# HOUSTON PLANNING COMMISSION

# AGENDA

## THURSDAY, DECMBER 3, 2020
## 2:30PM

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**VIRTUAL ELECTRONIC MEETING**
**Via:** Join Microsoft Teams Meeting
**WEB:** https://bit.ly/3pXZm7w
**OR CALL** +1 936-755-1521
**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

# SPEAKER GUIDELINES

PLANNING & DEVELOPMENT DEPARTMENT

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

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.houstonplannning.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 Decmber 3, 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/3pXZm7w**); or**
- **Join via Phone:** +1 936-755-1521 **Conference ID: 285 411 221#**

**Visit website (**ftp://edrc.houstontx.gov//2020/2020-24_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

**December 3, 2020 2:30 p.m. via Microsoft Teams**

**Call to Order**
**Director's Report**
**Approval of the November 12, 2020 Planning Commission Meeting Minutes**

**I. Platting Activity (Subdivision and Development plats)**

a. Consent Subdivision Plats (John Cedillo)
b. Replats (John Cedillo)
c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm and Devin Crittle)
d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Homero Guajardo Alegria, Geoff Butler, and Devin Crittle)
e. Subdivision Plats with Special Exception Requests (Geoff Butler)
f. Reconsiderations of Requirement (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)

**II. Establish a public hearing date of January 7, 2021**

a. Craig Woods partial replat no 30
b. Harper Woods partial replat no 3
c. Pine Forest Annex partial replat no 1
d. Residences at Fonde Park
e. Riverside Terrace Sec 10 partial replat no 1
f. Steeplechase Sec 1 partial replat no 2
g. Steeplechase Sec 2 partial replat no 1

**III. Public Comment**

**IV. Adjournment**

**Minutes of the Houston Planning Commission**

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

**November 12, 2020**
Telephonic/Videoconference Meeting held via Microsoft Teams https://bit.ly/3p5JKyk
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 | Arrived at 2:32 p.m. for roll-call |
| M. Sonny Garza, Vice Chair | |
| David Abraham | |
| Susan Alleman | |
| Bill Baldwin | |
| Antoine Bryant | |
| Lisa Clark | Arrived at 2:46 p.m. before Item II |
| Rodney Heisch | |
| Randall L. Jones | |
| Lydia Mares | |
| Paul R. Nelson | |
| Linda Porras-Pirtle | |
| Kevin Robins | |
| Ileana Rodriguez | |
| Ian Rosenberg | Arrived at 3:05 p.m. during item 117 |
| 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**
Chair Martha L. Stein reported on virtual meeting procedures. Actions must be audible.

At 2:38 p.m. Chair Stein stepped away due to technical difficulties, Vice Chair Garza continued to preside over the meeting.

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

**APPROVAL OF THE OCTOBER 29, 2020 PLANNING COMMISSION MEETING MINUTES**
Commission action: Approved the October 29, 2020 Planning Commission meeting minutes.
Motion: **Alleman** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

**IA. PRESENTATION AND CONSIDERATION OF THE 2021 PLANNING COMMISSION MEETING DATES**
Presentation was given by Hector Rodriguez, Planning and Development Department.
Commission action: Approved the 2021 Planning Commission meeting dates.
Motion: **Sigler** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**IB. PRESENTATION AND CONSIDERATION OF THE 2021 CHAPTER 26 SUBMITTAL DATES**
Presentation was given by Hector Rodriguez, Planning and Development Department
Commission action: Approved the 2021 Chapter 26 submittal dates.
Motion: **Porras-Pirtle** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

At 2:46 p.m. Chair Stein returned to preside over the meeting.

**II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 113)**

Items removed for separate consideration: **6, 7, 8, 9, 10, 11, 16, 17, 25, 38, 39, 56, 62, 63 and 64.**
Staff recommendation: Approve staff's recommendations for item(s) 1 - 113 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for item(s) 1 - 113 subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **6, 7, 8, 9, 10, 11, 16, 17, 25, 38, 39, 56, 62, 63 and 64,** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for **6, 7, 8, 9, 10, 11, 16, 17, 25, 38, 39, 56, 62, 63 and 64,** subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Recusing: **Heisch**

**C PUBLIC HEARINGS REQUIRING NOTIFICATION**

**114 Calumet Vista C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**115 Glenview Heights replat no 1 C3N Defer**
Staff recommendation: Defer the application for three weeks for Chapter 42 Planning Standards.
Commission action: Deferred the application for three weeks for Chapter 42 Planning Standards.
Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**116 Houstons Skyscraper Shadows Sec 1 partial replat no 2** **C3N** **Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Sigler** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

At 3:03 p.m. Commissioner Rodriguez stepped away from the meeting.

**117 Oak Estates partial replat no 2 replat no 1** **C3N** **Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Tom Brandt, Jennifer Metz, Susan Brandt and Ken Wooten – opposed; Arva Howard, Legal Department.

**118 Spring Forest Sec 1 partial replat no 1** **C3N** **Withdrawn**

**119 Suburbia Addition partial replat no 2 and extension** **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: **Mares** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

Items 120 and 121 were taken together at this time.

**120 Aldine Pines GP** **GP** **Approve**
**121 Aldine Pines 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**: Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**122 Atascocita Community Church GP** **GP** **Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 conditions.
Motion: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining**: None**

**123 Briar Hollow Living** **C2R** **Withdrawn**

**124 Clearwick** **C3R** **Defer**

Staff recommendation: Defer the application for three weeks per Chapter 42 planning standards.
Commission action: Deferred the application for three weeks per Chapter 42 planning standards.
Motion: **Sigler** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**
Speaker: Tiki Bracken – opposed; Katy Harris, applicant – supportive.

At 3:41 p.m. Commissioner Rodriguez returned.

Items 125 and 126 were taken together at this time.

**125 Edmund Estates** **C2R** **Approve**
**126 Edmund Views** **C2R** **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: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**127 Evelyn Rubenstein Jewish Community Center** **C2** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Abraham** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speaker: Chris Moras – supportive.

**128 Legacy Center Business Park replat no 1** **C2R** **Withdrawn**

At 3:47 p.m. Commissioner Tahir stepped away from the meeting.

**129 Magellan Oates Station** **C2** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speaker: Kent Marsh, applicant – supportive.

**130 Pinecrest Drainage Reserve** **C2** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**131 Willowpoint Sec 1** **C3P** **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** Recusing: **Heisch**

**132 Wunderlich Residential** **C2** **Defer**
Staff recommendation: Defer the application for three weeks per Chapter 42 planning standards.
Commission action: Deferred the application for three weeks per Chapter 42 planning standards.
Motion: **Victor** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS**

**NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**133 Martin Commercial Park C2 Approve**

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

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

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

**134 MP White Oak C2R Approve**

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

Commission action: Granted the reconsideration of requirement(s) with variance(s) and approve the plat subject to the CPC 101 form conditions.

Motion: **Baldwin** Second: **Nelson** Vote: **Carried** Opposed: **Mares**

Speakers: Speakers: Deborah Tesar, David Winkel, Judas Mireles and Beth Lousteau – position not stated; Delphinia Torres, Diana Lerma Pfeifer, Bill Maddock, Jeff Trevino, Chris Yuko, Oscar Rangel, Chase Fabling, Rebecca Reinas and Jake Patrick, applicant – supportive; Kerry Whitehead – opposed.

**135 Yorksdale Residence C2 Defer**

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

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

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

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

**G EXTENSIONS OF APPROVAL**

| | | | |
|---|---|---|---|
| **136** | **Aquaworld Estates** | **EOA** | **Approve** |
| **137** | **Badtke Road Street Dedication and Reserves Sec 1** | **EOA** | **Approve** |
| **138** | **Bayou Woods Sec 2 partial replat no 3 and extension** | **EOA** | **Approve** |
| **139** | **Center at Kingsland LLC** | **EOA** | **Approve** |
| **140** | **Development on Edison Street replat no 1** | **EOA** | **Approve** |
| **141** | **Development on McKee Street replat no 1** | **EOA** | **Approve** |
| **142** | **East River Baptist Church** | **EOA** | **Approve** |
| **143** | **Harris County MUD no 477 Wastewater Treatment Plant no 1** | **EOA** | **Approve** |
| **144** | **Modera at Waugh** | **EOA** | **Approve** |
| **145** | **Northampton Sec 3 partial replat no 1** | **EOA** | **Approve** |
| **146** | **Rhodes School at Channelview** | **EOA** | **Approve** |
| **147** | **Telge Development** | **EOA** | **Approve** |

**H NAME CHANGES**

**None**

## I CERTIFICATES OF COMPLIANCE

**148 26691 Tinker Way COC Approve**
**149 21008 Trinity Way COC Approve**
Staff recommendation: Approve staff's recommendations for items 136-149.
Commission action: Approved staff's recommendations for items 136-149.
Motion: **Garza** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

## J ADMINISTRATIVE
**NONE**

## K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

**150 1414 Hewitt Drive DPV Approve**
Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10' building line along Candlelight Lane, in lieu of the ordinance required 20' building line.
Commission action: Granted the variance(s) and approved the development plat to allow a 10' building line along Candlelight Lane, in lieu of the ordinance required 20' building line.
Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

## III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 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**

Staff recommendation: Established a public hearing date of December 17, 2020 for item III a-l.
Commission action: Established a public hearing date of December 17, 2020 for item III a-l.
Motion: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

## IV. Public Comments

At 5:00 p.m. Commissioner Tahir returned.

## V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:01 p.m.
Motion: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**Martha L. Stein, Chair** **Margaret Wallace Brown, Secretary**

## A-Consent

| Item No. | Subdivision Plat Name | App Type | Deferral | Staff's Recommendation |
|---|---|---|---|---|
| 1 | Aan Reserve | C2 | | Approve the plat subject to the conditions listed |
| 2 | Amira Sec 20 | C3P | | Defer Applicant request |
| 3 | Aslam Properties | C2 | | Approve the plat subject to the conditions listed |
| 4 | Aurora Sec 3 | C3P | | Approve the plat subject to the conditions listed |
| 5 | Avex Tract Northeast Drainage and Detention Reserves | C3P | | Approve the plat subject to the conditions listed |
| 6 | Becker Trace Sec 1 | C3F | DEF1 | Approve the plat subject to the conditions listed |
| 7 | Bridgeland Creekland Village Sec 3 | C3F | | Approve the plat subject to the conditions listed |
| 8 | Bridgeland Peek Road Street Dedication Sec 3 | SP | | Approve the plat subject to the conditions listed |
| 9 | Bridgeland Prairieland Village Sec 13 | C3P | | Approve the plat subject to the conditions listed |
| 10 | Bridgeland Prairieland Village Sec 14 | C3P | | Approve the plat subject to the conditions listed |
| 11 | Calumet Vista | C3F | | Approve the plat subject to the conditions listed |
| 12 | Candela Sec 8 | C3F | | Approve the plat subject to the conditions listed |
| 13 | Cypress Fairbanks ISD Westgreen Boulevard Multi School Site partial replat no 1 | C3F | | Approve the plat subject to the conditions listed |
| 14 | Cypress Green Commercial Reserves Sec 1 | C2 | | Approve the plat subject to the conditions listed |
| 15 | Cypress Green Commercial Reserves Sec 2 | C2 | | Approve the plat subject to the conditions listed |
| 16 | Cypress Green Commercial Reserves Sec 3 | C2 | | Approve the plat subject to the conditions listed |
| 17 | Cypress Green Commercial Reserves Sec 4 | C2 | | Approve the plat subject to the conditions listed |
| 18 | Cypress Heights Drive Street Dedication Sec 4 | C3P | | Approve the plat subject to the conditions listed |
| 19 | Cypress Junction LLC GP | GP | | Approve the plat subject to the conditions listed |
| 20 | DMR Family Enterprises LLC | C2 | | Approve the plat subject to the conditions listed |
| 21 | Echo Leaf | C3F | | Approve the plat subject to the conditions listed |
| 22 | Edgewood Village Sec 8 | C3F | DEF1 | Approve the plat subject to the conditions listed |
| 23 | Elyson Reserves Sec 3 | C2 | | Approve the plat subject to the conditions listed |
| 24 | Elyson Village Road Street Dedication | C3P | | Approve the plat subject to the conditions listed |
| 25 | Elyson Sec 41 | C3P | | Approve the plat subject to the conditions listed |
| 26 | Elyson Sec 42 | C3P | | Approve the plat subject to the conditions listed |
| 27 | Elyson Sec 43 | C3P | | Approve the plat subject to the conditions listed |
| 28 | Esperanza Kieth Harrow | C2 | DEF1 | Approve the plat subject to the conditions listed |
| 29 | Foster Place partial replat no 6 | C3F | | Approve the plat subject to the conditions listed |

| Item No. | Subdivision Plat Name | App Type | Deferral | Staff's Recommendation |
|---|---|---|---|---|
| 30 | Grand Oaks Place Sec 1 | C3F | | Defer Applicant request |
| 31 | Harvest Green Sec 31 | C3P | | Approve the plat subject to the conditions listed |
| 32 | Harvest Green Sec 32 | C3P | | Approve the plat subject to the conditions listed |
| 33 | Harvest Green Sec 33 | C3P | | Approve the plat subject to the conditions listed |
| 34 | Helfman River Oaks | C2 | | Approve the plat subject to the conditions listed |
| 35 | Huffman Hills Forty | C2 | | Defer Additional information reqd |
| 36 | Jasmine Heights Sec 25 | C3P | | Approve the plat subject to the conditions listed |
| 37 | Joes Plaza | C2 | DEF1 | Withdraw |
| 38 | Katy Legacy Wastewater Treatment Plant | C2 | | Approve the plat subject to the conditions listed |
| 39 | Katy Legacy Water Plant Site | C2 | | Approve the plat subject to the conditions listed |
| 40 | Marvida Sec 9 | C3P | | Approve the plat subject to the conditions listed |
| 41 | Morton Creek Ranch Sec 24 | C3F | | Approve the plat subject to the conditions listed |
| 42 | Morton Creek Ranch Sec 26 | C3F | | Approve the plat subject to the conditions listed |
| 43 | Mound Road Office Warehouses | C2 | | Approve the plat subject to the conditions listed |
| 44 | Mueschke Road at Dunham Pointe Street Dedication Sec 1 | SP | | Approve the plat subject to the conditions listed |
| 45 | Newport Sec 6 partial replat no 2 | C3F | | Approve the plat subject to the conditions listed |
| 46 | Nottingham Forest Sec 3 partial replat no 2 | C3F | DEF1 | Approve the plat subject to the conditions listed |
| 47 | Oak Estates Partial replat no 2 replat no 1 | C3F | | Approve the plat subject to the conditions listed |
| 48 | Preserve at Newport Sec 1 | C3P | DEF1 | Approve the plat subject to the conditions listed |
| 49 | QuikTrip 7942 Addition | C2 | | Defer Chapter 42 planning standards |
| 50 | Red Oak Estates | C3P | DEF1 | Withdraw |
| 51 | Retreat on Yale | C2 | | Defer Chapter 42 planning standards |
| 52 | Sky View Sec 1 | C3P | | Approve the plat subject to the conditions listed |
| 53 | Stone Creek Ranch Sec 7 | C3P | | Approve the plat subject to the conditions listed |
| 54 | Stone Creek Ranch Sec 12 | C3P | | Approve the plat subject to the conditions listed |
| 55 | Suburbia Addition partial replat no 2 and extension | C3F | | Approve the plat subject to the conditions listed |
| 56 | Tavola Sec 37 | C3F | | Approve the plat subject to the conditions listed |
| 57 | Tavola Sec 41 | C3P | | Approve the plat subject to the conditions listed |
| 58 | Tavola Sec 42 | C3P | | Approve the plat subject to the conditions listed |
| 59 | Tiffin Landing | C2 | | Approve the plat subject to the conditions listed |
| 60 | Treaschwig Idea School | C2 | | Defer Chapter 42 planning standards |
| 61 | West Shorewood at Woodlake Estates | C2 | DEF1 | Approve the plat subject to the conditions listed |

| Item No. | Subdivision Plat Name | App Type | Deferral | Staff's Recommendation |
|---|---|---|---|---|
| 62 | Winward Sec 4 | C3F | | Approve the plat subject to the conditions listed |
| 63 | Woodlands Metro Center Sec 82 | C2 | | Approve the plat subject to the conditions listed |
| 64 | Woodlands Metro Center Sec 86 | C2 | | Approve the plat subject to the conditions listed |

## B-Replats

| | | | | |
|---|---|---|---|---|
| 65 | Aguinaga Estates | C2R | | Disapprove |
| 66 | Akpudo Humble Office Complex North | C2R | | Defer Additional information reqd |
| 67 | Almeda Reh | C2R | | Approve the plat subject to the conditions listed |
| 68 | Bauer Schiel Retail | C2R | | Approve the plat subject to the conditions listed |
| 69 | Blueberry Heights | C2R | | Approve the plat subject to the conditions listed |
| 70 | Brinkman Street Estates | C2R | | Defer Applicant request |
| 71 | Bryan Heights Villas | C2R | | Approve the plat subject to the conditions listed |
| 72 | Calvin Estates | C2R | | Approve the plat subject to the conditions listed |
| 73 | Canal Court | C2R | | Approve the plat subject to the conditions listed |
| 74 | Cypress Junction LLC Sec 1 | C2R | | Approve the plat subject to the conditions listed |
| 75 | Deen Estate Hadley | C2R | | Defer Applicant request |
| 76 | Deen Estate Mcilhenny | C2R | | Defer Applicant request |
| 77 | El Arca Church on Winfiled | C2R | | Defer Additional information reqd |
| 78 | Evergreen Villas | C2R | | Defer Applicant request |
| 79 | Frontier Villas | C2R | | Approve the plat subject to the conditions listed |
| 80 | Harmony Tract | C2R | DEF1 | Approve the plat subject to the conditions listed |
| 81 | Haven Memorial Southeast | C2R | | Approve the plat subject to the conditions listed |
| 82 | Imperial Heights Park | C3R | | Approve the plat subject to the conditions listed |
| 83 | Mani Investments Seven Mile | C2R | | Approve the plat subject to the conditions listed |
| 84 | Montrose Medical Center | C2R | | Approve the plat subject to the conditions listed |
| 85 | North Bryan Park | C2R | | Approve the plat subject to the conditions listed |
| 86 | Oakley Street Landing | C2R | | Defer Additional information reqd |
| 87 | Old Richmond Road Office Warehouse | C2R | | Defer Chapter 42 planning standards |
| 88 | Oxford Estates | C2R | | Defer Applicant request |
| 89 | Pavel Heights | C2R | | Defer Chapter 42 planning standards |
| 90 | Phillips Estates | C2R | | Defer Chapter 42 planning standards |
| 91 | Plaza at Fallbrook | C2R | | Approve the plat subject to the conditions listed |
| 92 | Queensdrive Estates | C2R | | Defer Chapter 42 planning standards |
| 93 | Rapid Carmen | C2R | | Approve the plat subject to the conditions listed |
| 94 | Renaissance Green Business Park GP | GP | | Defer Chapter 42 planning standards |

| Item No. | Subdivision Plat Name | App Type | Deferral | Staff's Recommendation |
|---|---|---|---|---|
| 95 | Renowned Estates at Chapman | C2R | | Approve the plat subject to the conditions listed |
| 96 | Reserve at Parc Binz replat no 1 | C2R | | Defer Additional information reqd |
| 97 | Russell Estates as Nichols | C2R | | Defer Chapter 42 planning standards |
| 98 | Sampson Square | C2R | | Approve the plat subject to the conditions listed |
| 99 | Shelby Woodward | C2R | | Approve the plat subject to the conditions listed |
| 100 | Shirley Crossing | C2R | DEF1 | Approve the plat subject to the conditions listed |
| 101 | Snap Homes | C2R | | Approve the plat subject to the conditions listed |
| 102 | Stabler Estates | C2R | | Disapprove |
| 103 | Townhomes at Skinner | C3R | DEF1 | Approve the plat subject to the conditions listed |
| 104 | Truxillo Park | C2R | | Defer LGL deed rests review pending |
| 105 | Villas at Riverside Terrace | C2R | | Defer Chapter 42 planning standards |
| 106 | Wescott Gardens Townhomes | C2R | | Defer further deed rests review reqd |
| 107 | West Drew Villas | C2R | | Approve the plat subject to the conditions listed |
| 108 | West Polk Grove | C2R | | Approve the plat subject to the conditions listed |
| 109 | Westheimer Estates partial replat no 11 | C3R | | Withdraw |
| 110 | Woodlands Metro Center Sec 1 partial replat no 1 | C2R | | Approve the plat subject to the conditions listed |
| 111 | Woodlands Metro Center Sec 3 partial replat no 1 | C2R | DEF1 | Approve the plat subject to the conditions listed |
| 112 | Woodlands Metro Center Sec 29 partial replat no 1 | C2R | DEF1 | Approve the plat subject to the conditions listed |
| 113 | Woodlands Metro Center Sec 47 partial replat no 1 | C2R | | Approve the plat subject to the conditions listed |
| 114 | Woodlands Metro Center Sec 50 partial replat no 1 | C2R | | Approve the plat subject to the conditions listed |
| 115 | Woodlands Metro Center Sec 74 partial replat no 1 | C2R | | Approve the plat subject to the conditions listed |
| 116 | Woodlands Metro Center Sec 75 partial replat no 1 | C2R | | Approve the plat subject to the conditions listed |
| 117 | Woodlands Metro Center Sec 77 partial replat no 1 | C2R | DEF1 | Approve the plat subject to the conditions listed |
| 118 | Woodlands Metro Center Sec 78 | C2R | | Approve the plat subject to the conditions listed |
| 119 | Woodlands Metro Center Sec 88 | C2R | | Approve the plat subject to the conditions listed |
| 120 | Woodlands Super Block D partial replat no 1 | C2R | DEF1 | Approve the plat subject to the conditions listed |

## C-Public Hearings Requiring Notification

| | | | | |
|---|---|---|---|---|
| 121 | Briarmeadow Sec 1 partial replat no 1 | C3N | | Approve the plat subject to the conditions listed |
| 122 | Glenview Heights replat no 1 | C3N | DEF1 | Approve the plat subject to the conditions listed |
| 123 | Lozano Estate replat no 1 | C3N | | Approve the plat subject to the conditions listed |
| 124 | Scenic Woods partial replat no 3 | C3N | | Defer Applicant request |
| 125 | Shadyvilla Addition no 2 partial replat no 8 | C3N | | Approve the plat subject to the conditions listed |

| Item No. | Subdivision Plat Name | App Type | Deferral | Staff's Recommendation |
|---|---|---|---|---|
| 126 | Taj Residences partial replat no 1 | C3N | | Approve the plat subject to the conditions listed |
| 127 | Trinity Gardens Sec 4 partial replat no 1 | C3N | | Approve the plat subject to the conditions listed |
| 128 | West Court partial replat no 10 | C3N | | Approve the plat subject to the conditions listed |
| 129 | Westhaven Estates Sec 2 partial replat no 9 | C3N | | Approve the plat subject to the conditions listed |
| **D-Variances** | | | | |
| 130 | Clearwick | C3R | DEF1 | Grant the requested variance(s) and Approve the plat subject to the conditions listed |
| 131 | Harris County MUD no 62 Lift Station no 1 | C2 | | Grant the requested variance(s) and Approve the plat subject to the conditions listed |
| 132 | Highland Vista | C2R | | Grant the requested variance(s) and Approve the plat subject to the conditions listed |
| 133 | Katy ISD Northwest Facility GP | GP | | Defer for further study and review |
| 134 | Preserve at Newport GP | GP | | Grant the requested variance(s) and Approve the plat subject to the conditions listed |
| 135 | Villages of Pine Ridge GP | GP | | Defer Applicant request |
| 136 | Villages of Pine Ridge Sec 1 | C3P | | Defer Applicant request |
| 137 | Wunderlich Residential | C3P | DEF1 | Grant the requested variance(s) and Approve the plat subject to the conditions listed |
| **E-Special Exceptions** | | | | |
| 138 | Amira Sec 19 | C3P | | Defer Applicant request |
| 139 | Elyson Sec 44 | C3P | | Grant the requested special exception(s) and Approve the plat subject to the conditions listed |
| **F-Reconsideration of Requirements** | | | | |
| 140 | Villages at Tour 18 Sec 3 | C3P | | Defer Applicant request |
| 141 | Yorkdale Residence | C2 | DEF1 | Withdraw |
| **G-Extensions of Approval** | | | | |
| 142 | Allendale Townsite Sec A partial replat no 4 | EOA | | Approve |
| 143 | Balmoral Sec 25 | EOA | | Approve |
| 144 | Brooklyn Trails Sec 2 | EOA | | Approve |
| 145 | Champions Green Courtyard Offices | EOA | | Approve |
| 146 | Industrial at FM 1960 Sec 1 | EOA | | Approve |
| 147 | Sainz Estates | EOA | | Approve |
| 148 | Ten Acre Lake Reserve | EOA | | Approve |
| 149 | Yellowstone Academy Campus | EOA | | Approve |

| Item No. | Subdivision Plat Name | App Type | Deferral | Staff's Recommendation |
|---|---|---|---|---|
| **H-Name Changes** | | | | |
| 150 | Cypress Fairbanks ISD Elementary no 57 (prev. Bridgeland Parkland Village Reserve Sec 4) | NC | | Approve |
| 151 | Edmund Crossing (prev. Eado Station Crossing) | NC | | Approve |
| 152 | Edmund Point (prev. Eado Station Point) | NC | | Approve |
| 153 | Grand Oaks Place GP (prev. Grand Oaks South GP) | NC | | Approve |
| 154 | Point East (prev. East Point) | NC | | Approve |
| **I-Certification of Compliance** | | | | |
| 155 | 27265 Peach creek Drive | COC | | Approve |
| **J-Administrative** | | | | |
| None | | | | |
| **K-Development Plats with Variance Requests** | | | | |
| 156 | 844 E. 29th Street | DPV | | Approve |
| 157 | 8360 Kirby Drive | DPV | | Approve |
| 158 | 2532 Reba Drive | DPV | | Approve |

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 1
**Action Date:** 12/03/2020
**Plat Name:** Aan Reserve
**Developer:** Aan Family, LP.
**Applicant:** E.I.C. Surveying Company
**App No/Type:** 2020-2078 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 3.9072 | Total Reserve Acreage: | 3.9072 |
| 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 | 77044 | 417X | 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)

### *For Your Information:*

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

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

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

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 2
**Action Date:** 12/03/2020
**Plat Name:** Amira Sec 20
**Developer:** Johnson Development Services
**Applicant:** META Planning + Design, LLC
**App No/Type:** 2020-2191 C3P

**Staff Recommendation:**
Defer Applicant request

| | | | |
|---|---|---|---|
| Total Acreage: | 26.9000 | Total Reserve Acreage: | 1.8900 |
| Number of Lots: | 92 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77377 | 286Q | 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 of the face of the plat.

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

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

052. Cypress Heights Drive Street Dedication Sec 4 and Holderrieth Road, from Cypress Heights Drive to Wilma Way, 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)

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

1.) Provide Adequate wastewater note

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 2
**Action Date:** 12/03/2020
**Plat Name:** Amira Sec 20
**Developer:** Johnson Development Services
**Applicant:** META Planning + Design, LLC
**App No/Type:** 2020-2191 C3P

**Staff Recommendation:**
Defer Applicant request

HPW- TDO- Traffic: 11/20/2020
No comments.
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Holderrieth Road will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
County recommends 25' X 25' corner cut for future signal (COH geometric Design guidelines, 10-22
County recommends 200' tangent from ROW line to point of road curvature for Cypress Heights Drive
County recommends 2,000' radius for major collector
UVE should be checked at unnamed street within Sec 19 and Holderreith Road, and at Riding Spur Road and Cypress Heights Drive. (Chapter 10-COH geometric design guidelines, 10-23)
Traffic signal warrant analysis should be provided at Cypress Heights Drive and Holderreith Road before the review of construction plan.
Alignment of Cypress Heights Drive, north of Holderreith Road, should be checked for greater tangent at the approach and center line radius.

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 3
**Action Date:** 12/03/2020
**Plat Name:** Aslam Properties
**Developer:** HomeOwner Builder Services, LLC
**Applicant:** REAL Designs
**App No/Type:** 2020-2133 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 2.4272 | Total Reserve Acreage: | 2.4272 |
| Number of Lots: | 1 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 15 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77087 | 534H | City |

### *Conditions and Requirements for Approval*

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

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

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

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

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

1.) Add "And by plat" to Building line

### *For Your Information:*

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 3
**Action Date:** 12/03/2020
**Plat Name:** Aslam Properties
**Developer:** HomeOwner Builder Services, LLC
**Applicant:** REAL Designs
**App No/Type:** 2020-2133 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

HPW-OCE-Traffic: 1. TxDOT approval required
Any work in the state right-of-way requires TxDOT approval. Furnish copies of TxDOT driveway permit and sidewalk approval prior to traffic review. TxDOT Voice mail number is 713-802-5554. Provide a copy of TXDOT approval.

HPW- TDO- Traffic: 11/23/2020
No comments.
CenterPoint: CenterPoint requires a 14' UE in front/rear of lots.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

HPW-HW- IDS: For the creation of a Restrictive 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.
Parks and Recreation: N/A Commercial

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 4
**Action Date:** 12/03/2020
**Plat Name:** Aurora Sec 3
**Developer:** Century Communities
**Applicant:** 7gen Planning
**App No/Type:** 2020-2164 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 28.2600 | Total Reserve Acreage: | 1.8300 |
| Number of Lots: | 153 | 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 | 405X | 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 of 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. Aurora Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

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

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

159. Provide centerline tie.

1.) As per Addressing provide unique street name for Sunkissed Drive, Heighten View Drive, and Sunny Rise Court.
2.) Provide Centerline tie between Golden Light Drive and Blue Grama Drive.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 4
**Action Date:** 12/03/2020
**Plat Name:** Aurora Sec 3
**Developer:** Century Communities
**Applicant:** 7gen Planning
**App No/Type:** 2020-2164 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 11/23/2020
No comments.
Harris County Flood Control District: Flood Control review - No comments.
Addressing: GOLDEN LIGHT DRIVE - is an extension of BLUE GRAMA DRIVE (North of BECKENDORF ROAD intersection). Ch. 41 Code of Ordinance states that a street name shall be the same as the street from which is an extension. Please change street name to BLUE GRAMA DRIVE.
SUNNY RISE COURT - Sound-alike duplicate streets found: SUN RISE, SUNRISE. Please change street name to something more unique.
SUNKISSED DRIVE - Sound-alike duplicate streets found: SUN KISS. Please change street name to something more unique.
HEIGHTEN VIEW DRIVE - Sound-alike duplicate streets found: HIGHLAND VIEW. Please change street name to something more unique.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Change street name. "court" is not an appropriate suffix. Sunny rise would be a duplication of Sunrise Drive (Chapter 41)
Plans need to show EB lanes of Beckendorff with extension of plat boundary line to centerline of Beckendorff to match recorded street dedication plat (Chapter 42)
Corner cuts for N-S road should be 25' x 25' for possible future traffic signal (COH geometric Design guidelines, 10-22)
Recommend to change street name to Blue Grama Drive for consistency (Chapter 41)
Recommend street realignment for N-S street
UVE should be checked at Golden Light Dr and Beckendorff Rd (chapter 10-COH geometric design guidelines, 10-23)

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 5
**Action Date:** 12/03/2020
**Plat Name:** Avex Tract Northeast Drainage and Detention Reserves
**Developer:** Friendswood Development Company
**Applicant:** Manhard Consulting
**App No/Type:** 2020-2207 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 7.6269 | Total Reserve Acreage: | 7.4260 |
| 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 | 77493 | 404K | 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. Avex Tract Secs 1 & , and Longenbaugh Road Winward Reserves must be recorded prior to or simultaneously with this plat.

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

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

060.1. 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)

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

1. Add dedication/acknowledgement language regarding drainage of Septic tanks.
2. Correct name of County Clerk to Teneshia Hudspeth.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 5

**Action Date:** 12/03/2020

**Plat Name:** Avex Tract Northeast Drainage and Detention Reserves

**Developer:** Friendswood Development Company

**Applicant:** Manhard Consulting

**App No/Type:** 2020-2207 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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

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)
Dedicate additional ROW to have a 25' x 25' corner cut for future signal (COH geometric Design guidelines, 10-22)
UVE should be checked at Winward Lake Drive and Longenbaugh Road. (chapter 10-COH geometric design guidelines, 10-23)
Limited scope TIA will be required addressing off-site ROW and roadway improvement needs. (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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 6
**Action Date:** 12/03/2020
**Plat Name:** Becker Trace Sec 1
**Developer:** Friendswood Development Company
**Applicant:** Costello, Inc.
**App No/Type:** 2020-2001 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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*

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.

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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 6
**Action Date:** 12/03/2020
**Plat Name:** Becker Trace Sec 1
**Developer:** Friendswood Development Company
**Applicant:** Costello, Inc.
**App No/Type:** 2020-2001 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

Addressing: BECKER HOLLOW LANE approved street name.
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)
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 & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 7
**Action Date:** 12/03/2020
**Plat Name:** Bridgeland Creekland Village Sec 3
**Developer:** Bridgeland Development, LP
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-2132 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 17.5530 | Total Reserve Acreage: | 0.9420 |
| Number of Lots: | 73 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | 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. Creekland Village Drive street dedication must be recorded prior to or simultaneously with this plat.

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

### *For Your Information:*

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Easements outside of plat boundary will need to be recorded prior to plat recordation (COH-Chapter 42-212)
UVE should be checked at White Rock Creek Drive and Creekland Village Drive (Traffic) (Chapter 10-COH geometric design guidelines, 10-23)
Creekland Village drive will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 7
**Action Date:** 12/03/2020
**Plat Name:** Bridgeland Creekland Village Sec 3
**Developer:** Bridgeland Development, LP
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-2132 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 8
**Action Date:** 12/03/2020
**Plat Name:** Bridgeland Peek Road Street Dedication Sec 3
**Developer:** Bridgeland Development, LP
**Applicant:** McKim & Creed, Inc.
**App No/Type:** 2020-2103 SP

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 1.1530 | 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*

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

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

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments are 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 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)
Dedicate all corners as 25' x 25' corner cuts for future signal (COH geometric Design guidelines, 10-22)

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 9
**Action Date:** 12/03/2020
**Plat Name:** Bridgeland Prairieland Village Sec 13
**Developer:** Bridgeland Devlopment L.P.
**Applicant:** LJA Engineering, Inc - (Woodlands Office)
**App No/Type:** 2020-2145 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 13.8700 | Total Reserve Acreage: | 2.0400 |
| 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: | Harris County MUD 490 |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77447 | 365K | 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 of the face of the plat.

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

052. Villages at Tour 18 Sec 3 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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 9
**Action Date:** 12/03/2020
**Plat Name:** Bridgeland Prairieland Village Sec 13
**Developer:** Bridgeland Devlopment L.P.
**Applicant:** LJA Engineering, Inc - (Woodlands Office)
**App No/Type:** 2020-2145 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 11/23/2020
No comments.
CenterPoint: Extend the 20' SS, in Blk 1 between lots 21-22, all the way out so it leaves nothing to interpret.
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)
If driveway access is taken off of Bush Clover Drive for lot 1- block 2, recommend to increase tangent width to 21 feet
"Trace" is not an approved suffix. Change suffix. (chapter 41)
Cocoon Lane/Flowering Ivy Drive will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
UVE should be checked at Flying Admiral Drive and N. Bridgeland Lake Pkwy, and at Flying Admiral Drive and Flowering Ivy Drive. (Chapter 10-COH geometric design guidelines, 10-23)

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 10
**Action Date:** 12/03/2020
**Plat Name:** Bridgeland Prairieland Village Sec 14
**Developer:** Bridgeland Devlopment L.P.
**Applicant:** LJA Engineering, Inc - (Woodlands Office)
**App No/Type:** 2020-2150 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 15.1600 | Total Reserve Acreage: | 2.4500 |
| 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: | Harris County MUD 490 |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77433 | 365K | 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 of 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.Bridgeland Prairieland Village Sec 13 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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 10
**Action Date:** 12/03/2020
**Plat Name:** Bridgeland Prairieland Village Sec 14
**Developer:** Bridgeland Devlopment L.P.
**Applicant:** LJA Engineering, Inc - (Woodlands Office)
**App No/Type:** 2020-2150 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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: SCUDDER COURT - Sound-alike duplicate streets found: SCOTTER. Please change street name to something more unique.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
ROW for North Bridgeland Lake Parkway should be 120 feet per county recommendations from North Bridgeland Lake Parkway Sec 7 plat. Coordinate with McKim and Creed
Dedicate 25' X 25' corner cut for traffic signal. need to match sec 7 street dedication plat. Coordinate with Mckim and Creed (COH geometric Design guidelines, 10-22)
Sec 13 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
Sarsaparilla court is a street name duplication. Choose another street name (chapter 41)
UVE should be checked for making right on red by northbound traffic on Peek Rd onto eastbound Bridgeland Lake Pkwy (chapter 10-COH geometric design guidelines, 10-23)

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 11
**Action Date:** 12/03/2020
**Plat Name:** Calumet Vista
**Developer:** JASON SMITH
**Applicant:** replats.com
**App No/Type:** 2020-2118 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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.

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 11
**Action Date:** 12/03/2020
**Plat Name:** Calumet Vista
**Developer:** JASON SMITH
**Applicant:** replats.com
**App No/Type:** 2020-2118 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

Parks and Recreation: - Incorrect park sector in park notes
- Put "I hereby certify that the information provided is true" 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 Placement on Corner Lot (Residential)
Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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

HPW- TDO- Traffic: 11/23/2020
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 maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of 2 blocks, 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.
Addressing: Please change CALUMET DRIVE to CALUMET STREET. This is in accordance to COH Addressing, Starmap addressing, HPC, and GHC911 Roads.

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 12
**Action Date:** 12/03/2020
**Plat Name:** Candela Sec 8
**Developer:** JDS Nursery Tract, LLC.
**Applicant:** Jones | Carter
**App No/Type:** 2020-2096 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 11.1300 | Total Reserve Acreage: | 1.1600 |
| Number of Lots: | 53 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Fort Bend | 77406 | 524P | ETJ |

### *Conditions and Requirements for Approval*

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

052. Candela Drive Street dedication Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

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

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments 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) Candela Heights Drive must be recorded prior to or concurrently with Section 8
2) Add 10' BL along Candela Heights Drive
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- TDO- Traffic: 11/23/2020
No comments.
HPW-HW- IDS: Approve

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 12
**Action Date:** 12/03/2020
**Plat Name:** Candela Sec 8
**Developer:** JDS Nursery Tract, LLC.
**Applicant:** Jones | Carter
**App No/Type:** 2020-2096 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 13
**Action Date:** 12/03/2020
**Plat Name:** Cypress Fairbanks ISD Westgreen Boulevard Multi School Site partial replat no 1
**Developer:** harris county mud 105
**Applicant:** Van De Wiele & Vogler, Inc.
**App No/Type:** 2020-2189 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.6416 | Total Reserve Acreage: | 0.2395 |
| 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 105 |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77433 | 406J | 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 of the face of the plat.

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

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

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

### *For Your Information:*

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

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 14
**Action Date:** 12/03/2020
**Plat Name:** Cypress Green Commercial Reserves Sec 1
**Developer:** LT Cypress Green 634, LLC
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2136 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 5.0200 | Total Reserve Acreage: | 5.0200 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77377 | 285Q | ETJ |

### *Conditions and Requirements for Approval*

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

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

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

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments are 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
CenterPoint: CenterPoint requires a 14' UE in front/rear of lots
HPW-OCE- Drainage and Utility: Detention is required.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Tuscan Terrace Drive will need to be recorded for vehicle access to Tuscan Drive
Documentation of TxDOT driveway approval should be submitted with site plans.( HC permit regs, 5.06)
UVE will need to be checked (Chapter 10-COH geometric design guidelines, 10-23)
Coordinate with Traffic prior to recordation

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 14
**Action Date:** 12/03/2020
**Plat Name:** Cypress Green Commercial Reserves Sec 1
**Developer:** LT Cypress Green 634, LLC
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2136 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 15
**Action Date:** 12/03/2020
**Plat Name:** Cypress Green Commercial Reserves Sec 2
**Developer:** LT Cypress Green 634, LLC
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2138 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 3.2800 | Total Reserve Acreage: | 3.2800 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77377 | 285Q | ETJ |

### *Conditions and Requirements for Approval*

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

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

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 15
**Action Date:** 12/03/2020
**Plat Name:** Cypress Green Commercial Reserves Sec 2
**Developer:** LT Cypress Green 634, LLC
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2138 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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 identify Drainage Channel with its ID No. L112-00-00, also include HCFCD Fee information.
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)

Coordinate with HCFCD for agreed upon drainage channel width. Provide INO e-mail at recordation (TLGC-242.001h)
Tuscan Terrace Drive will need to be recorded for vehicle access to Tuscan Terrace DriveCoordinate with Traffic prior to recordation
UVE should be checked at Tuscan Terrace Dr and FM 2920 (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.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 16
**Action Date:** 12/03/2020
**Plat Name:** Cypress Green Commercial Reserves Sec 3
**Developer:** LT Cypress Green 634, LLC
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2140 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 16.9200 | Total Reserve Acreage: | 16.9200 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77377 | 285R | ETJ |

### *Conditions and Requirements for Approval*

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.

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 16
**Action Date:** 12/03/2020
**Plat Name:** Cypress Green Commercial Reserves Sec 3
**Developer:** LT Cypress Green 634, LLC
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2140 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 11/23/2020
No comments.
CenterPoint: CenterPoint requires a 14' UE in front/rear of 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)

Documentation of TxDOT driveway approval should be submitted with site plans. (HC permit regs, 5.06)
Coordinate with HCFCD for agreed upon drainage channel width. Provide INO e-mail at recordation (TLGC-242.001h)
45' radius or equivalent cutback is required for acute angle at corner of Mason Road and FM 2920 (Traffic) (COH geometric Design guidelines, 10-22)
UVE needs to be checked at intersection (COH geometric design guide)
Mason road will need to be recorded for vehicle access to Mason Road
(HC-permit regs). 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)
County recommends 250 foot tangent distance between reverse curves

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 17
**Action Date:** 12/03/2020
**Plat Name:** Cypress Green Commercial Reserves Sec 4
**Developer:** LT Cypress Green 634, LLC
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2141 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 4.3590 | Total Reserve Acreage: | 4.3590 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77377 | 285R | 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)

Provide cutback at FM 2920 and Future Mason Road.

