constructed or permitted on each such restricted lot, homesite, or separate parcel of land.

(4) The term "residence purposes" as herein used shall not be held or construed to include hospitals, boarding houses, duplex houses or apartment houses.

(5) No garage or outbuilding erected on said restricted premises shall be used as a residence or living quarters, except by servant or servants engaged on the premises.

(6) No part of said Restricted Lots shall be conveyed to, owned by, leased to, used or occupied by any person not of the Caucasian race, except that this covenant shall not be construed to prohibit the residence of bona fide servants of other races when actually employed on the premises.

(7) No livestock, poultry, or swine of any kind shall be kept on said Restricted Lots nor shall any livestock of any kind be staked or pastured on any vacant lot in the addition.

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(8) No spiritous, vinous, malt or medicated bitters capable of producing intoxication shall be sold or offered for sale on said Restricted Lots or any part thereof, nor shall said Restricted Lots or any part thereof be used for illegal or immoral purposes.

(9) No trash, ashes or other refuse may be thrown or dumped on any vacant lot in the addition.

(10) No improvements of any character shall be erected, or the erection thereof begun, or changes made in the design thereof after original construction of any lot or homesite in the OAK ESTATES addition, until plans and specifications have been submitted to and approved in writing by Grantor or his nominee. Such approval is to include, but not be limited to, exterior design, floor area, the type of material to be used, and the colors to be applied to the exterior of the structure.

(11) No building material of any kind or character shall be placed in the streets or between the curb and property line, it being distinctly understood and agreed that all building materials to be used in the construction of buildings in said addition shall be placed within the property lines of the premises upon delivery.

(12) Grass and weeds on each lot conveyed in the Restricted Lots must be kept mowed at regular intervals as may be necessary to maintain the same in a neat and attractive manner. Until a home or residence is built on said property Grantor may at his option have the grass and weeds cut when and as often as in the judgment of Grantor the same is necessary, and the owner of said lot or tract of land shall be held by the acceptance of such deed to be obligated to pay Grantor the costs of such work.

(13) All improvements shall be constructed on each lot in the Restricted Lots so as to front the street upon which such lot faces, and in the event any question hereafter arises as to which street any lot faces, Grantor reserves the right to decide such question. No building shall be constructed nearer than twenty-five feet (25') to the front lot line.

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(14) No residence shall be constructed on any lot or building site in the Restricted Lots which has a total floor area (exclusive of garages and porches) less than the respective floor area indicated opposite such lot number in the following schedule.

(15) Within the Restricted Lots, no residence shall be constructed nearer to any property line or any lot than is indicated for building lines on the recorded plat or as indicated in the following schedule opposite such lot number.

(16) An easement for utility installations and maintenance and ingress and egress of the Grantor and his nominees is reserved over the rear and/or sides of lots wherever shown on the recorded plat. No utilities of any kind shall ever be installed or maintained on any part of such strips except with the express written consent of Grantor. On all such ground easements there is also dedicated for utilities an unobstructed aerial easement 10' wide from a plane 20' above the ground upward located adjacent to all easements described herein.

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Harris County, Texas

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SCHEDULE

Block No.	Lot Number	Total Floor Area	Set Back Distances No. Ft. From Lot Line							
			House				Garage Outbuildings			
			N	S	E	W	N	S	E	W
9	1 to 10 incl.	1250 sq. ft.	3'	3'	25'	10'	3'	3'	*	10'
10	11	1400 " "	25'	5'	5'	10'	*	5'	5'	10'
10	21	1400 " "	10'	5'	5'	25'	10'	5'	5'	*
10	12 to 16 incl.	1400 " "	25'	5'	5'	5'	*	5'	5'	5'
10	17 to 20 incl.	1400 " "	5'	5'	5'	25'	5'	5'	5'	*
11	22 to 27 incl.	1400 " "	5'	25'	5'	5'	5'	*	5'	5'
11	28	1400 " "	5'	25'	5'	10'	5'	*	5'	10'
12	29	1400 " "	25'	5'	5'	10'	*	5'	5'	10'
12	30 and 31	1400 " "	25'	5'	5'	5'	*	5'	5'	5'
12	32	1400 " "	25'	5'	10'	5'	*	5'	10'	5'
12	33	1400 " "	5'	25'	10'	5'	5'	*	10'	5'
12	34 and 35	1400 " "	5'	25'	5'	5'	5'	*	5'	5'
12	36	1400 " "	5'	25'	5'	10'	5'	*	5'	10'

* No garage, outhouse or other detached building may be built nearer the face of the lot than the back line of the house erected thereon; provided, however, that if any such garage, outhouse or other structure be made a part of the residence or main building constructed on any of the Restricted Lots, such garage, outhouse or other structure shall not be placed nearer than twenty-five feet (25') from the front property line of the property or face of the lot upon which the same is erected or constructed.

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SONG TRAN

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(17) No residence shall be constructed anywhere in said Restricted Lots unless the outside walls thereof shall be made up of and contain not less than fifty-one per cent (51%) brick, stone or cement and unless the outside front wall thereof shall be made up of and contain not less than sixty-six and two-thirds per cent (66-2/3%) brick, stone or cement.

(18) No fence shall be constructed nearer to any street than is herein permitted for the location of the house.

(19) No business or trade shall be carried on upon any tract or lot in the Restricted Lots. No noxious or offensive activity shall be carried on upon any lot in the Restricted Lots nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

(20) The drainage of septic tanks into a road, street, alley or public ditch, either directly or indirectly, is strictly prohibited.

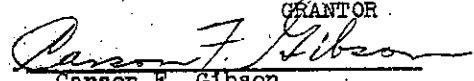
(21) Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three-quarters square feet (18" diameter pipe culvert). Culverts, or bridges, must be used for driveways and/or walks.

(22) The invalidation of any one or more of these covenants by the act or failure to act of any person or persons or by judgment or other court order shall in no wise affect, or render invalid any of the other provisions hereof, and in the event of any such invalidation the other provisions hereof shall remain in full force and effect.

EXECUTED this 8th day of January, 1951, in Houston,
Harris County, Texas.