Update Clerk to Teneshia Hudspeth.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 17
**Action Date:** 12/03/2020
**Plat Name:** Cypress Green Commercial Reserves Sec 4
**Developer:** LT Cypress Green 634, LLC
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2141 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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)
Dedicate corner cut at intersection (COH geometric Design guidelines, 10-22)
Documentation of TxDOT driveway approval should be submitted with site plans.( HC permit regs, 5.06)
TxDOT may acquire additional ROW in the future. Ensure that improvements are set back accordingly. Mason road will need to be recorded for vehicle access to Mason Road. (HC-permits)
UVE should be checked for making right on red by westbound traffic on FM 2920 onto northbound Roberts Cemetery Rd (chapter 10-COH geometric design guidelines, 10-23)
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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 18
**Action Date:** 12/03/2020
**Plat Name:** Cypress Heights Drive Street Dedication Sec 4
**Developer:** Johnson Development Services
**Applicant:** META Planning + Design, LLC
**App No/Type:** 2020-2195 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 1.8000 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

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

### *Conditions and Requirements for Approval*

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

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 the following prior to or simultaneously with this plat in order to provide contiguous ROW access from the south:

Holderrieth Road
Cypress Heights Drive Street Dedication Sec 3
Cypress Heights Drive Street Dedication Sec 2

### *For Your Information:*

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

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 18
**Action Date:** 12/03/2020
**Plat Name:** Cypress Heights Drive Street Dedication Sec 4
**Developer:** Johnson Development Services
**Applicant:** META Planning + Design, LLC
**App No/Type:** 2020-2195 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 19
**Action Date:** 12/03/2020
**Plat Name:** Cypress Junction LLC GP
**Developer:** Cypress Junction LLC
**Applicant:** Hovis Surveying Company Inc.
**App No/Type:** 2020-2168 GP

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 12.1270 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Combination | Utility District: | Harris County MUD 157 |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77449 | 406P | 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)

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

056. Sections of a subdivision shall be identified numerically and sequentially.

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments are 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: 11/23/2020
No comments.
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked copy on City of Houston's plat tracker. (Chapter 42)
Traffic Impact Analysis will be required before the review of site development plan (Traffic) (HC-permit regs, 12.02)
Documentation of TxDOT approval for tie-in should be submitted with construction plans (Traffic) (HC permit regs, 5.06)
UVE, ROW cutbacks and corner radii will be checked when section Plats are submitted

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 19
**Action Date:** 12/03/2020
**Plat Name:** Cypress Junction LLC GP
**Developer:** Cypress Junction LLC
**Applicant:** Hovis Surveying Company Inc.
**App No/Type:** 2020-2168 GP

**Staff Recommendation:**
Approve the plat subject to the conditions listed

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 20
**Action Date:** 12/03/2020
**Plat Name:** DMR Family Enterprises LLC
**Developer:** Bleyl Engineering
**Applicant:** Hovis Surveying Company Inc.
**App No/Type:** 2020-2123 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 2.1187 | Total Reserve Acreage: | 2.0483 |
| 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 | 77070 | 369H | 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)

Update Clerk to Teneshia Hudspeth.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 20
**Action Date:** 12/03/2020
**Plat Name:** DMR Family Enterprises LLC
**Developer:** Bleyl Engineering
**Applicant:** Hovis Surveying Company Inc.
**App No/Type:** 2020-2123 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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)
- Dedicate 30 feet of ROW per previous city/county agreement back in 2011 and adjust building line accordingly
- 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)

CenterPoint: 1. Centerpoint requires 14 ft. easement on front or rear of property, 16 ft. easements are required if "wet" easement
2. There is no Legend on plat
3. Only one line, distance and Bearing listed in Line box and it is incorrect
4. U.E. or A.E. not shown on plat

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.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 21
**Action Date:** 12/03/2020
**Plat Name:** Echo Leaf
**Developer:** Echostate Solution, Inc
**Applicant:** EHRA
**App No/Type:** 2020-2182 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 5.3060 | Total Reserve Acreage: | 0.9436 |
| Number of Lots: | 36 | 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: | Harris County MUD 304 |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77014 | 371G | 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)

### *For Your Information:*

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

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 Echo Leaf Dr and Mardi Gras Dr (traffic) (Chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Mardi Gras Dr and Ws Rd (traffic) (Chapter 10-COH geometric design guidelines, 10-23)
Easements by separate instrument will need to be recorded prior to plat recordation (Chapter 42-212)
Verify that offsite detention can handle increased flows from private development (HC-permit regs)

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 21
**Action Date:** 12/03/2020
**Plat Name:** Echo Leaf
**Developer:** Echostate Solution, Inc
**Applicant:** EHRA
**App No/Type:** 2020-2182 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 22
**Action Date:** 12/03/2020
**Plat Name:** Edgewood Village Sec 8
**Developer:** Woodmere Development Co., LTD.
**Applicant:** IDS Engineering Group
**App No/Type:** 2020-2021 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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 of 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)

### *For Your Information:*

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

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

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 22
**Action Date:** 12/03/2020
**Plat Name:** Edgewood Village Sec 8
**Developer:** Woodmere Development Co., LTD.
**Applicant:** IDS Engineering Group
**App No/Type:** 2020-2021 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 23
**Action Date:** 12/03/2020
**Plat Name:** Elyson Reserves Sec 3
**Developer:** Nash FM 529, LLC. a Delaware limited liability company
**Applicant:** BGE, Inc.
**App No/Type:** 2020-2102 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 150.6800 | Total Reserve Acreage: | 150.6800 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Combination |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77493 | 405K | ETJ |

### *Conditions and Requirements for Approval*

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

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)

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments are 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)
Dedicate 25' x 25' corner cut for future traffic signal at Porter road and Longenbaugh (COH geometric Design guidelines, 10-22)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO e-mail at recordation (.TLGC-242.001h)
Dedicate additional ROW for a 25' x 25' cornet cut for future traffic signal at Elyson blvd and FM 529 (COH geometric Design guidelines, 10-22)
UVE should be checked for making right turn on red by WB traffic on Longenbaugh Road onto Porter Road, and by SB traffic on Elyson Blvd onto FM 529 for future signalization. (Chapter 10-COH geometric design guidelines, 10-23)
Provide off street parking analysis for rec reserve? 9HC-permit regs)

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 23

**Action Date:** 12/03/2020

**Plat Name:** Elyson Reserves Sec 3

**Developer:** Nash FM 529, LLC. a Delaware limited liability company

**Applicant:** BGE, Inc.

**App No/Type:** 2020-2102 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 24
**Action Date:** 12/03/2020
**Plat Name:** Elyson Village Road Street Dedication
**Developer:** Nash FM 529, LLC. a Delaware limited liability company
**Applicant:** BGE, Inc.
**App No/Type:** 2020-2099 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 2.4670 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77493 | 405N | ETJ |

### *Conditions and Requirements for Approval*

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.

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.

### *For Your Information:*

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

HPW-HW- IDS: APPROVE
Addressing: Ch. 41 states that an extension of a road shall have the same street name. Therefore, please change street name of ELYSON VILLAGE ROAD to match that of the existing road KATY LAKES BLVD, which is across the intersection of FM 529.
Harris County Flood Control District: Flood Control review - No comments.
CenterPoint: Missing adjacent easement recording info
Title report references easements that are not shown on the plat.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
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)
Documentation of TXDOT approval for street tie-in should be submitted with construction plans. (HC permit regs, 5.06)

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 24

**Action Date:** 12/03/2020

**Plat Name:** Elyson Village Road Street Dedication

**Developer:** Nash FM 529, LLC. a Delaware limited liability company

**Applicant:** BGE, Inc.

**App No/Type:** 2020-2099 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 25
**Action Date:** 12/03/2020
**Plat Name:** Elyson Sec 41
**Developer:** NASH FM 529 LLC
**Applicant:** META Planning + Design, LLC
**App No/Type:** 2020-2184 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 17.3000 | Total Reserve Acreage: | 3.2600 |
| Number of Lots: | 114 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77493 | 405J | ETJ |

### *Conditions and Requirements for Approval*

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.

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)

086. The staff portion of flag lots shall provide vehicular access. Add the Flag Lots plat notes. Add build to lines on each flag lot.(188)

Record Elyson Blvd/Elyson Meadow Dr STD prior to or simultaneously with this plat.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 25
**Action Date:** 12/03/2020
**Plat Name:** Elyson Sec 41
**Developer:** NASH FM 529 LLC
**Applicant:** META Planning + Design, LLC
**App No/Type:** 2020-2184 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 11/20/2020
No comments.
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Provide exhibit for on-street parking layout before final plat submittal
County approves plat on condition that parking is prohibited within driveways for 4 lot cluster development
Elyson blvd will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
Dedicate additional ROW for 25'X 25' corner cut for possible future traffic signal (COH geometric Design guidelines, 10-22)
UVE should be checked at Elyson Blvd and Porter Road, and at Elyson Meadow Drive and Elyson Blvd. ((Chapter 10-COH geometric design guidelines, 10-23)
NB left turn lane will be required on Porter Road at Elyson Blvd. (COH geometric Design guidelines, 10-25)
Parking should be prohibited within driveways needed for turnaround for 4 lot cluster development.

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 26
**Action Date:** 12/03/2020
**Plat Name:** Elyson Sec 42
**Developer:** NASH FM 529 LLC
**Applicant:** META Planning + Design, LLC
**App No/Type:** 2020-2185 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 21.8000 | Total Reserve Acreage: | 1.5100 |
| Number of Lots: | 118 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77493 | 405J | ETJ |

### *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)

Record the following prior to or simultaneously with this plat: Elyson Sec 41, Elyson Sec 38, and Elyson Boulevard/Elyson Meadow Drive Dedication.

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments are 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: 11/20/2020
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 41 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
UVE should be checked at Elyson Meadow Drive and Elyson 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 & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 26
**Action Date:** 12/03/2020
**Plat Name:** Elyson Sec 42
**Developer:** NASH FM 529 LLC
**Applicant:** META Planning + Design, LLC
**App No/Type:** 2020-2185 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 27
**Action Date:** 12/03/2020
**Plat Name:** Elyson Sec 43
**Developer:** NASH FM 529 LLC
**Applicant:** META Planning + Design, LLC
**App No/Type:** 2020-2186 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 22.8000 | Total Reserve Acreage: | 4.8600 |
| Number of Lots: | 86 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77493 | 405N | ETJ |

### *Conditions and Requirements for Approval*

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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 27
**Action Date:** 12/03/2020
**Plat Name:** Elyson Sec 43
**Developer:** NASH FM 529 LLC
**Applicant:** META Planning + Design, LLC
**App No/Type:** 2020-2186 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approve
Addressing: Important to note that proposed BUCKEYE BRUSH "RD" extends into proposed BUCKEYE BRUSH "BLVD" in separate 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)
Elyson Village Road or Sec 37 will need to be recorded prior to or simultaneously with this plat ( COH-Chapter 42-120)
Change corner cut to 25' x 25' triangle for future traffic signal (see adjacent street dedication plat) (COH geometric Design guidelines, 10-22)
UVE should be checked at Buckeye Brush Rd and Sundown Prairie Dr (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Junegrass Bend Rd and Elyson Village Rd (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Elyson Village Rd and FM 529 (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.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 28
**Action Date:** 12/03/2020
**Plat Name:** Esperanza Kieth Harrow
**Developer:** SRG DEVELOPMENT HOLDING LLC
**Applicant:** Atkinson Engineers
**App No/Type:** 2020-2020 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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.

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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 28
**Action Date:** 12/03/2020
**Plat Name:** Esperanza Kieth Harrow
**Developer:** SRG DEVELOPMENT HOLDING LLC
**Applicant:** Atkinson Engineers
**App No/Type:** 2020-2020 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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 & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 29
**Action Date:** 12/03/2020
**Plat Name:** Foster Place partial replat no 6
**Developer:** MH BUILDER-HOUSTON, LLC
**Applicant:** MOMENTUM EGINEERING
**App No/Type:** 2020-2079 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.1182 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 2 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 15 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Open Ditch | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77021 | 533Q | City |

### *Conditions and Requirements for Approval*

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

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)

### *For Your Information:*

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 29
**Action Date:** 12/03/2020
**Plat Name:** Foster Place partial replat no 6
**Developer:** MH BUILDER-HOUSTON, LLC
**Applicant:** MOMENTUM EGINEERING
**App No/Type:** 2020-2079 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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: 11/23/2020
No comments.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: -Please change "C" 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 30
**Action Date:** 12/03/2020
**Plat Name:** Grand Oaks Place Sec 1
**Developer:** Woodmere Development Company LTD
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-2114 C3F

**Staff Recommendation:**
Defer Applicant request

| | | | |
|---|---|---|---|
| Total Acreage: | 15.6170 | Total Reserve Acreage: | 2.5080 |
| 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: | Rolling Creek Utility District |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77084 | 446M | City/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.

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments are 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: 11/30/2020
Ensure Greenhouse median opening is aligned with subdivision access at Reserve A-Lot 1.
HPW-OCE-Traffic: No comments, All ETJ
Addressing: WOODOATS street name sounds too similar to already existing WOODOAK. 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 & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 31
**Action Date:** 12/03/2020
**Plat Name:** Harvest Green Sec 31
**Developer:** Grand Parkway 1358, LP
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-2090 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 1.0000 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 3 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Fort Bend | 77406 | 566C | ETJ |

### *Conditions and Requirements for Approval*

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

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

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

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

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments 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) Confirm whether the sidewalk/golf cart access will be placed within an easement or removed within Lot 3
2) Submit FP to FBC for formal review
3) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

CenterPoint: Missing Eas: 2015033294: 5'UE (off of Lot 1) not shown shown on Sec 8 Plat but not on Sec 31. Unacceptable Eas: 2015033294 it is granted to Public Utilities, but includes wet & dry utilities, & is Non-exclusive

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 31
**Action Date:** 12/03/2020
**Plat Name:** Harvest Green Sec 31
**Developer:** Grand Parkway 1358, LP
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-2090 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 32
**Action Date:** 12/03/2020
**Plat Name:** Harvest Green Sec 32
**Developer:** Grand Parkway 1358, LP
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-2081 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 32
**Action Date:** 12/03/2020
**Plat Name:** Harvest Green Sec 32
**Developer:** Grand Parkway 1358, LP
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-2081 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 3.4000 | Total Reserve Acreage: | 2.6500 |
| Number of Lots: | 4 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Fort Bend | 77406 | 566G | ETJ |

### *Conditions and Requirements for Approval*

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

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

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

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

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments 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 adjacent to Harlem Road within Reserve A
2) Provide 10’ BL along Harvest Garden Blvd and Heather Garden Trail within Reserve A
3) Revise C1 to a 30’ radius
4) Revise C3 to a 30’ radius or 25’ cutback
5) Submit FP to FBC for formal review
6) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 33
**Action Date:** 12/03/2020
**Plat Name:** Harvest Green Sec 33
**Developer:** Grand Parkway 1358, LP
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-2085 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.5000 | Total Reserve Acreage: | 0.2400 |
| 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: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Fort Bend | 77406 | 566G | ETJ |

### *Conditions and Requirements for Approval*

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

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

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

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

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments 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) Add 10' BL along Heather Garden Trail and Vineyard Hollow Court within Reserve A
2) Revise C2 to a 30' radius
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- TDO- Traffic: 11/23/2020
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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 34
**Action Date:** 12/03/2020
**Plat Name:** Helfman River Oaks
**Developer:** AECollective
**Applicant:** Civil-Surv Land Surveying, L.C.
**App No/Type:** 2020-2148 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 6.0160 | Total Reserve Acreage: | 6.0160 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 13 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77098 | 492Y | 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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 34
**Action Date:** 12/03/2020
**Plat Name:** Helfman River Oaks
**Developer:** AECollective
**Applicant:** Civil-Surv Land Surveying, L.C.
**App No/Type:** 2020-2148 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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: 11/23/2020
No comments.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 35
**Action Date:** 12/03/2020
**Plat Name:** Huffman Hills Forty
**Developer:** Ally General Solutions, LLC
**Applicant:** Owens Management Systems, LLC
**App No/Type:** 2020-2209 C2

**Staff Recommendation:**
Defer Additional information reqd

| | | | |
|---|---|---|---|
| Total Acreage: | 5.0000 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 4 | Number of Multifamily Units: | 0 |
| COH Park Sector: | | Street Type (Category): | Public |
| Water Type: | Private Well | Wastewater Type: | Septic Tank |
| Drainage Type: | Open Ditch | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77336 | 299A | ETJ |

### *Conditions and Requirements for Approval*

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

056.Subdivision shall not be identified numerically and sequentially.

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 35
**Action Date:** 12/03/2020
**Plat Name:** Huffman Hills Forty
**Developer:** Ally General Solutions, LLC
**Applicant:** Owens Management Systems, LLC
**App No/Type:** 2020-2209 C2

**Staff Recommendation:**
Defer Additional information reqd

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)
UVE should be checked at Oak Leaf Dr and Magnolia Ln (Chapter 10-COH geometric design guidelines, 10-23)
Dedicate 20' X 20' ROW cutback (COH geometric Design guidelines, 10-22)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf ) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf ). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 36
**Action Date:** 12/03/2020
**Plat Name:** Jasmine Heights Sec 25
**Developer:** D.R. Horton-Texas, LTD.
**Applicant:** DHI Engineering, LLC
**App No/Type:** 2020-2087 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 32.2200 | Total Reserve Acreage: | 12.6710 |
| Number of Lots: | 104 | 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*

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

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

052. Section 24 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)

061. Orient the layout of the plat with north to the top of the page (perpendicular to the bottom edge of the sheet) and provide a north arrow. (41)

### *For Your Information:*

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

HPW-HW- IDS: Approve
Addressing: COLUMBELLA sounds too similar to street name COLUMBIA, please choose more unique name to avoid confusion during emergencies.
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 24 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
Easements outside of plat boundary will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-212)
Verify that west ROW lines up with ROW line from plat, Northwest Harris county MUD 12 Water plant no 2. Waterline shouldn't be in the center of road. Coordinate with RG Miller

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 36
**Action Date:** 12/03/2020
**Plat Name:** Jasmine Heights Sec 25
**Developer:** D.R. Horton-Texas, LTD.
**Applicant:** DHI Engineering, LLC
**App No/Type:** 2020-2087 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 37
**Action Date:** 12/03/2020
**Plat Name:** Joes Plaza
**Developer:** N/A
**Applicant:** SEM SERVICES
**App No/Type:** 2020-2050 C2

**Staff Recommendation:**
Withdraw

| | | | |
|---|---|---|---|
| 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***

***For Your Information:***

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 37
**Action Date:** 12/03/2020
**Plat Name:** Joes Plaza
**Developer:** N/A
**Applicant:** SEM SERVICES
**App No/Type:** 2020-2050 C2

**Staff Recommendation:**
Withdraw

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.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 38
**Action Date:** 12/03/2020
**Plat Name:** Katy Legacy Wastewater Treatment Plant
**Developer:** BLACK GOLD LAND HOLDINGS, LLC
**Applicant:** Costello, Inc.
**App No/Type:** 2020-2187 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 3.6010 | Total Reserve Acreage: | 3.6010 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77493 | 445B | ETJ |

### *Conditions and Requirements for Approval*

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

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

052. Katy Legacy Drive Street dedication must be recorded prior to or simultaneously with this plat.

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

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)

### *For Your Information:*

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

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)
Cunningham Falls Trail will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
Coordinate with HCFCD to determine if any widening of South Mayde Creek impacts this development (TLGC-242.001h)

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 38

**Action Date:** 12/03/2020

**Plat Name:** Katy Legacy Wastewater Treatment Plant

**Developer:** BLACK GOLD LAND HOLDINGS, LLC

**Applicant:** Costello, Inc.

**App No/Type:** 2020-2187 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 39
**Action Date:** 12/03/2020
**Plat Name:** Katy Legacy Water Plant Site
**Developer:** BLACK GOLD LAND HOLDINGS, LLC
**Applicant:** Costello, Inc.
**App No/Type:** 2020-2172 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.9183 | Total Reserve Acreage: | 0.9183 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77493 | 445B | ETJ |

### *Conditions and Requirements for Approval*

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

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

052. Cunningham Falls Trail Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

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)

### *For Your Information:*

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

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 39
**Action Date:** 12/03/2020
**Plat Name:** Katy Legacy Water Plant Site
**Developer:** BLACK GOLD LAND HOLDINGS, LLC
**Applicant:** Costello, Inc.
**App No/Type:** 2020-2172 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 40
**Action Date:** 12/03/2020
**Plat Name:** Marvida Sec 9
**Developer:** Cypress 856, Ltd.
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2116 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 19.7700 | Total Reserve Acreage: | 1.4000 |
| Number of Lots: | 107 | 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 | 406F | ETJ |

### *Conditions and Requirements for Approval*

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

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

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

052. Marvida Terrace Drive Sec 1 Street Dedication and Longenbaugh Road Street Dedication and Reserves must be recorded prior to or simultaneously with this plat.

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

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

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

Pipeline easement area between Sec 7 & Sec 9 to be submitted prior to submittal of Sec 9's final plat.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 40
**Action Date:** 12/03/2020
**Plat Name:** Marvida Sec 9
**Developer:** Cypress 856, Ltd.
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2116 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Marvida Terrace Drive will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
UVE should be checked for making right turn red by EB traffic on Longenbaugh Road onto Marvida Terrace Drive for future signalization.( (Chapter 10-COH geometric design guidelines, 10-23)

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 41
**Action Date:** 12/03/2020
**Plat Name:** Morton Creek Ranch Sec 24
**Developer:** Woodmere Development Co., LTD.
**Applicant:** R.G. Miller Engineers
**App No/Type:** 2020-2077 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 21.5000 | Total Reserve Acreage: | 8.4710 |
| Number of Lots: | 55 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | Harris County MUD 432 |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77493 | 445P | ETJ |

### *Conditions and Requirements for Approval*

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

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

052. Morton Creek Ranch Sec 26 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)

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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 41
**Action Date:** 12/03/2020
**Plat Name:** Morton Creek Ranch Sec 24
**Developer:** Woodmere Development Co., LTD.
**Applicant:** R.G. Miller Engineers
**App No/Type:** 2020-2077 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approve
Addressing: BELLE TREE looks too similar to already existing BELLE TERRE. Please choose a more unique name to avoid confusion during emergencies
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 Belle Tree Lane and Winchester Ranch Trail (Traffic) (Chapter 10-COH geometric design guidelines, 10-23)

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 42
**Action Date:** 12/03/2020
**Plat Name:** Morton Creek Ranch Sec 26
**Developer:** Woodmere Development Co., LTD.
**Applicant:** R.G. Miller Engineers
**App No/Type:** 2020-2076 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 10.8400 | Total Reserve Acreage: | 1.1150 |
| 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 432 |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77493 | 445P | ETJ |

### *Conditions and Requirements for Approval*

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

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

052. Morton Creek Ranch Sec 24 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)

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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 42
**Action Date:** 12/03/2020
**Plat Name:** Morton Creek Ranch Sec 26
**Developer:** Woodmere Development Co., LTD.
**Applicant:** R.G. Miller Engineers
**App No/Type:** 2020-2076 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Easements outside of plat boundary will need to be recorded prior to plat recordation (COH-Chapter 42-212)
Sec 24 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
UVE should be checked at Winchester Ranch Trail and Peek Ridge Road (Traffic) (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 Winchester Ranch Trail and Belle Tree Lane before the review of construction plan. (Traffic)

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 43
**Action Date:** 12/03/2020
**Plat Name:** Mound Road Office Warehouses
**Developer:** Bibb Industrial Properties, LLC
**Applicant:** Gruller Surveying
**App No/Type:** 2020-2147 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 1.2060 | Total Reserve Acreage: | 1.2060 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Combination | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77433 | 367E | ETJ |

### *Conditions and Requirements for Approval*

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

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

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

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)

### *For Your Information:*

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

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 Raj Panta prior to plat recordation (HC-permit regs, 5.06)
Coordinate with Traffic prior to recordation

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 43
**Action Date:** 12/03/2020
**Plat Name:** Mound Road Office Warehouses
**Developer:** Bibb Industrial Properties, LLC
**Applicant:** Gruller Surveying
**App No/Type:** 2020-2147 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 44
**Action Date:** 12/03/2020
**Plat Name:** Mueschke Road at Dunham Pointe Street Dedication Sec 1
**Developer:** Mason Westgreen, L.P. a Texas limited partnership
**Applicant:** BGE, Inc.
**App No/Type:** 2020-2092 SP

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 2.4940 | 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 | 366C | ETJ |

### *Conditions and Requirements for Approval*

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

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

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

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

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

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments are 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
CenterPoint: Easements and layouts are found to be acceptable.
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

## Meeting CPC 101 Form

## Platting Approval Conditions

| | |
|---|---|
| **Agenda Item:** | 44 |
| **Action Date:** | 12/03/2020 |
| **Plat Name:** | Mueschke Road at Dunham Pointe Street Dedication Sec 1 |
| **Developer:** | Mason Westgreen, L.P. a Texas limited partnership |
| **Applicant:** | BGE, Inc. |
| **App No/Type:** | 2020-2092 SP |

**Staff Recommendation:**
Approve the plat subject to the conditions listed

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 45
**Action Date:** 12/03/2020
**Plat Name:** Newport Sec 6 partial replat no 2
**Developer:** Harris Engineer 1
**Applicant:** Harris Engineer 1
**App No/Type:** 2020-2098 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.7388 | Total Reserve Acreage: | 0.4996 |
| Number of Lots: | 1 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | Newport MUD |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77532 | 379X | ETJ |

### *Conditions and Requirements for Approval*

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)

075. Add Single Family Residential note to the plat. (42-1)

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.

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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 45
**Action Date:** 12/03/2020
**Plat Name:** Newport Sec 6 partial replat no 2
**Developer:** Harris Engineer 1
**Applicant:** Harris Engineer 1
**App No/Type:** 2020-2098 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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

Addressing: Please correct street name HARBOR LIST to HARBOR MIST DRIVE 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)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation (.TLGC-242.001h)

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 46
**Action Date:** 12/03/2020
**Plat Name:** Nottingham Forest Sec 3 partial replat no 2
**Developer:** Daniel Rohling
**Applicant:** Owens Management Systems, LLC
**App No/Type:** 2020-2075 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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.

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)

### *For Your Information:*

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 46
**Action Date:** 12/03/2020
**Plat Name:** Nottingham Forest Sec 3 partial replat no 2
**Developer:** Daniel Rohling
**Applicant:** Owens Management Systems, LLC
**App No/Type:** 2020-2075 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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.
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.
Parks and Recreation: Please provide water letter or demolition permit to show existing units

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 47
**Action Date:** 12/03/2020
**Plat Name:** Oak Estates Partial replat no 2 replat no 1
**Developer:** Carnegie Homes
**Applicant:** Total Surveyors, Inc.
**App No/Type:** 2020-2166 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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.

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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 47
**Action Date:** 12/03/2020
**Plat Name:** Oak Estates Partial replat no 2 replat no 1
**Developer:** Carnegie Homes
**Applicant:** Total Surveyors, Inc.
**App No/Type:** 2020-2166 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

Parks and Recreation: - Change "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

**Traffic only reviews for applicability of sidewalk construction details.**
HPW- TDO- Traffic: 11/23/2020
No comments.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 48
**Action Date:** 12/03/2020
**Plat Name:** Preserve at Newport Sec 1
**Developer:** Friendswood Development
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-1984 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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.

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. Preserve at Newport GP must be approved 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)

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

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

088.2. A reserve tract (oustide 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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 48
**Action Date:** 12/03/2020
**Plat Name:** Preserve at Newport Sec 1
**Developer:** Friendswood Development
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-1984 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 49
**Action Date:** 12/03/2020
**Plat Name:** QuikTrip 7942 Addition
**Developer:** QuikTrip Corporation
**Applicant:** Matkin Hoover Engineering
**App No/Type:** 2020-2093 C2

**Staff Recommendation:**
Defer Chapter 42 planning standards

| | | | |
|---|---|---|---|
| Total Acreage: | 12.2200 | Total Reserve Acreage: | 12.2200 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 21 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77546 | 617E | City |

### *Conditions and Requirements for Approval*

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

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

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

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

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

161.1. Provide for widening of collector street. See Major Thoroughfare and Freeway Plan. (Sec 42-122) (FM 1959)

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

214. Subdivision plat is out of a greater sized tract. Submit a GP for the entire tract. (Sec 42-24)

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

A04. Add the following note to the face of the plat: The land within this subdivision plat is located within a Controlled Compatible Land Use Area established by City of Houston Ordinance No. 2008-1052 and may be subject to regulations restricting the use of the land.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 49
**Action Date:** 12/03/2020
**Plat Name:** QuikTrip 7942 Addition
**Developer:** QuikTrip Corporation
**Applicant:** Matkin Hoover Engineering
**App No/Type:** 2020-2093 C2

**Staff Recommendation:**
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 12/01/2020
plat does not show driveway access regarding proximity to highway service road.

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 - There is a drainage channel called A119-00-00, with a 210' wide HCFCD Fee (Harris County Clerk File No. H448544) that needs to be shown and labeled on the plat, with top of banks (see uploaded PDF).
There may be a need for a wider channel, and also for maintenance access from Dixie Farm Rd.(a portion of the plat is in the floodplain).
HPW-OCE- Drainage and Utility: In the floodplain, need drainage plan.
Detention is required.
Stormwater quality permit is required.

Parks and Recreation: Please add "No land is being established as private park or dedicated to the public for park purposes."

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 50
**Action Date:** 12/03/2020
**Plat Name:** Red Oak Estates
**Developer:** Tejdeep Investments, LLC
**Applicant:** Windrose
**App No/Type:** 2020-1973 C3P

**Staff Recommendation:**
Disapprove

| | | | |
|---|---|---|---|
| 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)

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 50
**Action Date:** 12/03/2020
**Plat Name:** Red Oak Estates
**Developer:** Tejdeep Investments, LLC
**Applicant:** Windrose
**App No/Type:** 2020-1973 C3P

**Staff Recommendation:**
Disapprove

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)_

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 51
**Action Date:** 12/03/2020
**Plat Name:** Retreat on Yale
**Developer:** Momentum Engineering
**Applicant:** MOMENTUM EGINEERING
**App No/Type:** 2020-2088 C2

**Staff Recommendation:**
Defer Chapter 42 planning standards

| | | | |
|---|---|---|---|
| Total Acreage: | 0.9999 | Total Reserve Acreage: | 0.1037 |
| Number of Lots: | 20 | 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 | 452M | City |

### *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)

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

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

079. Add the Dwelling Unit Density Table and plat notes to the plat. (Sec 42-181)

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

224. Maximum length of a shared driveway from the intersection of a public street shall not exceed 200 feet. (Sec 42-145)

This application is a C2R, however, it was submitted as a C2 plat. Add reason for replat on face of the plat.

Add 3' EAE on all boundaries not abutting a public street. (Sec 42-145)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 51
**Action Date:** 12/03/2020
**Plat Name:** Retreat on Yale
**Developer:** Momentum Engineering
**Applicant:** MOMENTUM EGINEERING
**App No/Type:** 2020-2088 C2

**Staff Recommendation:**
Defer Chapter 42 planning standards

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. Driveway at median (COH IDM Chapter 15, sec 15.08-C.3.7)
Driveway located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose.

4. Driveway must remain tangential for a minimum of 20 feet past the property line.

HPW- TDO- Traffic: 11/23/2020
No comments.

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

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.

Parks and Recreation: -Please change "D" to read "Incremental Number of DUs."

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 52
**Action Date:** 12/03/2020
**Plat Name:** Sky View Sec 1
**Developer:** Hannover Estates, Ltd.
**Applicant:** R.G. Miller Engineers
**App No/Type:** 2020-2155 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 12.8600 | Total Reserve Acreage: | 1.4380 |
| Number of Lots: | 92 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 8 | 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 | 77047 | 573J | 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.

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

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

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

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

### *For Your Information:*

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 52
**Action Date:** 12/03/2020
**Plat Name:** Sky View Sec 1
**Developer:** Hannover Estates, Ltd.
**Applicant:** R.G. Miller Engineers
**App No/Type:** 2020-2155 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

HPW-OCE-Traffic: 1. Kirby Dr should be recorded for the undeveloped portion and improved up to the connection at W Orem Dr. As per the latest street view, there is no connection from the development to a developed right of way. Kirby Dr improvements should be up to the existing concrete and obtain easement approvals.

2. Block 3 lot 4 does not have access. From the plat, Tierra Calle Ln has to be constructed to provide access for lot 4.

3. Block 2 lots 1, 24, 25, 49 and 50 will have to provide driveway access from Geronimo Arrow Ln. such that driveways comply with IDM Chapter 15, Table 15.08.02 of the Infrastructure Design Manual. Minimum distance between the driveway and the property line near the street intersection is 20 ft.

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

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

The form can be found at Chapter 15 of the Design Manual: https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards
(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))
Email subject should read: Access Management Form Request/ Project Number/ Address
Provide completely filled Access Management Form and provide a dimension site plan to PWEACCESSFORM@HOUSTONTX.GOV

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.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: 11/23/2020
No comments.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

CenterPoint: Missing outside easement recording info.
This plat is in close proximity to a CenterPoint Energy Transmission Corridor. Please review the attached letter for further instructions. Your contact is: Travis Drabek at travis.drabek@centerpointenergy.com.

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 52
**Action Date:** 12/03/2020
**Plat Name:** Sky View Sec 1
**Developer:** Hannover Estates, Ltd.
**Applicant:** R.G. Miller Engineers
**App No/Type:** 2020-2155 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 53
**Action Date:** 12/03/2020
**Plat Name:** Stone Creek Ranch Sec 7
**Developer:** Becker Road LP, a Texas limited partnership
**Applicant:** BGE, Inc.
**App No/Type:** 2020-2134 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 20.8900 | Total Reserve Acreage: | 1.0000 |
| 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: | Harris County MUD 434 |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77447 | 325S | 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.

052. Mound Road must be recorded prior to or simultaneously with this plat.

053. Street Names Can not be Proper Nouns. Please Revise all street names on final 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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 53
**Action Date:** 12/03/2020
**Plat Name:** Stone Creek Ranch Sec 7
**Developer:** Becker Road LP, a Texas limited partnership
**Applicant:** BGE, Inc.
**App No/Type:** 2020-2134 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 11/23/2020
No comments.
Harris County Flood Control District: Flood Control review - No comments.
Addressing: Streets using proper names need to be derived from a deceased elected official according to city ordinance. Current set of names does not meet criteria.
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)
Increase tangent for lot 41 to minimum of 21 feet or driveway for lot 41 will have frontage off of Will Jonas Drive
Mound Road and Community Reach Blvd will need to be dedicated prior to or simultaneously with this plat (COH-Chapter 42-120)
25' x 25' corner cut for future traffic signal (COH geometric Design guidelines, 10-22)
Proper names cannot be used for street names. Reubmit plat with new street names (Chapter 41)
EB left turn lane will be required on Mound Rd at Community Reach Blvd
UVE should be checked at Community Reach Blvd and Mound Rd (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Archie Lyle Dr and Community Reach 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 & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 54
**Action Date:** 12/03/2020
**Plat Name:** Stone Creek Ranch Sec 12
**Developer:** Becker Road LP, a Texas limited partnership
**Applicant:** BGE, Inc.
**App No/Type:** 2020-2101 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 15.9200 | Total Reserve Acreage: | 1.0000 |
| Number of Lots: | 73 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | Harris County MUD 434 |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77447 | 325T | 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.

052. Section 7 must be recorded prior to or simultaneously with this plat.

053. Streets can not be proper nouns. Change street name(s) on final plat.

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

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 54
**Action Date:** 12/03/2020
**Plat Name:** Stone Creek Ranch Sec 12
**Developer:** Becker Road LP, a Texas limited partnership
**Applicant:** BGE, Inc.
**App No/Type:** 2020-2101 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Sec 7 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
Proper names cannot be used for street names. Reubmit plat with new street names. (Chapter 41)
UVE should be checked at Alana Marie Dr and Community Reach 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 & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 55
**Action Date:** 12/03/2020
**Plat Name:** Suburbia Addition partial replat no 2 and extension
**Developer:** WGA
**Applicant:** Windrose
**App No/Type:** 2020-2117 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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*

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)

190. Appendix F:Certification for Planning Commission 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)

### *For Your Information:*

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 55
**Action Date:** 12/03/2020
**Plat Name:** Suburbia Addition partial replat no 2 and extension
**Developer:** WGA
**Applicant:** Windrose
**App No/Type:** 2020-2117 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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. Driveway at median (COH IDM Chapter 15, sec 15.08-C.3.7)
Driveway located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose.

HPW- TDO- Traffic: 11/23/2020
No comments.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required

HPW-HW- IDS: For the creation of a restrictive 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.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 56
**Action Date:** 12/03/2020
**Plat Name:** Tavola Sec 37
**Developer:** Friendswood Development Company
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-2113 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 20.4130 | Total Reserve Acreage: | 2.2560 |
| Number of Lots: | 71 | 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 6 |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Montgomery | 77357 | 257F | ETJ |

### *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.

052. Via Principale Parkway must be recorded prior to or simultaneously with this plat.

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

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

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

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

### *For Your Information:*

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 56
**Action Date:** 12/03/2020
**Plat Name:** Tavola Sec 37
**Developer:** Friendswood Development Company
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-2113 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 57
**Action Date:** 12/03/2020
**Plat Name:** Tavola Sec 41
**Developer:** Friendswood Development Company
**Applicant:** BGE, Inc. - Land Planning
**App No/Type:** 2020-2083 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 20.7500 | Total Reserve Acreage: | 1.8795 |
| Number of Lots: | 89 | 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 6 |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Montgomery | 77357 | 257K | 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. Sections 37 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)

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

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments 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: A road may exist along South boundary of Plat, being CONNOR REINHARDT ROAD. Please display CONNOR REINHARDT ROAD on Plat.
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 57
**Action Date:** 12/03/2020
**Plat Name:** Tavola Sec 41
**Developer:** Friendswood Development Company
**Applicant:** BGE, Inc. - Land Planning
**App No/Type:** 2020-2083 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 58
**Action Date:** 12/03/2020
**Plat Name:** Tavola Sec 42
**Developer:** Friendswood Development Company
**Applicant:** BGE, Inc. - Land Planning
**App No/Type:** 2020-2084 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 17.4200 | Total Reserve Acreage: | 1.0826 |
| Number of Lots: | 65 | 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 6 |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Montgomery | 77357 | 257K | ETJ |

### *Conditions and Requirements for Approval*

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

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

052. Section 37 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)

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

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments are 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: 11/23/2020
Driveway must remain tangential for a minimum of 20 feet past the property line. see Infrastructure Design Manual Chp 15-40.
Shared driveway distance with Yale Street L1/L3 must be a min. of 20feet.

Addressing: A road may exist along South boundary of Plat, being CONNOR REINHARDT ROAD. Please display CONNOR REINHARDT ROAD on Plat.
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 58
**Action Date:** 12/03/2020
**Plat Name:** Tavola Sec 42
**Developer:** Friendswood Development Company
**Applicant:** BGE, Inc. - Land Planning
**App No/Type:** 2020-2084 C3P

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 59
**Action Date:** 12/03/2020
**Plat Name:** Tiffin Landing
**Developer:** SK Renovations, LLC
**Applicant:** Total Surveyors, Inc.
**App No/Type:** 2020-2174 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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 |

### *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)

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

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

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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 59
**Action Date:** 12/03/2020
**Plat Name:** Tiffin Landing
**Developer:** SK Renovations, LLC
**Applicant:** Total Surveyors, Inc.
**App No/Type:** 2020-2174 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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

**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: 11/23/2020
No comments.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
Our records indicate that there is an active public sanitary sewer line 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.

Harris County Flood Control District: Flood Control review - No comments.
Addressing: Please change street name of HIRSCH ROAD to ALTOONA 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.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 60
**Action Date:** 12/03/2020
**Plat Name:** Treaschwig Idea School
**Developer:** IDEA Public Schools
**Applicant:** Pape-Dawson Engineers
**App No/Type:** 2020-2156 C2

**Staff Recommendation:**
Defer Chapter 42 planning standards

| | | | |
|---|---|---|---|
| Total Acreage: | 14.4360 | Total Reserve Acreage: | 14.4360 |
| 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 | 77073 | 333K | ETJ |

### *Conditions and Requirements for Approval*

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

055. Subdivision name shall not be a duplicate. Revise subdivision name.

056. Sections of a subdivision shall be identified numerically and sequentially.

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)

146.1. Provide for dedication of cutback(s) 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.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 60
**Action Date:** 12/03/2020
**Plat Name:** Treaschwig Idea School
**Developer:** IDEA Public Schools
**Applicant:** Pape-Dawson Engineers
**App No/Type:** 2020-2156 C2

**Staff Recommendation:**
Defer Chapter 42 planning standards

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 Engineer: - This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
- Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
- limited scope TIA required to determine driveway location, left turn lane requirements and school zone limits before review of site development plan (HC-permit regs, 12.02)
- UVE should be checked for making right on red by northbound traffic on Aldine Westfield Rd onto eastbound Treaschwig Rd (chapter 10-COH geometric design guidelines, 10-23)
- Traffic Signal Warrant Analysis will be required if a new driveway is proposed at Treaschwig Rd and N Werrington Way
Plans and plat will need to be reviewed and approved by CIP Senior project manager, Wael Tabara prior to recordation

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

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 61
**Action Date:** 12/03/2020
**Plat Name:** West Shorewood at Woodlake Estates
**Developer:** TREVINO ENGINEERING
**Applicant:** Survey Solutions of Texas
**App No/Type:** 2020-2068 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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*

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)

134.6. The then-current fee in lieu of dedication shall be applied to this number (4 units) of dwelling units.

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

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 61
**Action Date:** 12/03/2020
**Plat Name:** West Shorewood at Woodlake Estates
**Developer:** TREVINO ENGINEERING
**Applicant:** Survey Solutions of Texas
**App No/Type:** 2020-2068 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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.

Parks and Recreation: -Incorrect Park Sector in General Notes #8
-Please provide proof of existing dwelling unit with either a demo permit, water letter or survey displaying residence any of which must be within the last 12 months
-#5 in Park Notes should match C in Parks Table
-All numbers need to be corrected except number of proposed
-Please change 'C' in Parks Table to read "Incremental Number of DUs"

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 62
**Action Date:** 12/03/2020
**Plat Name:** Winward Sec 4
**Developer:** Friendswood Development Company
**Applicant:** Manhard Consulting
**App No/Type:** 2020-2176 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 12.6750 | Total Reserve Acreage: | 1.5355 |
| Number of Lots: | 43 | 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 | 77493 | 404K | 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 of 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.

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)

Avex Tract Sec 2 and Winward Sec 3 must be?recorded prior to or simultaneously with this plat.

Submit a revised GP with the next section submittal.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 62
**Action Date:** 12/03/2020
**Plat Name:** Winward Sec 4
**Developer:** Friendswood Development Company
**Applicant:** Manhard Consulting
**App No/Type:** 2020-2176 C3F

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 63
**Action Date:** 12/03/2020
**Plat Name:** Woodlands Metro Center Sec 82
**Developer:** Woodlands Land Development Company, LP
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2160 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 6.7700 | Total Reserve Acreage: | 6.7700 |
| 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: | The Woodlands Metro Center MUD |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Montgomery | 77380 | 252J | ETJ |

### *Conditions and Requirements for Approval*

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

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

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

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)

### *For Your Information:*

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 63
**Action Date:** 12/03/2020
**Plat Name:** Woodlands Metro Center Sec 82
**Developer:** Woodlands Land Development Company, LP
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2160 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 64
**Action Date:** 12/03/2020
**Plat Name:** Woodlands Metro Center Sec 86
**Developer:** Woodlands Land Development Company, LP
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2173 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 2.8400 | Total Reserve Acreage: | 2.8400 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Montgomery | 77380 | 251M | ETJ |

### *Conditions and Requirements for Approval*

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

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

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

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)

### *For Your Information:*

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 64
**Action Date:** 12/03/2020
**Plat Name:** Woodlands Metro Center Sec 86
**Developer:** Woodlands Land Development Company, LP
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2173 C2

**Staff Recommendation:**
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approve
CenterPoint: CenterPoint requires a 14' UE in front/rear of lots.
Define all abbreviations in legend: missing "MEW", "BM"
Title report references easements that are not shown on the plat: 9525332
CNP records indicate a 10'UE adjacent to ROW's that is possibly dedicated by covenants that does not appear on your plat or in your title report.

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 65
**Action Date:** 12/03/2020
**Plat Name:** Aguinaga Estates
**Developer:** Aguinaga LLC
**Applicant:** RP & Associates
**App No/Type:** 2020-2115 C2R

**Staff Recommendation:**
Disapprove

| | | | |
|---|---|---|---|
| Total Acreage: | 0.6592 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 1 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Open Ditch | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77039 | 414F | ETJ |

### *Conditions and Requirements for Approval*

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

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

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

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

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.

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.

206. Staff recommendation is disapproval for the following reasons.

1.) Provide Adequate Wastewater Note.
2.) Provide Parks Table
3.) Provide all dimensions for subject site.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 65
**Action Date:** 12/03/2020
**Plat Name:** Aguinaga Estates
**Developer:** Aguinaga LLC
**Applicant:** RP & Associates
**App No/Type:** 2020-2115 C2R

**Staff Recommendation:**
Disapprove

HPW- TDO- Traffic: 11/23/2020
No comments.
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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 66
**Action Date:** 12/03/2020
**Plat Name:** Akpudo Humble Office Complex North
**Developer:** Hakpudo Real Estate Holdings, LLC
**Applicant:** Boundary One, LLC
**App No/Type:** 2020-1954 C2R

**Staff Recommendation:**
Defer Additional information reqd

| | | | |
|---|---|---|---|
| Total Acreage: | 0.6870 | Total Reserve Acreage: | 0.6870 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 20 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Combination | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77338 | 335T | City |

### *Conditions and Requirements for Approval*

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

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

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

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

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

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.

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

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

1.) Provide Record information for Property along subject site's eastern boundary.
2.) Provide record information and documents for Hightower Rd, Humble-Westfield Rd. and southern alleyway.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 66
**Action Date:** 12/03/2020
**Plat Name:** Akpudo Humble Office Complex North
**Developer:** Hakpudo Real Estate Holdings, LLC
**Applicant:** Boundary One, LLC
**App No/Type:** 2020-1954 C2R

**Staff Recommendation:**
Defer Additional information reqd

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. TxDOT approval (Business FM 1960)
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.

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

5. Alley Access for Commercial property (COH IDM Chapter 10, Section 10.3.03.G):
A commercial property shall only connect to a Public Use Alley. Please comply with the IDM requirements for alley access.

HPW- TDO- Traffic: 11/30/2020
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.

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 66
**Action Date:** 12/03/2020
**Plat Name:** Akpudo Humble Office Complex North
**Developer:** Hakpudo Real Estate Holdings, LLC
**Applicant:** Boundary One, LLC
**App No/Type:** 2020-1954 C2R

**Staff Recommendation:**
Defer Additional information reqd

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 67
**Action Date:** 12/03/2020
**Plat Name:** Almeda Reh
**Developer:** Almeda Reh, LLC
**Applicant:** Texas Engineering And Mapping Company
**App No/Type:** 2020-2104 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 4.3217 | Total Reserve Acreage: | 4.3217 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 7 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77075 | 576N | 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.

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.

134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7.

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 Parks Sector Number.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 67
**Action Date:** 12/03/2020
**Plat Name:** Almeda Reh
**Developer:** Almeda Reh, LLC
**Applicant:** Texas Engineering And Mapping Company
**App No/Type:** 2020-2104 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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. Driveway at median (COH IDM Chapter 15, sec 15.08-C.3.7)
Driveway located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose.

HPW- TDO- Traffic: 11/23/2020
No comments.
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.
Parks and Recreation: -Incorrect Park Sector number.
-Please add "No land is being established as private park or dedicated to the public for park purposes." to 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.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 68
**Action Date:** 12/03/2020
**Plat Name:** Bauer Schiel Retail
**Developer:** MPK Hospitality, Inc.
**Applicant:** tejas surveying, inc
**App No/Type:** 2020-2086 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 10.0000 | Total Reserve Acreage: | 9.2620 |
| 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: | Open Ditch | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77447 | 325F | 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)

1.) Correct County Clerk name to Teneshia Hudspeth.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 68
**Action Date:** 12/03/2020
**Plat Name:** Bauer Schiel Retail
**Developer:** MPK Hospitality, Inc.
**Applicant:** tejas surveying, inc
**App No/Type:** 2020-2086 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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)
Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, improvement of realigned Bauer Road, intersection geometries with Schiel Road, sight distance analysis at proposed driveway locations and left turn lane requirements. (HC-permit regs, 12.02)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf ) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf ). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 69
**Action Date:** 12/03/2020
**Plat Name:** Blueberry Heights
**Developer:** Quest Trust Co.
**Applicant:** Pioneer Engineering, LLC
**App No/Type:** 2020-2144 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.1658 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 2 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 1 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Open Ditch | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77018 | 452M | 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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 69
**Action Date:** 12/03/2020
**Plat Name:** Blueberry Heights
**Developer:** Quest Trust Co.
**Applicant:** Pioneer Engineering, LLC
**App No/Type:** 2020-2144 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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: 11/23/2020
No comments.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

CenterPoint: CenterPoint requires a 14' UE in front/rear of lots.
Define all abbreviations in legend: missing P.L. (garage)

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 70
**Action Date:** 12/03/2020
**Plat Name:** Brinkman Street Estates
**Developer:** New Oak Homes
**Applicant:** Field Data Srvice, Inc
**App No/Type:** 2020-2107 C2R

**Staff Recommendation:**
Defer Applicant request

| | | | |
|---|---|---|---|
| Total Acreage: | 0.1465 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 4 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 1 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77018 | 452L | 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.

1) revise clerk to Teneshia Hudspeth

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 70
**Action Date:** 12/03/2020
**Plat Name:** Brinkman Street Estates
**Developer:** New Oak Homes
**Applicant:** Field Data Srvice, Inc
**App No/Type:** 2020-2107 C2R

**Staff Recommendation:**
Defer Applicant request

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)
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: 11/23/2020
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 maybe required subject to impervious cover more than 65%.

HPW-HW- IDS: For the creation of a 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.
Addressing: Plat drawing and registry drawing do not match. Please resubmit with matching drawings to customers specifications so this can be accurately 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 71
**Action Date:** 12/03/2020
**Plat Name:** Bryan Heights Villas
**Developer:** GEA Investors, LLC
**Applicant:** Total Surveyors, Inc.
**App No/Type:** 2020-2152 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.4591 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 8 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 11 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77020 | 494F | City |

### *Conditions and Requirements for Approval*

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

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 71
**Action Date:** 12/03/2020
**Plat Name:** Bryan Heights Villas
**Developer:** GEA Investors, LLC
**Applicant:** Total Surveyors, Inc.
**App No/Type:** 2020-2152 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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. Offset Distance Storm Inlet.
The proposed driveway radius must be offset at least 2 ft from the existing storm inlet.

HPW- TDO- Traffic: 11/23/2020
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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 72
**Action Date:** 12/03/2020
**Plat Name:** Calvin Estates
**Developer:** CTA Texas Investments, LLC
**Applicant:** Owens Management Systems, LLC
**App No/Type:** 2020-2194 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.1860 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 2 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 1 | Street Type (Category): | Combination |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Open Ditch | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77088 | 412X | City |

### *Conditions and Requirements for Approval*

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

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

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 72
**Action Date:** 12/03/2020
**Plat Name:** Calvin Estates
**Developer:** CTA Texas Investments, LLC
**Applicant:** Owens Management Systems, LLC
**App No/Type:** 2020-2194 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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: 11/20/2020
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%.

Parks and Recreation: -Remove first row in Parks Table

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 73
**Action Date:** 12/03/2020
**Plat Name:** Canal Court
**Developer:** Shiplap Investments
**Applicant:** Owens Management Systems, LLC
**App No/Type:** 2020-2198 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.3441 | Total Reserve Acreage: | 0.0046 |
| Number of Lots: | 8 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 11 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77011 | 494U | 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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 73
**Action Date:** 12/03/2020
**Plat Name:** Canal Court
**Developer:** Shiplap Investments
**Applicant:** Owens Management Systems, LLC
**App No/Type:** 2020-2198 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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. 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: 11/20/2020

Ensure distance to the Intersection meets the min. distance requirements.
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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 74
**Action Date:** 12/03/2020
**Plat Name:** Cypress Junction LLC Sec 1
**Developer:** Cypress Junction LLC
**Applicant:** Hovis Surveying Company Inc.
**App No/Type:** 2020-2170 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 3.3470 | Total Reserve Acreage: | 3.3470 |
| 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 157 |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77449 | 406P | ETJ |

### *Conditions and Requirements for Approval*

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

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)

Update Clerk to Teneshia Hudspeth.

### *For Your Information:*

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

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)
Documentation of TxDOT driveway approval should be submitted with site plans. (HC permit regs, 5.06)
UVE should be checked for making right on red by northbound traffic on Fry rd onto eastbound FM 529 (chapter 10-COH geometric design guidelines, 10-23)

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 74
**Action Date:** 12/03/2020
**Plat Name:** Cypress Junction LLC Sec 1
**Developer:** Cypress Junction LLC
**Applicant:** Hovis Surveying Company Inc.
**App No/Type:** 2020-2170 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 75
**Action Date:** 12/03/2020
**Plat Name:** Deen Estate Hadley
**Developer:** AFS RITEX
**Applicant:** SEM SERVICES
**App No/Type:** 2020-2130 C2R

**Staff Recommendation:**
Defer Applicant request

| | | | |
|---|---|---|---|
| Total Acreage: | 0.1148 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 3 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 15 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77004 | 493Z | City |

### *Conditions and Requirements for Approval*

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

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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 75
**Action Date:** 12/03/2020
**Plat Name:** Deen Estate Hadley
**Developer:** AFS RITEX
**Applicant:** SEM SERVICES
**App No/Type:** 2020-2130 C2R

**Staff Recommendation:**
Defer Applicant request

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)
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: 11/23/2020
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 maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of 3 lots and 1 block, 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 76
**Action Date:** 12/03/2020
**Plat Name:** Deen Estate Mcilhenny
**Developer:** AFS RITEX
**Applicant:** SEM SERVICES
**App No/Type:** 2020-2129 C2R

**Staff Recommendation:**
Defer Applicant request

| | | | |
|---|---|---|---|
| Total Acreage: | 0.1148 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 3 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 15 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77004 | 493Z | City |

***Conditions and Requirements for Approval***

***For Your Information:***

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 76
**Action Date:** 12/03/2020
**Plat Name:** Deen Estate Mcilhenny
**Developer:** AFS RITEX
**Applicant:** SEM SERVICES
**App No/Type:** 2020-2129 C2R

**Staff Recommendation:**
Defer Applicant request

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 Placement on Corner Lot (Residential)
Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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

HPW- TDO- Traffic: 11/23/2020
Distance from intersection to driveway 1 access might not be enough to be within compliance to the Code of Ordinance.
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of 3 lots (1) block, 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 77
**Action Date:** 12/03/2020
**Plat Name:** El Arca Church on Winfiled
**Developer:** IGLESIA EL ARCA
**Applicant:** Replat Specialists
**App No/Type:** 2020-1953 C2R

**Staff Recommendation:**
Defer Additional information reqd

| | | | |
|---|---|---|---|
| Total Acreage: | 0.1514 | Total Reserve Acreage: | 0.1514 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | Existing Utility District |
| Drainage Type: | Open Ditch | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77039 | 414L | ETJ |

### *Conditions and Requirements for Approval*

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

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.

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

Submit a registry drawing that locates to the subject tract.

### *For Your Information:*

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

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

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Dedicate 15' X 15' corner cut (COH geometric Design guidelines, 10-22)
Check for UVE (Chapter 10-COH geometric design guidelines, 10-23)

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 77
**Action Date:** 12/03/2020
**Plat Name:** El Arca Church on Winfiled
**Developer:** IGLESIA EL ARCA
**Applicant:** Replat Specialists
**App No/Type:** 2020-1953 C2R

**Staff Recommendation:**
Defer Additional information reqd

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 78
**Action Date:** 12/03/2020
**Plat Name:** Evergreen Villas
**Developer:** Alvarado Construction
**Applicant:** PLS CONSTRUCTION LAYOUT, INC
**App No/Type:** 2020-1941 C2R

**Staff Recommendation:**
Defer Applicant request

| | | | |
|---|---|---|---|
| Total Acreage: | 4.8718 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 5 | Number of Multifamily Units: | 0 |
| COH Park Sector: | | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Open Ditch | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Fort Bend | 77545 | 611U | ETJ |

### *Conditions and Requirements for Approval*

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

087. SF residential lots are allowed to take vehicular access to a major thoroughfare only when the lot is greater than one acre in size. Add notes: Lot xx, Block xx, is greater than one acre in size. This lot shall provide a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare. (189)

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

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments 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: A 14' UE needs to be dedicated along the front or the back. If wet & dry UE needs to be 16'.
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.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 79
**Action Date:** 12/03/2020
**Plat Name:** Frontier Villas
**Developer:** LUMINOUS HOMES
**Applicant:** RSG Engineering
**App No/Type:** 2020-2142 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.8053 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 2 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 10 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Open Ditch | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77041 | 450G | City |

### *Conditions and Requirements for Approval*

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

134.10. Add to general notes on face of plat: This property(s) is located in Park Sector number 10.

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)

### *For Your Information:*

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 79
**Action Date:** 12/03/2020
**Plat Name:** Frontier Villas
**Developer:** LUMINOUS HOMES
**Applicant:** RSG Engineering
**App No/Type:** 2020-2142 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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: 11/23/2020
No comments.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: -Please change "D" to read "Incremental Number of DUs"
-Incorrect Park Sector shown of face of plat
-If claiming existing dwelling unit, existing survey must show the existing home
-Numbers may be subject to change in Parks Notes and Table depending existing survey

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 80
**Action Date:** 12/03/2020
**Plat Name:** Harmony Tract
**Developer:** Harmony Public Schools
**Applicant:** CobbFendley
**App No/Type:** 2020-1993 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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.

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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 80
**Action Date:** 12/03/2020
**Plat Name:** Harmony Tract
**Developer:** Harmony Public Schools
**Applicant:** CobbFendley
**App No/Type:** 2020-1993 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 81
**Action Date:** 12/03/2020
**Plat Name:** Haven Memorial Southeast
**Developer:** The Jean McKinley Company, Inc.
**Applicant:** Jean McKinley Company
**App No/Type:** 2020-2094 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 3.0089 | Total Reserve Acreage: | 3.0089 |
| 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: | Open Ditch | Utility District: | Harris County MUD 460 |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77048 | 574V | City |

### *Conditions and Requirements for Approval*

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

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

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 81
**Action Date:** 12/03/2020
**Plat Name:** Haven Memorial Southeast
**Developer:** The Jean McKinley Company, Inc.
**Applicant:** Jean McKinley Company
**App No/Type:** 2020-2094 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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. Substandard Street: (COH IDM Chapter 15, sec 15.08.C.1.g.1)
A driveway shall not connect to a sub-standard street. If the roadway abutting the proposed development is substandard, then the applicant must widen the street pavement to the IDM standards for the entire block in order to proceed with the development.

HPW- TDO- Traffic: 11/23/2020
No comments.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

CenterPoint: CenterPoint requires a 14’ UE in front/rear of lots.
Title report references easements that are not shown on the plat: S755563

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

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Please add "No land is being established as private park or dedicated to the public for park purposes." to 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 82
**Action Date:** 12/03/2020
**Plat Name:** Imperial Heights Park
**Developer:** Benchmark Engineering Corp.
**Applicant:** Benchmark Engineering Corporation
**App No/Type:** 2020-2210 C3R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 2.4983 | Total Reserve Acreage: | 0.1966 |
| Number of Lots: | 47 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 1 | Street Type (Category): | Type 2 PAE |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77018 | 452M | City |

### *Conditions and Requirements for Approval*

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

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

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

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

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments 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
- Add number of dwelling units to park notes 5
HPW-OCE-Traffic: 1. Street pavement width (Thornton Rd)
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.

-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 on one side (applicant is required to get approval from TDO for “No Parking” sign installation).

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,

**Agenda Item:** 82
**Action Date:** 12/03/2020
**Plat Name:** Imperial Heights Park
**Developer:** Benchmark Engineering Corp.
**Applicant:** Benchmark Engineering Corporation
**App No/Type:** 2020-2210 C3R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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/
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: 11/19/2020
No comments.
Addressing: Ch. 41 states that a street type of "Court" must terminate at a street end or Cul-de-Sac. Please change street types to something more appropriate.
ALVIA COURT - Sounds-alike street name. Could be misleading or confusing in emergencies. ALIVIA, ALVA, ALPHA, ALVY. Please change street name to something more unique.
Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of a subdivision with a share driveway, 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.
Stormwater quality permit is required

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 83
**Action Date:** 12/03/2020
**Plat Name:** Mani Investments Seven Mile
**Developer:** Accurate Precision Platting
**Applicant:** John G. Thomas and Associates, Inc. dba Thomas Land Surveying
**App No/Type:** 2020-2181 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 1.2459 | Total Reserve Acreage: | 1.2459 |
| 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 | 77093 | 414S | ETJ |

### *Conditions and Requirements for Approval*

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

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

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

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

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments are 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: 11/20/2020
No comments.
HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.
Addressing: Please correct spelling of street type of SEVEN MILE LAND to SEVEN MILE 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)
UVE needs to be checked at Seven Mile Ln and Lone Oak Rd (Chapter 10-COH geometric design guidelines, 10-23)
Dedicate 15' X 15' corner cut (COH geometric Design guidelines, 10-22)
Coordinate with traffic prior to recordation

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 83

**Action Date:** 12/03/2020

**Plat Name:** Mani Investments Seven Mile

**Developer:** Accurate Precision Platting

**Applicant:** John G. Thomas and Associates, Inc. dba Thomas Land Surveying

**App No/Type:** 2020-2181 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 84
**Action Date:** 12/03/2020
**Plat Name:** Montrose Medical Center
**Developer:** SMK Interests
**Applicant:** Tetra Surveys
**App No/Type:** 2020-2163 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.7174 | Total Reserve Acreage: | 0.6600 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 14 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77098 | 492Z | 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)

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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 84
**Action Date:** 12/03/2020
**Plat Name:** Montrose Medical Center
**Developer:** SMK Interests
**Applicant:** Tetra Surveys
**App No/Type:** 2020-2163 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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: 11/23/2020
No comments.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

CenterPoint: CenterPoint requires a 14' UE in front/rear of lots.
Define all abbreviations in legend: missing ROW

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

Parks and Recreation: Doesn't apply to parks

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 85
**Action Date:** 12/03/2020
**Plat Name:** North Bryan Park
**Developer:** City Choice Homes L.L.C.
**Applicant:** ICMC GROUP INC
**App No/Type:** 2020-2202 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.5692 | Total Reserve Acreage: | 0.0091 |
| Number of Lots: | 15 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 11 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Open Ditch | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77011 | 494P | 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)

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments 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
- Dwelling units in park notes 13 does not match parks table
HPW-OCE-Traffic: 1. 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.

- For roadways with widths in the range of 15-ft to less than 18-ft (North Stiles St & North Bryan St), two street widening options are available:

Option A: Widen the road to 18-ft in front of the property line with “No Parking” signs for the entire block on both sides (applicant is required to get approval from TDO for “No Parking” sign installation).

Option B: Widen the road to 20-ft (only in front of the property).

**Agenda Item:** 85
**Action Date:** 12/03/2020
**Plat Name:** North Bryan Park
**Developer:** City Choice Homes L.L.C.
**Applicant:** ICMC GROUP INC
**App No/Type:** 2020-2202 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

2. Driveway Placement on Corner Lot (Commercial, for 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. Minimum distance is 60 ft.

3. 16' shared driveway should have an 18' driveway approach in the ROW and then taper to a 16' past the property line.

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

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

The form can be found at Chapter 15 of the Design Manual: https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards
(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))
Email subject should read: Access Management Form Request/ Project Number/ Address
Provide completely filled Access Management Form and provide a dimension site plan to PWEACCESSFORM@HOUSTONTX.GOV

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.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.**

6. Distance between driveways
Distance between driveways should be at least 40 ft. (IDM table 15.08.03 pg. 15-43)

HPW- TDO- Traffic: 11/20/2020

There are two access points for the shared driveways, is the distance between the driveways according to City of Houston design standards?
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.
Master W.M.E. is required for each 18' shared driveway.
Make sure that 10' clearance between public utility to the building foundation.

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 85
**Action Date:** 12/03/2020
**Plat Name:** North Bryan Park
**Developer:** City Choice Homes L.L.C.
**Applicant:** ICMC GROUP INC
**App No/Type:** 2020-2202 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 86
**Action Date:** 12/03/2020
**Plat Name:** Oakley Street Landing
**Developer:** Mazzarino Construction
**Applicant:** Total Surveyors, Inc.
**App No/Type:** 2020-2119 C2R

**Staff Recommendation:**
Defer Additional information reqd

| | | | |
|---|---|---|---|
| Total Acreage: | 0.1435 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 2 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 14 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77006 | 493W | City |

### *Conditions and Requirements for Approval*

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

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

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

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 86
**Action Date:** 12/03/2020
**Plat Name:** Oakley Street Landing
**Developer:** Mazzarino Construction
**Applicant:** Total Surveyors, Inc.
**App No/Type:** 2020-2119 C2R

**Staff Recommendation:**
Defer Additional information reqd

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: 11/23/2020
No comments.
CenterPoint: A 14' UE needs to be dedicated along the front or the back. If wet & dry UE needs to be 16'.
The Legend needs to include UE.
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of 2 single family 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 87
**Action Date:** 12/03/2020
**Plat Name:** Old Richmond Road Office Warehouse
**Developer:** NNP Construction, LLC
**Applicant:** Gruller Surveying
**App No/Type:** 2020-2153 C2R

**Staff Recommendation:**
Defer Chapter 42 planning standards

| | | | |
|---|---|---|---|
| Total Acreage: | 2.3227 | Total Reserve Acreage: | 2.3227 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Combination | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris/Fort Bend | 77083 | 528T | 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)

073.1. Add Reason for Replat in title block as indicated on the marked file copy.

197. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Fort Bend County. Contact staff Recordation Section for appropriate statements and requirements.

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

Provide the ROW widths as indicated on the marked file copy.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 87
**Action Date:** 12/03/2020
**Plat Name:** Old Richmond Road Office Warehouse
**Developer:** NNP Construction, LLC
**Applicant:** Gruller Surveying
**App No/Type:** 2020-2153 C2R

**Staff Recommendation:**
Defer Chapter 42 planning standards

Fort Bend Engineer: 1) Update mylar to reflect approved FBC plat format and correct signature blocks for FBC commissioners court
2) Add 25' BL and 10 LE along Belknap
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-HW- IDS: Approve

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

CenterPoint: This plat has an 80' HL&P running east & west through the southern part of the plat. Please review the attached letter for further instructions. Your contact is: Bobby Sloan at bobby.sloan@centerpointenergy.com.

A minimum 10' BL is needed, I see a reference made in the "Notes" under #4 & 6 but, no solid evidence on the plat itself.

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)
Dedicate 25' x 25' corner cut by plat for possible future signal (COH geometric Design guidelines, 10-22
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation (.TLGC-242.001h)
UVE should be checked (Chapter 10-COH geometric design guidelines, 10-23)
Limited scope TIA will be required to determine driveway locations, median opening 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.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 88
**Action Date:** 12/03/2020
**Plat Name:** Oxford Estates
**Developer:** River Bridge Investments, LLC
**Applicant:** Pioneer Engineering, LLC
**App No/Type:** 2020-2135 C2R

**Staff Recommendation:**
Defer Applicant request

| | | | |
|---|---|---|---|
| Total Acreage: | 0.2377 | 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 | 77022 | 453N | 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)

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

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)

Widen the pavement for E 39th Street along the entire block to 20’ and provide certificate of completion at recordation. Refer to the guide for minimum public street roadway width for shared driveway projects. (Sec 42-145)

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments are 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: "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."

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"

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 88
**Action Date:** 12/03/2020
**Plat Name:** Oxford Estates
**Developer:** River Bridge Investments, LLC
**Applicant:** Pioneer Engineering, LLC
**App No/Type:** 2020-2135 C2R

**Staff Recommendation:**
Defer Applicant request

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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

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. 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.

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

Option A: Widen the road to 18-ft in front of the property line with “No Parking” signs for the entire block (applicant is required to get approval from TDO for “No Parking” sign installation).

Option B: Widen the road to 20-ft (only in front of the property).

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

HPW- TDO- Traffic: 11/23/2020
No comments.

CenterPoint: CenterPoint requires a 14’ UE in front/rear of lots.
CenterPoint requires a 10’ BL adjacent to ROW w/OVH facilities
HPW-HW- IDS: For the creation of a subdivision with a share driveway, 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 89
**Action Date:** 12/03/2020
**Plat Name:** Pavel Heights
**Developer:** INDIVIDUAL
**Applicant:** SEM SERVICES
**App No/Type:** 2020-2127 C2R

**Staff Recommendation:**
Defer Chapter 42 planning standards

| | | | |
|---|---|---|---|
| Total Acreage: | 0.1148 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 2 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 8 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Open Ditch | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77047 | 572Y | 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.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday. A current CPL or title report is required for this application. A CPL was submitted for a different property.

Revise 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.

Revise the visibility triangle note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

Address Parks' comment. The number of dwelling units in park notes does not match parks table

### *For Your Information:*

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 89
**Action Date:** 12/03/2020
**Plat Name:** Pavel Heights
**Developer:** INDIVIDUAL
**Applicant:** SEM SERVICES
**App No/Type:** 2020-2127 C2R

**Staff Recommendation:**
Defer Chapter 42 planning standards

Parks and Recreation: - Number of dwelling units in park notes does not match 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

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

2. 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 if connecting to the alley.

3. Driveway Placement on Corner Lot (Residential)
Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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: 11/23/2020
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 maybe required subject to impervious cover more than 65%.

HPW-HW- IDS: For the creation of a subdivision of 2 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.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 90
**Action Date:** 12/03/2020
**Plat Name:** Phillips Estates
**Developer:** TREVINO ENGINEERING
**Applicant:** Survey Solutions of Texas
**App No/Type:** 2020-2157 C2R

**Staff Recommendation:**
Defer Chapter 42 planning standards

| | | | |
|---|---|---|---|
| Total Acreage: | 0.2750 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 3 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 1 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Open Ditch | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77088 | 412S | 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 42-48)

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

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

079. Revise Lot Size and Coverage Table, Dwelling Unit Density Table as indicated on the marked file copy. (Sec 42-183)

126. Add Single Family Residential plat notes 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)

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

189. Appendix E:Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

Update the Park and Open Space table as indicated on the marked file copy.

Address OCE-Traffic's comment about property access.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 90
**Action Date:** 12/03/2020
**Plat Name:** Phillips Estates
**Developer:** TREVINO ENGINEERING
**Applicant:** Survey Solutions of Texas
**App No/Type:** 2020-2157 C2R

**Staff Recommendation:**
Defer Chapter 42 planning standards

Parks and Recreation: - Incorrect park sector in park notes
- Add "I hereby certify the information provided is true" to parks table
- Change "net" to "incremental" in parks table

HPW-OCE-Traffic: 1. Property Access
Driveways for lot 3 and lot 2 cannot connect to W Montgomery Rd & Phillips St as the latest street view shows a lot of conflict. Please provide more information on the access points for all of the lots.

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

4. 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: 11/23/2020

Please provide distance from the intersection of W. Montgomery and Phillip St and driveway to Lot 3.
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.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 91
**Action Date:** 12/03/2020
**Plat Name:** Plaza at Fallbrook
**Developer:** LANDMARK INDUSTRIES ENERGY, LLC
**Applicant:** Century Engineering, Inc
**App No/Type:** 2020-2108 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 3.3084 | Total Reserve Acreage: | 3.3084 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 1 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77037 | 372Z | City |

### *Conditions and Requirements for Approval*

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

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

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

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

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 91
**Action Date:** 12/03/2020
**Plat Name:** Plaza at Fallbrook
**Developer:** LANDMARK INDUSTRIES ENERGY, LLC
**Applicant:** Century Engineering, Inc
**App No/Type:** 2020-2108 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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. Driveway at median (COH IDM Chapter 15, sec 15.08-C.3.7)
Driveway located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose.

4. Driveway Placement on Corner Lot (Commercial)(Fallbrook Dr)
Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement.

5. TxDOT approval required (for the I-45 frontage road)
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: 11/23/2020
No comments.

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

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

HPW-HW- IDS: For the creation of a commercial 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.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 92
**Action Date:** 12/03/2020
**Plat Name:** Queensdrive Estates
**Developer:** Queensdrive Inc
**Applicant:** RP & Associates
**App No/Type:** 2020-2159 C2R

**Staff Recommendation:**
Defer Chapter 42 planning standards

| | | | |
|---|---|---|---|
| Total Acreage: | 0.2296 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 4 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 17 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77020 | 494F | 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)

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid. (Sec 42-41)

189. Appendix E:Certificate for Engineer or Surveyor 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)

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

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 92
**Action Date:** 12/03/2020
**Plat Name:** Queensdrive Estates
**Developer:** Queensdrive Inc
**Applicant:** RP & Associates
**App No/Type:** 2020-2159 C2R

**Staff Recommendation:**
Defer Chapter 42 planning standards

Parks and Recreation: - Add "I hereby certify the information provided is true" to parks table
- Please provide proof of existing dwelling unit via water letter, demo permit, etc.

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: 11/23/2020
No comments.

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

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

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 93
**Action Date:** 12/03/2020
**Plat Name:** Rapid Carmen
**Developer:** JMJ Design and Construction
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
**App No/Type:** 2020-2125 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.3170 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 4 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 7 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77033 | 573D | City |

### *Conditions and Requirements for Approval*

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

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

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

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

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 93
**Action Date:** 12/03/2020
**Plat Name:** Rapid Carmen
**Developer:** JMJ Design and Construction
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
**App No/Type:** 2020-2125 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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)
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: 11/23/2020
No comments.

CenterPoint: A 14' UE needs to be dedicated along the front or the back. If wet & dry UE needs to be 16'.

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

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.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 94
**Action Date:** 12/03/2020
**Plat Name:** Renaissance Green Business Park GP
**Developer:** The Zieben Group
**Applicant:** Windrose
**App No/Type:** 2020-2073 GP

**Staff Recommendation:**
Defer Chapter 42 planning standards

| | | | |
|---|---|---|---|
| Total Acreage: | 125.5190 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 20 | Street Type (Category): | Combination |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Combination | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77060 | 372R | City |

### *Conditions and Requirements for Approval*

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

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

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

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

060.1. Owner(s) must be identified on face of the general plan. Submit an authorization from owner(s) to proceed with general plan.

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 94
**Action Date:** 12/03/2020
**Plat Name:** Renaissance Green Business Park GP
**Developer:** The Zieben Group
**Applicant:** Windrose
**App No/Type:** 2020-2073 GP

**Staff Recommendation:**
Defer Chapter 42 planning 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. 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 (I-45 & Beltway 8 Service Road)
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.

5. Please clarify whether Benmar Dr (between unrestricted reserve 'C' & 'D') will be public or private.
Roadways should comply with the IDM standards in Ch. 10 for dimensions and placement.

HPW- TDO- Traffic: 11/23/2020
No comments.

Addressing: According to city ordinance, streets must have a name change where segments divert approximately 90 degrees. Please add an additional street name for the vertical (N/S) segment of BENMAR DR

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

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

Parks and Recreation: Need the following notes:
1) This General Plan and any current and future sections are subject to Chapter 42, Article III, Division 7 of the Code of Ordinances.
2) If this General Plan is proposed to have residential lots or multi-family units...
3) Park Sector number

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 95
**Action Date:** 12/03/2020
**Plat Name:** Renowned Estates at Chapman
**Developer:** New Era Development
**Applicant:** New Era Development
**App No/Type:** 2020-2151 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.1377 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 3 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 17 | Street Type (Category): | Combination |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Open Ditch | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77020 | 494F | 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)

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid. (Sec 42-41)

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

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

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

Revise 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.

### *For Your Information:*

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 95
**Action Date:** 12/03/2020
**Plat Name:** Renowned Estates at Chapman
**Developer:** New Era Development
**Applicant:** New Era Development
**App No/Type:** 2020-2151 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

Parks and Recreation: - Dwelling units in park notes does not match 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

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

2. Driveway Placement on Corner Lot (Residential)
Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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

4. Offset Distance Storm Inlet.
The proposed driveway radius must be offset at least 2 ft from the existing storm inlet.

HPW- TDO- Traffic: 11/23/2020
Make sure that distance from Lot 3 driveway to Stop control at the intersection of Sumpter St and Capron St is in compliance with the City of Houston 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.

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 96
**Action Date:** 12/03/2020
**Plat Name:** Reserve at Parc Binz replat no 1
**Developer:** Balcor, LLC
**Applicant:** Windrose
**App No/Type:** 2020-2211 C2R

**Staff Recommendation:**
Defer Additional information reqd

| | | | |
|---|---|---|---|
| Total Acreage: | 0.4302 | Total Reserve Acreage: | 0.4302 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 13 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Combination | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77004 | 533B | City |

### *Conditions and Requirements for Approval*

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

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

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.

189. Appendix E:Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

Coordinate proposed -off area with the City Engineer as indicated on the marked file copy.

Add TOD note on face of the plat: "_____ is/are (a) designated Secondary TOD Street(s) established by Ordinance No. 2020 - 684. A 10'/ 25' 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."

### *For Your Information:*

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 96
**Action Date:** 12/03/2020
**Plat Name:** Reserve at Parc Binz replat no 1
**Developer:** Balcor, LLC
**Applicant:** Windrose
**App No/Type:** 2020-2211 C2R

**Staff Recommendation:**
Defer Additional information reqd

HPW-OCE-Traffic: 1. On-street parking/-off (on Binz St)
Parking/ off in the ROW requires approval from the Traffic Management Branch. Please contact Ms. Paula Hunter (Paula.Hunter2@houstontx.gov). Please provide dimensions and comply with IDM Ch. 10.3.03.I. Please call out the distance between the back of curb to property line and contact Tx ADA for any ramps for the off.

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/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-394-6600

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

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

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

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

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

Parks and Recreation: -Please add "No land is being established as private park or dedicated to the public for park purposes." to the notes.

HPW- TDO- Traffic: The proposed cut-back on Binz Street sidewalk has to be according to City of Houston standard and must be approved by the City Traffic Engineer.

Is there a driveway along Chenevert St?

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 96
**Action Date:** 12/03/2020
**Plat Name:** Reserve at Parc Binz replat no 1
**Developer:** Balcor, LLC
**Applicant:** Windrose
**App No/Type:** 2020-2211 C2R

**Staff Recommendation:**
Defer Additional information reqd

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 97
**Action Date:** 12/03/2020
**Plat Name:** Russell Estates as Nichols
**Developer:** New Era Development
**Applicant:** New Era Development
**App No/Type:** 2020-2143 C2R

**Staff Recommendation:**
Defer Chapter 42 planning standards

| | | | |
|---|---|---|---|
| Total Acreage: | 0.2364 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 3 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 17 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Open Ditch | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77020 | 494B | 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)

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

079. Revise the Lot Size and Coverage Table, Dwelling Unit Density Table as indicated on the marked file copy. (Sec 42-181)

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

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

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

Legal description in CPL is incomplete. Provide d CPL with full replat legal description.

Revise CenterPoint note as indicated on the marked file copy.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 97
**Action Date:** 12/03/2020
**Plat Name:** Russell Estates as Nichols
**Developer:** New Era Development
**Applicant:** New Era Development
**App No/Type:** 2020-2143 C2R

**Staff Recommendation:**
Defer Chapter 42 planning standards

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)
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.

4. Offset Distance Storm Inlet.
The proposed driveway radius must be offset at least 2 ft from the existing storm inlet.

HPW- TDO- Traffic: 11/23/2020
Confirm that lot 2 is taking access from Dan Street instead of Nichols St due to proximity from the driveway to intersection Stop control.

CenterPoint: A 14' UE needs to be dedicated along the front or the back. If wet & dry UE needs to be 16'.
The Legend needs to include UE
The GHBA language needs to be added.

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%.

Parks and Recreation: Dwelling units in park notes does not match parks table

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 98
**Action Date:** 12/03/2020
**Plat Name:** Sampson Square
**Developer:** Everett G. Puckett
**Applicant:** Pioneer Engineering, LLC
**App No/Type:** 2020-2137 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.1147 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 3 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 15 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77004 | 493Z | City |

### *Conditions and Requirements for Approval*

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

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

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

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

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

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 98
**Action Date:** 12/03/2020
**Plat Name:** Sampson Square
**Developer:** Everett G. Puckett
**Applicant:** Pioneer Engineering, LLC
**App No/Type:** 2020-2137 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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)
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: 11/23/2020
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 maybe required subject to impervious cover more than 65%.

HPW-HW- IDS: For the creation of (3)and 1 block, 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 99
**Action Date:** 12/03/2020
**Plat Name:** Shelby Woodward
**Developer:** Lazer Development
**Applicant:** Owens Management Systems, LLC
**App No/Type:** 2020-2196 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.5740 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 10 | 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 | 533X | City |

### *Conditions and Requirements for Approval*

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

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

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

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

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

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 99
**Action Date:** 12/03/2020
**Plat Name:** Shelby Woodward
**Developer:** Lazer Development
**Applicant:** Owens Management Systems, LLC
**App No/Type:** 2020-2196 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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. 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. 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: 11/20/2020
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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 100
**Action Date:** 12/03/2020
**Plat Name:** Shirley Crossing
**Developer:** Stupa International
**Applicant:** PLS CONSTRUCTION LAYOUT, INC
**App No/Type:** 2020-2003 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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)

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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 100
**Action Date:** 12/03/2020
**Plat Name:** Shirley Crossing
**Developer:** Stupa International
**Applicant:** PLS CONSTRUCTION LAYOUT, INC
**App No/Type:** 2020-2003 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 101
**Action Date:** 12/03/2020
**Plat Name:** Snap Homes
**Developer:** J&D BUILDERS LIMITED LIABILITY COMPANY
**Applicant:** SEM SERVICES
**App No/Type:** 2020-2126 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.3329 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 3 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 4 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Open Ditch | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77028 | 455P | 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)

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

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

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

31.1. 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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 101
**Action Date:** 12/03/2020
**Plat Name:** Snap Homes
**Developer:** J&D BUILDERS LIMITED LIABILITY COMPANY
**Applicant:** SEM SERVICES
**App No/Type:** 2020-2126 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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: 11/23/2020
No comments.
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

HPW-HW- IDS: For the creation of 3 lots and 1 block, 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 102
**Action Date:** 12/03/2020
**Plat Name:** Stabler Estates
**Developer:** TREVINO ENGINEERING
**Applicant:** Survey Solutions of Texas
**App No/Type:** 2020-2167 C2R

**Staff Recommendation:**
Disapprove

| | | | |
|---|---|---|---|
| Total Acreage: | 0.7800 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 1 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 2 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Open Ditch | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77076 | 413X | City |

### *Conditions and Requirements for Approval*

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

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

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

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

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

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

206. Staff recommendation is disapproval for the following reason: Application requires a public hearing to address Single family restrictions in deed.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 102
**Action Date:** 12/03/2020
**Plat Name:** Stabler Estates
**Developer:** TREVINO ENGINEERING
**Applicant:** Survey Solutions of Texas
**App No/Type:** 2020-2167 C2R

**Staff Recommendation:**
Disapprove

Parks and Recreation: - Change from "net" to "incremental"
- Incorrect park sector in plat notes
- Add "I hereby certify the information provided is true" 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

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

HPW- TDO- Traffic: 11/23/2020
No comments.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 103
**Action Date:** 12/03/2020
**Plat Name:** Townhomes at Skinner
**Developer:** Action Surveying
**Applicant:** Action Surveying
**App No/Type:** 2020-1801 C3R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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*

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides. (Sec 42-40)

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

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

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

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)

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 103
**Action Date:** 12/03/2020
**Plat Name:** Townhomes at Skinner
**Developer:** Action Surveying
**Applicant:** Action Surveying
**App No/Type:** 2020-1801 C3R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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.

A new preliminary plat application will be required if any major modifications are made to the plat.

### *For Your Information:*

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 103
**Action Date:** 12/03/2020
**Plat Name:** Townhomes at Skinner
**Developer:** Action Surveying
**Applicant:** Action Surveying
**App No/Type:** 2020-1801 C3R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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.

Parks and Recreation: Please check the box in Parks Table "A".
Please change Parks Table "C" to read "Incremental Number of DU".
Addressing: street name "CYNTHIA" is already in use within Harris County. Please choose a more unique name.

Solid Waste: The planting of the cans is not accessible for the truck drivers.

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 103
**Action Date:** 12/03/2020
**Plat Name:** Townhomes at Skinner
**Developer:** Action Surveying
**Applicant:** Action Surveying
**App No/Type:** 2020-1801 C3R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 104
**Action Date:** 12/03/2020
**Plat Name:** Truxillo Park
**Developer:** BB Residential Group, Inc
**Applicant:** ICMC GROUP INC
**App No/Type:** 2020-2072 C2R

**Staff Recommendation:**
Defer LGL deed rests review pending

| | | | |
|---|---|---|---|
| Total Acreage: | 0.4820 | Total Reserve Acreage: | 0.0090 |
| Number of Lots: | 12 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 15 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Open Ditch | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77004 | 493Y | City |

### *Conditions and Requirements for Approval*

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

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

225. Minimum length allowed for two-way 16' shared driveway is 100 feet. Revise the share driveway to 18' as the proposed shared driveway measures 105'.(159)

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)

Update Clerk to Teneshia Hudspeth.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 104
**Action Date:** 12/03/2020
**Plat Name:** Truxillo Park
**Developer:** BB Residential Group, Inc
**Applicant:** ICMC GROUP INC
**App No/Type:** 2020-2072 C2R

**Staff Recommendation:**
Defer LGL deed rests review pending

Parks and Recreation: #13 in the notes indicate 4 Incremental DUSs while the number in Parks Table C is 12. These number should match.
HPW-OCE-Traffic: 1. Driveway approach
A 16' shared driveway should have an 18' driveway approach in the ROW and then taper to a 16' past the property line.

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

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

The form can be found at Chapter 15 of the Design Manual: https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards
(Click Current Infrastructure Design Manual (IDM) (effective July 1, 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/
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: 11/23/2020
No comments.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
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.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.
HPW-OCE- Drainage and Utility: Detention is required.
Make sure that 10' clearance between public utility to the building foundation.