S. N. Adams

GRANTOR


Carson F. Gibson

LIENHOLDER

-7-

ANY PROVISIONS HEREIN WHICH RESTRICT THE SALE, RENTAL
OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF
COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER
THE FEDERAL LAW.

A CERTIFIED COPY

FEB 18 2003

ATTEST:
BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas

DEED RECORDS

VOL 2257 PAGE 58


SONG TRAN

Deputy

59
THE STATE OF TEXAS)
COUNTY OF HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared S. N. ADAMS, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 8th day of February, 1951.

Notary Public
Notary Public in and for
Harris County, T e x a s.

THE STATE OF TEXAS)
COUNTY OF HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared CARSON F. GIBSON, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 8th day of February, 1951.

Notary Public
Notary Public in and for
Harris County, T e x a s.

Filed for Record Mar 28 1951, at 10:05 o'clock A.M.
Recorded Apr 17 1951, at 8:46 o'clock A.M.
W. D. MILLER, Clerk County Court, Harris County, Texas.
BY Deputy Deputy

ANY PROVISIONS HEREIN WHICH RESTRICT THE SALE, RENTAL
OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF
COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER
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BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas

DEED RECORDS
VOL 2257 PAGE 59

Song Tran
Deputy
SONG TRAN

Exhibit 18 - Portions of Deed Restrictions re Lots 115 and 116

both inclusive, east of the lot lines, and no utilities of any kind shall ever be installed or maintained on any part of such 5' strips except with the express written consent of Grantor. On all such ground easements there is also dedicated for utilities an unobstructed aerial easement 10' wide from a plane 20' above the ground upward located adjacent to all easements described herein.

Lots numbered Eighty-five (85) in Block Nine (9) and One Hundred Fourteen (114), One Hundred Fifteen (115), One Hundred Sixteen (116), One Hundred Seventeen (117), and One Hundred Eighteen (118) in Block Eight (8) are each subject to a Twenty (20) foot easement for drainage ditch along their most eastern side, as described in instrument from George D. Johnson et al to Harris County, Texas, recorded in Volume 936, page 375, of the Deed records of said county, to which reference is here made, and which easement is herein again reserved by Grantor.

As shown in the dedication and plat of said OAK ESTATES, Grantor has dedicated to the public all lands within the slopes of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Harris County and/or any other public agency the right to enter upon said easements at any and all times for the purposes of constructing and/or maintaining drainage work and/or structures. The above described easements are not completely reflected in the following schedule of Floor Areas and Set Back Distances.

(See following page)

Exhibit 19 - Photographs dated July 4 2018





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>> Sent from my iPhone

Exhibit 20 - Photographs of Tropical Storm Imelda September 19, 2019

Subject: Tropical Storm Imelda September 19, 2019

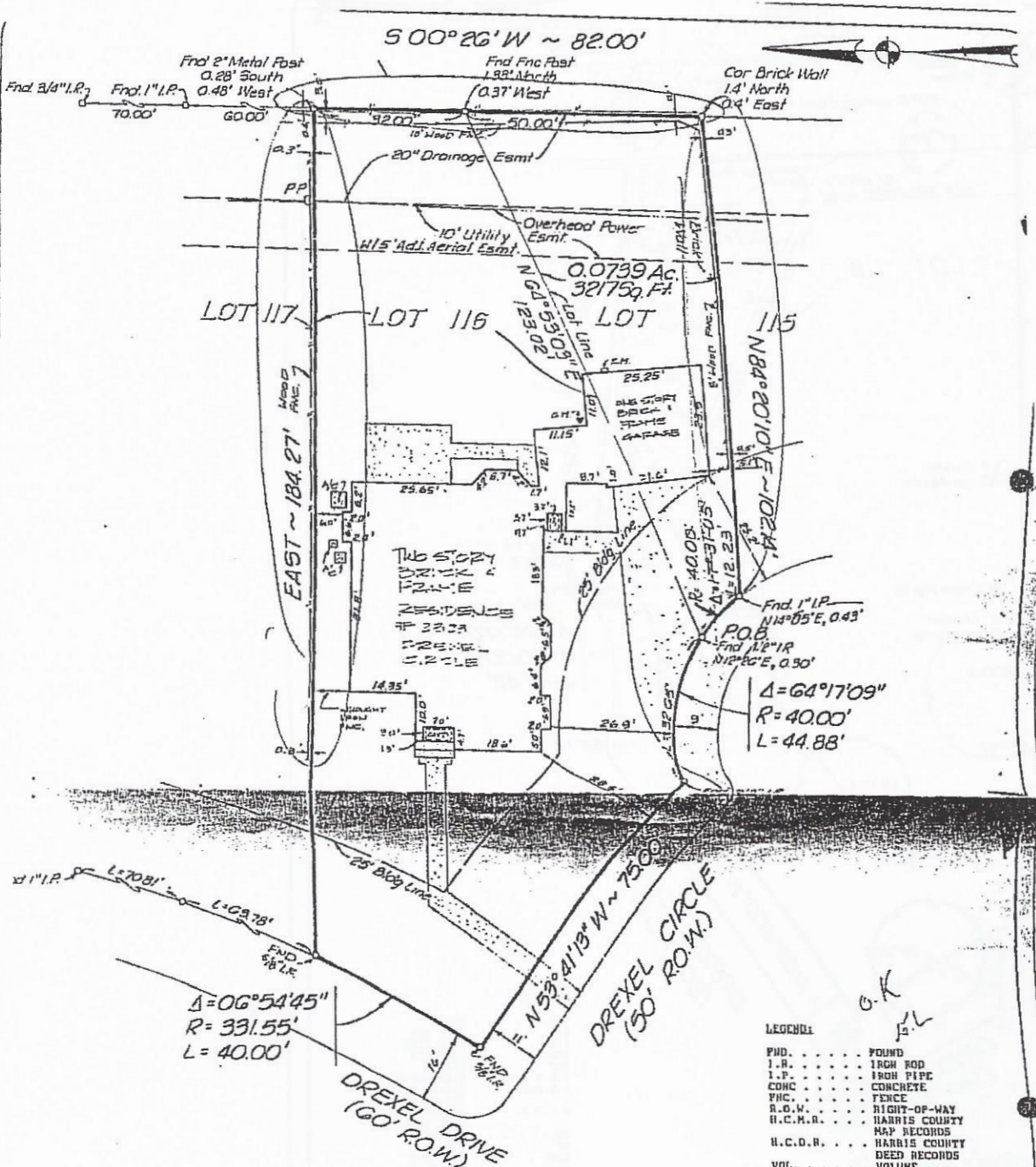






Sent from my iPhone

Exhibit 21 - Metes and Bounds Description of Brandt Property



NOTES:

1. Boundary and easement information as per a commitment for title insurance issued by Title Agency of Texas, G.F. Number 912-1051 dated January 5, 1991.
2. This tract lies in Zone "X" and does not lie within the 100 year flood plain, as per the National Flood Insurance Program (FIRM Community Panel Number 48029A 0200, No Special Flood Hazard Area, latest available published revision dated September 28, 1980).
3. This tract is subject to the zoning ordinances of the City of Houston including Ordinance number 85-1312.



SPED: CORPSONS MORTGAGE CO.

PURCHASER: Thomas J. Brandt and wife Susan J. Brandt

I hereby certify that this plat correctly represents a survey made on the ground under my supervision on September 21, 1989, and that said survey conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition II Survey.

George Collison, R.P.S.
Registered Public Surveyor
Texas Registration No. 4461

3. REV. To Show Form 4-B-91C
2. Up date per Title Commitment 2-26-91
1. REV. UPDATE AS PER TITLE COMMITMENT 1-2-91

LEGEND:

PND.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
CONC.	CONCRETE
FNC.	FENCE
R.O.W.	RIGHT-OF-WAY
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.D.R.	HARRIS COUNTY DEED RECORDS
VOL.	VOLUME
PG.	PAGE
ESMT.	EASEMENT
BLDG.	BUILDING
COV'D.	COVERED

Survey: The J. Brandt 3-31-93
Susan J. Brandt 3/31/92

A SURVEY OF LOT 116 AND 0.0739 ACRES (3,217 SQ. FT.) OUT OF LOT 115, BLOCK 8, OAK ESTATES, VOL. 31, PG. 67, H.C.M.R., HARRIS COUNTY, TEXAS

TERRA
SURVEYING CO., INC.

4900 WOODWAY
15TH FLOOR
713-993-0327 HOUSTON, TEXAS 77057

TITLE CO. Title Agency
G.F. NO. 912-1051
PURCHASER ABGIVE
TSC JOB NO. 0185-89365
DATE: June 29, 1989
DRAWN BY: Bob Garcia

EXHIBIT 22 - Survey of Brandt Property

EXHIBIT "A"

Lots One Hundred Sixteen (116) and part of Lot One Hundred Fifteen (115), in Block Eight (8), of OAK ESTATES, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 31, Page 67 of the map records of Harris County, Texas; said part of Lot One Hundred Fifteen (115), being described by metes and bounds as follows:

Being a tract or parcel containing 0.0739 acre (3,217 square feet) of land situated in the A.C. Reynolds Survey, Abstract Number 61, Harris County, Texas, and being a portion of Lot 115, Block 8, of Oak Estates, a subdivision of record in Volume 31, Page 67 of the Harris County Map Records, Harris County, Texas, said 0.0739 acre tract being more particularly described as follows:

BEGINNING at a point in the northerly R.O.W. line of Drexel Circle (50.00 feet wide), in a cul-de-sac and the arc of a curve to the right, said point marking the common westerly corner of Lots 116 and 115, Block 8, of Oak Estates, and marking the northwest corner of the herein described tract, from which a one inch iron pipe found bears North 12 26' East, 0.30 feet;

THENCE, North 64 53'03" East, 123.02 feet to a point in the common east corner of said Lots 116 and 115, Block 8, and marking the northeast corner of the herein described tract, from which a fence post found bears 0.37 feet west and 1.38 feet north;