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 105
**Action Date:** 12/03/2020
**Plat Name:** Villas at Riverside Terrace
**Developer:** American Risk
**Applicant:** RP & Associates
**App No/Type:** 2020-2111 C2R

**Staff Recommendation:**
Defer Chapter 42 planning standards

| | | | |
|---|---|---|---|
| Total Acreage: | 0.2238 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 4 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 15 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77021 | 534E | 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) This plat is located along a Transit Corridor Street, a 25ft building line is required. Reduce building line allowed if the tract meets the standards of Article IV of this chapter. Provide a revised drawing that meets Chapter 42-150.

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.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 105
**Action Date:** 12/03/2020
**Plat Name:** Villas at Riverside Terrace
**Developer:** American Risk
**Applicant:** RP & Associates
**App No/Type:** 2020-2111 C2R

**Staff Recommendation:**
Defer Chapter 42 planning standards

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: 11/23/2020
No comments.
Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of a subdivision with a share driveway, 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.
Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.
HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.20 acre feet per acre.
Make sure that 10’ clearance between public utility to the building foundation.

Parks and Recreation: -The included Existing Survey cannot be used for existing dwelling unit unless it states it as Home, Residence or Dwelling Unit.
-Please include “I hereby Certify that the information provided herein is true” in the Parks Table.
-Depending on Existing Dwelling Unit status, numbers in Parks Table may be subject to change.

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 106
**Action Date:** 12/03/2020
**Plat Name:** Wescott Gardens Townhomes
**Developer:** INDIVIDUAL
**Applicant:** SEM SERVICES
**App No/Type:** 2020-2128 C2R

**Staff Recommendation:**
Defer further deed rests review reqd

| | | | |
|---|---|---|---|
| Total Acreage: | 0.1878 | 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: | Open Ditch | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77016 | 454K | 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.

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)Vol 2591, pg 577 requires a 25ft building set back line.

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

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

### *For Your Information:*

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 106
**Action Date:** 12/03/2020
**Plat Name:** Wescott Gardens Townhomes
**Developer:** INDIVIDUAL
**Applicant:** SEM SERVICES
**App No/Type:** 2020-2128 C2R

**Staff Recommendation:**
Defer further deed rests review reqd

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: 11/23/2020
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 maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of 2 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.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 107
**Action Date:** 12/03/2020
**Plat Name:** West Drew Villas
**Developer:** Mazzarino Construction
**Applicant:** Total Surveyors, Inc.
**App No/Type:** 2020-2120 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.1463 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 2 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 14 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77006 | 493N | City |

### *Conditions and Requirements for Approval*

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

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)

### *For Your Information:*

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 107
**Action Date:** 12/03/2020
**Plat Name:** West Drew Villas
**Developer:** Mazzarino Construction
**Applicant:** Total Surveyors, Inc.
**App No/Type:** 2020-2120 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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: 11/23/2020
No comments.
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

HPW-HW- IDS: For the creation of a 2 single family 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.
Parks and Recreation: Please provide number of existing dwelling units via water letter, demo permit, etc. Existing survey shows three existing units while plat states 2 existing units.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 108
**Action Date:** 12/03/2020
**Plat Name:** West Polk Grove
**Developer:** Mazzarino Construction
**Applicant:** Total Surveyors, Inc.
**App No/Type:** 2020-2121 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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.

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

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

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

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

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 108
**Action Date:** 12/03/2020
**Plat Name:** West Polk Grove
**Developer:** Mazzarino Construction
**Applicant:** Total Surveyors, Inc.
**App No/Type:** 2020-2121 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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: 11/23/2020
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 maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of 2 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.

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PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 109
**Action Date:** 12/03/2020
**Plat Name:** Westheimer Estates partial replat no 11
**Developer:** Val Verde Terrace, LLC
**Applicant:** Pioneer Engineering, LLC
**App No/Type:** 2020-2161 C3R

**Staff Recommendation:**
Withdraw

| | | | |
|---|---|---|---|
| Total Acreage: | 0.2613 | Total Reserve Acreage: | 0.0082 |
| Number of Lots: | 6 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 9 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Combination | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77057 | 491T | City |

***Conditions and Requirements for Approval***

***For Your Information:***

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 109
**Action Date:** 12/03/2020
**Plat Name:** Westheimer Estates partial replat no 11
**Developer:** Val Verde Terrace, LLC
**Applicant:** Pioneer Engineering, LLC
**App No/Type:** 2020-2161 C3R

**Staff Recommendation:**
Withdraw

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."

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. 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.

- 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: 11/23/2020
No comments.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

Harris County Flood Control District: Flood Control review - No comments.
Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 109

**Action Date:** 12/03/2020

**Plat Name:** Westheimer Estates partial replat no 11

**Developer:** Val Verde Terrace, LLC

**Applicant:** Pioneer Engineering, LLC

**App No/Type:** 2020-2161 C3R

**Staff Recommendation:**
Withdraw

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 110
**Action Date:** 12/03/2020
**Plat Name:** Woodlands Metro Center Sec 1 partial replat no 1
**Developer:** Woodlands Land Development Company, LP
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2165 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 1.5300 | Total Reserve Acreage: | 1.5300 |
| 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: | 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.

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)

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)

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments are 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: 11/23/2020
No comments.

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 110

**Action Date:** 12/03/2020

**Plat Name:** Woodlands Metro Center Sec 1 partial replat no 1

**Developer:** Woodlands Land Development Company, LP

**Applicant:** Jones|Carter - Woodlands Office

**App No/Type:** 2020-2165 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 111
**Action Date:** 12/03/2020
**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

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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.

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

### *For Your Information:*

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

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 112
**Action Date:** 12/03/2020
**Plat Name:** Woodlands Metro Center Sec 29 partial replat no 1
**Developer:** THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-2058 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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.

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

### *For Your Information:*

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

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 113
**Action Date:** 12/03/2020
**Plat Name:** Woodlands Metro Center Sec 47 partial replat no 1
**Developer:** Woodlands Land Development Company, LP
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2180 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 4.2270 | Total Reserve Acreage: | 4.2270 |
| 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: | The Woodlands Metro Center MUD |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Montgomery | 77381 | 251C | 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 ********.

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)

### *For Your Information:*

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 113
**Action Date:** 12/03/2020
**Plat Name:** Woodlands Metro Center Sec 47 partial replat no 1
**Developer:** Woodlands Land Development Company, LP
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2180 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 114
**Action Date:** 12/03/2020
**Plat Name:** Woodlands Metro Center Sec 50 partial replat no 1
**Developer:** Woodlands Land Development Company, LP
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2177 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 2.3600 | Total Reserve Acreage: | 2.3600 |
| 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: | The Woodlands Metro Center MUD |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Montgomery | 77380 | 251H | 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 ********.

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

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

187.1. 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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 114
**Action Date:** 12/03/2020
**Plat Name:** Woodlands Metro Center Sec 50 partial replat no 1
**Developer:** Woodlands Land Development Company, LP
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2177 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 115
**Action Date:** 12/03/2020
**Plat Name:** Woodlands Metro Center Sec 74 partial replat no 1
**Developer:** Woodlands Land Development Company, L.P.
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-2091 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 16.4720 | Total Reserve Acreage: | 16.4720 |
| 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 | 251C | ETJ |

### *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)

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)

### *For Your Information:*

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

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 115

**Action Date:** 12/03/2020

**Plat Name:** Woodlands Metro Center Sec 74 partial replat no 1

**Developer:** Woodlands Land Development Company, L.P.

**Applicant:** LJA Engineering, Inc.- (Houston Office)

**App No/Type:** 2020-2091 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 116
**Action Date:** 12/03/2020
**Plat Name:** Woodlands Metro Center Sec 75 partial replat no 1
**Developer:** Woodlands Land Development Company, L.P.
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-2112 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 2.0240 | Total Reserve Acreage: | 2.0240 |
| 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 | 251G | ETJ |

### *Conditions and Requirements for Approval*

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

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

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

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)

### *For Your Information:*

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

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 116
**Action Date:** 12/03/2020
**Plat Name:** Woodlands Metro Center Sec 75 partial replat no 1
**Developer:** Woodlands Land Development Company, L.P.
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-2112 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 117
**Action Date:** 12/03/2020
**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

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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 of 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.

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

### *For Your Information:*

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

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 118
**Action Date:** 12/03/2020
**Plat Name:** Woodlands Metro Center Sec 78
**Developer:** Woodlands Land Development Company, L.P.
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-2089 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 3.3690 | Total Reserve Acreage: | 3.3690 |
| 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: | Montgomery County MUD 6 |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Montgomery | 77380 | 251M | ETJ |

### *Conditions and Requirements for Approval*

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

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

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

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

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

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments are 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
CenterPoint: CenterPoint requires a 14’ UE in front/rear of lots.
Title report references easements and recording references that are not shown on the plat.
CNP files indicate a 10’UE adjacent to ROW’s that is possibly dedicated by covenants that does not appear on your plat (CF 9357930).

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 118

**Action Date:** 12/03/2020

**Plat Name:** Woodlands Metro Center Sec 78

**Developer:** Woodlands Land Development Company, L.P.

**Applicant:** LJA Engineering, Inc.- (Houston Office)

**App No/Type:** 2020-2089 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 119
**Action Date:** 12/03/2020
**Plat Name:** Woodlands Metro Center Sec 88
**Developer:** Woodlands Land Development Company, LP
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-2171 C2R

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 1.9700 | Total Reserve Acreage: | 1.9700 |
| 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: | The Woodlands Metro Center MUD |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Montgomery | 77380 | 251H | ETJ |

### *Conditions and Requirements for Approval*

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

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

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

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

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

### *For Your Information:*

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 120
**Action Date:** 12/03/2020
**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

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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)

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) label reserve use

### *For Your Information:*

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

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

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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 121
**Action Date:** 12/03/2020
**Plat Name:** Briarmeadow Sec 1 partial replat no 1
**Developer:** Break Time Market
**Applicant:** The Interfield Group
**App No/Type:** 2020-1936 C3N

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.5739 | Total Reserve Acreage: | 0.5739 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 9 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Combination | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77063 | 490Z | City |

### *Conditions and Requirements for Approval*

012.2. Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713 -207-0430.

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

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

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 121
**Action Date:** 12/03/2020
**Plat Name:** Briarmeadow Sec 1 partial replat no 1
**Developer:** Break Time Market
**Applicant:** The Interfield Group
**App No/Type:** 2020-1936 C3N

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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

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. To comply with the City's criteria for driveway placement and dimensions, a one-way driveway should be provided on Hillcroft Ave. The driveway on Richmond Ave must be placed at least 100 ft from the property line adjacent to the intersection.

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.
Parks and Recreation: -Please add "No land is being established as private park or dedicated to the public for park purposes." to 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.

# Houston Planning Commission ITEM: 121

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Briarmeadow Sec 1 partial replat no 1**

**Applicant: The Interfield Group**

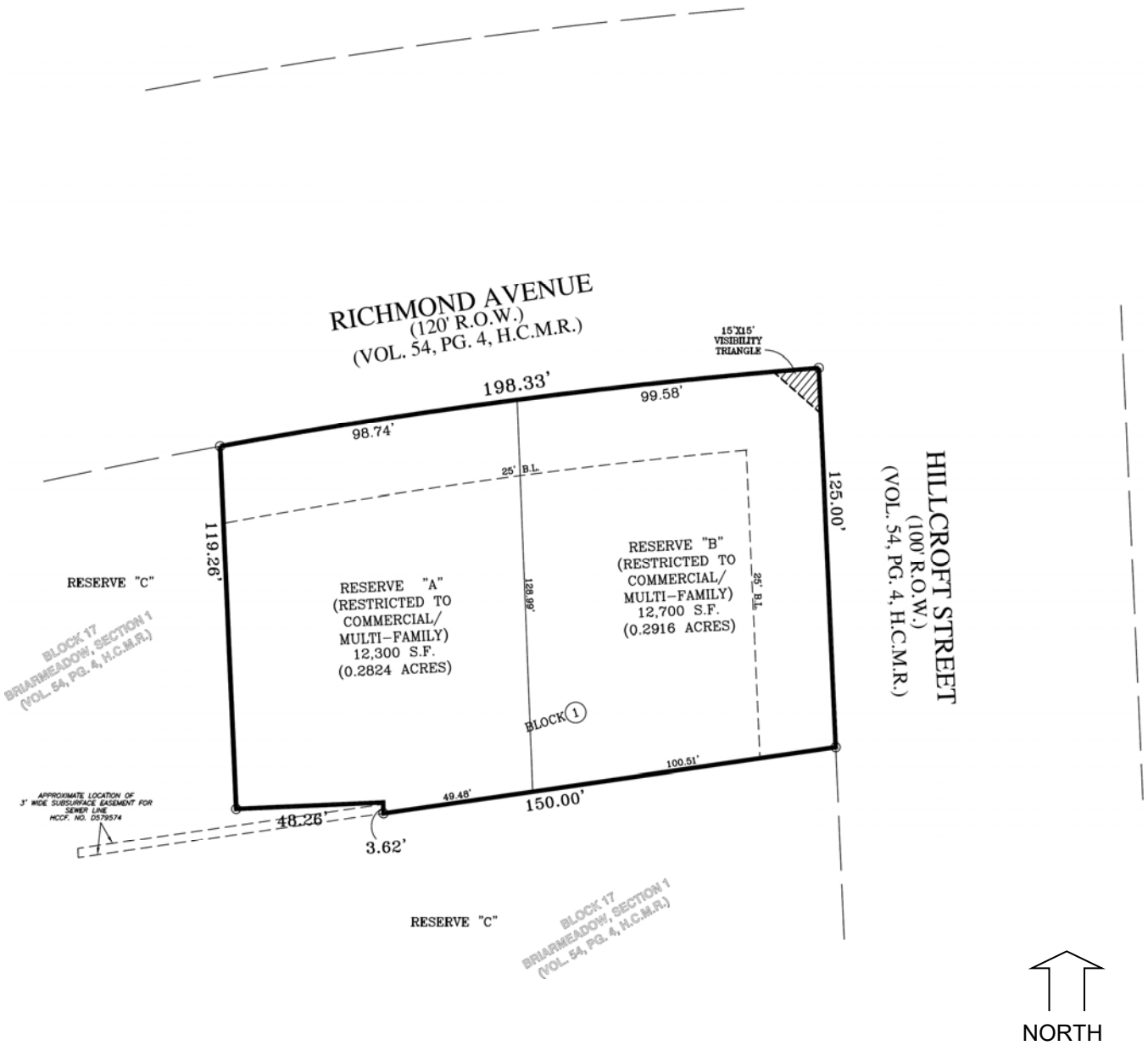
## C – Public Hearings Site Location

# Houston Planning Commission ITEM: 121

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Briarmeadow Sec 1 partial replat no 1**

**Applicant: The Interfield Group**



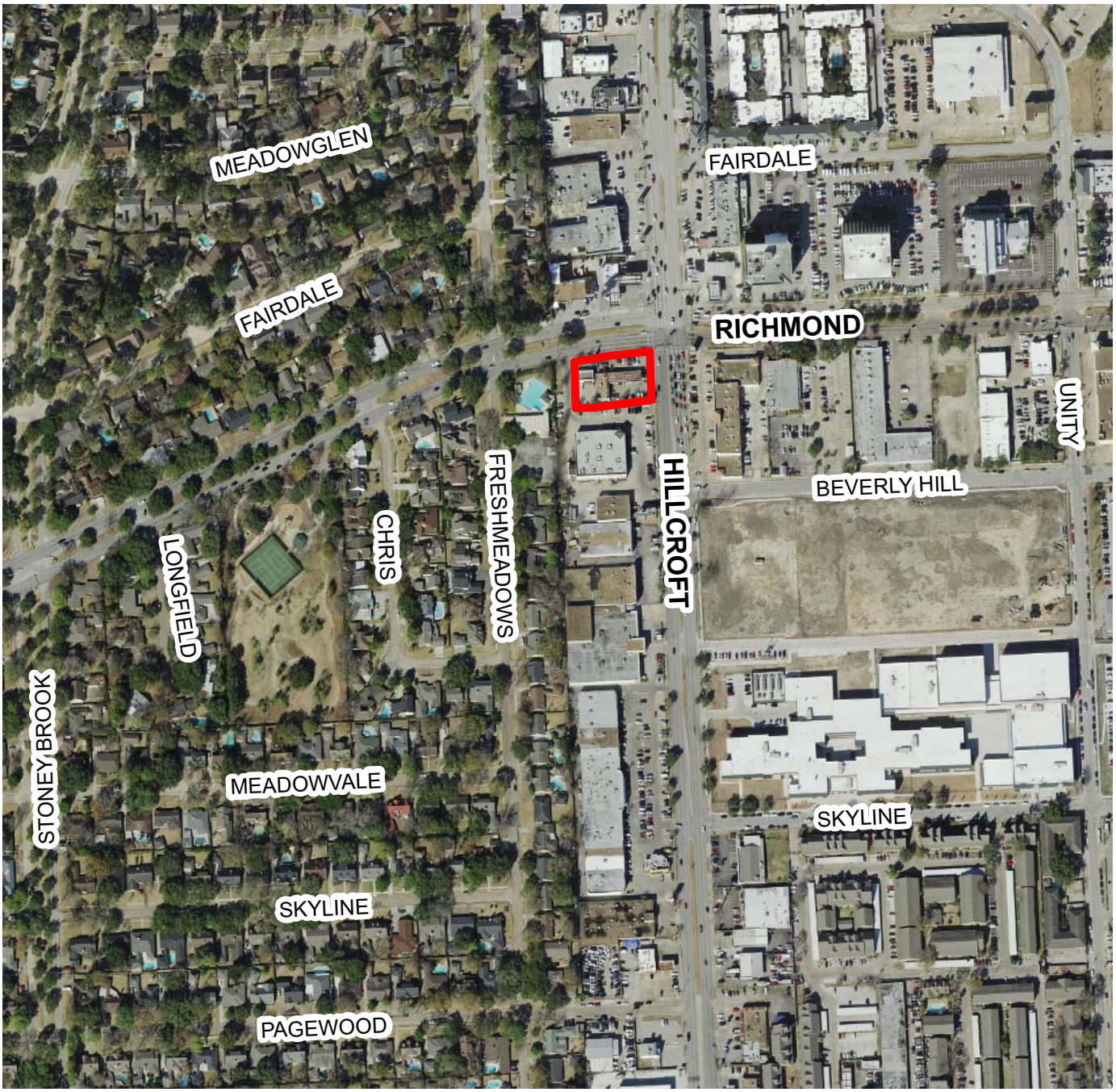

## C – Public Hearings Subdivision

# Houston Planning Commission ITEM: 121

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Briarmeadow Sec 1 partial replat no 1**

**Applicant: The Interfield Group**




## C – Public Hearings Aerial

# 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


**Public Hearing Notice**

**PH**

November 10, 2020

Dear Property Owner:

**Reference Number: 2020-1936; Briarmeadow Sec 1 partial replat no 1;** partial replatting of "Briarmeadow Section 1". This proposal includes the replatting of a portion of Reserve C, Block 17, as recorded in Volume 54, Page 4 of the Harris County Map Records.

The property is located at the southwest intersection of Richmond Avenue and Hillcroft Street. The purpose of the replat is to create two (2) unrestricted reserves. The applicant, **Mary Villareal**, with The Interfield Group, can be contacted at **713-780-0909 Ext 312**.

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, December 3, 2020 at 2:30 PM

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

www.houstonplanning.com

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.


Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 122
**Action Date:** 12/03/2020
**Plat Name:** Glenview Heights replat no 1
**Developer:** Better Place Texas LLC
**Applicant:** The Interfield Group
**App No/Type:** 2020-1781 C3N

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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. 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.

### *For Your Information:*

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 122
**Action Date:** 12/03/2020
**Plat Name:** Glenview Heights replat no 1
**Developer:** Better Place Texas LLC
**Applicant:** The Interfield Group
**App No/Type:** 2020-1781 C3N

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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.

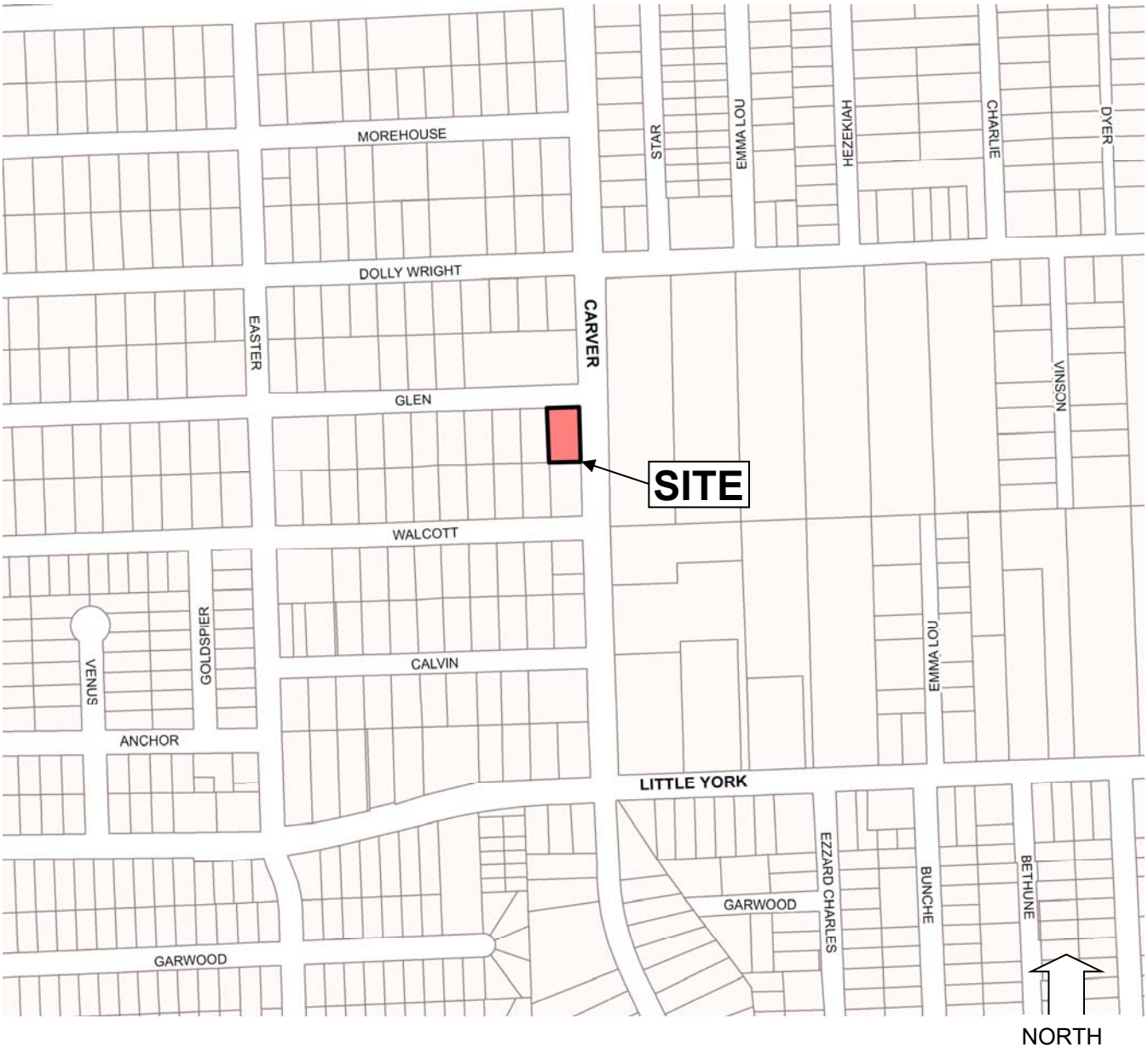
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission ITEM: 122

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Glenview Heights replat no 1 (DEF 1)**

**Applicant: The Interfield Group**



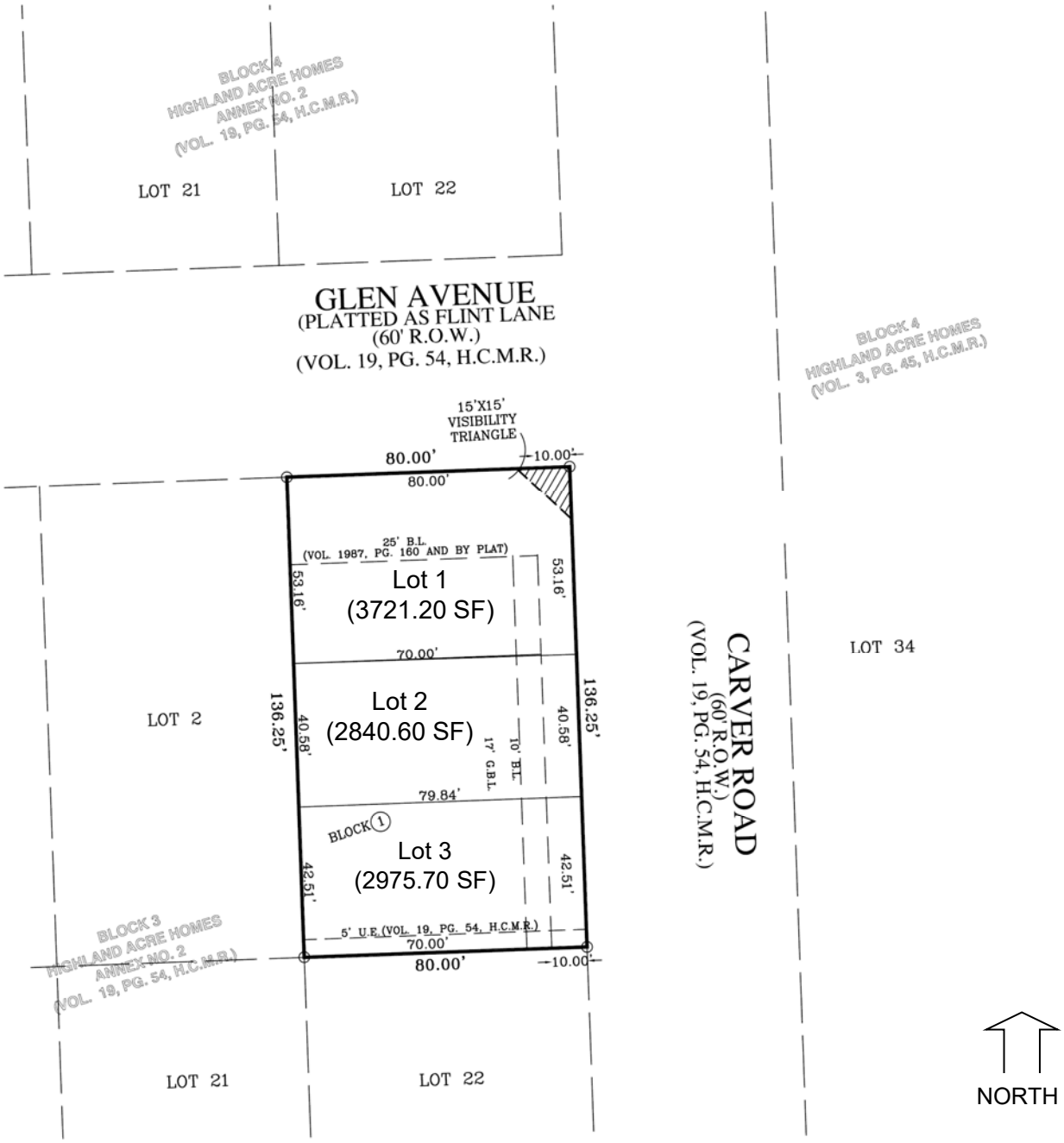

## C – Public Hearings Site Location

# Houston Planning Commission ITEM: 122

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Glenview Heights replat no 1 (DEF 1)**

**Applicant: The Interfield Group**



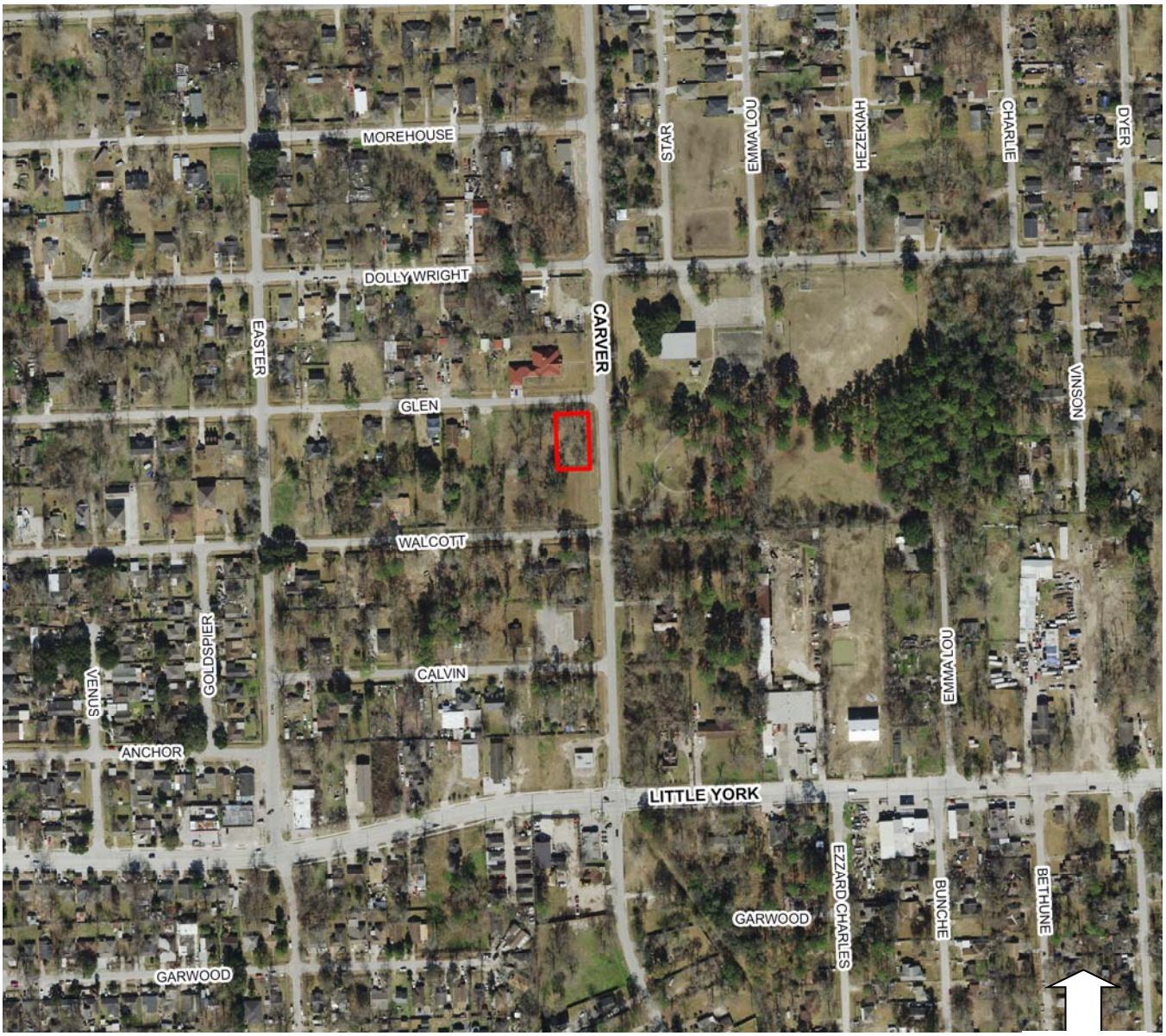

## C – Public Hearings Subdivision

# Houston Planning Commission ITEM: 122

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Glenview Heights replat no 1 (DEF 1)**

**Applicant: The Interfield Group**




## C – Public Hearings Aerial

# 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


**Public Hearing Notice**

**PH**

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.


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
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**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

***Terminology***

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- **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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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 123
**Action Date:** 12/03/2020
**Plat Name:** Lozano Estate replat no 1
**Developer:** Emilio Lozano
**Applicant:** Vernon G. Henry & Associates, Inc.
**App No/Type:** 2020-1912 C3N

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.4176 | 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: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77076 | 453C | City |

### *Conditions and Requirements for Approval*

012.2.Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713-207-0430.

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

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 123
**Action Date:** 12/03/2020
**Plat Name:** Lozano Estate replat no 1
**Developer:** Emilio Lozano
**Applicant:** Vernon G. Henry & Associates, Inc.
**App No/Type:** 2020-1912 C3N

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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: 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 is required.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: -The included Existing Survey cannot be used for existing dwelling unit unless it states it as Home, Residence or Dwelling Unit.
-Notes #24 should match the number in "C" of Parks Table
-Depending on Existing Dwelling Unit status, numbers in Parks Table may be subject to change.

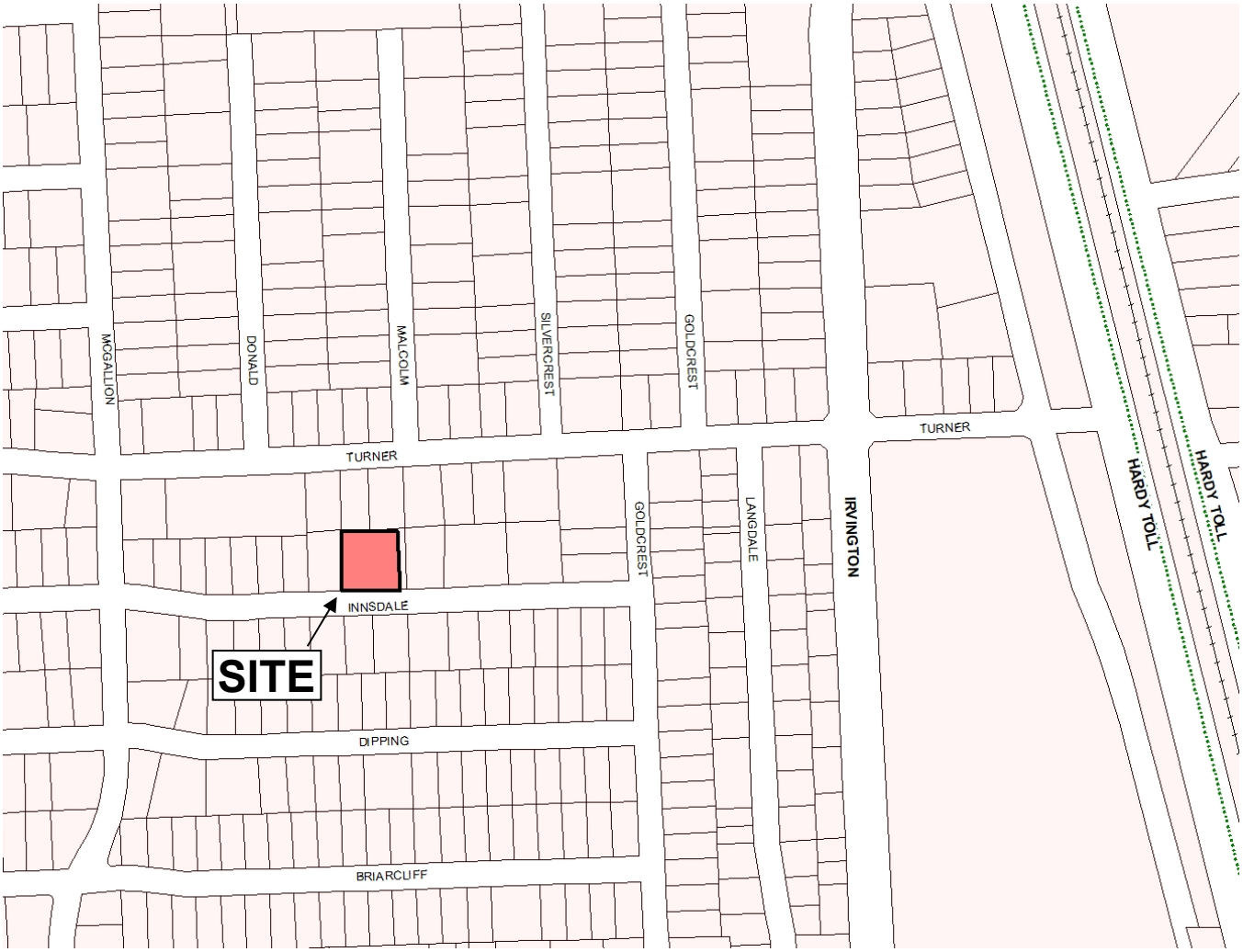
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission ITEM: 123

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Lozano Estate replat no 1**

**Applicant: Vernon G. Henry & Associates, Inc.**




NORTH

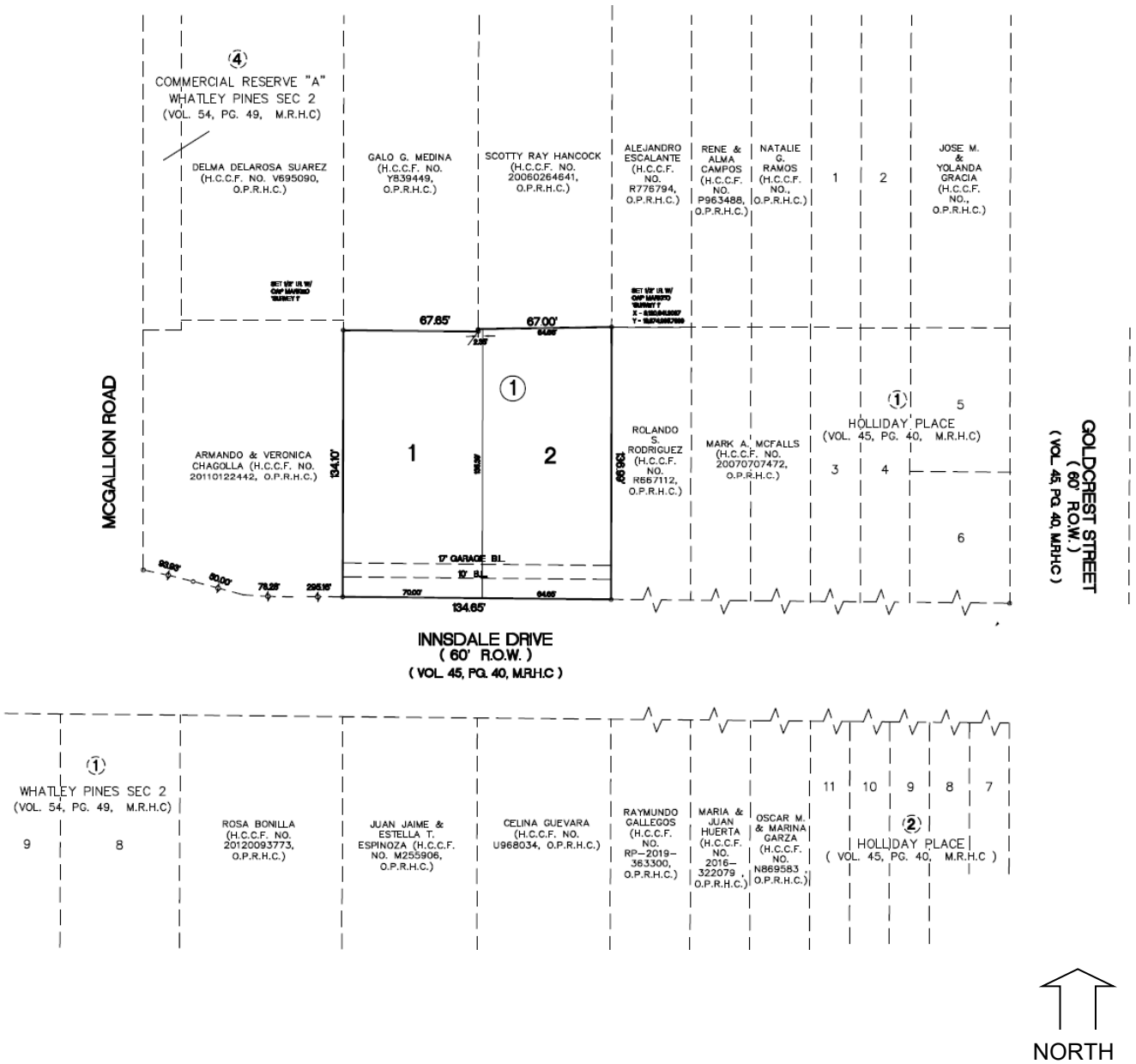
**C – Public Hearings** **Site Location**

# Houston Planning Commission ITEM: 123

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Lozano Estate replat no 1**

**Applicant: Vernon G. Henry & Associates, Inc.**



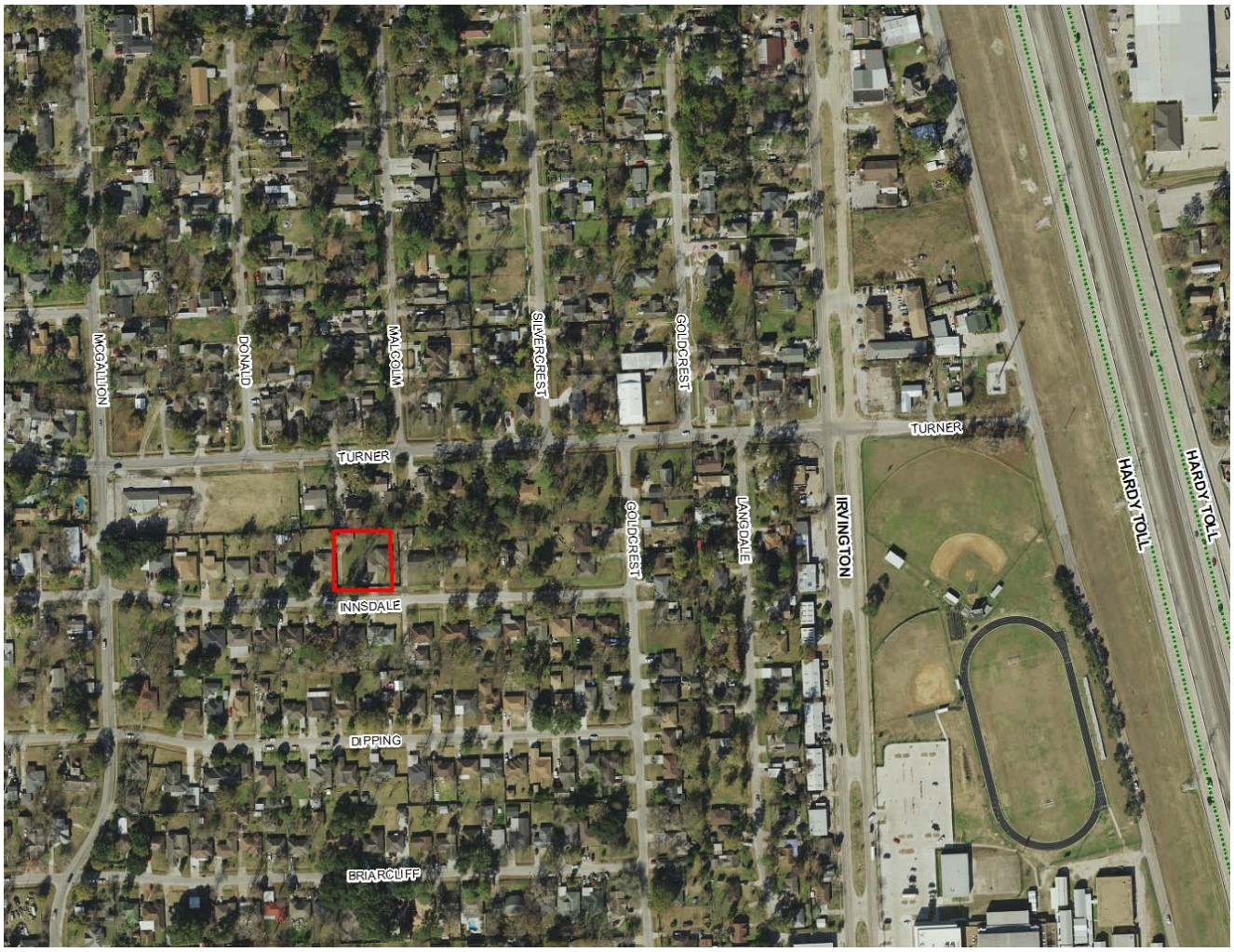

## C – Public Hearings Subdivision

# Houston Planning Commission ITEM: 123

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Lozano Estate replat no 1**

**Applicant: Vernon G. Henry & Associates, Inc.**




NORTH

## C – Public Hearings Aerial

# 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


**Public Hearing Notice**

**PH**

November 9, 2020

Dear Property Owner:

**Reference Number: 2020-1912; Lozano Estate replat no 1;** replatting of "**Lozano Estate**". This proposal includes the replatting of Lot 1, block 1, as recorded at Film Code No. 692956 of the Harris County Map Records

The property is located north along Innsdale Drive west of Irvington Blvd north of Tidwell Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, Jake Patrick, with Vernon G. Henry & Associates, Inc., on behalf of Emilio Lozano, can be contacted at 713-627-8666.