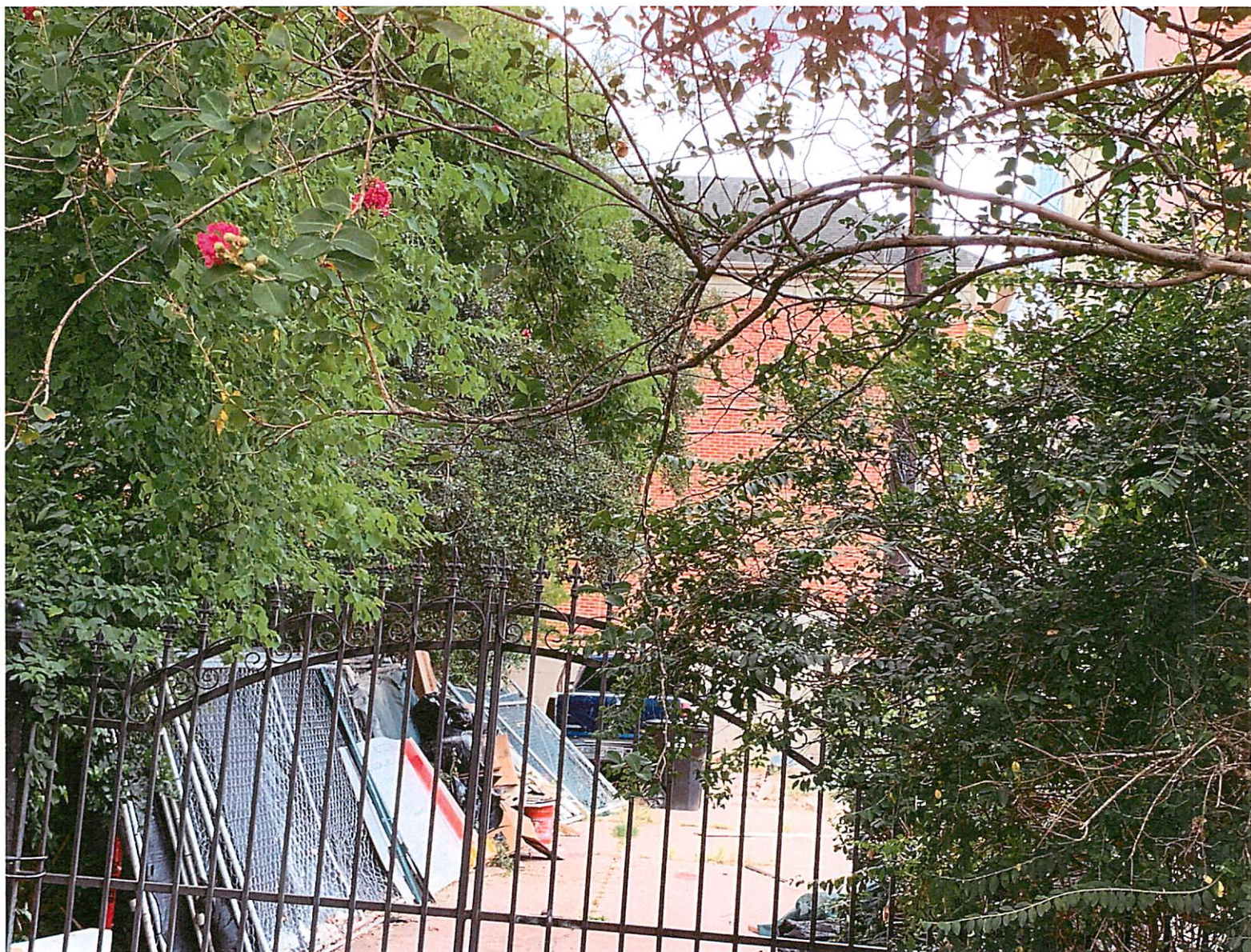
THENCE, South 00 26' West, 50.00 feet with the east line of said Lot 115, Block 8 to a point for the southeast corner of the herein described tract, and from which a brick wall corner bears 1.4 feet North and 0.4 feet East;

THENCE, South 84 20'10" West, 102.14 feet to a point in the arc of a curve to the left in the northerly R.O.W. line of the aforementioned Drexel Circle and marking the southwest corner of the herein described tract and from which a 1 inch iron pipe found bears North 14 05' East, 0.43 feet;

THENCE, 12.23 feet along said R.O.W. line and the arc of said curve to the left, having a radius of 40.00 feet, a central angle of 17 31'05" to the POINT OF BEGINNING and containing 0.0739 acre (3,217 square feet) of land.

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Exhibit 23 - Photos of Current Condition









Appendix: Item 117

Thomas Brandt

Thomas Brandt
2323 Drexel Drive
Houston, TX 77027

November 10, 2020

City of Houston Planning Commission
P. O. Box 1562
Houston, Texas 77251-1562

Via email:
speakercomments.pc@houstontx.gov

Re: Written Comments submitted by Thomas Brandt, regarding Planning Commission Public Hearing on November 12, 2020 - Agenda Item II c 117 - Oak Estates partial Replat no 2 replat no 1 Replat **Application 2020-1709** and prior replat **Application 2017-1147**.

Planning Commissioners:

I reside at 2323 Drexel Drive, the adjacent property to the north of the Applicant's property. In connection with the public hearing which began on October 29, 2020 with respect to this Application, written comments, with exhibits, were submitted on my behalf On October 28, 2020 by Henry Kollenberg with the law firm of Crain Caton ("Crain Caton Letter"). Those written comments and exhibits are adopted herein by reference with the exception of the objection regarding the property boundary dispute which I believe has been amicably resolved. In these written comments, I want to focus on two of the prior objections.

1. The City Planning Commission does not have authority to change, modify, amend or nullify deed restrictions.

The City Planning Commission lacks the authority to approve this Application proposing to move easements (the utility and aerial easements) into a drainage easement because these easements were expressly specified as deed restrictions and covenants running with the land in the Original Deed Restrictions of the Oak Estates subdivision. These deed restrictions and covenants have been extended and remain in effect. A copy of the Original Deed Restrictions filed in 1949 as well as the Restrictive Covenants filed in 1999 (the most recent renewal, which extended, added to, and modified, in part, the Original Deed Restrictions) are in Exhibit 17 to the Crain Caton Letter. These items are filed of record in the Harris County Real Property Records, and also can be found by a link on the Oak Estates Home Owner's Association website.

A. The Deed Restrictions expressly restrict the use of clearly specified and delineated areas of the Applicant's property for easements.

The second page of the Original Deed Restrictions in Exhibit 17 of the Crain Caton Letter (page 581 noted in the upper left-hand column) starts out by referencing each of the lots in the

various blocks covered by the Deed Restrictions. Of note here, are the lots in Block 8, lots 109 through 118. I am a co-owner of lot 116 and a portion of lot 115. The Applicant is the owner of a portion of lot 115, lot 114, and a portion of lot 113. The Original Deed Restrictions then provide in pertinent part:

“ . . . the above described and enumerated lots (hereinafter referred to as “Restricted Lots”) are held, and shall hereafter be conveyed, subject to the covenants, conditions, stipulations, easements and restrictions as hereinafter set forth.”
(emphasis added).

At the top of the next page (handwritten 582 upper right) the Original Deed Restrictions provide as follows:

“RESTRICTIONS. For the purpose of creating and carrying out a uniform plan for the improvement and sale of . . . the Restricted Lots therein contained as a restricted subdivision, the following restrictions upon the use of the Restricted Lots are hereby established . . . and these restrictions . . . shall be and are hereby imposed upon each lot or parcel of land as shown by the plat referred to herein, and shall constitute covenants running with the land and shall be binding upon and inure to the benefit of Grantor and all subsequent purchasers” (emphasis added).

The Original Deed Restrictions then clearly articulate in 23 enumerated Sections or Articles the specific Restrictions and state further that they constitute covenants running with the land. Pages 582-589.

Relevant to the current issue is Section or Article 16 which establishes ground and aerial easements for utilities (over the rear and or sides of the lots wherever shown on the recorded plat – for these lots in issue the plat showed the utility easement on the back of the lots as being located 20 to 30 feet from the eastern or back property line), a wholly separate and distinct easement for drainage being located 20 feet in width from the eastern or back property line as well as the building set back lines for these easements and other items.

With regard to the specified drainage easement, the Original Deed Restrictions provide in pertinent part:

“Lots numbered Eighty-five (85) in Block Nine (9) and One Hundred Fourteen (114), One Hundred Fifteen (115), One Hundred Sixteen (116), One Hundred Seventeen (117) and One Hundred Eighteen (118) in Block Eight (8) are each subject to a twenty (20) foot easement for drainage ditch along their eastern side” (emphasis added). Paragraph 16 then continues with the setback lines. For lots 114-118, the setback line on the eastern boundary is 20 feet corresponding precisely with the express width of the drainage easement previously specified as a restriction in Section 16.

B. The pertinent provisions of the Original Deed Restrictions and Covenants are still in full force and effect.

These Deed Restrictions and Covenants running with the land were filed of record on October 25, 1949, and recorded on November 1, 1949 (page 589). Over the years, the Deed

Restrictions and Covenants have been renewed and extended by appropriate filings in the Harris County Real Property Records. Most recently, in 1999, Restrictive Covenants for the Oak Estates Subdivision (also contained in Exhibit 17 to the Crain Caton Letter) were filed **which modified, added to, and extended** the then existing restrictions (Original Deed Restrictions) and as so modified, added to, and extended, became the operative deed restrictions and restrictive covenants until 2040. See paragraphs 10.1 and 13.14 of the 1999 filed instrument. There is absolutely nothing in the 1999 document that modifies, adds to, or changes in any way the restrictions specifically established in Section 16 (these easements / restrictions in issue) of the Original Deed Restrictions. Consistent with the Original Deed Restrictions, including the easements expressly specified therein, the document filed of record in 1999 specifically references the setback lines, including, without limitation, the 20-foot wide setback line on the eastern edge of these lots related to drainage. Paragraph 5.4 and page 12.

C. If the Applicant wishes to change the Deed Restrictions, Karma Private Equity should follow proper procedures and apply to the Oak Estates Home Owner's Association.

It is my understanding, based in part on discussions with Mr. Crittle and the Applicant's representative (Mr. Kolb), that the City Planning Commission does not have authority to change, modify, amend or nullify deed restrictions. The Applicant, a sophisticated investor and builder (Karma Private Equity and Carnegie Homes are related entities), either was aware, or should have been aware, of all of the Deed Restrictions and Restrictive Covenants that this property was, and is, subject to. If the Applicant wants to modify, amend or nullify the expressly stated restrictions and covenants, including the restrictions specified in Section or Article 16 of the Original Deed Restrictions (these easements) which both burden and benefit the Restricted Lots, the Applicant has an avenue to do so under Article X of the Restrictive Covenants for the Subdivision by seeking a variance from the HOA Board. It is wholly improper, however, for the Applicant to ask the City Planning Commission to commit an ultra vires act or otherwise act beyond its authority.

D. The Deed Restrictions which expressly limited the use of these portions of the lots and expressly characterized such limitations on use as restrictions cannot, and should not, be summarily characterized as merely an easement created by 'plat'.

Applicant may assert that the utility and related aerial easements were created by plat and, per their reasoning, may be changed by plat. In this instance, however, such reasoning is fatally flawed and wholly untenable. As noted above, the original plat is specifically referred to in the Deed Restrictions:

"...these restrictions as hereinafter set forth shall be and are hereby imposed upon each lot or parcel of land in said Restricted Lots as shown by the plat referred to herein, and same shall be binding upon and shall inure to the benefit of Grantor and all subsequent purchasers."

Furthermore, Section 16 of the Restrictions notes the easement for utility installation and maintenance is expressly reserved over the rear and / or sides of lots wherever shown on the recorded plat. Similarly, as noted in Section 16 of the Restrictions, specific reference is made to an instrument from George D. Johnson et. al. recorded in volume 936, page 375 of the Deed Records of Harris County describing the drainage easement along the eastern most side of these lots in question.

The recorded plat and the recorded instrument from George D. Johnson as they existed at that time were, in essence, frozen in time, embedded into and, as such, became an immutable, integral part of the Deed Restrictions and Covenants running with the land. Having been so embedded, it is respectfully submitted that neither the Applicant nor the Planning Commission can change the Deed Restrictions (by changing the location and/or course of these easements), which are expressly established and categorized as Restrictions and Covenants running with the land. As such they constitute an integral part of the uniform plan applicable to the entire subdivision.

- 2. The wholesale failure to give notice of any intention of relocating the drainage easement in the Applicant's prior Applications regarding the re-plat of this property, violated both Section 212 of the Texas Local Government Code and Chapter 42 of the Ordinances of the City of Houston. I would request that the actions of the Houston City Planning Commission be set aside to extent these actions were both beyond its authority and were in violation of applicable law.**

A. The Applicant never gave any notice of the material change in the course and location of the drainage easement and the purported creation of a new drainage easement terminating at Drexel Circle instead of Westheimer.

It has been established and confirmed by communications with the Applicant's representative and records produced by the City that no notice was ever provided in Application 2017-1147 that the Applicant was seeking to move the drainage easement from the eastern edge (rear property line) of its property to make a hard 90 degree turn to the west and end at Drexel Circle. Drexel Circle and Drexel Drive already become impassable in heavy rains with storm water frequently going over the curbs, sidewalks and intruding several feet into the yards of the residents. Furthermore, no notice whatsoever was ever given, posted or published with respect to Applications 2017-1526 and 2017-2166. The wholesale failure to give notice of any intention of materially relocating the drainage easement violated both Section 212 of the Texas Local Government Code and Chapter 42 of the Ordinances of the City of Houston. This violation of law, not only deprived the public of its right to be heard, but as importantly, it prevented the City Planning Commission from being fully informed. I would request that the actions of the Houston City Planning Commission be set aside to extent these actions were in violation of applicable law.