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

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

## Virtual Planning Commission Meeting

### Thursday, December 3, 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.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.


Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

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Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 124
**Action Date:** 12/03/2020
**Plat Name:** Scenic Woods partial replat no 3
**Developer:** CARTA GOMEZ INTERNATIONAL LLC
**Applicant:** CARTA GOMEZ INTERNATIONAL LLC
**App No/Type:** 2020-1802 C3N

**Staff Recommendation:**
Defer Applicant request

| | | | |
|---|---|---|---|
| Total Acreage: | 0.2102 | 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: | Open Ditch | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77016 | 415W | City |

### *Conditions and Requirements for Approval*

184.9. If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action, and email a picture to staff no later than Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: https://www.houstontx.gov/planning/DevelopRegs/ )

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

Legal has determined that this plat violates the applicable separately filed deed restrictions. The applicant has requested a deferral to confer with Legal concerning the separately filed deed restrictions.

### *For Your Information:*

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

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**App No/Type:** 2020-1802 C3N

**Staff Recommendation:**
Defer Applicant request

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: 11/30/2020
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%.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: -Please include “I hereby Certify that the information provided herein is true” to Parks Table.

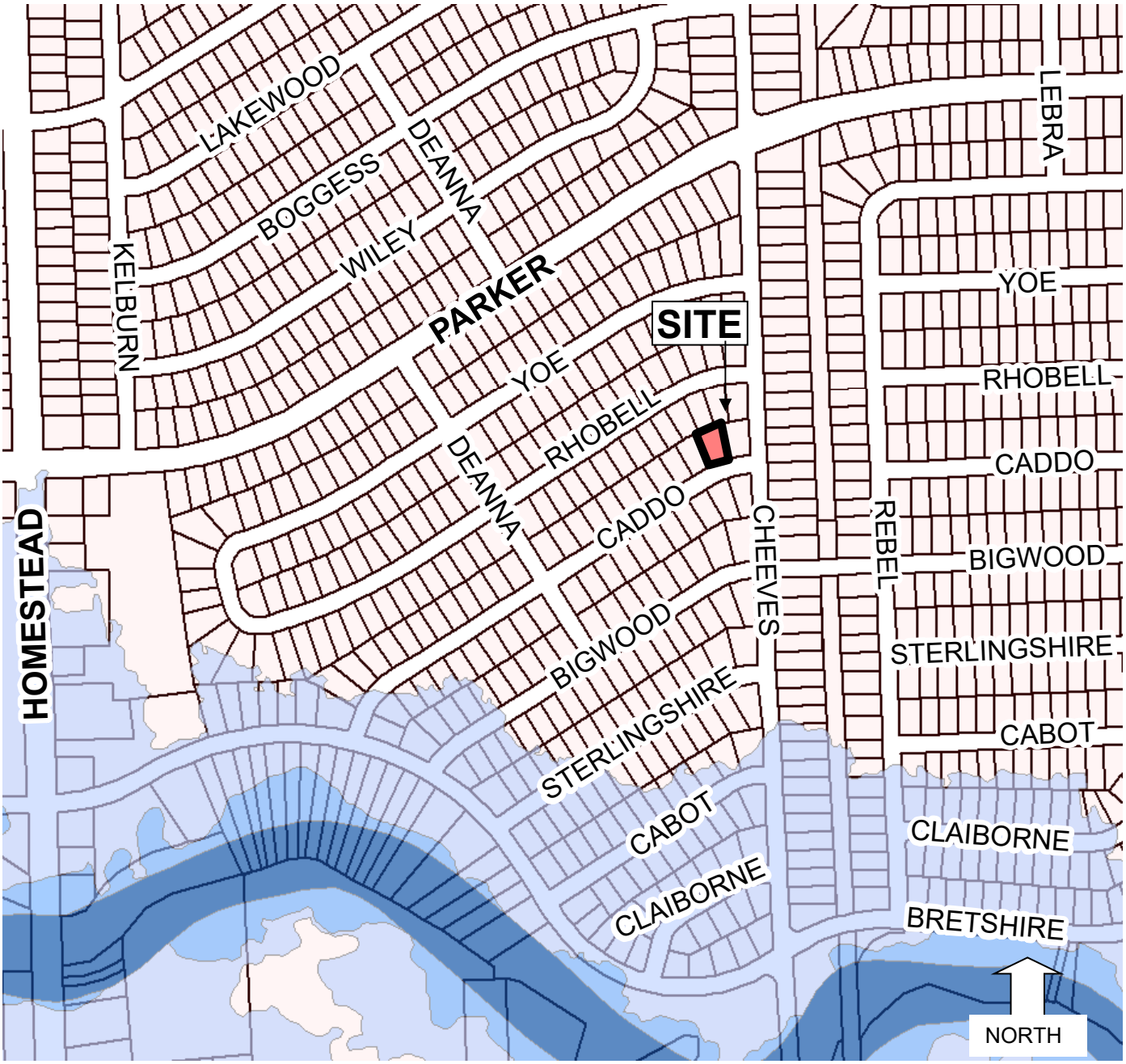
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

# Houston Planning Commission ITEM: 124

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Scenic Woods partial replat no 3**

**Applicant: Carta Gomez International LLC**




## C – Public Hearings Site Location

# Houston Planning Commission ITEM: 124

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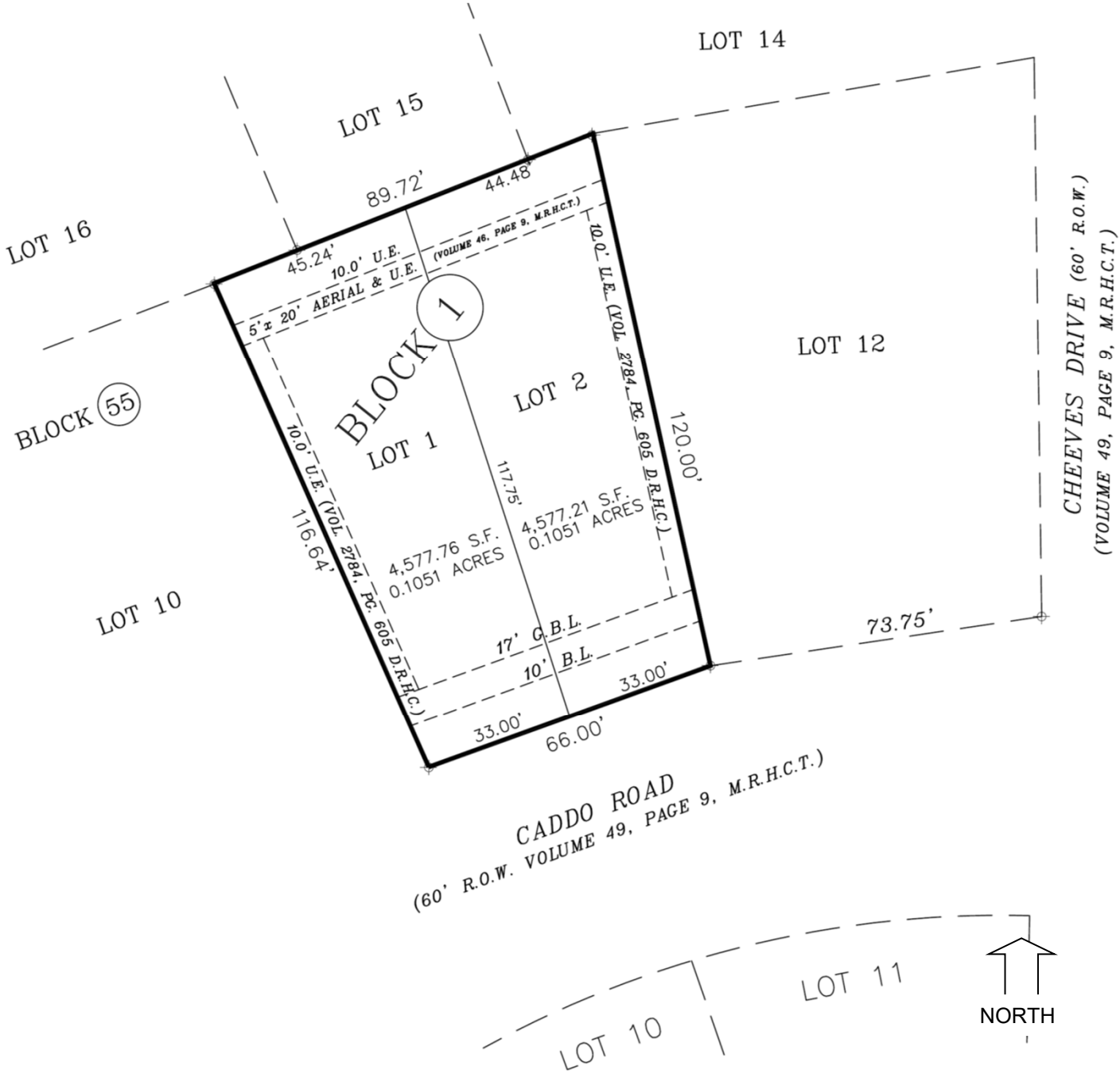


## C – Public Hearings Subdivision

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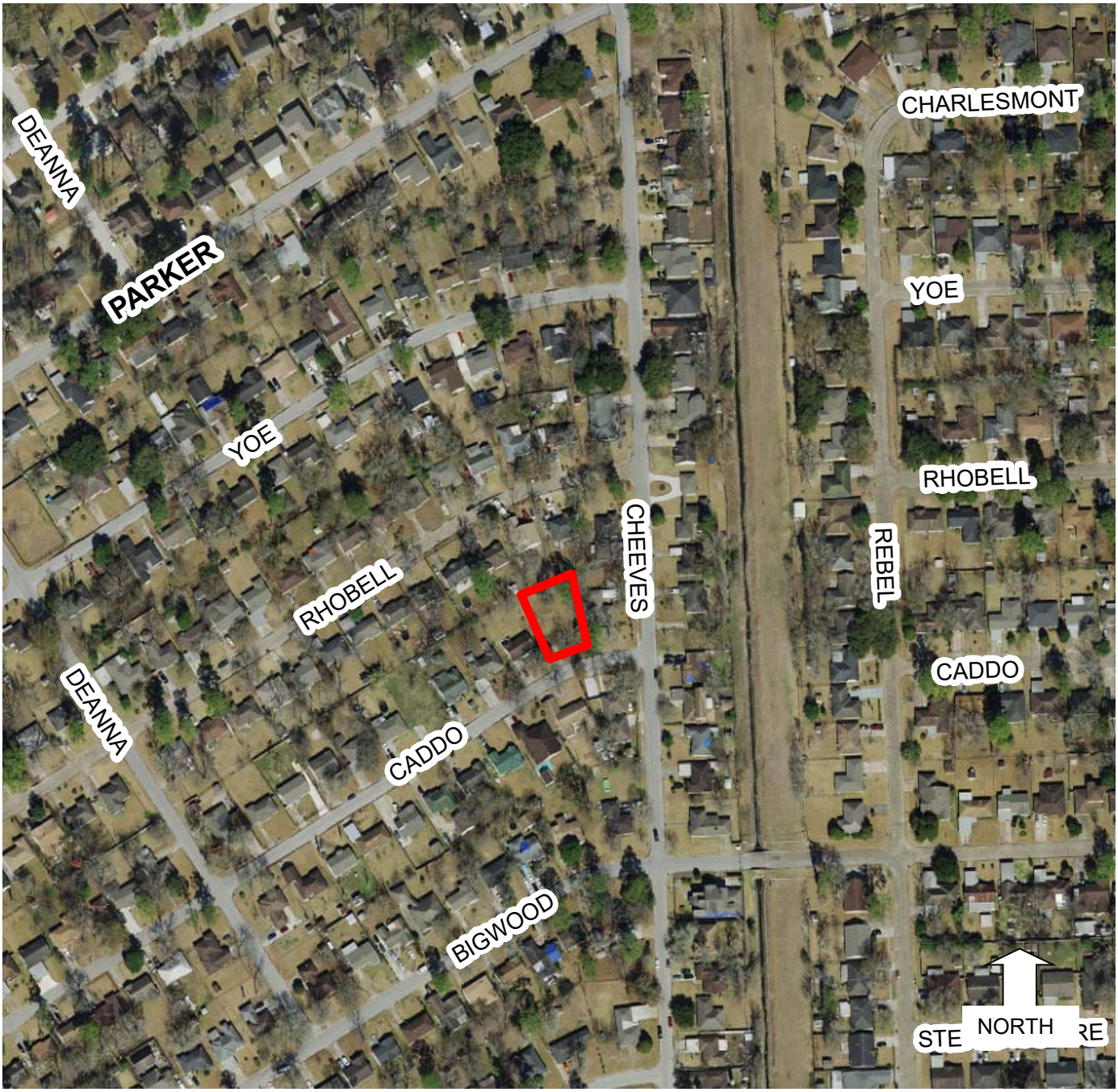


## C – Public Hearings Aerial

# 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


**Public Hearing Notice**

**PH**

November 9, 2020

Dear Property Owner:

**Reference Number: 2020-1802; Scenic Woods partial replat no 3;** partial replatting of "**Scenic Woods**" This proposal includes the replatting of Lots 11, block 55 as recorded in Vol 46, pg. 9 of the HCMR.

The property is located at north along Caddo Road west of Cheeves Dr. south of Parker Road.
The purpose of the partial replat is to create two single family residential lots and revise the building line.
The applicant, Javier Martinez, with Carta Gomez International LLC, on behalf of Carta Gomez International LLC, can be contacted at 281-299-0992 .

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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Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 125
**Action Date:** 12/03/2020
**Plat Name:** Shadyvilla Addition no 2 partial replat no 8
**Developer:** CE Engineers & Development Consultants
**Applicant:** CE Engineers & Development Consultants, INC
**App No/Type:** 2020-1708 C3N

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.2858 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 4 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 10 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Open Ditch | Utility District: | |

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

### *Conditions and Requirements for Approval*

012.2. Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713 -207-0430.

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

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

139. Widen the pavement for (Caywood Lane) along the entire block to 20’ and provide certificate of completion at recordation. Refer to the guide online for process and standards.”

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments are 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 width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])
Driveways must remain tangential for a minimum of 20 ft. past the property line.

2. Street Widening Requirements (for Caywood Ln, 18 ft)
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.

- 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 on one side (applicant is required to get approval from TDO for “No Parking” sign installation).

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,

**Agenda Item:** 125
**Action Date:** 12/03/2020
**Plat Name:** Shadyvilla Addition no 2 partial replat no 8
**Developer:** CE Engineers & Development Consultants
**Applicant:** CE Engineers & Development Consultants, INC
**App No/Type:** 2020-1708 C3N

**Staff Recommendation:**
Approve the plat subject to the conditions listed

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

4. Sidewalks
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). Please provide a new 5 ft sidewalk along Caywood Ln. 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

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. This plan was submitted prior to this date therefore this review shall follow the policies and criteria in place at the time of the first submittal. However, the applicant can elect to follow the new ordinance. The Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/

HPW- TDO- Traffic: 11/30/2020
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.
Parks and Recreation: -Please change "D" to read "Incremental Number of DUs"
-The included Existing Survey cannot be used for existing dwelling unit unless it states it as Home, Residence or Dwelling Unit.
-Depending on Existing Dwelling Unit status, numbers in Parks Table may be subject to change.

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

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

# Houston Planning Commission ITEM: 125

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Shadyvilla Addition no 2 partial replat no 8**

**Applicant: CE Engineers & Development Consultants, Inc**

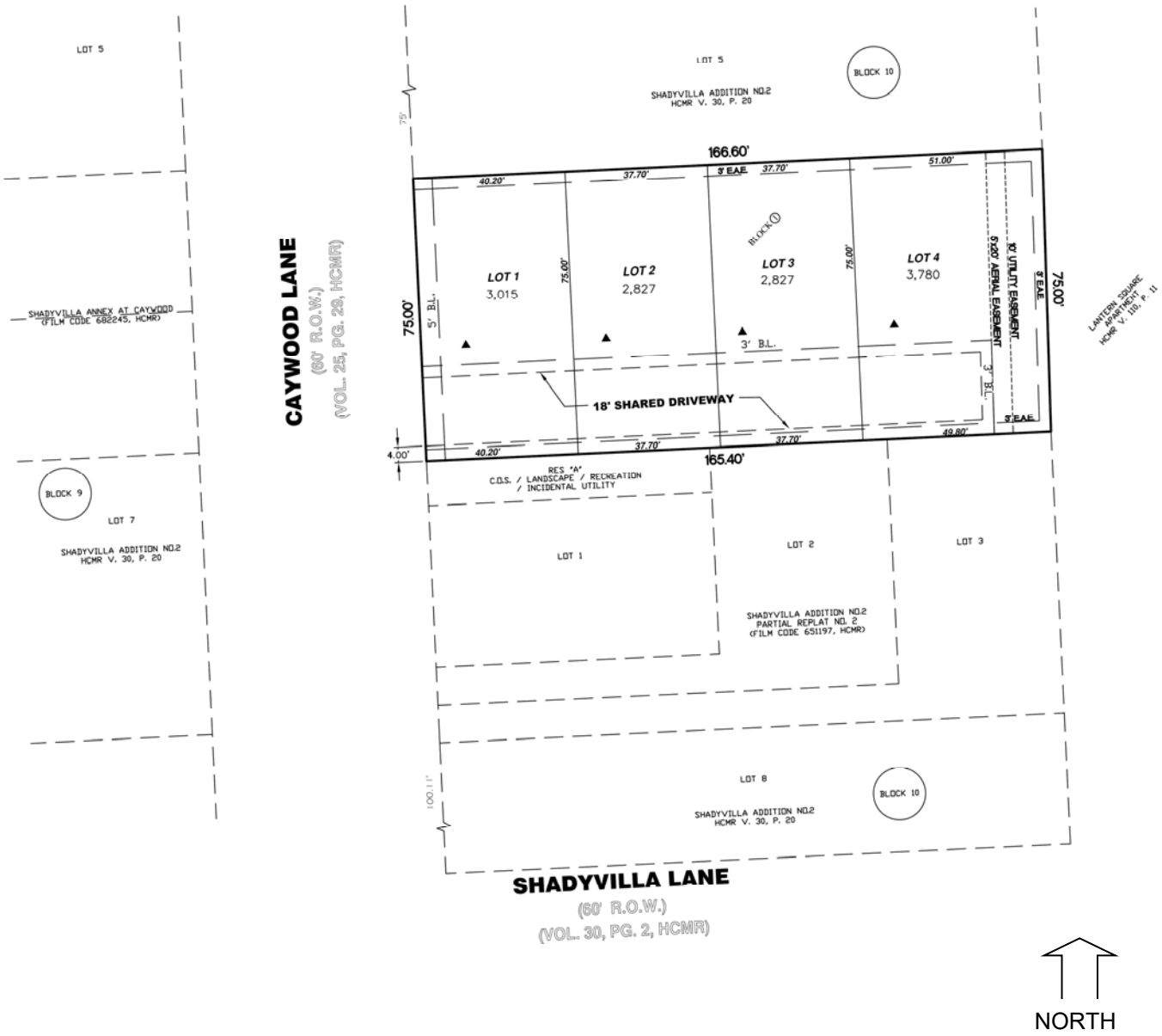
**C – Public Hearings** **Site Location**

# Houston Planning Commission ITEM: 125

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Shadyvilla Addition no 2 partial replat no 8**

**Applicant: CE Engineers & Development Consultants, Inc**




## C – Public Hearings Subdivision

# Houston Planning Commission ITEM: 125

**Planning and Development Department** **Meeting Date: 12/03/2020**

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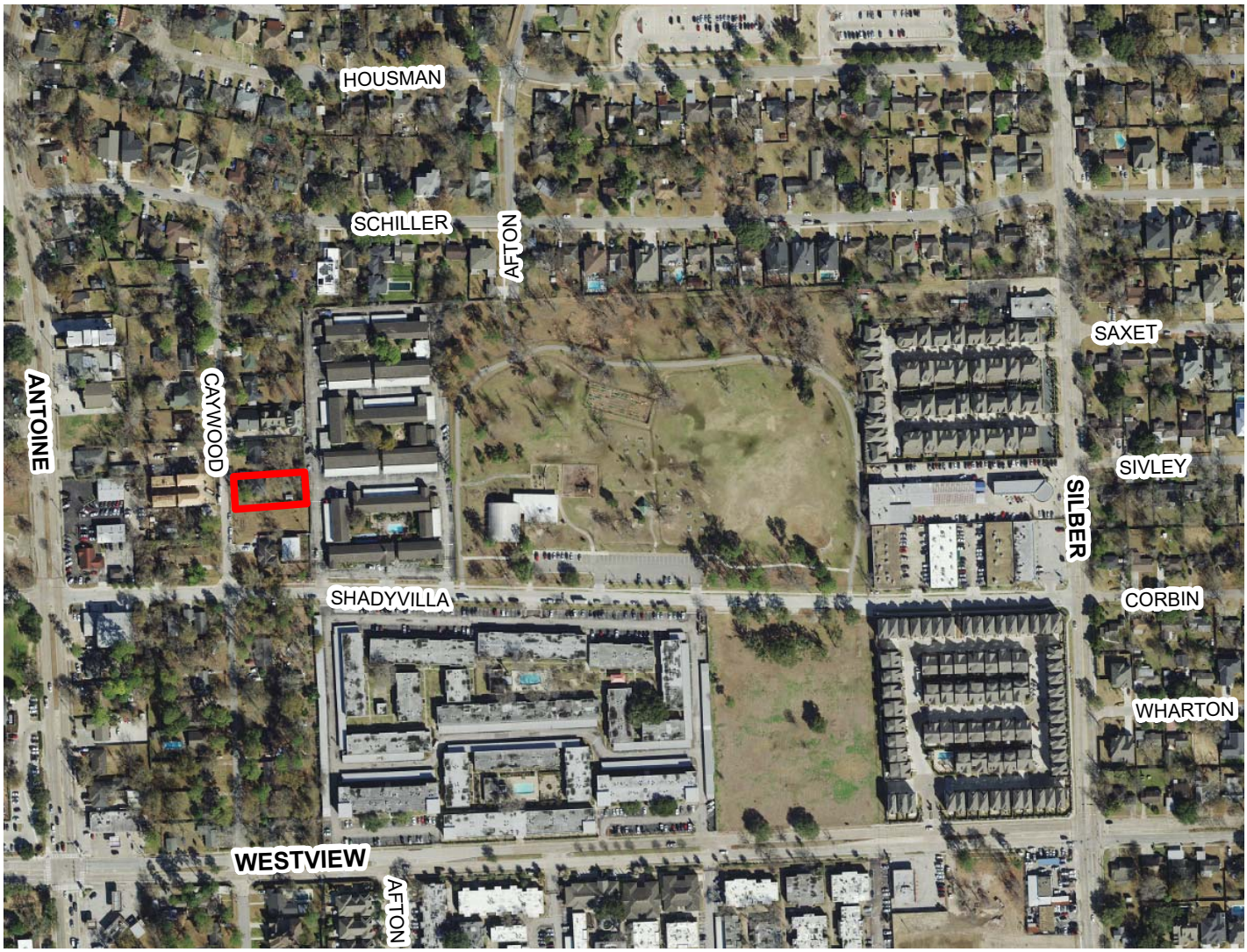


NORTH

## C – Public Hearings

## Aerial

# 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


**Public Hearing Notice**

**PH**

November 9, 2020

Dear Property Owner:

**Reference Number: 2020-1708; Shadyvilla Addition no 2 partial replat no 8;** partial replatting of "Shadyvilla Addition no 2" This proposal includes the replatting of Lot 6 in block 10 as recorded in Volume 30, page 20 of HCMR.

The property is located east along Caywood Lane north of Shadyvilla Lane east of Antoine Drive. The purpose of the replat is to create four (4) single-family residential lots. The applicant, Chen Wang, with CE Engineers & Development Consultants, INC, on behalf of CE Engineers & Development Consultants, can be contacted at 832-491-1458.

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- **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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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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 126
**Action Date:** 12/03/2020
**Plat Name:** Taj Residences partial replat no 1
**Developer:** AGD Retirement Homes at Aliana, LLC
**Applicant:** Jones|Carter - Woodlands Office
**App No/Type:** 2020-1955 C3N

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 1.4400 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 3 | 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 | 77407 | 526Z | 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)Anchorage Passage as indicated on the file copy to avoid duplication. Remove Way from the name.

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)

### *For Your Information:*

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

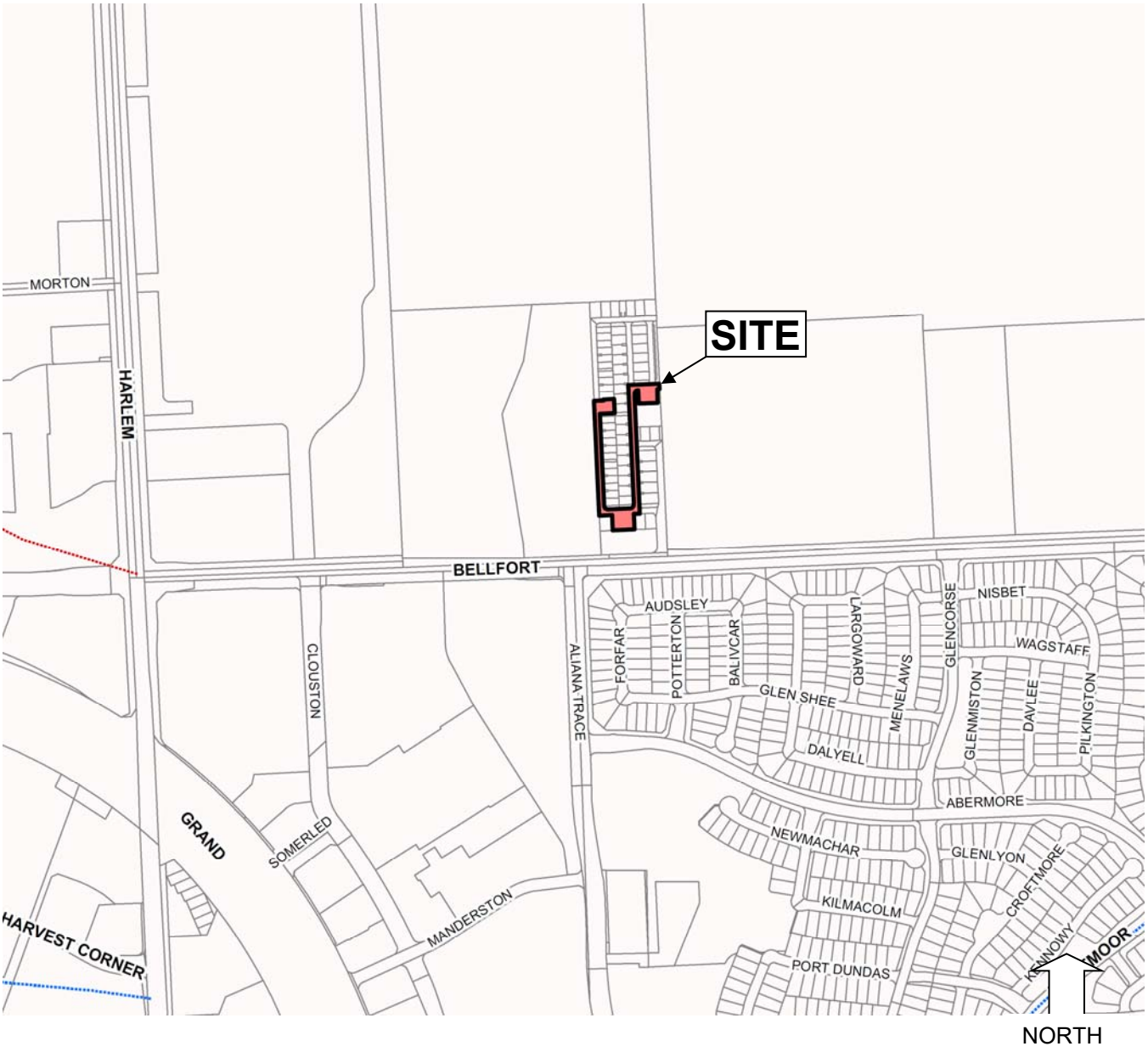
Fort Bend Engineer: 1) Verify status of proposed amending plat prior to finalizing mylar for the replat
2) Submit RP to FBC for formal review
3) This is not considered a formal review by FBC as not all review comments are provided in this portal
Addressing: ANCHORAGE PASSAGE WAY - Ch. 41 Code of Ordinance states that a street name cannot include a reserved street type. Please change street name / type on Plat. Remove Way from the name.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention. Call out private F.H. .

# Houston Planning Commission ITEM: 126

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Taj Residences partial replat no 1**

**Applicant: Jones|Carter – Woodlands Office**



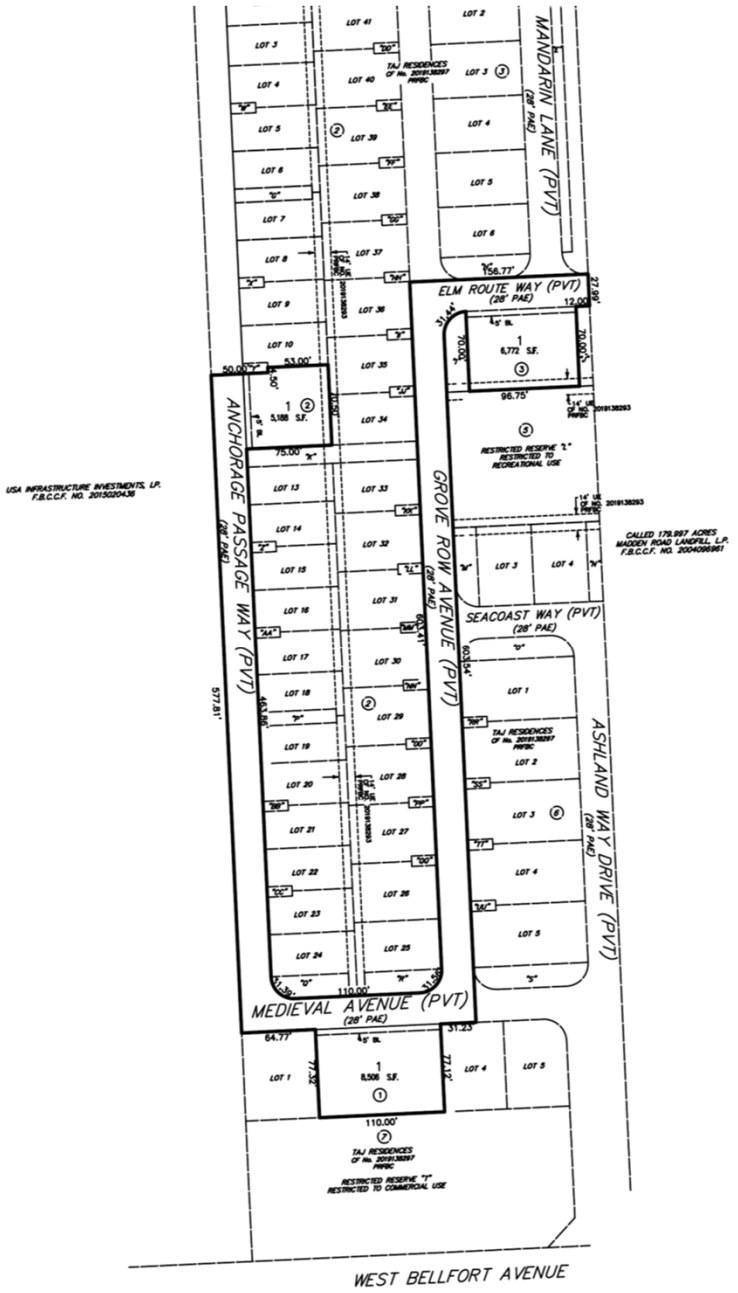

## C – Public Hearings Site Location

# Houston Planning Commission ITEM: 126

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Taj Residences partial replat no 1**

**Applicant: Jones|Carter – Woodlands Office**




## C – Public Hearings Subdivision

# Houston Planning Commission ITEM: 126

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Taj Residences partial replat no 1**

**Applicant: Jones|Carter – Woodlands Office**

## C – Public Hearings Aerial

# CITY OF HOUSTON
Planning and Development

**Sylvester Turner**
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov


**Public Hearing Notice**

**PH**

November 6, 2020

Dear Property Owner:

**Reference Number: 2020-1955; Taj Residences partial replat no 1;** partial replatting of "Taj Residences" This proposal includes the replatting of Lots 11 and 12 of Block 2 and Lots 1 and 2 of Block 5, Lots 2 and 3 of Block 7, and portions of private streets Medieval Drive, Anchorage Passage, and Grove Row Avenue as recorded in 2019138297 of the Plat Records of Fort Bend County, Texas.

The property is located north of West Bellfort Street, west of Madden Road and east of Harlem Road. The purpose of the replat is to create three (3) single-family residential lots and to remove 5ft internal lot side building lines. The applicant, Mikalla Hodges, with Jones|Carter, Woodlands Office on behalf of AGD Retirement Homes at Aliana, LLC, can be contacted at 281-363-4039.

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, December 3, 2020 at 2:30 PM

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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.
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2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov 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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Controller: Chris B. Brown

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 127
**Action Date:** 12/03/2020
**Plat Name:** Trinity Gardens Sec 4 partial replat no 1
**Developer:** Europa Homes
**Applicant:** PLS CONSTRUCTION LAYOUT, INC
**App No/Type:** 2020-1927 C3N

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.1850 | 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 | 77016 | 454G | 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)

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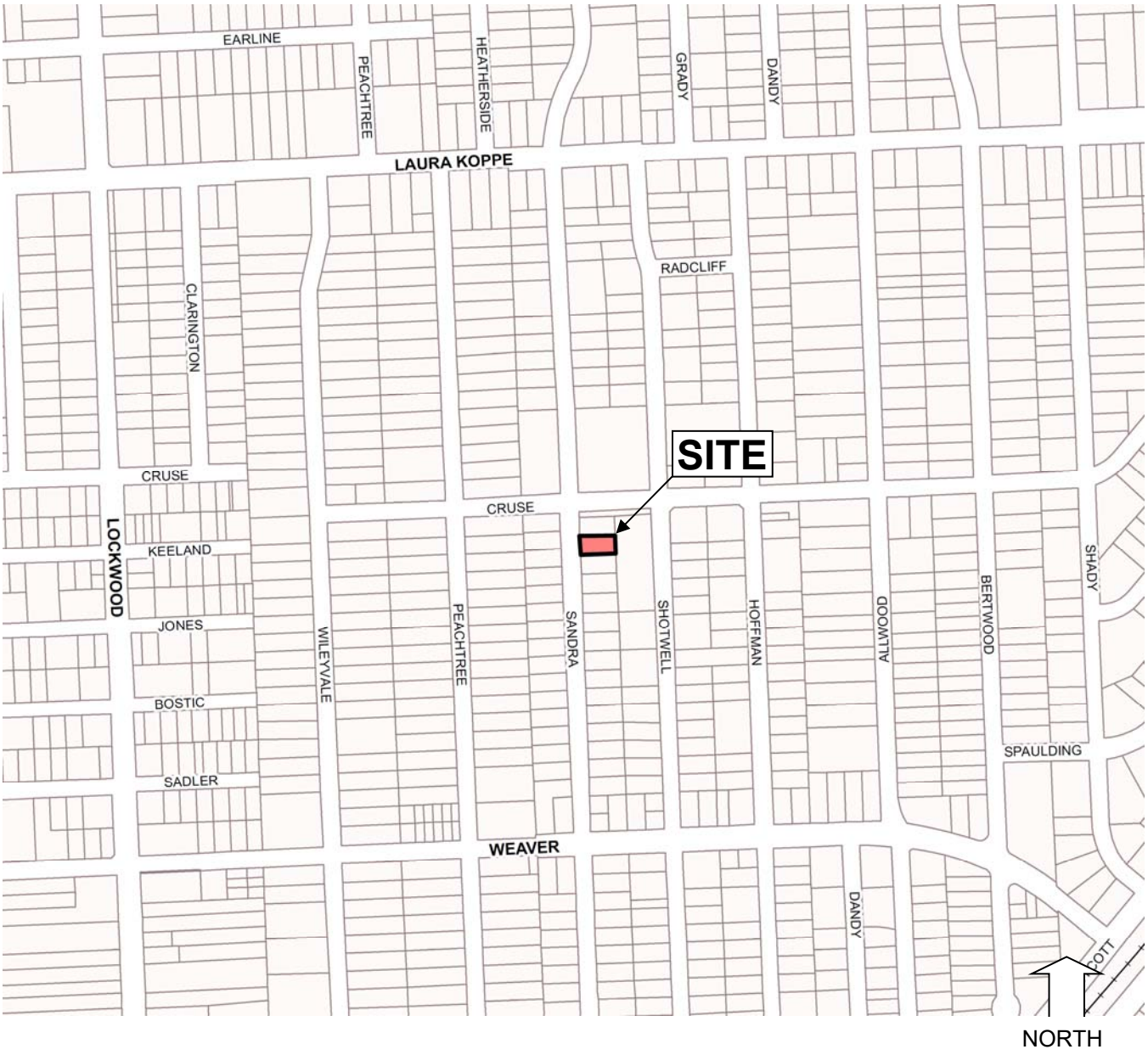
# Houston Planning Commission ITEM: 127

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Trinity Gardens Sec 4 partial replat no 1**

**Applicant: PLS Construction Layout, Inc**




## C – Public Hearings Site Location

# Houston Planning Commission ITEM: 127

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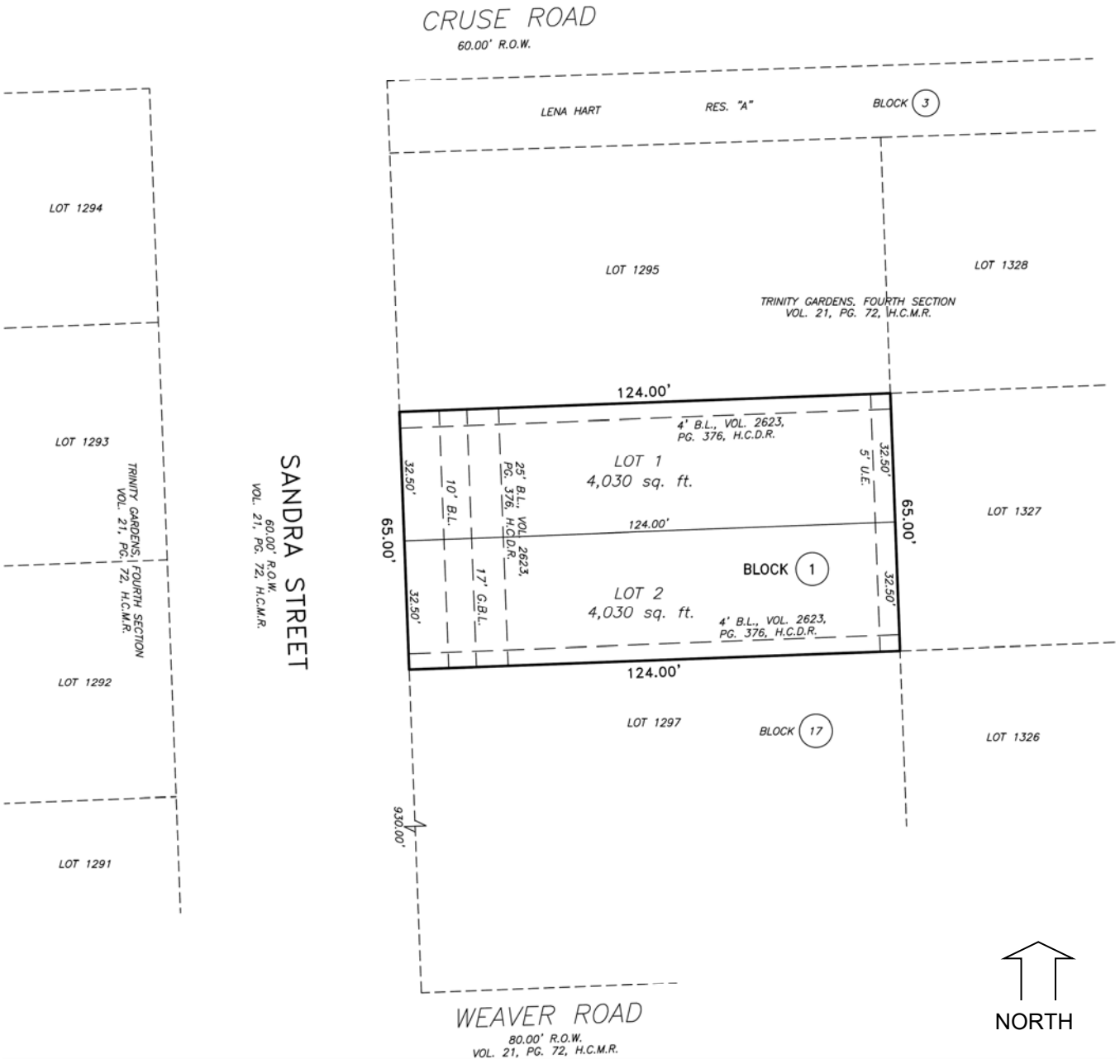


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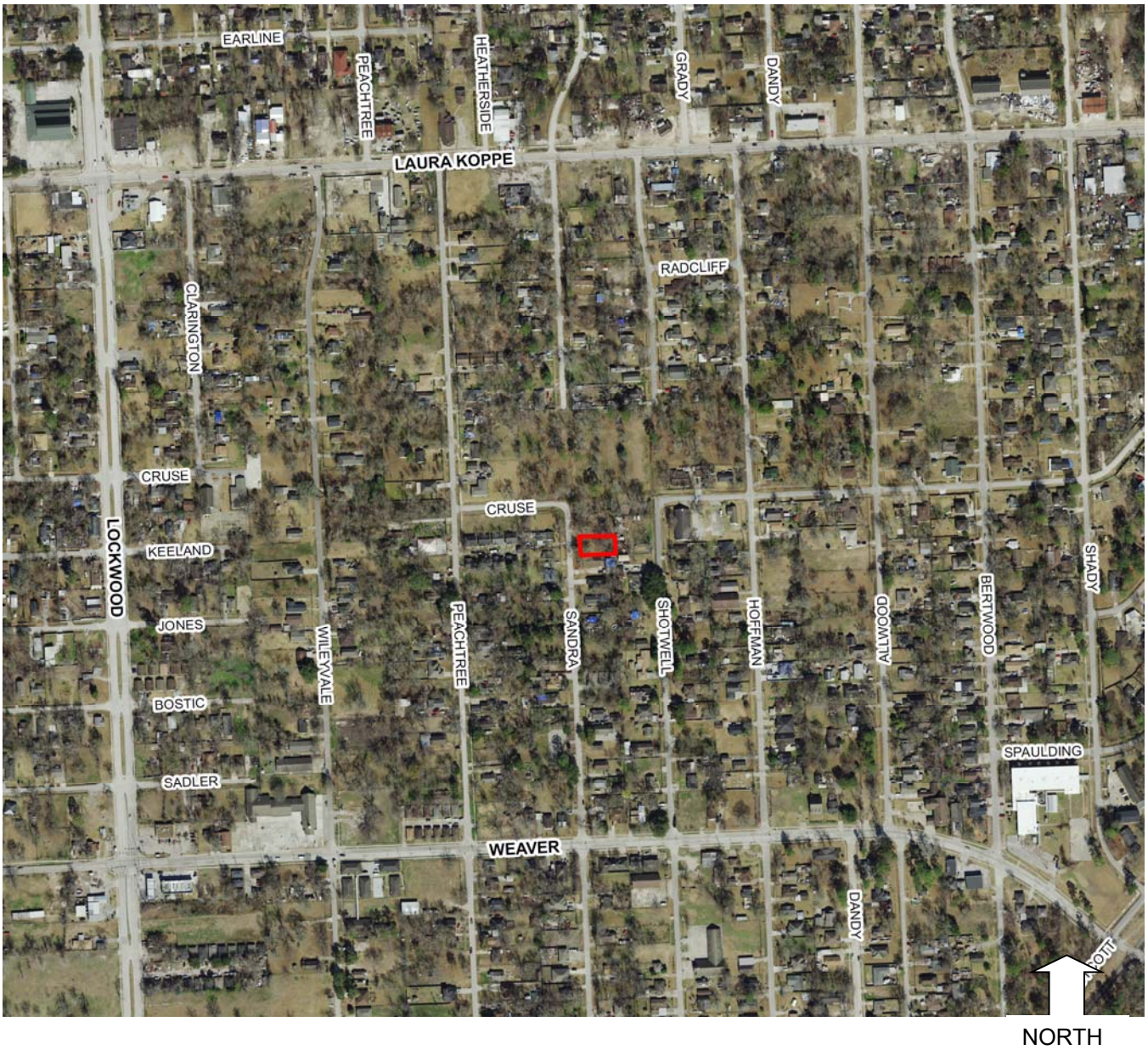


## C – Public Hearings

## Aerial

# 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


**Public Hearing Notice**

**PH**

November 3, 2020

Dear Property Owner:

**Reference Number: 2020-1927; Trinity Gardens Sec 4 partial replat no 1;** replatting **of** Lot 1296 of Block 17 of "Trinity Gardens Sec 4" as recorded at Volume 21 Page 72 of the Harris County Map Records.