B. The prior actions taken by the City Planning Commission in Applications 2017-1147, 2017-1526, and 2017-2166 should be set aside as void as such actions nullified and modified the applicable deed restrictions.

Each of these Applications involved either the relocation or the elimination of easements which were created by the Original Deed Restrictions and which were expressly characterized and specified as restrictions and covenants running with the land. The drainage easement is located on the far eastern boundary of the subdivision upon the rear 20 feet along the back (eastern) property line of these Restricted Lots and was created as a restriction on the use of this portion of these lots in order to create and carry out a uniform plan for the subdivision. The drainage easement runs in a north-south direction from San Felipe to Westheimer. **Currently, the City of Houston is using a substantial portion of this easement from Overbrook to San Felipe (about 2/3rds of its length).**

It is entirely inconsistent with the uniform plan for the subdivision to purportedly turn this easement by 90 degrees to have it end at Drexel Circle instead of Westheimer. As noted previously, Drexel Circle has no storm drains or sewers. Drexel Circle and Drexel Drive flood and become impassable in heavy rains. The owners of 10 lots, all in close proximity to the Applicant's property, registered as speakers on October 29 and oppose the pending application.

3. The prior objection regarding the property boundary has been resolved and is withdrawn based upon the following conditions.

In prior written comments submitted on my behalf it was noted that the plat submitted with this application misstated the property line between the Brandt's property and the Applicant's property. I believe that this objection has been amicably resolved. The Applicant's representative, Mr. Kolb, has submitted a revised plat to me, has confirmed that this revised plat is consistent with the survey of our house as constructed and has advised that this revised plat will be filed with the City. The revised plat has the same starting point on the eastern property line, runs no closer than 61 inches to the garage constructed on the Brandt's property and he confirmed that the wooden fence running along the property line is located entirely on and within the Brandt's property. Assuming the same property line is used in whatever re-plat is filed by or on behalf of the Applicant in this or any subsequent application, then this objection (and only this objection) has been resolved and is withdrawn.

4. Conclusions

I respectfully submit that the current Application should be denied.

- i. The City Planning Commission is without authority to change Deed Restrictions and Covenants running with the land. The easements in issue are not just garden variety easements, but rather, they were expressly created in, characterized as, and unambiguously specified as being Deed Restrictions and Covenants running with the land. They remain so today. The use of the land regarding the location and course of the utility easement was and remains restricted. Moreover, The Planning Commission does not have the authority to change the location of the utility easement and move it to the precise area where the use of the land is expressly restricted to be a wholly separate and distinct drainage easement.

- ii. As no notice was ever given in any of the Applicant's applications that the course and location of the drainage easement was going to be materially changed, the applicable provisions of the Texas Local Government Code and the applicable sections of the Ordinances of the City of Houston were violated. As a consequence of the wholesale failure to give the required notice, any purported action taken by the Planning Department and The Planning Commission with respect to changing the course and location of the drainage easement should be treated as void and of no effect.

Alternatively, the Commission should, at most, conditionally grant the Application upon Applicant satisfying the following conditions:

- i. Applicant obtains a final, non-appealable judgment from a court of competent jurisdiction determining that the easements in issue are not Deed Restrictions and Covenants running with the land;
- ii. Assuming Applicant meets condition i above, Applicant should then be required to file a new application giving the required notice under applicable state law and city ordinances that it is seeking to materially change the course and location of the drainage easement; and
- iii. If items i and ii are satisfied and the Commission, after proper notice and hearing, allows the course of the drainage easement to be materially changed, then the Applicant should be required to immediately remove all permanent structures (driveway) and other obstacles (broken down trucks, construction materials and rubbish) that are currently located on the proposed drainage easement.

Thank you for your attention to this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Thomas J. Brandt", with a long horizontal flourish extending to the right.

Tom Brandt

Cc: Devin Crittle via email

Thomas Brandt
2323 Drexel Drive
Houston, TX 77027

November 10, 2020

City of Houston Planning Commission
P. O. Box 1562
Houston, Texas 77251-1562

Via email:
speakercomments.pc@houstontx.gov

Re: Written Comments submitted by Thomas Brandt, regarding Planning Commission Public Hearing on November 12, 2020 - Agenda Item II c 117 - Oak Estates partial Replat no 2 replat no 1 Replat **Application 2020-1709** and prior replat **Application 2017-1147**.

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Relevant to the current issue is Section or Article 16 which establishes ground and aerial easements for utilities (over the rear and or sides of the lots wherever shown on the recorded plat – for these lots in issue the plat showed the utility easement on the back of the lots as being located 20 to 30 feet from the eastern or back property line), a wholly separate and distinct easement for drainage being located 20 feet in width from the eastern or back property line as well as the building set back lines for these easements and other items.

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Restrictions and Covenants have been renewed and extended by appropriate filings in the Harris County Real Property Records. Most recently, in 1999, Restrictive Covenants for the Oak Estates Subdivision (also contained in Exhibit 17 to the Crain Caton Letter) were filed **which modified, added to, and extended** the then existing restrictions (Original Deed Restrictions) and as so modified, added to, and extended, became the operative deed restrictions and restrictive covenants until 2040. See paragraphs 10.1 and 13.14 of the 1999 filed instrument. There is absolutely nothing in the 1999 document that modifies, adds to, or changes in any way the restrictions specifically established in Section 16 (these easements / restrictions in issue) of the Original Deed Restrictions. Consistent with the Original Deed Restrictions, including the easements expressly specified therein, the document filed of record in 1999 specifically references the setback lines, including, without limitation, the 20-foot wide setback line on the eastern edge of these lots related to drainage. Paragraph 5.4 and page 12.

C. If the Applicant wishes to change the Deed Restrictions, Karma Private Equity should follow proper procedures and apply to the Oak Estates Home Owner's Association.