The property is located along Sandra Street south of Cruse Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, Uriel Figueroa, with PLS Construction Layout, Inc., on behalf of Europa Homes, can be contacted at 713-480-4075.

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Controller: Chris B. Brown

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 128
**Action Date:** 12/03/2020
**Plat Name:** West Court partial replat no 10
**Developer:** Karim Nasreddin
**Applicant:** Total Surveyors, Inc.
**App No/Type:** 2020-1761 C3N

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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 | 77098 | 492U | City |

### *Conditions and Requirements for Approval*

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

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

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)

1) "Add & by plat" to B.L

### *For Your Information:*

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PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

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**Staff Recommendation:**
Approve the plat subject to the conditions listed

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: 11/30/2020
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
An easement along the rear property line will be require to accommodate an existing sanitary sewer line.
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: -The included Existing Survey cannot be used for existing dwelling unit unless it states it as Home, Residence or Dwelling Unit.
-Depending on Existing Dwelling Unit status, numbers in Parks Table may be subject to change.
-Please change "C" to read "Incremental Number of DUs"

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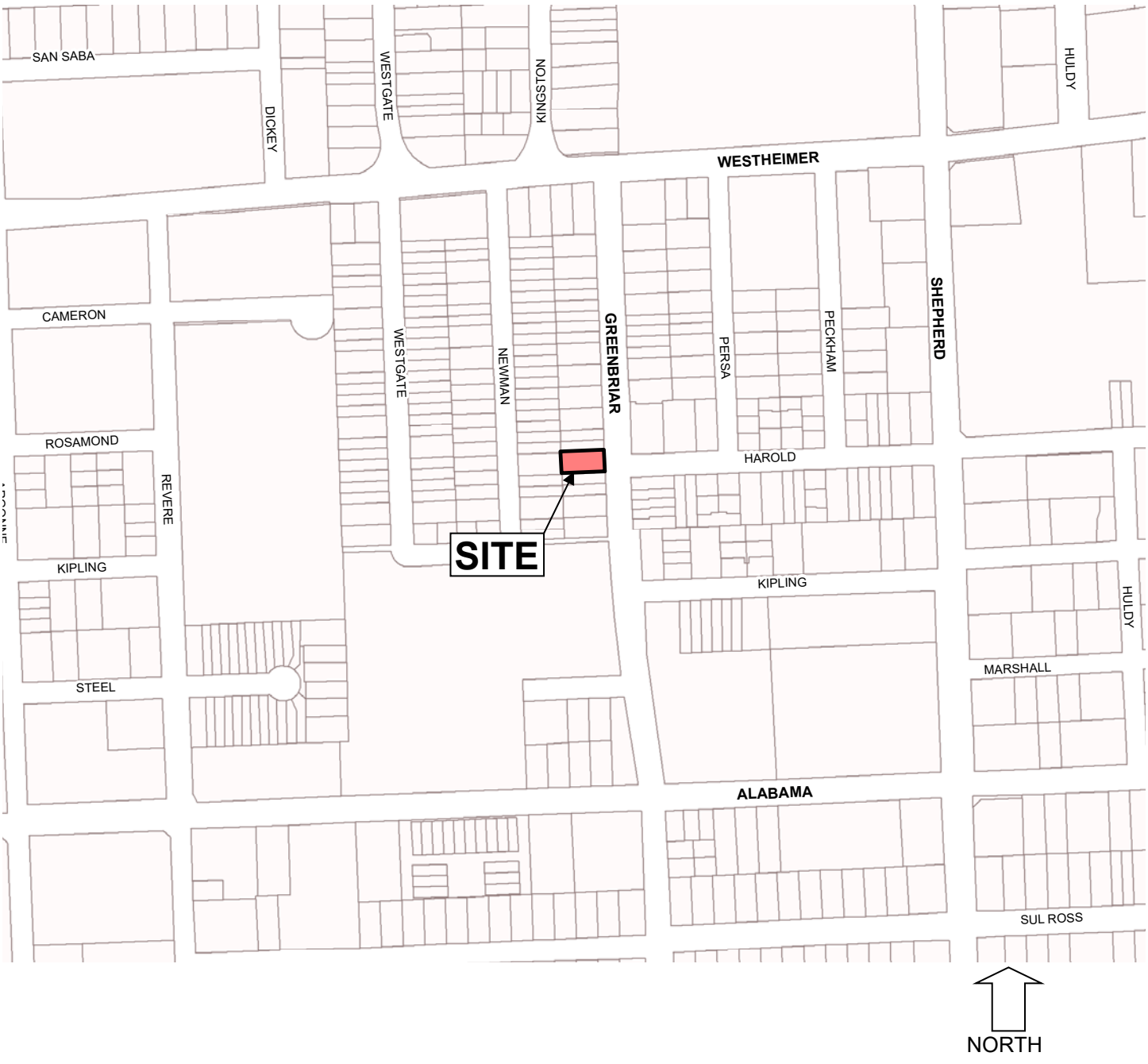
# Houston Planning Commission ITEM: 128

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: West Court partial replat no 10**

**Applicant: Total Surveyors, Inc.**




## C – Public Hearings Site Location

# Houston Planning Commission ITEM: 128

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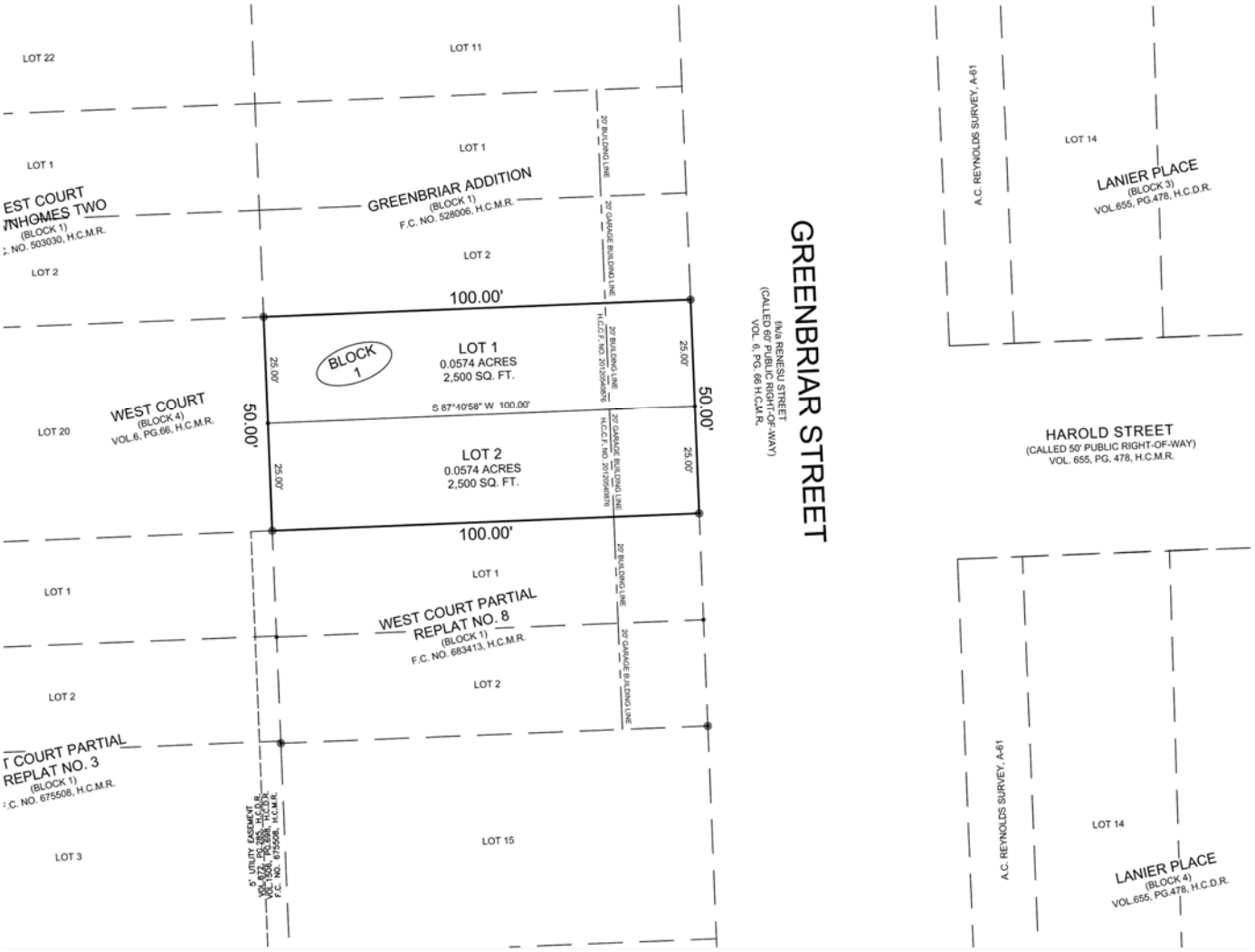


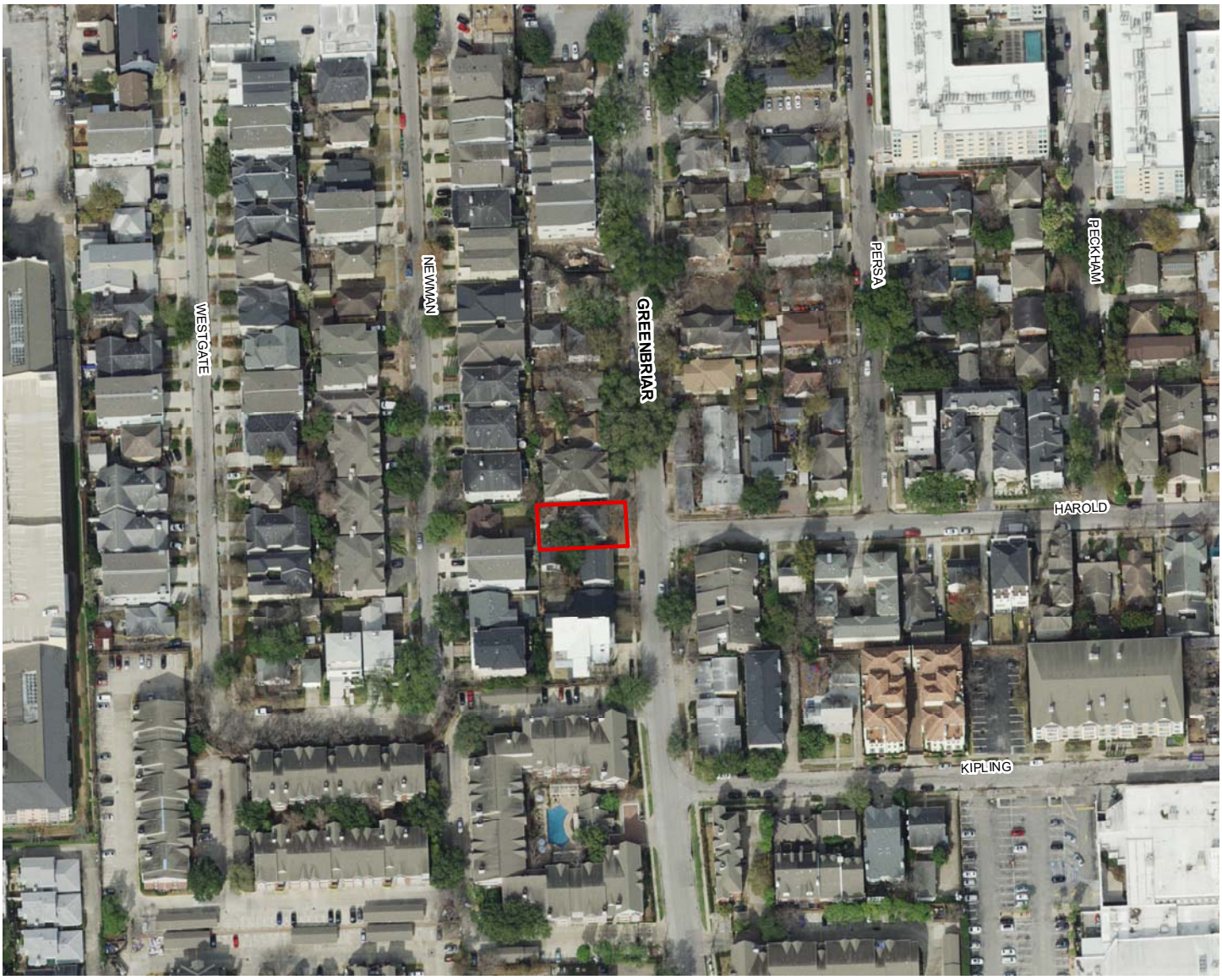

## C – Public Hearings Subdivision

# Houston Planning Commission ITEM: 128

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: West Court partial replat no 10**

**Applicant: Total Surveyors, Inc.**




NORTH

## C – Public Hearings Aerial

1

# 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

**Public Hearing Notice**

**PH**

November 16, 2020

Dear Property Owner:

**Reference Number: 2020-1761; West Court partial replat no 10;** partial replatting of "West Court". This proposal includes the replatting of Lot 13, Block 4, as recorded in Volume 6, Page 66 of the Harris County Map Records.

The property is located along and west of Greenbriar Drive, south of Westheimer Drive. The purpose of the replat is to create two (2) single-family residential lots. The applicant, Kevin Kolb, with Total Surveyors, Inc., can be contacted at 281-479-8719.

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

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

## Virtual Planning Commission Meeting

### Thursday, December 3, 2020 at 2:30 PM

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

www.houstonplanning.com

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 129
**Action Date:** 12/03/2020
**Plat Name:** Westhaven Estates Sec 2 partial replat no 9
**Developer:** chateau Construction
**Applicant:** South Texas Surveying Associates, Inc.
**App No/Type:** 2020-1830 C3N

**Staff Recommendation:**
Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.3022 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 3 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 9 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77057 | 491N | 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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 129
**Action Date:** 12/03/2020
**Plat Name:** Westhaven Estates Sec 2 partial replat no 9
**Developer:** chateau Construction
**Applicant:** South Texas Surveying Associates, Inc.
**App No/Type:** 2020-1830 C3N

**Staff Recommendation:**
Approve the plat subject to the conditions listed

HPW-OCE-Traffic: 1. Property Frontage
Each residential lot should have a minimum of 20 ft frontage to have driveway access as per the IDM requirements. Minimum driveway dimension are 12 ft wide with a 4 ft radius on each side and should not extend past the property line.

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. 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: 11/30/2020
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%.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: -Missing 4 Parks notes
-Missing Parks Table
-The included Existing Survey cannot be used for existing dwelling unit unless it states it as Home, Residence or Dwelling Unit.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 12/03/320**

**Subdivision Name: Westhaven Estates Sec 2 partial replat no 9**

**Applicant: South Texas Surveying Associates, Inc.**

NORTH

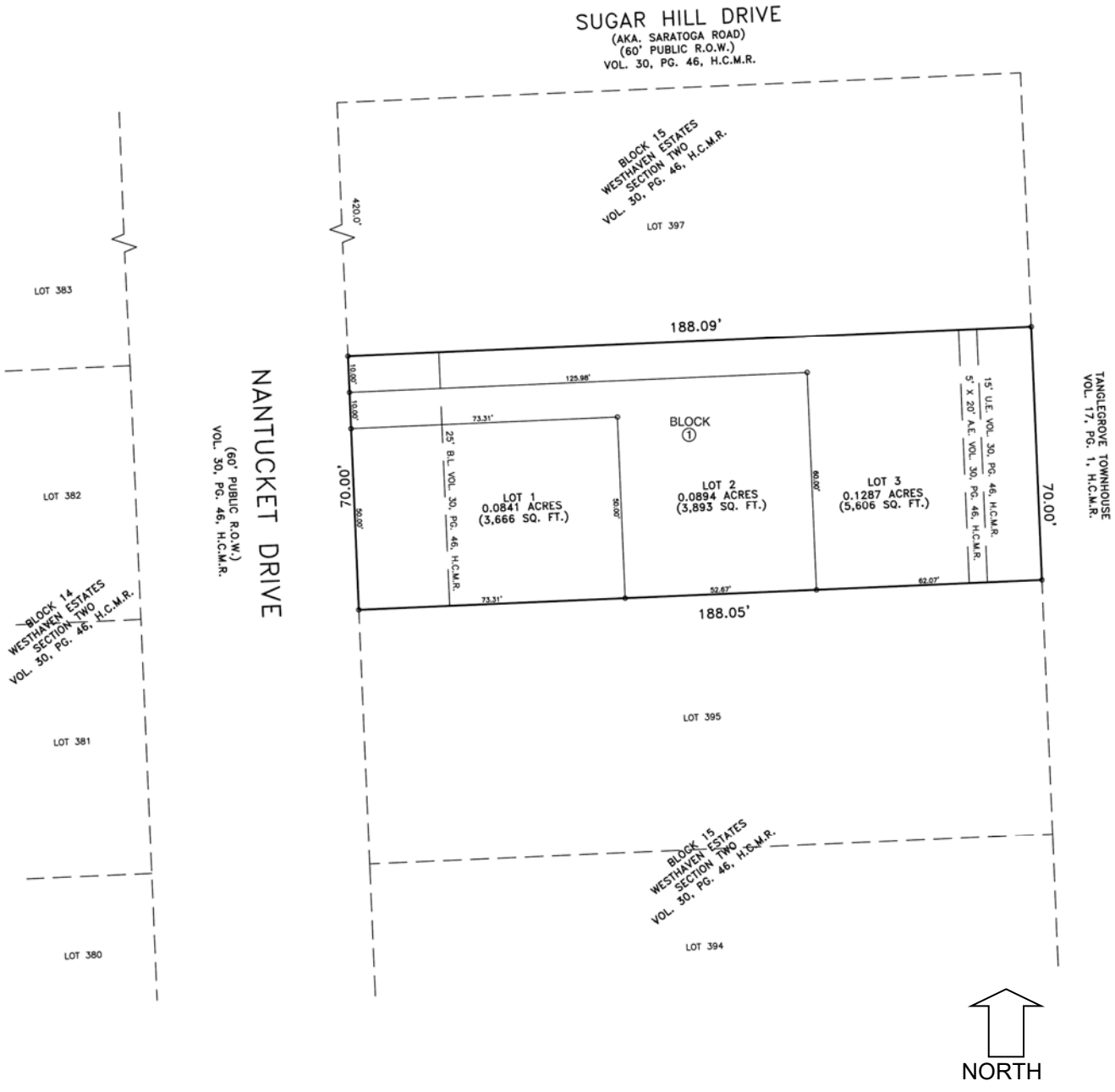
## C – Public Hearings Site Location

# Houston Planning Commission ITEM: 129

**Planning and Development Department** **Meeting Date: 12/03/320**

**Subdivision Name: Westhaven Estates Sec 2 partial replat no 9**

**Applicant: South Texas Surveying Associates, Inc.**



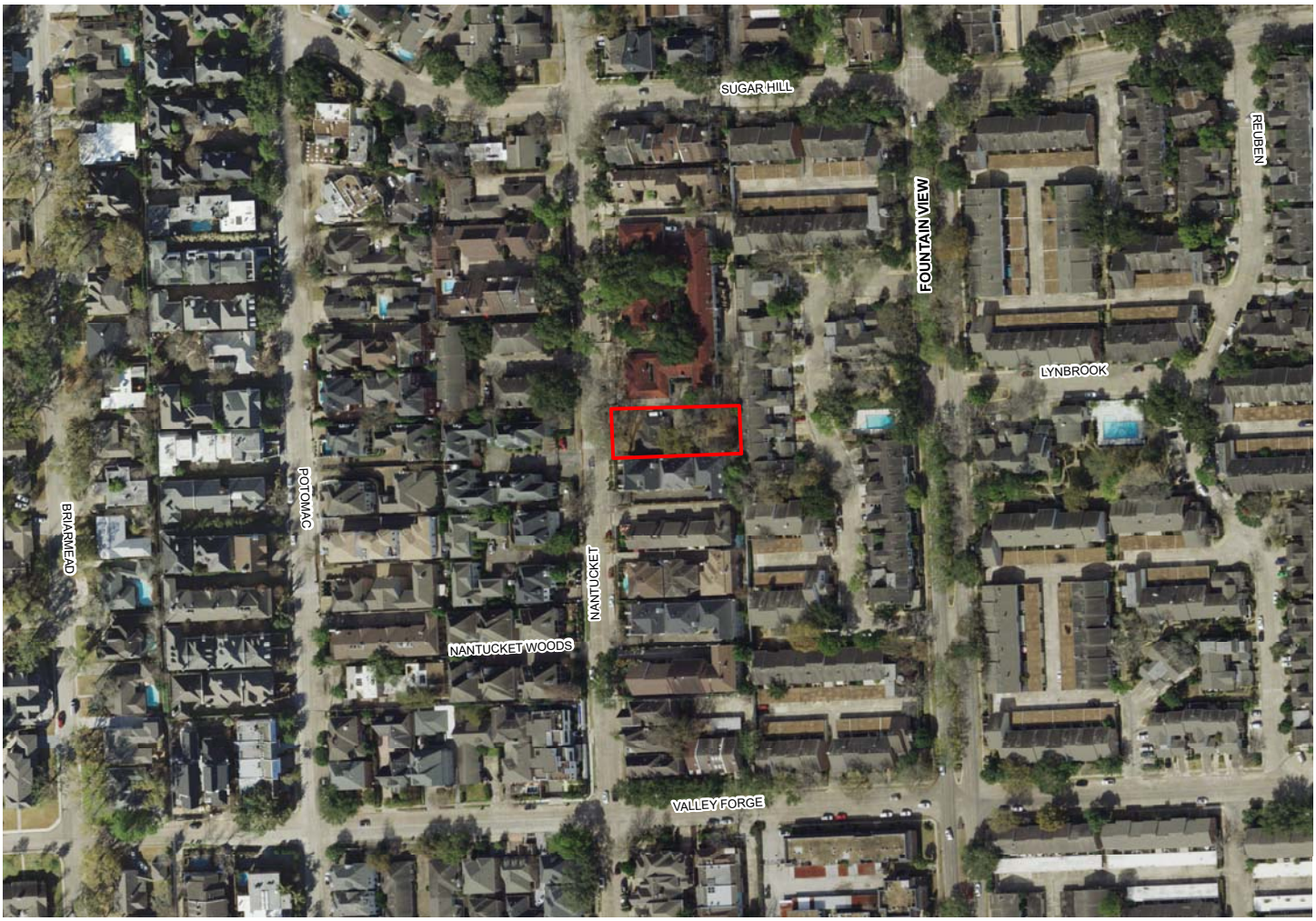

## C – Public Hearings Subdivision

# Houston Planning Commission ITEM: 129

**Planning and Development Department** **Meeting Date: 12/03/320**

**Subdivision Name: Westhaven Estates Sec 2 partial replat no 9**

**Applicant: South Texas Surveying Associates, Inc.**




NORTH

## C – Public Hearings

## Aerial

1

# 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

**Public Hearing Notice**

**PH**

November 2, 2020

Dear Property Owner:

**Reference Number: 2020-1830; Westhaven Estates Sec 2 partial replat no 9;** partial replatting of " **Westhaven Estates**". This proposal includes the replatting of a portion of **lot 396 block 15**, as recorded in **volume 30 page 46** of the Harris County Map Records.

The property is located west of Fountain View Drive, south of Woodway Drive. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Barringer Jason**, with **South Texas Surveying Associates, Inc.**, can be contacted at **281-556-6918**.

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

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Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

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Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 130
**Action Date:** 12/03/2020
**Plat Name:** Clearwick
**Developer:** Pulte Group
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-1972 C3R

**Staff Recommendation:**
Grant the requested variance(s) and Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 8.1000 | Total Reserve Acreage: | 0.2500 |
| Number of Lots: | 65 | 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. (156, 157, 158, 159, 160)

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

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

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.

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)

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. (184)

143. Minimum intersection spacing along a local street shall be 75 feet. (Sec 42-128)

### *For Your Information:*

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 130
**Action Date:** 12/03/2020
**Plat Name:** Clearwick
**Developer:** Pulte Group
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-1972 C3R

**Staff Recommendation:**
Grant the requested variance(s) and Approve the plat subject to the conditions listed

The below comments were made by other agencies during this review period. These comments are 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: 11/09/2020

Pending agreement to determine a feasible native for median opening not aligning with subdivision driveway access. The proposed access point on Fuqua to be right-in and right out, and a proposed native is to take access from South Street, which is currently un-improved.

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.

Parks and Recreation: -Remove last two rows in Parks Table
-Change "C" in Parks Table to read "Incremental Number of DUs"
-Add "Owner hereby certifies that the information provided herein is true" to Parks Table

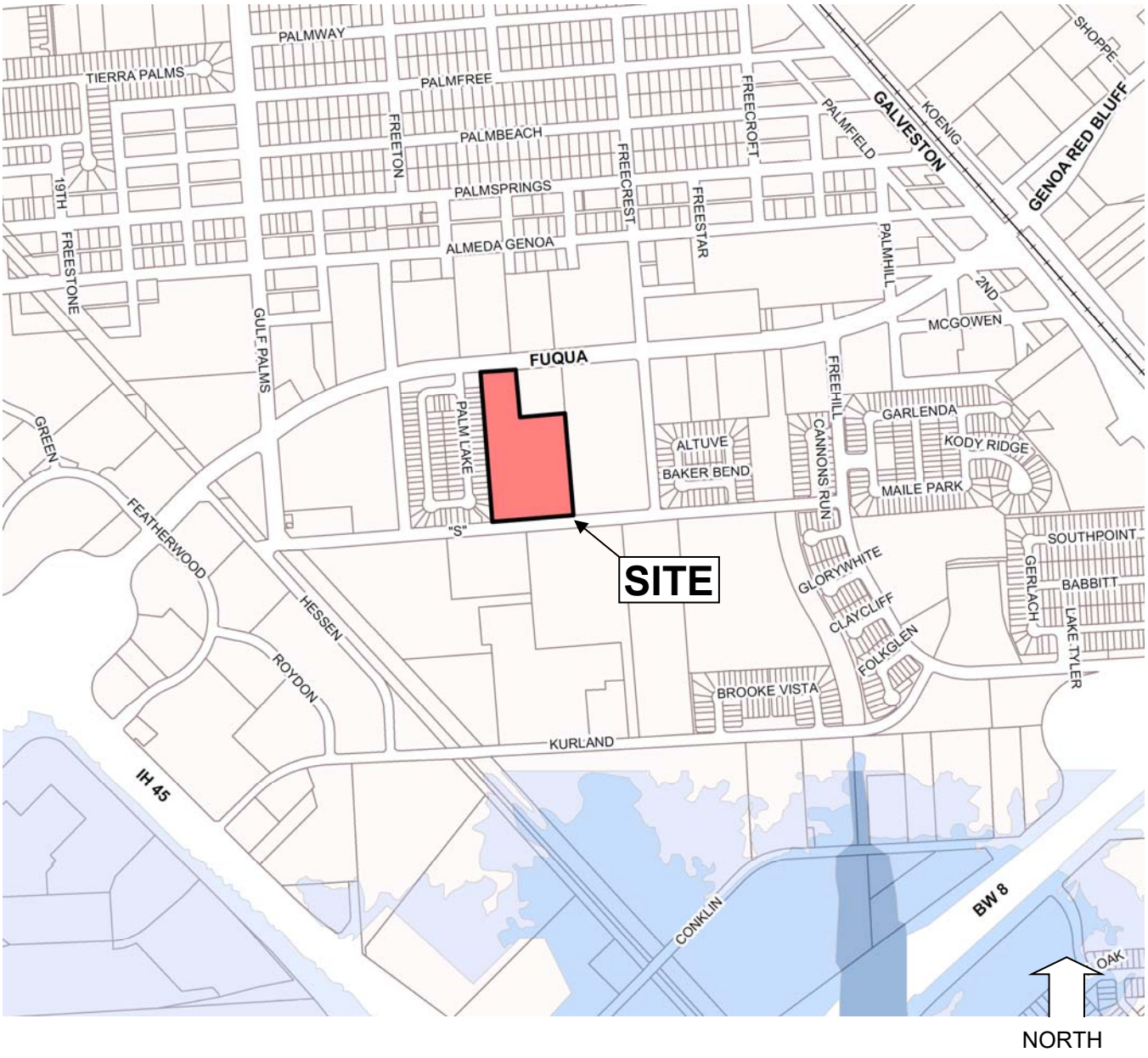
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission ITEM: 130

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Clearwick (DEF 1)**

**Applicant: LJA Engineering, Inc.- (Houston Office)**



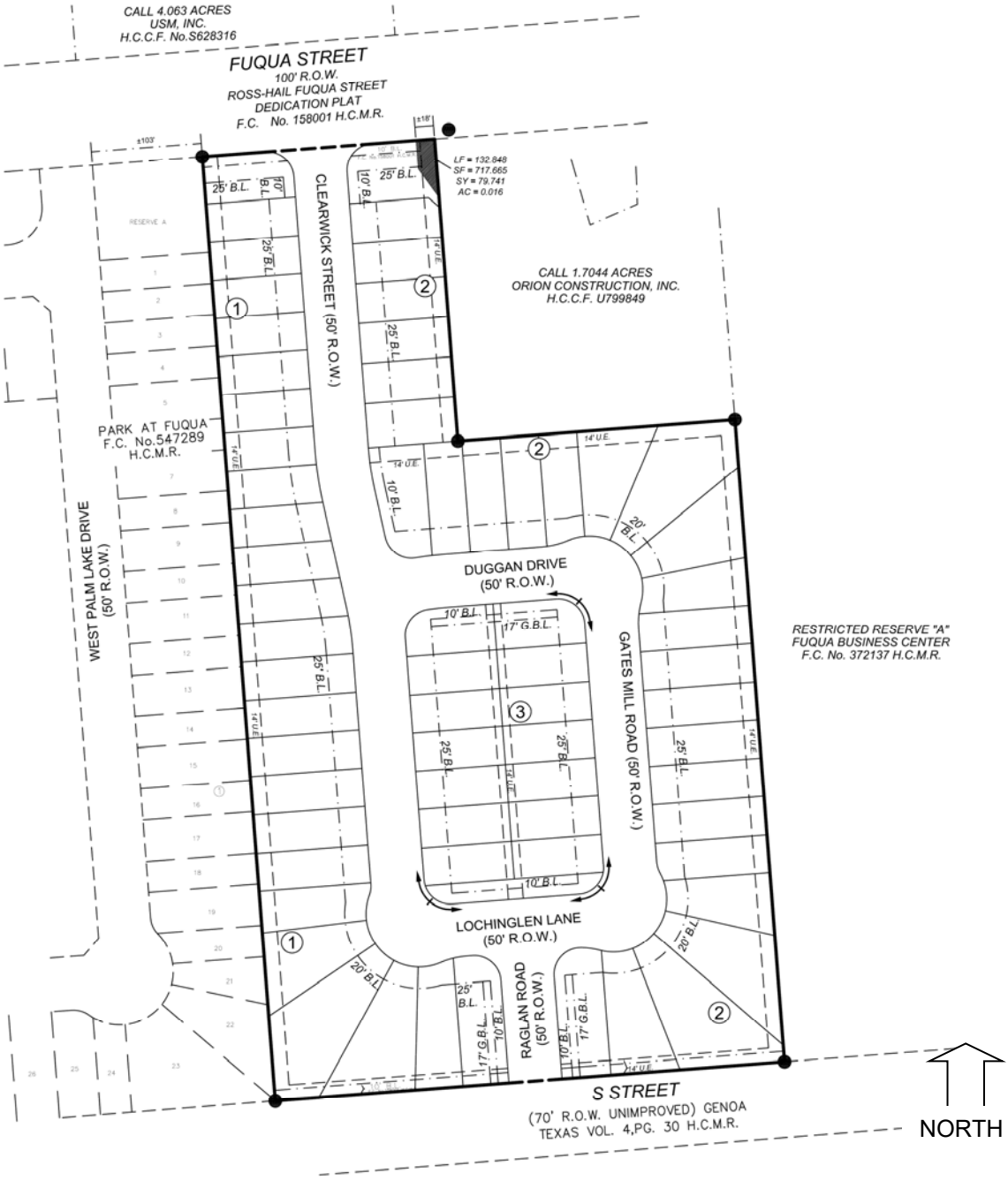

**D – Variances** **Site Location**

# Houston Planning Commission ITEM: 130

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Clearwick (DEF 1)**

**Applicant: LJA Engineering, Inc.- (Houston Office)**




**D – Variances** **Subdivision**

# Houston Planning Commission ITEM: 130

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Clearwick (DEF 1)**

**Applicant: LJA Engineering, Inc.- (Houston Office)**

## D – Variances

## Aerial

PLANNING & DEVELOPMENT DEPARTMENT

# APPLICANT'S Variance Request Form

**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 intersection spacing along the northern project boundary to approximately 187' from the western public right-of-way, Palm Lake Drive.

**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 the west side due to existing public right-of-way. The proposed driveway is approximately 187' from the public right-of-way to the west, West Palm Lake Drive. It is not possible to site the proposed public right-of-way anywhere that fronts on Fuqua and meet the required 600' separation between the existing public right-of-way to the west.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The existing conditions and property configuration to the west is 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 west is the supporting circumstance for this request.

PLANNING & DEVELOPMENT DEPARTMENT

# STAFF REPORT
# Variance Request Form

**Application No:** 2020-1972
**Agenda Item:** 130
**PC Action Date:** 12/03/2020
**Plat Name:** Clearwick
**Applicant:** LJA Engineering, Inc.- (Houston Office)

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 127**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To reduce the minimum intersection spacing along the northern project boundary to approximately 187' from the western public right-of-way, Palm Lake Drive.;

**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 a variance to allow an intersection spacing to be less than 600' along Fuqua Street, a major throughcare. Staff is in support of the request.

The applicant is proposing a single-family residential development with 65 lots. The distance between the proposed street and East Palm Lake Drive is about 187'.

Previously, the applicant was proposing only one point of access to Fuqua Street. Fuqua Street is a designated major thoroughfare fully developed. However, the proposed access point on Fuqua Street is going to be right-in and right-out only to maintain a safe access.

During the deferral, the applicant coordinated with staff and the City Engineer and revised the proposed street layout to provide a second point of access to "S" Street to the south, which is currently un-improved. When "S" Street is improved, the second point of access will help to further improve the traffic and access for the future residential development.

Therefore, 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 subject site abuts Fuqua Street to the north and "S" Street to the south. Fuqua Street is a fully developed major thoroughfare and "S" Street is currently unimproved. The applicant previously was proposing one point of access to Fuqua Street. During the deferral, the applicant coordinated with the City Engineer and revised the proposed street layout to provide a second point of access to "S" Street. The second point of access will eventually improve the access and traffic to the future residential development. The access on Fuqua Street will be right-in and right-out only.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

"S" Street is currently unimproved and is an existing condition not created by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The access on Fuqua Street will be right-in and right-out only. The applicant also proposes a second point of access to "S" Street. When "S" Street is built, this second point of access will help to further improve the traffic and access to the future residential development, which would help to preserve and maintain the intent of the ordinance.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

During the deferral, the applicant coordinated with the City Engineer and revised the proposed street layout to provide a second point of access to "S" Street to the south.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. Fuqua Street is fully developed and "S" Street is currently unimproved.

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

VAR

# 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

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

**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. 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 **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.
- **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.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 131
**Action Date:** 12/03/2020
**Plat Name:** Harris County MUD no 62 Lift Station no 1
**Developer:** Harris County Municipal Utility District No 62
**Applicant:** EHRA
**App No/Type:** 2020-2179 C2

**Staff Recommendation:**
Grant the requested variance(s) and Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 0.1447 | Total Reserve Acreage: | 0.1447 |
| 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 62 |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77449 | 445U | 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)

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

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

Per Chapter 290 of the Texas Commission on Environmental Quality (TCEQ) regulations, an all-weather access road must be provided.

### *For Your Information:*

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

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
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)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation (.TLGC-242.001h)
County has no objections to variance

# Houston Planning Commission ITEM: 131

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Harris County MUD no 62 Lift Station no 1**

**Applicant: EHRA**

NORTH

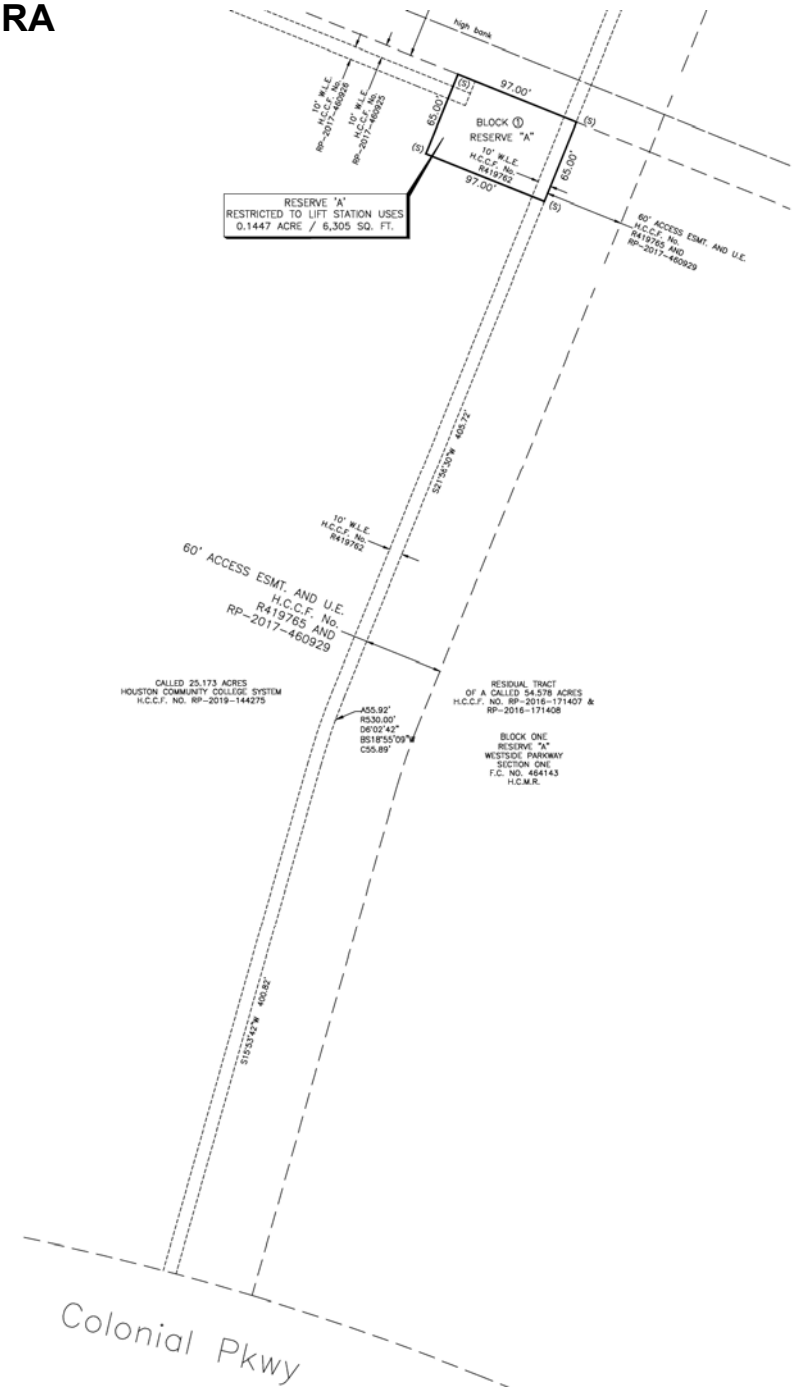
**D – Variances** **Site Location**

# Houston Planning Commission ITEM: 131

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Harris County MUD no 62 Lift Station no 1**

**Applicant: EHRA**




## D – Variances Subdivision

# Houston Planning Commission ITEM: 131

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Harris County MUD no 62 Lift Station no 1**

**Applicant: EHRA**

NORTH

## D – Variances

## Aerial

PLANNING & DEVELOPMENT DEPARTMENT

# APPLICANT'S Variance Request Form

**Application Number:** 2020-2179
**Plat Name:** Harris County MUD no 62 Lift Station no 1
**Applicant:** EHRA
**Date Submitted:** 11/16/2020

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:**

Variance to allow a reserve restricted to Lift Station uses to take access via a 60' access easement instead of 50' of frontage on a public street.