It is my understanding, based in part on discussions with Mr. Crittle and the Applicant's representative (Mr. Kolb), that the City Planning Commission does not have authority to change, modify, amend or nullify deed restrictions. The Applicant, a sophisticated investor and builder (Karma Private Equity and Carnegie Homes are related entities), either was aware, or should have been aware, of all of the Deed Restrictions and Restrictive Covenants that this property was, and is, subject to. If the Applicant wants to modify, amend or nullify the expressly stated restrictions and covenants, including the restrictions specified in Section or Article 16 of the Original Deed Restrictions (these easements) which both burden and benefit the Restricted Lots, the Applicant has an avenue to do so under Article X of the Restrictive Covenants for the Subdivision by seeking a variance from the HOA Board. It is wholly improper, however, for the Applicant to ask the City Planning Commission to commit an ultra vires act or otherwise act beyond its authority.

D. The Deed Restrictions which expressly limited the use of these portions of the lots and expressly characterized such limitations on use as restrictions cannot, and should not, be summarily characterized as merely an easement created by 'plat'.

Applicant may assert that the utility and related aerial easements were created by plat and, per their reasoning, may be changed by plat. In this instance, however, such reasoning is fatally flawed and wholly untenable. As noted above, the original plat is specifically referred to in the Deed Restrictions:

"...these restrictions as hereinafter set forth shall be and are hereby imposed upon each lot or parcel of land in said Restricted Lots as shown by the plat referred to herein, and same shall be binding upon and shall inure to the benefit of Grantor and all subsequent purchasers."

Furthermore, Section 16 of the Restrictions notes the easement for utility installation and maintenance is expressly reserved over the rear and / or sides of lots wherever shown on the recorded plat. Similarly, as noted in Section 16 of the Restrictions, specific reference is made to an instrument from George D. Johnson et. al. recorded in volume 936, page 375 of the Deed Records of Harris County describing the drainage easement along the eastern most side of these lots in question.

The recorded plat and the recorded instrument from George D. Johnson as they existed at that time were, in essence, frozen in time, embedded into and, as such, became an immutable, integral part of the Deed Restrictions and Covenants running with the land. Having been so embedded, it is respectfully submitted that neither the Applicant nor the Planning Commission can change the Deed Restrictions (by changing the location and/or course of these easements), which are expressly established and categorized as Restrictions and Covenants running with the land. As such they constitute an integral part of the uniform plan applicable to the entire subdivision.

- 2. The wholesale failure to give notice of any intention of relocating the drainage easement in the Applicant's prior Applications regarding the re-plat of this property, violated both Section 212 of the Texas Local Government Code and Chapter 42 of the Ordinances of the City of Houston. I would request that the actions of the Houston City Planning Commission be set aside to extent these actions were both beyond its authority and were in violation of applicable law.**

A. The Applicant never gave any notice of the material change in the course and location of the drainage easement and the purported creation of a new drainage easement terminating at Drexel Circle instead of Westheimer.

It has been established and confirmed by communications with the Applicant's representative and records produced by the City that no notice was ever provided in Application 2017-1147 that the Applicant was seeking to move the drainage easement from the eastern edge (rear property line) of its property to make a hard 90 degree turn to the west and end at Drexel Circle. Drexel Circle and Drexel Drive already become impassable in heavy rains with storm water frequently going over the curbs, sidewalks and intruding several feet into the yards of the residents. Furthermore, no notice whatsoever was ever given, posted or published with respect to Applications 2017-1526 and 2017-2166. The wholesale failure to give notice of any intention of materially relocating the drainage easement violated both Section 212 of the Texas Local Government Code and Chapter 42 of the Ordinances of the City of Houston. This violation of law, not only deprived the public of its right to be heard, but as importantly, it prevented the City Planning Commission from being fully informed. I would request that the actions of the Houston City Planning Commission be set aside to extent these actions were in violation of applicable law.

B. The prior actions taken by the City Planning Commission in Applications 2017-1147, 2017-1526, and 2017-2166 should be set aside as void as such actions nullified and modified the applicable deed restrictions.

Each of these Applications involved either the relocation or the elimination of easements which were created by the Original Deed Restrictions and which were expressly characterized and specified as restrictions and covenants running with the land. The drainage easement is located on the far eastern boundary of the subdivision upon the rear 20 feet along the back (eastern) property line of these Restricted Lots and was created as a restriction on the use of this portion of these lots in order to create and carry out a uniform plan for the subdivision. The drainage easement runs in a north-south direction from San Felipe to Westheimer. **Currently, the City of Houston is using a substantial portion of this easement from Overbrook to San Felipe (about 2/3rds of its length).**

It is entirely inconsistent with the uniform plan for the subdivision to purportedly turn this easement by 90 degrees to have it end at Drexel Circle instead of Westheimer. As noted previously, Drexel Circle has no storm drains or sewers. Drexel Circle and Drexel Drive flood and become impassable in heavy rains. The owners of 10 lots, all in close proximity to the Applicant's property, registered as speakers on October 29 and oppose the pending application.

3. The prior objection regarding the property boundary has been resolved and is withdrawn based upon the following conditions.

In prior written comments submitted on my behalf it was noted that the plat submitted with this application misstated the property line between the Brandt's property and the Applicant's property. I believe that this objection has been amicably resolved. The Applicant's representative, Mr. Kolb, has submitted a revised plat to me, has confirmed that this revised plat is consistent with the survey of our house as constructed and has advised that this revised plat will be filed with the City. The revised plat has the same starting point on the eastern property line, runs no closer than 61 inches to the garage constructed on the Brandt's property and he confirmed that the wooden fence running along the property line is located entirely on and within the Brandt's property. Assuming the same property line is used in whatever re-plat is filed by or on behalf of the Applicant in this or any subsequent application, then this objection (and only this objection) has been resolved and is withdrawn.

4. Conclusions

I respectfully submit that the current Application should be denied.

- i. The City Planning Commission is without authority to change Deed Restrictions and Covenants running with the land. The easements in issue are not just garden variety easements, but rather, they were expressly created in, characterized as, and unambiguously specified as being Deed Restrictions and Covenants running with the land. They remain so today. The use of the land regarding the location and course of the utility easement was and remains restricted. Moreover, The Planning Commission does not have the authority to change the location of the utility easement and move it to the precise area where the use of the land is expressly restricted to be a wholly separate and distinct drainage easement.