**Chapter 42 Section: 42-190 (c)**

**Chapter 42 Reference:**

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve: Restricted to Lift Station; Minimum Size: (required by design manual) Type of Street or Driveway: public street or type 1 permanent access easement; Minimum Street or Driveway Width: 50 feet; Minimum Street or Driveway Frontage: 20 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**

Harris County MUD No. 62 intends to replace an existing lift station with a new facility within 0.1447-acre Reserve 'A' proposed in this plat. An existing but outdated lift station currently exists within a recorded 60' access and utility easement which will now lead to the new proposed lift station site. The old lift station will be converted into a sanitary sewer manhole within the existing 60' easement. The Westside Parkway GP (2017-1688) received a variance not to extend Crutchfield Lane over Mason Creek (which would have connected to the 60' access and utility easement) to prevent incompatible land uses being connected over Mason Creek. Since the 60' access easement is still in place, the opportunity to use it for one of its intended purposes seems appropriate. Allowing access to the lift station site through the existing 60' access easement creates flexibility as the surrounding sites are developed. Until such time as different legal access to the lift station can be created, an all-weather road will link the site to Colonial Parkway.

**(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;**

Harris County MUD No. 62 must update its wastewater system capacity by constructing the new lift station. The University of Houston Campus located immediately south of Colonial Parkway, as well as other current and future development in the district, depends on a reliable wastewater system. The current lift station size and location is not able to be upgraded thus an entire new facility is needed based on demand. This scenario is not a developer created hardship but rather a simple fact of a growing municipal utility district. The new lift station location proposed in this plat will be located in a more appropriate location away from Colonial Parkway. Access to the site via the existing 60' easement is an advantageous happenstance and is a perfect use of the easement until such time as continued development may provide alternative access.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Vehicular access to the lift station will be provided by the recorded 60-foot access and utility easement via an all-weather road. This will allow all construction and maintenance service vehicles adequate access to the facility. The easement

provides complete and direct access to the lift station as a perpetual non-exclusive easement so that access to the lift station is guaranteed no matter what future development occurs.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Public health, safety and welfare are not negatively impacted by granting this variance since access to the site will still originate from Colonial Parkway. The existing lift station sits approximately 300’ north of Colonial Parkway while the new location is immediately adjacent to mason Creek, approximately 900’ north of Colonial Parkway.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the prime consideration for granting this variance since the issue at hand is access to a public utility facility needing to be upgraded in order to maintain service to the municipal utility district. The fact that an existing 60’ access and utility easement can be utilized negates the need to construct other access such as a street. As such, the only economic aspect of granting the variance would be an overall cost savings to the taxpaying businesses and residents of HCMUD 62.

PLANNING & DEVELOPMENT DEPARTMENT

# STAFF REPORT
# Variance Request Form

**Application No:** 2020-2179
**Agenda Item:** 131
**PC Action Date:** 12/03/2020
**Plat Name:** Harris County MUD no 62 Lift Station no 1
**Applicant:** EHRA

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 42-190 (c)**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

Variance to allow a reserve restricted to Lift Station uses to take access via a 60' access easement instead of 50' of frontage on a public street.;

**Basis of Recommendation:**

The site is located in the ETJ, in Harris County, along and north of Colonial Parkway and east of Grand Parkway. The applicant is proposing a lift station reserve and is requesting a variance to allow the lift station to have frontage and access via a 60-foot access easement instead of the required 50 feet of frontage on a public street. Staff is in support of the request.

The subject property has been owned by Harris County MUD no 62 at least since 2008. Per the applicant, they are planning to replace an existing outdated lift station with a new facility. This property currently takes access via a perpetual non-exclusive 60' wide access easement from Colonial Parkway.

The lift station is necessary to provide service for adjacent areas. Granting of the variance will not be injurious to public health, safety or welfare. The access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ) and would keep the intent of the ordinance by providing access to the site.

Harris County Engineering Department has no objection for this request. Staff 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;**

Planning Commission granted a variance for the adjacent area to allow an excessive intersection spacing along Colonial Parkway by not extending Crutchfield Lane. The only access to the subject site is via an existing access easement. Strict application of the ordinance would make this project infeasible as no public street can be provided to meet the frontage requirement.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Per the applicant, Harris County MUD no 62 would like to upgrade an existing outdated lift station. The lift station will continue to take access from the existing 60' wide non-exclusive and perpetual access easement.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The access easement would still help to preserve and maintain the intent of the ordinance by providing access to the subject site.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare. The access easement will be an all-weather road as required by the Texas Commission on Environmental Quality (TCEQ).

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The access easement is the only option to provide access to the lift station.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 132
**Action Date:** 12/03/2020
**Plat Name:** Highland Vista
**Developer:** BBZ Development
**Applicant:** Total Surveyors, Inc.
**App No/Type:** 2020-2016 C2R

**Staff Recommendation:**
Grant the requested variance(s) and Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 1.5496 | Total Reserve Acreage: | 0.0790 |
| Number of Lots: | 24 | 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 | 452A | City |

### *Conditions and Requirements for Approval*

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

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

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

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

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

### *For Your Information:*

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 132
**Action Date:** 12/03/2020
**Plat Name:** Highland Vista
**Developer:** BBZ Development
**Applicant:** Total Surveyors, Inc.
**App No/Type:** 2020-2016 C2R

**Staff Recommendation:**
Grant the requested variance(s) and Approve the plat subject to the conditions listed

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. Entrance and exit movements for the guest parking should be done within the property and not in the right of way.
HPW- TDO- Traffic: 11/30/2020

Ensure shared driveway access on West Tidwell is aligned with median opening.
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.
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.
Parks and Recreation: Please change "C" in Parks Table to read "Incremental Number of DUs"

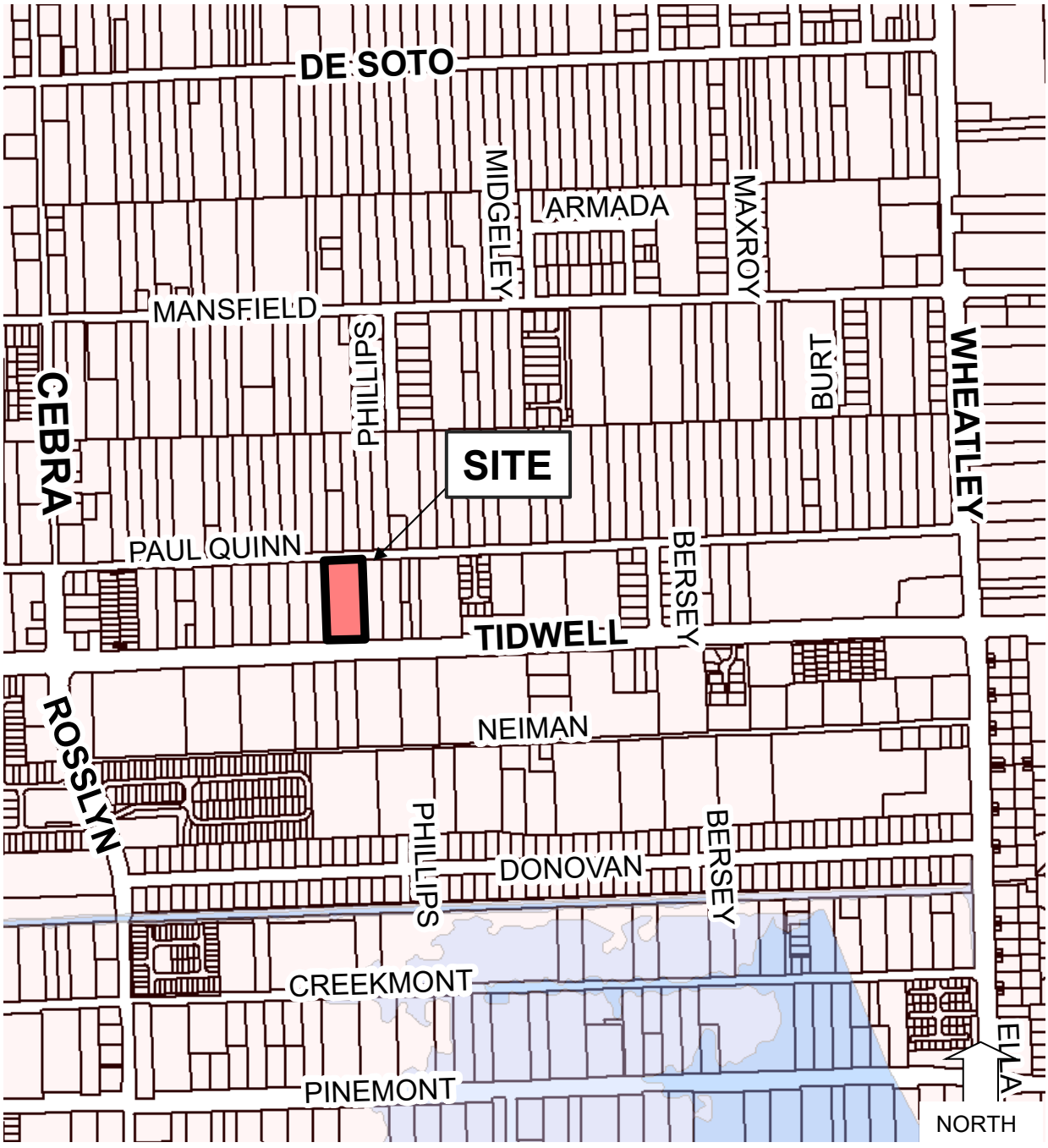
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission ITEM: 132

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Highland Vista**

**Applicant: Total Surveyors, Inc.**



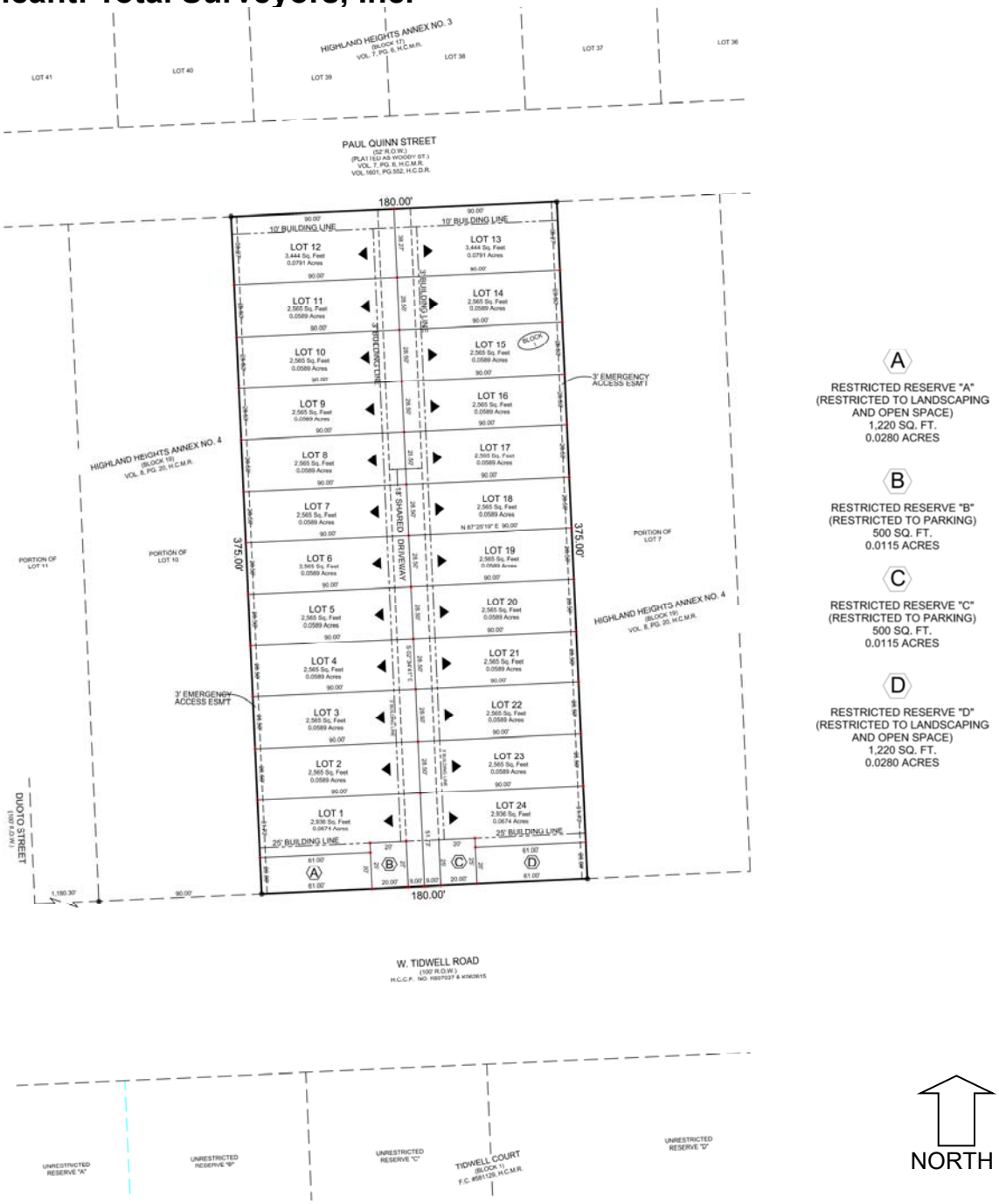

**D – Variances** **Site Location**

# Houston Planning Commission ITEM: 132

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Highland Vista**

**Applicant: Total Surveyors, Inc.**



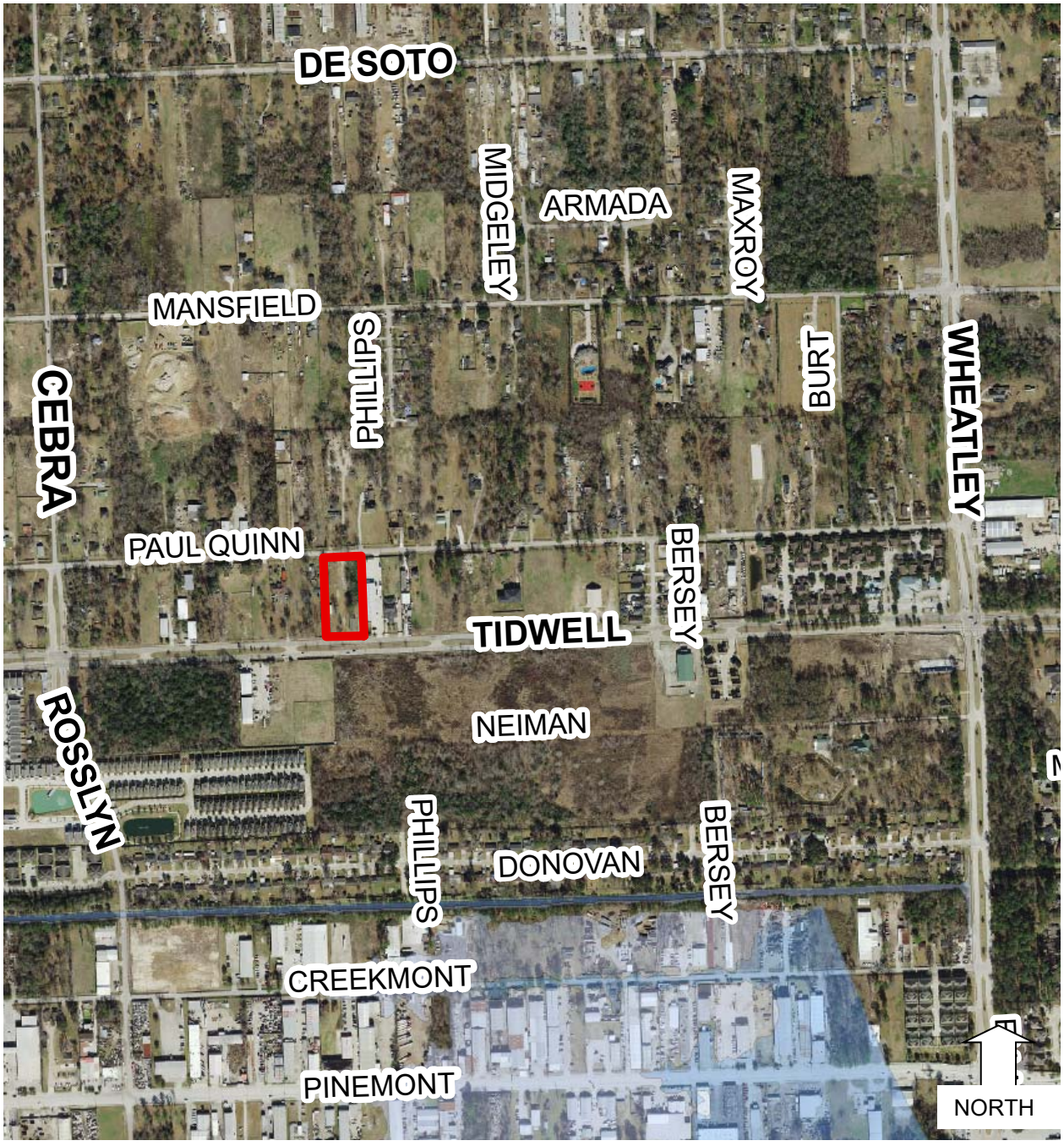

**D – Variances** **Subdivision**

# Houston Planning Commission ITEM: 132

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Highland Vista**

**Applicant: Total Surveyors, Inc.**




## D – Variances

## Aerial

PLANNING & DEVELOPMENT DEPARTMENT

# APPLICANT'S Variance Request Form

**Application Number:** 2020-2016
**Plat Name:** Highland Vista
**Applicant:** Total Surveyors, 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 exceed the required 1,400 intersection spacing along Paul Quinn Street, and not provide a north -south public street through this development.

**Chapter 42 Section: 42-128(a)(1)**

**Chapter 42 Reference:**

Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: 1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

## 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 at 1818 W. Tidwell Road, within the Houston city limits, between Duoto Road to the west and Bersey Lane to the east. There is approximately 2,750 feet between the 2 streets with the proposed single family development lying in the middle between the two streets. The proposed site is bounded on the south by West Tidwell Road, a major thoroughfare, and on the north by Paul Quinn, a local street. By ordinance, a local street would be required along the easterly boundary of this tract of land, to meet the 1,400' intersection spacing for Paul Quinn Road. The proposed site is located within the Highland Heights subdivision, which is comprised of narrow width lots that are very deep. Over the years of development, Phillips Street has been developed to the north of us that intersects Mansfield Road. If this section of Phillips Street were to extend south to Paul Quinn Road, it would lie +/-135' east of the east property line of this development. There is also a section of Phillips Street, south of West Tidwell Road that is in alignment with the northerly section of Phillips Street. If these two sections of Phillips Street were to be extended the new road would lie +/-135' to the east of the proposed development. This would create a minimum intersection spacing problem along both West Tidwell and Paul Quinn. This area has existed for many years with the current street pattern, without the need for a connecting street between Paul Quinn and West Tidwell. The proposed development will have vehicular access to both Paul Quinn and West Tidwell, with the main entrance and most of the traffic accessing West Tidwell. This development will not substantially increase the amount of traffic on Paul Quinn.

**(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 the variance are not the result of a hardship created or imposed by the applicant. The existing streets located east of this development are the circumstances supporting the variance. The required north-south street should be addressed when the properties to the east are redeveloped to avoid an intersection spacing problem.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained because based on the current location of the dedicated and existing streets north and south of this proposed development, the new street right-of-way should be placed east of this tract. By aligning the new right-of-way with the existing Phillips Street location, the block length from Duoto Street would be 1,585' and 1,165' from Bersey Lane.

**(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, since there is adequate circulation in the area provided by the existing major thoroughfare and local street pattern. This area has utilized this network of streets for many years without the need for expansion.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification for the variance, because of the existing street development pattern in the area concerning Phillips Street, north and south of this development.

PLANNING & DEVELOPMENT DEPARTMENT

# STAFF REPORT
# Variance Request Form

**Application No:** 2020-2016
**Agenda Item:** 132
**PC Action Date:** 12/03/2020
**Plat Name:** Highland Vista
**Applicant:** Total Surveyors, Inc.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 42-128(a)(1)**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To exceed the required 1,400 intersection spacing along Paul Quinn Street, and not provide a north -south public street through this development.;

**Basis of Recommendation:**

The site is located within the city limits along Tidwell east of Rosslyn. The applicant is proposing a shared driveway development that connects to Paul Quinn Street a local street and West Tidwell Road a major thoroughfare. The applicant is requesting a variance to exceed intersection spacing along Paul Quinn Street to not provide a north south street. Staff is in support of the request.

The site will have access to both streets on the north and south. The next intersection along West Tidwell is at 2800 feet. Which meets the intend of the ordinance. There is an existing grid pattern along this block that provides adequate traffic circulation. Requiring north south street at this location will not improve significantly traffic circulation on this area.

The development will provide the required sidewalks and trees along both streets.

Staff 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 proposed shared driveway development will have access to both streets on the north and south. The distance to the next intersection is 2800 feet which is close to the required 2600 feet along a major thoroughfare. Requiring a north south street at this location will create an unpractical development.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The proposed site was created with Highland Heights Annex. At that time W. Tidwell was not a major thoroughfare. A major thoroughfare requires a street intersection every 2600 feet. Providing a street at this location will not improve significantly traffic circulation.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The distance between Rosslyn and Bersey Road is approximately 2800 feet. A major thoroughfare requires a street intersection every 2600 feet. Because this development has access to both street it meets the intend of the ordinance by not providing a north south street due to the proximity of the next intersection.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The proposed site has access to two streets that connect to major thoroughfares. This gives different points of access for emergency services.

**(5) Economic hardship is not the sole justification of the variance.**

The proposed site will have two access and will need to meet all the requirements regarding to the pedestrian realm (trees and sidewalks).

# 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 19, 2020

**VAR**

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Highland Vista
**REFERENCE NUMBER:** 2020-2016

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located north of W Tidwell Rd, south of Paul Quinn St and west of Wheatley St. 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.

Total Surveyors, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed the required intersection spacing by not providing a north-south public street through the subject site. 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, December 3, 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


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

**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. 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 **Kevin Kolb** with **Total Surveyors, Inc**. at **281-479-8719**. 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.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 133
**Action Date:** 12/03/2020
**Plat Name:** Katy ISD Northwest Facility GP
**Developer:** Adico
**Applicant:** Texas Engineering And Mapping Company
**App No/Type:** 2020-2106 GP

**Staff Recommendation:**
Defer for further study and review

| | | | |
|---|---|---|---|
| Total Acreage: | 232.7280 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Private Well | Wastewater Type: | Septic Tank |
| Drainage Type: | Combination | Utility District: | Harris County MUD 465 |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77493 | 404L | 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)

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 133
**Action Date:** 12/03/2020
**Plat Name:** Katy ISD Northwest Facility GP
**Developer:** Adico
**Applicant:** Texas Engineering And Mapping Company
**App No/Type:** 2020-2106 GP

**Staff Recommendation:**
Defer for further study and review

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 - HCFCD is requesting 90 feet wide Drainage Channel (180 feet wide total) at the southern boundary of the plat. Need to label it as Channel U101-31-00 (shown in dotted brown lines on the uploaded map). Also, show the drainage and conveyance area on the 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)
Provide 25'x25' corner clip at Longenbaugh Road at Katy-Hockley Road. (COH geometric Design guidelines, 10-22)
TIA will need to be provided, including signal warrant analysis at Longenbaugh Road at Katy-Hockley Road. (HC-permit regs, 12.02)
UVE will need to be evaluated from southbound right turns and westbound right turns. (Traffic) (Chapter 10-COH geometric design guidelines, 10-23)
Along Katy Hockley road, ensure that there is sufficient distance from top of curb to ditch berm for vehicles to recover (AASHTO)
Plat is recommended to be deferred for further review of feasibility of east-west street being dedicated

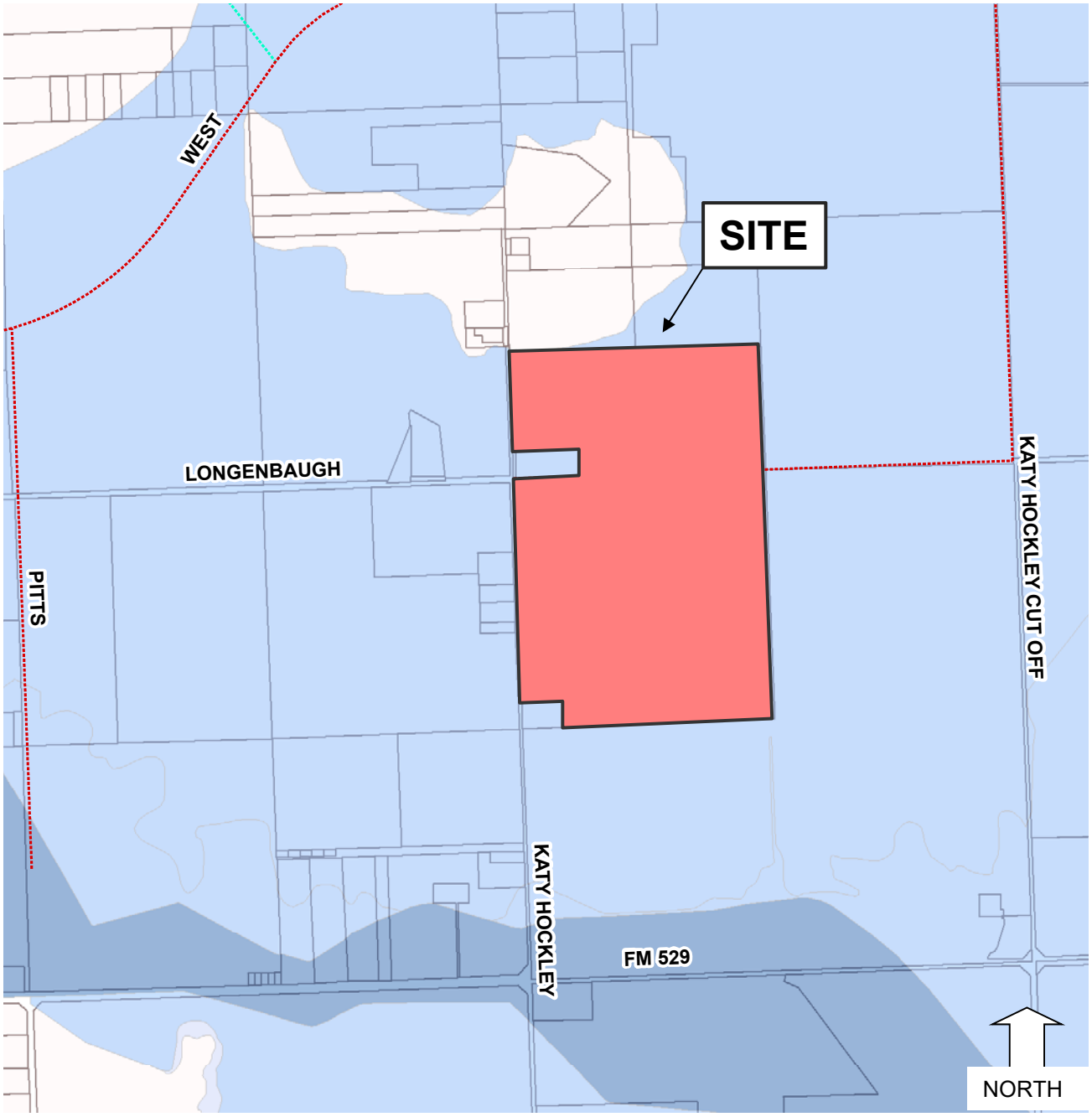
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission ITEM: 133

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Katy ISD Northwest Facility GP**

**Applicant: Texas Engineering And Mapping Company**



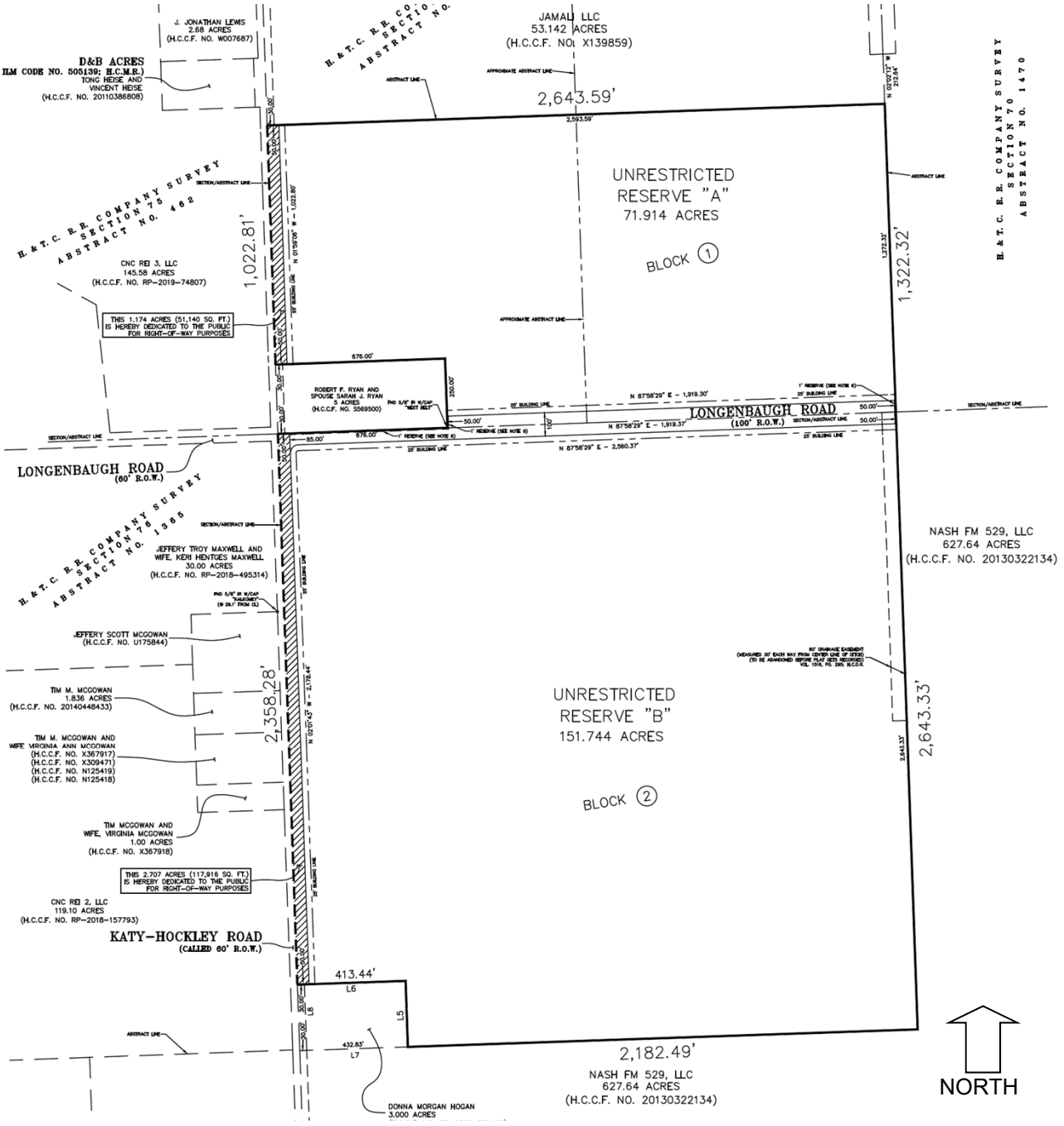

**D – Variances** **Site Location**

# Houston Planning Commission ITEM: 133

**Planning and Development Department** **Meeting Date: 12/03/2020**

## Subdivision Name: Katy ISD Northwest Facility GP

## Applicant: Texas Engineering And Mapping Company




**D – Variances** **Subdivision**

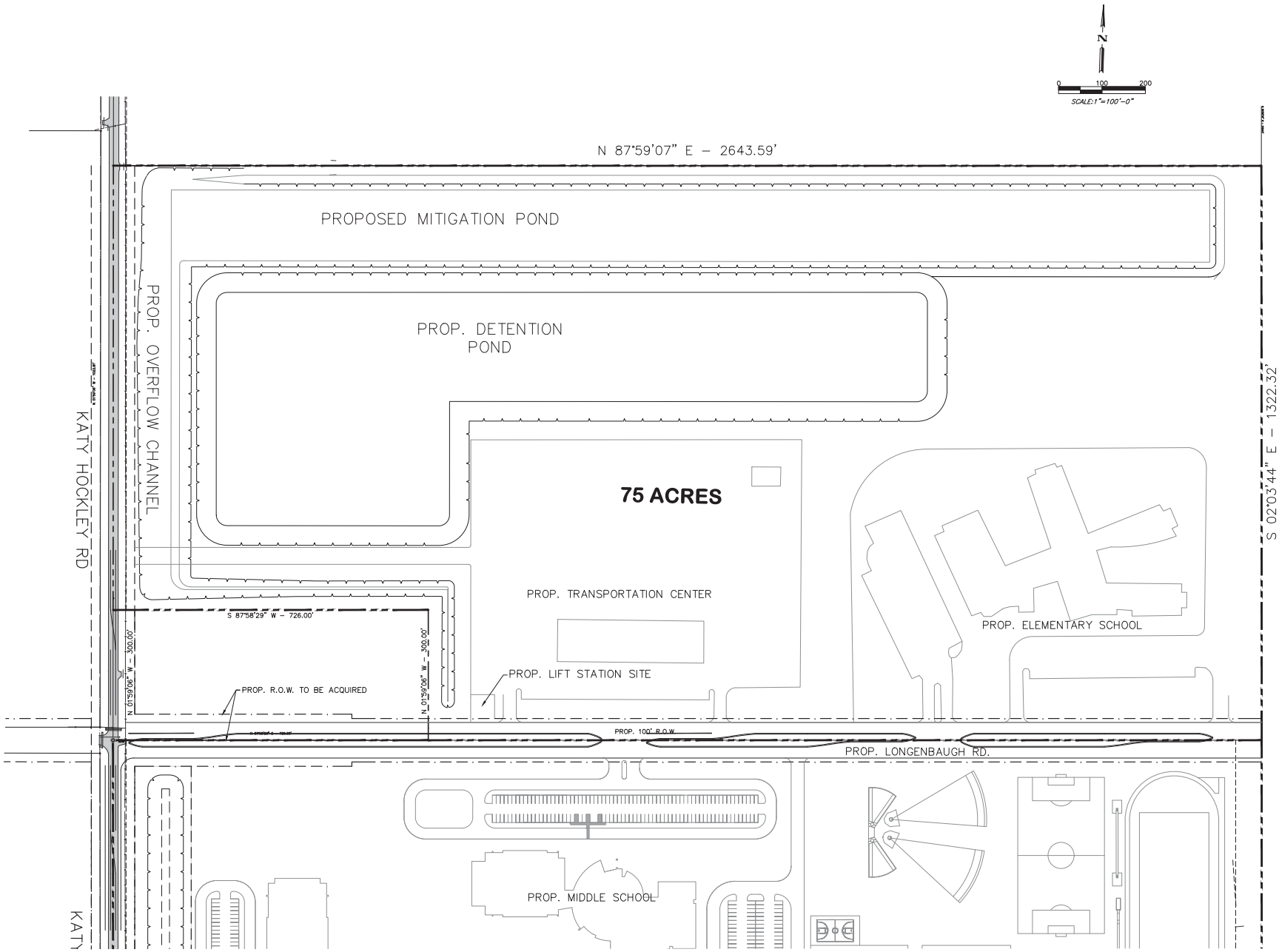
# Houston Planning Commission ITEM: 133

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Katy ISD Northwest Facility GP**

**Applicant: Texas Engineering And Mapping Company**

**D – Variances** **Aerial**





CIVIL ENGINEER:

ADICO CONSULTING ENGINEERS

2114 ELDORADO BLVD, STE. 400, FRIENDSWOOD, TX 77546
PHONE: 832.895.1093
WWW.ADICO-LLC.COM
TBPE FIRM NO. 16423


BENCHMARK:

FLOODPLAIN REFERENCE MARK NO. 0405401 IS AN ALUMINUM ROD STAMPED 0405401 AT THE INTERSECTION OF RENN ROAD AND HEMLOCK HILL DRIVE, LOCATED ON THE GRASS MEDIAN ON THE SOUTH SIDE OF RENN ROAD IN KEYMAP 528P IN THE BRAYS WATERSHED NEAR STREAM 0120-00-00 ELEVATION 84.610 FEET NAVD 1988, 2001 ADJ.

FLOODPLAIN:

ACCORDING TO FEMA MAP NUMBER 48157C0040L, THE KISD TRACT LIES WITHIN THE CYPRESS CREEK OVERFLOW FLOODPLAIN (ZONE AE) OF THE ADDICKS WATERSHED. EFFECTIVE FLOODPLAIN, FLOODWAY AREA IN ZONE AE IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

# KATY ISD HOCKLEY CAMPUS

7502 KATY HOCKLEY RD
KATY, TX 77493

INTERIM REVIEW
Not to be used for construction, bidding or permit purposes.

Engineer: DINH V. HO, P.E.

PE License No.: 93895

Date: 07-16-2020

PRELIMINARY

| NO. | DATE | REVISION |
|---|---|---|
| | | |

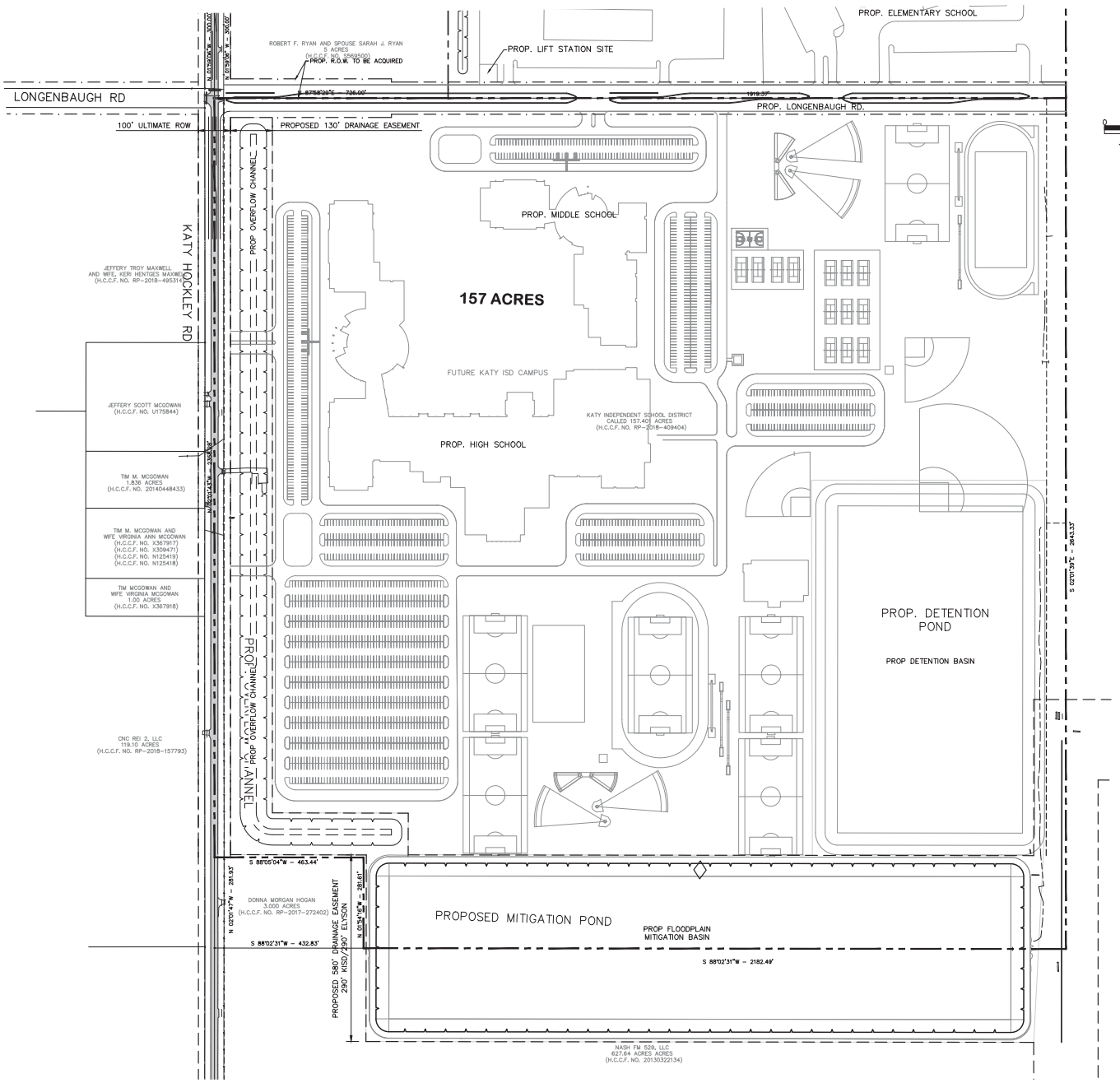
PROJECT OWNER:
KATY INDEPENDENT SCHOOL DISTRICT
6301 S STADIUM LANE
KATY, TX 77494

PROJECT LOCATION:
KATY ISD HOCKLEY CAMPUS
0 KATY HOCKLEY RD
KATY, TX 77493
KEY MAP LOCATION: 404 L, M, Q & R

## TRANSPORTATION CENTER & ELEMENTARY SCHOOL SITE PLAN

| | |
|---|---|
| ALLC PROJECT NO. | |
| DRAWN BY: | FA |
| CHECKED BY: | DVH |
| DRAWING SCALE: | |
| HORZ: | N/A |
| VERT: | N/A |
| DATE PLOTTED: | Jul 16,2020 - 3:32pm |

SHEET NO.





CIVIL ENGINEER:

ADICO CONSULTING ENGINEERS

2114 ELDORADO BLVD, STE. 400, FRIENDSWOOD, TX 77546
PHONE: 832.895.1093
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TBPE FIRM NO. 16823


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FLOODPLAIN:

ACCORDING TO FEMA MAP NUMBER 48157C0040L, THE KISD TRACT LIES WITHIN THE CYPRESS CREEK OVERFLOW FLOODPLAIN (ZONE AE) OF THE ADDICKS WATERSHED. EFFECTIVE FLOODPLAIN, FLOODWAY AREA IN ZONE AE IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

# KATY ISD HOCKLEY CAMPUS

7502 KATY HOCKLEY RD
KATY, TX 77493

INTERIM REVIEW
Not to be used for construction, bidding or permit purposes.