- ii. As no notice was ever given in any of the Applicant's applications that the course and location of the drainage easement was going to be materially changed, the applicable provisions of the Texas Local Government Code and the applicable sections of the Ordinances of the City of Houston were violated. As a consequence of the wholesale failure to give the required notice, any purported action taken by the Planning Department and The Planning Commission with respect to changing the course and location of the drainage easement should be treated as void and of no effect.

Alternatively, the Commission should, at most, conditionally grant the Application upon Applicant satisfying the following conditions:

- i. Applicant obtains a final, non-appealable judgment from a court of competent jurisdiction determining that the easements in issue are not Deed Restrictions and Covenants running with the land;
- ii. Assuming Applicant meets condition i above, Applicant should then be required to file a new application giving the required notice under applicable state law and city ordinances that it is seeking to materially change the course and location of the drainage easement; and
- iii. If items i and ii are satisfied and the Commission, after proper notice and hearing, allows the course of the drainage easement to be materially changed, then the Applicant should be required to immediately remove all permanent structures (driveway) and other obstacles (broken down trucks, construction materials and rubbish) that are currently located on the proposed drainage easement.

Thank you for your attention to this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Thomas J. Brandt", with a long horizontal flourish extending to the right.

Tom Brandt

Cc: Devin Crittle via email

Appendix: Item 134

Kerry C Whitehead

RE: VARIANCE REQUEST
PROJECT NAME: MP White Oak
REFERENCE NUMBER: 2020-2071

Planning Commission:

I would like to make a case for neighbors near the new development being included in a review of the TIA for the apartment project on Keene and Boundary. In addition, this review needs to occur prior to approving a variance for the replat proposed. During a meeting on Tuesday night with the developer, COH staff, and neighbors, we made it clear that we are simply seeking more and accurate information. A recent development that moved in taught us many lessons. Those lessons are exactly why we are insisting on being in the loop when appropriate.

A major concern is traffic. I worry that data from an old study might be utilized because it is the most current preCOVID data available in the area. The WOMH TIA did not include the 3,838 person capacity lawn project when it was submitted for the City's review. At the time of the TIA review, the developers did not reveal the actual use of the outdoor lawn. (Jennifer Ostlind, Asst. Director Planning COH, is aware of this history.) It was later discovered by the City the intended use, and off street parking was added, but their original TIA was NEVER revisited. As a result, the project did not include a pick-up and drop off area internal to their site, something an accurate TIA with a 3,838 occupancy would have likely revealed as a requirement. As a result, during every concert the venue shuts down whole lanes of our public streets on N Main and North St to accommodate the substantial Lyft and Uber traffic, among other concert goer traffic, that occurs before and after every concert. It is significant, and it severely hampers maneuverability in and out of our neighborhood. Shame on them.

I think it is a fair statement to say that TIA reports are only as good as their inputs for the model. I think it is also true that neighbors are best suited to know what is happening in their neighborhood in order to assess, develop, and review for an accurate model. We drive these streets every day and we are aware of the dynamics of inadequate intersections, major thoroughfare bottlenecks, light rail impact, planned lane reductions of N Main St and on Hogan St a little further away, planned removal of the North Street bridge, and we know the peak traffic dynamics throughout the course of a day, week, and season. We should be included and allowed to review, ask questions, and provide facts that will make that TIA study better. As one neighbor aptly suggested last night, the current study likely does not consider the over 100-year old design of our ROWs; there was a total of 80 cars in Houston in 1905, around the time this area was subdivided and developed (we haven't seen the report, I am not sure if this is addressed). It is also true that Google and Wyze navigation apps routinely route traffic through these neighborhood streets to avoid the delays along the problematic intersections on N Main, N Main and Boundary being one of those choke points. So while the portion of Keene St owned by this developer might likely remain close to its more than 100 year old design and paving section, neighbors would like to see the land they don't have to dedicate to increase ROW on Keene to toward a more aggressive dedication at the intersection on N Main and Boundary, since the developer owns the lots on this major intersection, it's NW corner. The same developer owns this property. As the developer said during our neighborhood meeting, it is in both of our best interests that this intersection work well. The NW corner of N Main and Boundary is a pinch and choke point for neighbors and drivers trying to avoid all the N Main/Light rail intersection delays further south, to Hogan and beyond. The new units more than doubling the number of households in the area. This will certainly increase density and further worsen the burden on these residential streets (# of homes between Quitman, i45, Little White Oak Bayou and N Main is less than the total number of units of the proposed new project).

For this reason, and other reasons my neighbors have provided, please do not recommend approval of the variance, or delay the process until there is active engagement with residents regarding the TIA study and its review.

Sincerely,

Kerry C. Whitehead

Appendix: Item 134

Rebecca Reyna:

Greater Northside

Management

District

From: Rebecca Reyna <rc.reyna@greaternorthsidedistrict.org>

Sent: Thursday, November 12, 2020 11:40 AM

To: Fang, Muxian - PD <Muxian.Fang@houstontx.gov>

Subject: RE: Development Variances

[Message Came from Outside the City of Houston Mail System]

Thank you Muxian,

Please see below for my support for this project. Please let me know if I need to add anything... I also filled out the form.

MP White Oak

My name is Rebecca Reyna and I am the Executive Director of the Greater Northside Management District.

North Main which is adjacent to this development is a major commercial corridor and I am often asked why this particular area has not developed more in recent years. There are many factors, including the homeless, cost of property, and other factors out of our control.

But fortunately, we are starting to see development in this area, and we are excited about the energy and new amenities coming, I also know that bringing more rooftops to the area is important for us to continue to grow. There have been many studies, completed for this area, including the Near Northside Action Plan through the COH Complete Communities, and the District's Livable Center Study, that outline TOD developments such as MP White Oak. This TOD Development follows the guidelines in many of the studies.

I appreciate the efforts of the developer to meet with not only myself, but the community. I look forward to working with the community, developer, and the City of Houston to continue to working on this project as it moves forward.

Respectfully Submitted,
Rebecca C. Reyna