Engineer: DINH V. HO, P.E.

PE License No.: 93895

Date: 07-16-2020

PRELIMINARY

| NO. | DATE | REVISION |
|---|---|---|
| | | |

PROJECT OWNER:
KATY INDEPENDENT SCHOOL DISTRICT
6301 S STADIUM LANE
KATY, TX 77494

PROJECT LOCATION:
KATY ISD HOCKLEY CAMPUS
0 KATY HOCKLEY RD
KATY, TX 77493
KEY MAP LOCATION: 404 L, M, Q & R

## JR. AND SR. HIGH SCHOOL SITE PLAN

| | |
|---|---|
| ALLC PROJECT NO. | |
| DRAWN BY: | FA |
| CHECKED BY: | DVH |
| DRAWING SCALE: | |
| HOR.: | N/A |
| VERT: | N/A |
| DATE PLOTTED: | Jul 16,2020 - 3:32pm |

SHEET NO.

PLANNING & DEVELOPMENT DEPARTMENT

# APPLICANT'S Variance Request Form

**Application Number:** 2020-2106
**Plat Name:** Katy ISD Northwest Facility GP
**Applicant:** Texas Engineering And Mapping Company
**Date Submitted:** 11/13/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**
**Specific Variance is being sought and extent of variance:**

Katy I.S.D. is. requesting a variance from the requirement to intersect Logenbaugh Road with a public street within 2,600 feet of Katy-Hockley Road. This street would be located at the easterly property line of the Katy I.S.D. property.

**Chapter 42 Section: 42-127**

**Chapter 42 Reference:**

Intersection of major thoroughfares. 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**

Katy I.S.D., an independent school district and political subdivision of the State of Texas, is seeking a variance from a street intersection to be within 2,600 feet east of Katy Hockley Road. Katy I.S.D. is developing a high school, a middle school, an elementary school, and a transportation center on these premises. This street intersection would be located on the easterly property line of the Katy 1.S.D. site and would conflict with proposed drainage facilities including large stormwater detention and flood plain mitigation ponds, and a Major Drainage Channel being required by the Harris County Flood Control District (H.C.F.C.D. Unit No. U-101-3100). A north extension would also run into Paul D. Rushing Park, a Harris County property that includes a Juvenile Facility. Elyson, a master planned community will also abut the easterly and southerly lines of the subject property. Elyson's street pattern can easily accommodate traffic flow through their future development and to this site via Logenbaugh Road and Katy-Hockley Road.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Katy I.S.D. did not create this circumstance. A street proceeding north is not feasible because of the location of said Paul D. Rushing Park. A street proceeding south would have to cross a Major Drainage Channel being required by the Harris County Flood Control District (H.C.F.C.D. Unit No. U-101-31-00) including large storm water mitigation and detention ponds. The Elyson development will accommodate southerly traffic flow through its property just easterly of the Katy I.S.D. property.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Logenbaugh Road will provide access to and through this area for connectivity to Katy Hockley Road and through the future Elyson development easterly to Katy Hockley Cut-Off Road, and southerly to F.M. 529.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Adequate access will be provided to this area via Longenbaugh Road and the roads surrounding the Katy I.S.D. property and through future surrounding development; therefore, the granting of this variance will not be injurious to the public health, safety, or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification for this variance request. Katy I.S.D. has accommodated the access needs to this area with the dedication of Logenbaugh Road. This variance is warranted by existing conditions and the Major Drainage Channel being required by the H.C.F.C.D.

PLANNING & DEVELOPMENT DEPARTMENT

# APPLICANT'S Variance Request Form

**Application Number:** 2020-2106
**Plat Name:** Katy ISD Northwest Facility GP
**Applicant:** Texas Engineering And Mapping Company
**Date Submitted:** 11/13/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**
**Specific Variance is being sought and extent of variance:**

Katy I.S.D. is requesting a variance from the requirement to intersect Katy-Hockley Road with a public street within 2,600 feet of Longenbaugh Road. This street would be located near the southerly property line of the Katy I.S.D. property.

**Chapter 42 Section: 42-127**

**Chapter 42 Reference:**

Intersection of major thoroughfares. 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**

Katy I.S.D., an independent school district and political subdivision of the State ofTexas, is seeking a variance from a street intersection to be within 2,600 feet south of Longenbaugh Road. Katy I.S.D. is developing a high school, a middle school, an elementary school, and a transportation center on these premises. This street intersection would be located near the southerly property line of the Katy I.S.D. site and would conflict with proposed drainage facilities including large stormwater detention and flood plain mitigation ponds, and a Major Drainage Channel being required by the Harris County Flood Control District (H.C.F.C.D. Unit No. U-101-3100). A three acre homestead owned by Donna Morgan Hogan is located at the southwest corner of the Katy I.S.D. property further complicating a street intersection at this location. Elyson, a master planned community will also abut the easterly and southerly lines of the subject property. Elyson's street pattern can easily accommodate traffic flow through their future development and to this site via Logenbaugh Road. They can also accommodate a street connection to Katy-Hockley Road just south of the Katy I.S.D. property and south of the said proposed drainage facilities for this area.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Katy I.S.D. did not create this circumstance. A street proceeding east from Katy-Hockley Road would have to be located north of the said Hogan property. This would create another bisection of the Katy I.S.D. property and it would also bisect the said proposed drainage facilities including the Major Drainage Channel being required by the H.C.F.C.D. Such a street would require even more area for these drainage facilities because of the inefficiencies in having a street split them into duel channels/ponds. The Elyson development could also accommodate east-west traffic flow just to the south of the Katy 1.5.D. property.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Logenbaugh Road will provide access to and through this area for connectivity to Katy-Hockley Road. The future Elyson development will further accommodate east-west and north-south traffic adjacent to the Katy I.S.D. property.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Adequate access will be provided to this area via Longenbaugh Road and the roads surrounding the Katy I.S.D. property and through future surrounding development; therefore, the granting of this variance will not be injurious to the public health, safety, or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification for this variance request. Katy I.S.D. has accommodated the access needs to this area with the dedication of Logenbaugh Road. This variance is warranted by existing conditions and the Major Drainage Channel being required by the H.C.F.C.D.

PLANNING & DEVELOPMENT DEPARTMENT

# STAFF REPORT
# Variance Request Form

**Application No:** 2020-2106
**Agenda Item:** 133
**PC Action Date:** 12/03/2020
**Plat Name:** Katy ISD Northwest Facility GP
**Applicant:** Texas Engineering And Mapping Company

**Staff Recommendation:** Defer for further study and review

**Chapter 42 Sections: 42-127; 42-127**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

Katy I.S.D. is. requesting a variance from the requirement to intersect Logenbaugh Road with a public street within 2,600 feet of Katy-Hockley Road. This street would be located at the easterly property line of the Katy I.S.D. property. ;
Katy I.S.D. is requesting a variance from the requirement to intersect Katy-Hockley Road with a public street within 2,600 feet of Longenbaugh Road. This street would be located near the southerly property line of the Katy I.S.D. property. ;

**Basis of Recommendation:**

The site is located in Harris County ETJ north of FM 529 along Katy Hockley. The applicant is proposing a general plan with two future reserves for an elementary, middle and high school with a transportation center and detention areas. The applicant is requesting two variances. Variance one, to exceed intersection spacing along Longenbaugh Road to not provide a north-south street. Variance two, to exceed intersection spacing along the eastern boundary south of Longenbaugh to not provide an east-west street.

Staff recommendation is to defer the application for two weeks per Harris County Engineering Department request for further study and review.

## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

n/a

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

n/a

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

n/a

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

n/a

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

n/a

**(5) Economic hardship is not the sole justification of the variance.**

n/a

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 134
**Action Date:** 12/03/2020
**Plat Name:** Preserve at Newport GP
**Developer:** Friendswood Development
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-1983 GP

**Staff Recommendation:**
Grant the requested variance(s) and Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 143.4000 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77532 | 419E | ETJ |

### *Conditions and Requirements for Approval*

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

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

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

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

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 134
**Action Date:** 12/03/2020
**Plat Name:** Preserve at Newport GP
**Developer:** Friendswood Development
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No/Type:** 2020-1983 GP

**Staff Recommendation:**
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Harris Engineer:
This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Recommend to remove Middlecoff Lane and terminate Sahara Drive with a cul-de-sac
Limited scope TIA will be required to determine left turn lane requirements on Diamondhead Blvd S for future development. (HC-permit regs, 12.02)
UVE, ROW cutbacks and corner radii will be checked when section Plats are submitted
Harris County and TxDOT are currently coordinating on the design of a S. Diamondhead replacement bridge adjacent to this property. The existing bridge will be removed and a replacement bridge installed in the southern half or the S. Diamondhead ROW.
A limited scope traffic impact analysis by the developer will be required to identify additional roadway improvements where the proposed subdivision street will be meeting S. Diamondhead in an area where the new roadway alignment will be in transition between the new bridge and the existing pavement to the west located in the north half of the road ROW.
Obtain plan approval and plat recordation concurrence from Harris County S. Diamondhead bridge project manager Ms. Ashleigh Williams.
No objections to variance request

HPW- TDO- Traffic: 11/30/2020
No comments.
Harris County Flood Control District: Flood Control review - Need to show and indicate Floodplain 100 Year and 500 Year Zones, like the 33' contour line shown on the plat (in pink and light blue on the uploaded map).

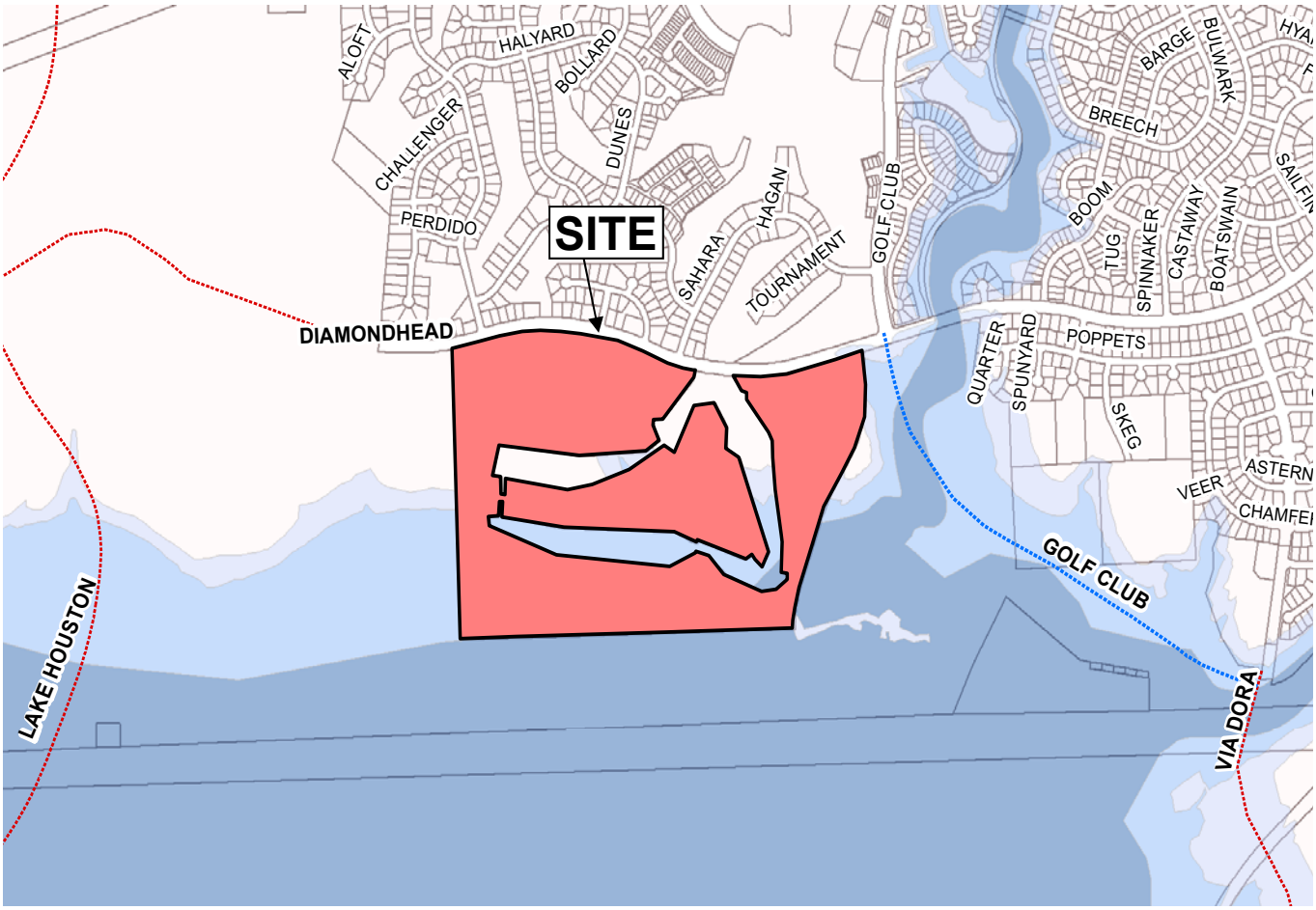
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission ITEM: 134

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Preserve at Newport GP**

**Applicant: Windrose**




NORTH

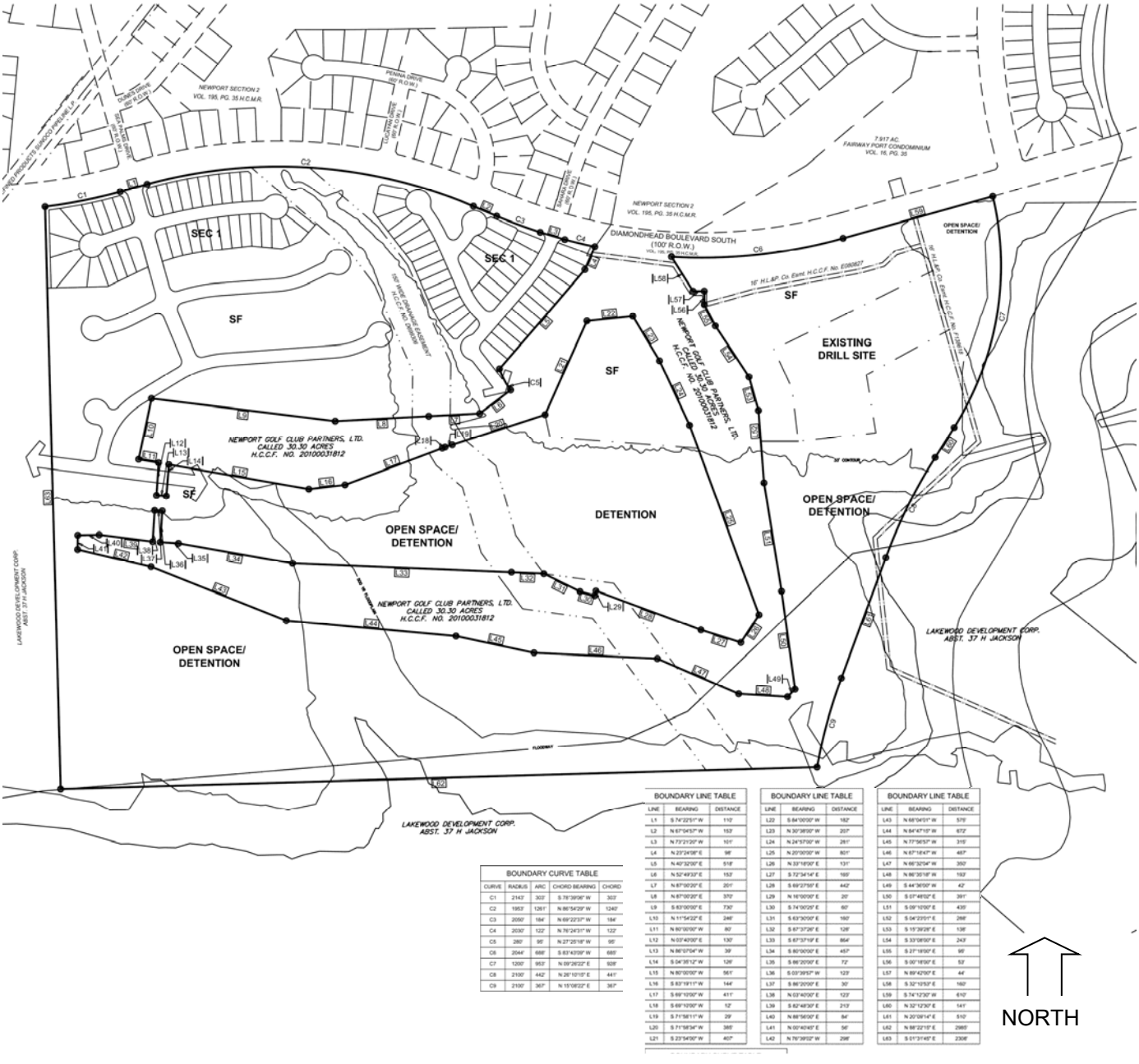
## D – Variances Site Location

# Houston Planning Commission ITEM: 134

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Preserve at Newport GP**

**Applicant: Windrose**




| BOUNDARY CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | ARC | CHORD BEARING | CHORD |
| C1 | 2143' | 303' | S 78°39'06" W | 303' |
| C2 | 1953' | 1261' | N 86°54'29" W | 1240' |
| C3 | 2050' | 184' | N 69°22'37" W | 184' |
| C4 | 2030' | 122' | N 76°24'31" W | 122' |
| C5 | 280' | 95' | N 27°25'18" W | 95' |
| C6 | 2044' | 688' | S 83°43'09" W | 685' |
| C7 | 1200' | 953' | N 09°26'22" E | 928' |
| C8 | 2100' | 442' | N 26°10'15" E | 441' |
| C9 | 2100' | 367' | N 15°08'22" E | 367' |

| BOUNDARY LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S 74°22'51" W | 110' |
| L2 | N 67°54'57" W | 153' |
| L3 | N 73°21'20" W | 101' |
| L4 | N 23°24'08" E | 98' |
| L5 | N 40°32'00" E | 518' |
| L6 | N 52°49'33" E | 153' |
| L7 | N 87°09'26" E | 201' |
| L8 | N 87°09'26" E | 370' |
| L9 | S 83°00'00" E | 730' |
| L10 | N 11°54'22" E | 246' |
| L11 | N 80°00'00" W | 60' |
| L12 | N 03°40'00" E | 130' |
| L13 | N 86°07'04" W | 39' |
| L14 | S 04°36'12" W | 126' |
| L15 | N 80°00'00" W | 561' |
| L16 | S 83°19'11" W | 144' |
| L17 | S 69°10'00" W | 411' |
| L18 | S 69°10'00" W | 12' |
| L19 | S 71°56'11" W | 29' |
| L20 | S 71°56'34" W | 385' |
| L21 | S 23°54'00" W | 407' |

| BOUNDARY LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L22 | S 84°00'00" W | 182' |
| L23 | N 30°38'00" W | 207' |
| L24 | N 24°57'00" W | 261' |
| L25 | N 20°00'00" W | 801' |
| L26 | N 33°16'00" E | 131' |
| L27 | S 72°34'14" E | 165' |
| L28 | S 69°27'56" E | 442' |
| L29 | N 16°00'00" E | 20' |
| L30 | S 74°00'26" E | 60' |
| L31 | S 63°30'00" E | 160' |
| L32 | S 67°37'26" E | 128' |
| L33 | S 67°37'19" E | 864' |
| L34 | S 80°00'00" E | 457' |
| L35 | S 86°20'00" E | 72' |
| L36 | S 03°39'57" W | 123' |
| L37 | S 86°20'00" E | 30' |
| L38 | N 03°40'00" E | 123' |
| L39 | S 82°48'30" E | 213' |
| L40 | N 86°56'00" E | 84' |
| L41 | N 00°40'40" E | 56' |
| L42 | N 76°39'52" W | 298' |

| BOUNDARY LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L43 | N 66°04'01" W | 570' |
| L44 | N 84°47'15" W | 672' |
| L45 | N 77°56'57" W | 315' |
| L46 | N 67°16'47" W | 467' |
| L47 | N 66°32'04" W | 350' |
| L48 | N 66°30'18" W | 193' |
| L49 | S 44°36'00" W | 42' |
| L50 | S 07°48'02" E | 391' |
| L51 | S 09°10'00" E | 435' |
| L52 | S 04°23'01" E | 288' |
| L53 | S 15°39'28" E | 138' |
| L54 | S 33°08'00" E | 243' |
| L55 | S 27°18'00" E | 95' |
| L56 | S 00°18'00" E | 53' |
| L57 | N 89°42'00" E | 44' |
| L58 | S 32°10'53" E | 160' |
| L59 | S 74°12'30" W | 610' |
| L60 | N 32°12'30" E | 141' |
| L61 | N 20°09'14" E | 510' |
| L62 | N 88°22'15" E | 2965' |
| L63 | S 01°31'45" E | 2308' |

**D – Variances** **Subdivision**

# Houston Planning Commission ITEM: 134

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Preserve at Newport GP**

**Applicant: Windrose**

NORTH

**D – Variances** **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

# APPLICANT'S Variance Request Form

**Application Number:** 2020-1983
**Plat Name:** Preserve at Newport GP
**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 exceed the maximum intersection spacing along the eastern, western, and southern boundaries of the Preserve at Newport subdivision and across a 150' recorded drainage easement.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(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;**

Preserve at Newport is a 143.4 acre subdivision located in Houston's ETJ and north eastern Harris County. It is directly south of the existing Newport Section 2 subdivision and South Diamondhead Boulevard, west of FM 2100 and north of US-90. The site is bounded on each side by the following: existing residential development, a golf course, or undeveloped acreage located within the floodplain, floodway, or wetlands. The community will include several streets that traverse through the site. There will be three total entrances to the subdivision, all located off South Diamondhead Boulevard and two within section 1. All three entrances will provide access to the rest of the development. The future internal roads will have sufficient connectivity throughout the site as well as access to the major thoroughfare that bounds it on the north. There is also an existing recorded 150' drainage easement that divides a portion of the site that follows contour 33 feet. It is not possible for these internal streets to meet the criteria of 42-128(a)(1) due to the inability to develop past contour 33 feet. All the acreage south of and within contour 33 feet is located in either the floodplain, floodway, or wetlands and cannot be developed based on the elevations and existing conditions, so a street pattern past this point is also infeasible. Gum Gully is also located directly south of the project, which makes the likelihood of a through street even more infeasible. A letter from the project engineer has been provided as confirmation of the above information.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The hardship is a result of the existing floodplain, floodway, wetlands and the elevations south of contour 33 feet that make all development infeasible.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The proposed configuration meets the intent of the provisions of the ordinance and provides ample internal circulation throughout the development.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious the public health, safety, or welfare as adequate internal circulation is provided with the proposed street layout.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not a justification for the variance; the proposed design is necessary due to the existing floodplain, floodway, wetlands and the elevations south of contour 33 feet that make all development south of this elevation infeasible.

PLANNING & DEVELOPMENT DEPARTMENT

# STAFF REPORT
# Variance Request Form

**Application No:** 2020-1983
**Agenda Item:** 134
**PC Action Date:** 12/03/2020
**Plat Name:** Preserve at Newport GP
**Applicant:** LJA Engineering, Inc.- (Houston Office)

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 128**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To exceed the maximum intersection spacing along the eastern, western, and southern boundaries of the Preserve at Newport subdivision and across a 150' recorded drainage easement.;

**Basis of Recommendation:**

The site is located in Harris County ETJ along South Diamond Head west of Viadora. The applicant is proposing a General Plan with Single family development and detention areas and requesting a variance to exceed intersection spacing along the east, west and south boundary of the general plan and along the recorded easement highlighted in blue. Staff is in support of the request.

The GP shows three single family areas. Two of them are along the 150 feet drainage easement which provides an exemption to cross it. In addition to this, each single-family cell will have their access points along South Diamond Head a major thoroughfare. The applicant is providing one stub street to the west outside the 500 and 100-year flood plain. No development is proposed in the middle and south part of the GP due to the topography, flood plain and because of the gulf club surrounding an area of the GP. West of the GP there are pipelines easements. To the south, there is a Center Point Transmission Tower Corridor and to the east there is an existing Drill Site within the GP Boundary and the 100-year flood plain that will not allowed for the streets to be extended.

Harris County has voiced no objection for these requests. Staff recommendation is to grant the requested variance and approve the GP subject to the CPC 101 form conditions.

## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application of the ordinance to provide stub streets to the east, west and south will create an unpractical development as they will not be able to be extended due to the current conditions of the site regarding to the topography, flood plain, pipelines easements, center point corridor, drainage easements and gulf club surrounding an area of the development.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The current conditions within the proposed GP (drainage easement, golf club, topography, flood plain, drill site) and surrounding the proposed development (pipeline easements, center point corridors, flood plain) are not a result of a hardship created by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Each proposed single-family development will have access along South Diamond Head a major thoroughfare. This maintains the intent and general purpose of the ordinance to provide adequate access for single family developments.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

All single-family developments will have adequate access to Diamond Head, a major thoroughfare, that allows for adequate access to emergency services.

**(5) Economic hardship is not the sole justification of the variance.**

The proposed development within the GP is designed based on the current conditions of the site due to its topography, flood plain and barriers outside of it.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 135
**Action Date:** 12/03/2020
**Plat Name:** Villages of Pine Ridge GP
**Developer:** Pine Ridge Interests, LP
**Applicant:** Miller Survey Group
**App No/Type:** 2020-2146 GP

**Staff Recommendation:**
Defer Applicant request

| | | | |
|---|---|---|---|
| Total Acreage: | 73.2730 | 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: | Luce Bayou PUD |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77336 | 298V | ETJ |

### *Conditions and Requirements for Approval*

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

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

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

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

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)

### *For Your Information:*

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

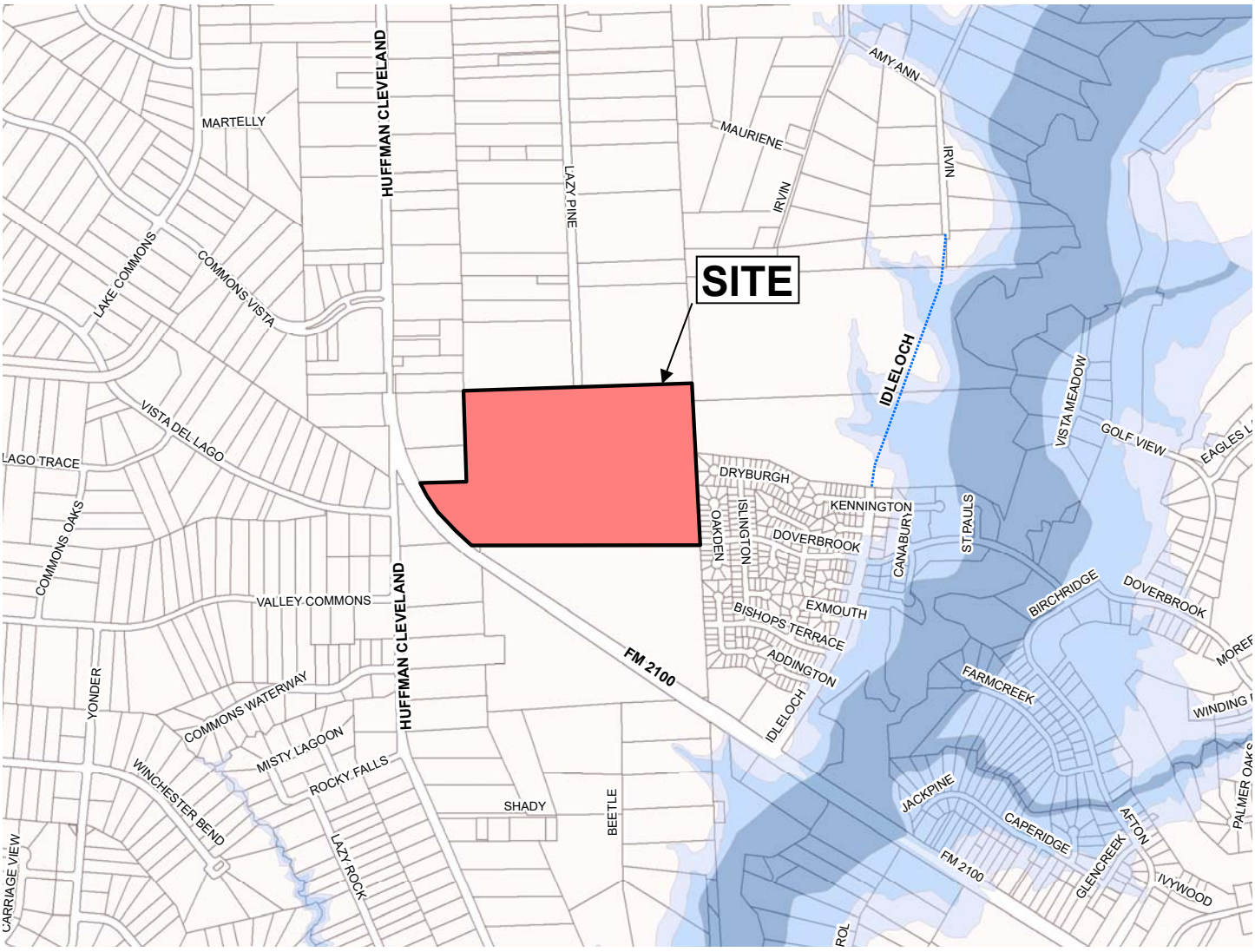
HPW- TDO- Traffic: 11/23/2020
No comments.
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
City and county recommend east-west stub street at northeastern portion of GP. City and county approve other variances
UVE, ROW cutbacks and corner radii will be checked when section Plats are submitted
Documentation of TxDOT approval for tie-in should be submitted with construction plans

# Houston Planning Commission ITEM: 135

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Villages of Pine Ridge GP**

**Applicant: Miller Survey Group**



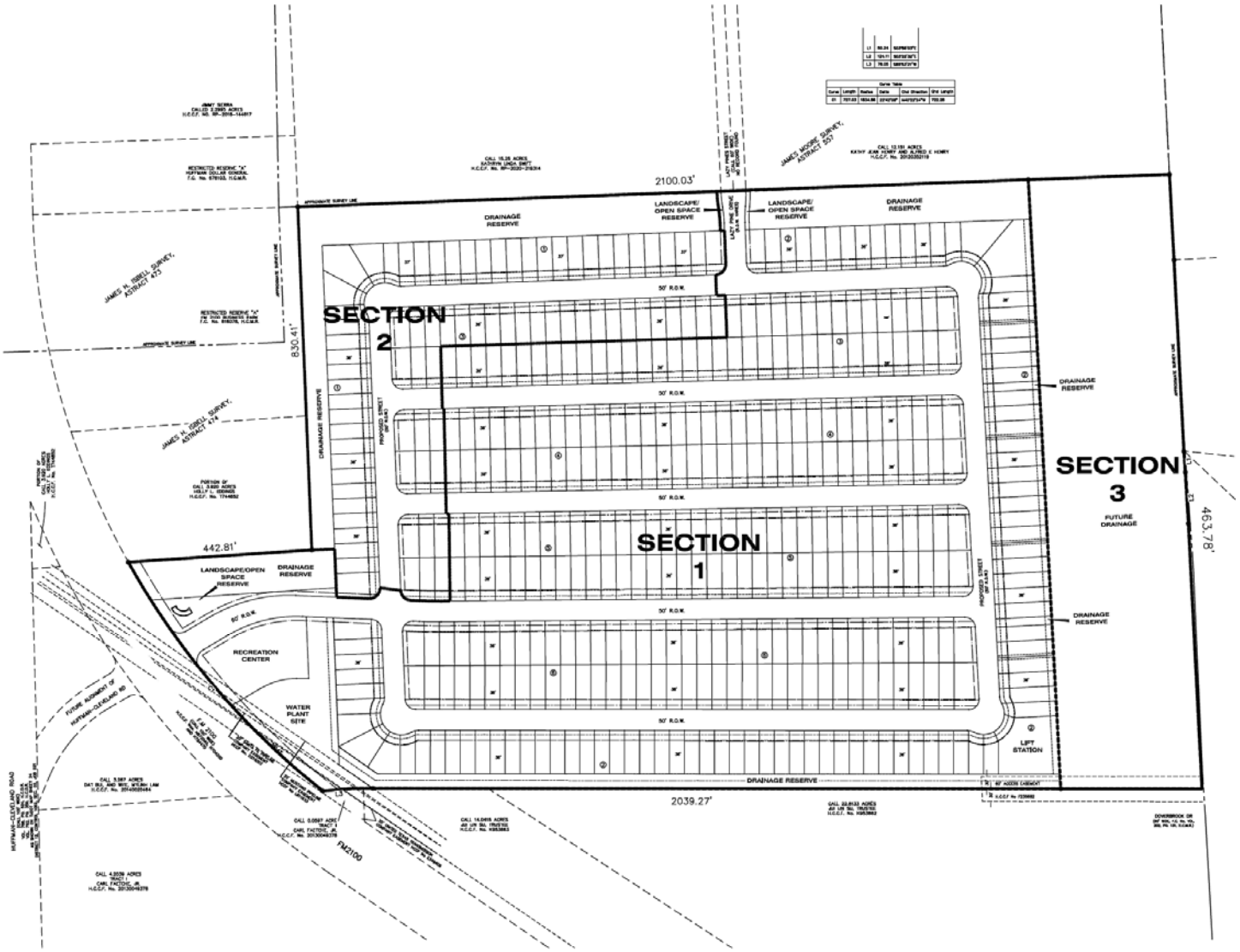

**D – Variances** **Site Location**

# Houston Planning Commission ITEM: 135

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Villages of Pine Ridge GP**

**Applicant: Miller Survey Group**




NORTH

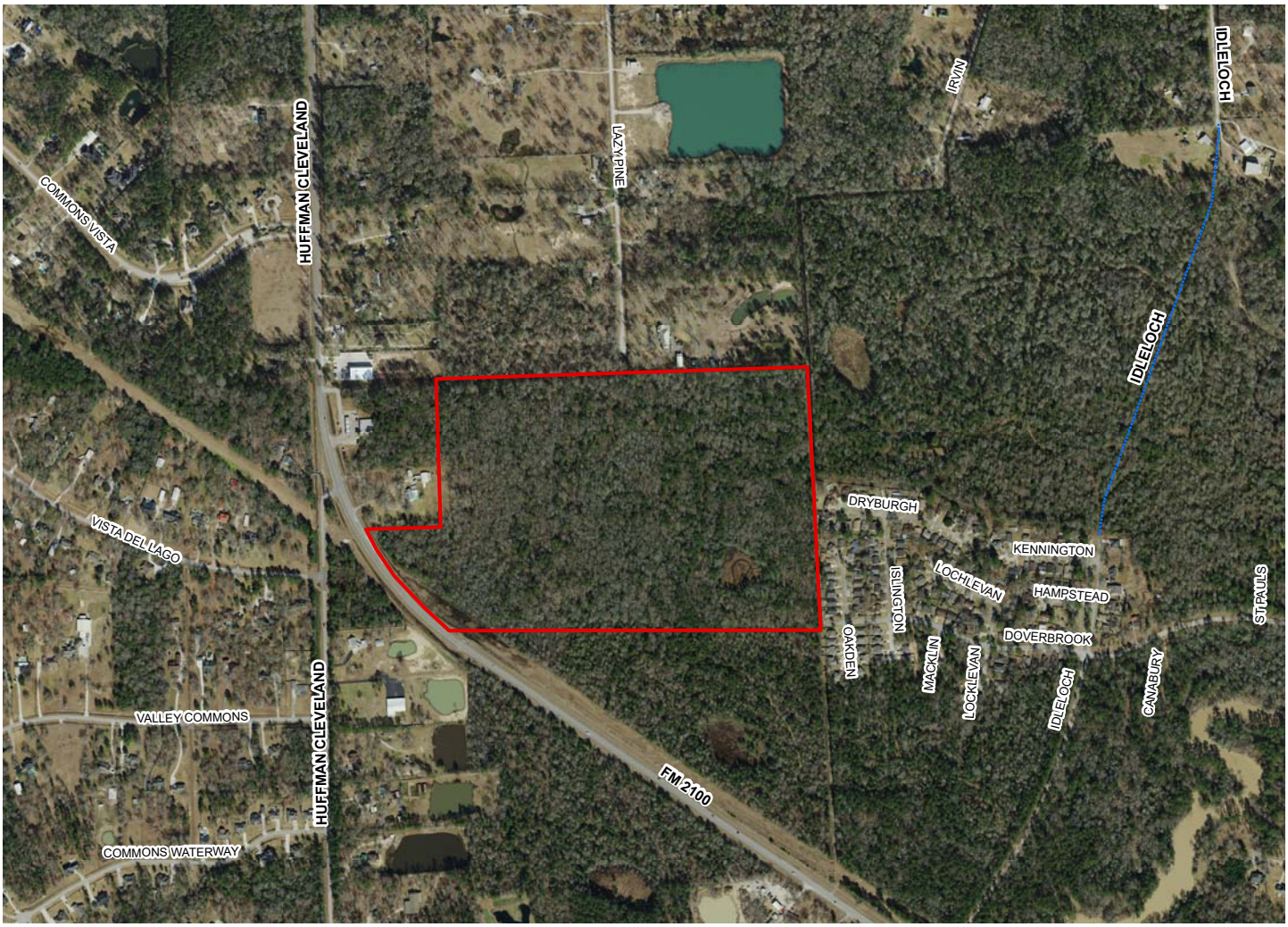
**D – Variances** **Subdivision**

# Houston Planning Commission ITEM: 135

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Villages of Pine Ridge GP**

**Applicant: Miller Survey Group**




NORTH

## D – Variances

## Aerial

PLANNING & DEVELOPMENT DEPARTMENT

# APPLICANT'S Variance Request Form

**Application Number:** 2020-2146
**Plat Name:** Villages of Pine Ridge GP
**Applicant:** Miller Survey Group
**Date Submitted:** 11/16/2020

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:**

The property owner requests that Doverbrook Drive (60' wide) not be extended. Owner also requests that a vehicular turnaround would not be required on this property.

**Chapter 42 Section: 42-134**

**Chapter 42 Reference:**

42-134 Street Extension - (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted

## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Doverbrook Drive is a publically dedicated 60-foot wide street. It currently does not provide access to any lots, as adjacent lots take access from Oakden Court. Additionally, Doverbrook Drive west of the intersection with Islington Drive serves only 28 single-family residential lots, located on two cul-de-sac streets, generating minimal traffic in the subdivision. The east 344-feet of the subject property is being designed as detention to serve the proposed development and eventually will be conveyed to Harris County Flood Control District for a drainage channel as part of an expansion project for Luce Bayou Watershed. The westerly terminus of Doverbrook Drive does not serve any lots in the adjoining subdivision, limiting the amount of traffic on the street. The adjacent lots take access from Oakden Court. Additionally, Doverbrook Drive west of the intersection with Islington Drive serves only 28 single-family residential lots, located on two cul-de-sac streets, generating minimal traffic in the subdivision. The east 344-feet of the subject property is being designed as detention to serve the proposed development and eventually will be conveyed to Harris County Flood Control District for a drainage channel as part of an expansion project for Luce Bayou Watershed.

**(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;**

Strict application of the ordinance would require the land owner to dedicate a public street over a stormwater detention facility required by Harris County Flood Control District. Additionally, since none of the surrounding properties need to take access from the existing stub street, applicant would be dedicating a turnaround that would not improve vehicular or pedestrian access.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of the chapter is to provide safe and effective traffic circulation. The required construction of a stormwater detention basin precludes the need for a street dedication as it would not increase traffic circulation.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Dedication of a street extension would serve no purpose to the public. Allowing the land owner to develop their land without a through street would not be injurious to public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

Justification for granting the variance is based solely on the existing conditions of the property and the surrounding development. Harris County Flood Control District is requiring the stormwater detention facility in this location. The configuration of the adjoining properties negate the need for a street dedication through the property.

PLANNING & DEVELOPMENT DEPARTMENT

# APPLICANT'S Variance Request Form

**Application Number:** 2020-2146
**Plat Name:** Villages of Pine Ridge GP
**Applicant:** Miller Survey Group
**Date Submitted:** 11/16/2020

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:**

The property owner requests to allow intersection spacing exceeding 1,400 feet along the proposed north-south street on the east side of the proposed Sec 1 plat.

**Chapter 42 Section: 42-128**

**Chapter 42 Reference:**

42-128 Intersections of local streets. (a) 1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The east 344-feet of the subject property is being designed as stormwater detention to serve the proposed development and eventually will be conveyed to Harris County Flood Control District for a drainage channel as part of an expansion project for Luce Bayou Watershed. A dedicated street stub would dead-end into a required detention facility. This street dedication falls under Sec. 42-130 – Intersection Exceptions (a) (7) "The crossing by a stormwater detention facility required by a governmental entity with flood control jurisdiction by a street more than once every 2,000 feet". The east line of the property is 1475-feet.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Strict application of the ordinance would require the land owner to dedicate a public street over a stormwater detention facility required by Harris County Flood Control District.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of the chapter is to provide safe and effective traffic circulation. The required construction of a stormwater detention basin precludes the need for a street dedication as it would not increase traffic circulation and would result in the creation of a dead-end street.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Dedication of a street extension would serve no purpose to the public. Allowing the land owner to develop their land without a through street would not be injurious to public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

Justification for granting the variance is based solely on the existing conditions of the property and the surrounding development. Harris County Flood Control District is requiring the stormwater detention facility in this location. The configuration of the adjoining properties negates the need for a street dedication through the property.

PLANNING & DEVELOPMENT DEPARTMENT

# APPLICANT'S Variance Request Form

**Application Number:** 2020-2146
**Plat Name:** Villages of Pine Ridge GP
**Applicant:** Miller Survey Group
**Date Submitted:** 11/16/2020

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:**

The property owner requests to allow intersection spacing exceeding 1,400 feet along the proposed east-west street on the south side of the proposed development.

**Chapter 42 Section: 42-128**

**Chapter 42 Reference:**

42-128 Intersections of local streets. (a)(1) (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;**

Multiple existing pipelines (20' Mustang Pipeline Company Easement; 20' Santa Fe Pipeline Company Easement; 35' United Texas Transmission Company Easement) are located on the 14.0415 acre and 22.8133 acre tracts to the south of the proposed development, running parallel to and on the north side of F.M. 2100 Road. There are three existing pipelines (20' Mustang Pipeline Company Easement; 20' Santa Fe Pipeline Company Easement; 35' United Texas Transmission Company Easement) running along the north side of F.M. 2100 Road, on the adjoining properties to the south of the proposed development. A dedication of a north-south street would intersect the existing pipelines approximately 650-feet south of the proposed development. The unusual physical characteristics affecting the property make dedication of a north-south street impractical.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Strict application of the ordinance would require the land owner to dedicate a public street over multiple existing pipeline easements. The unusual physical characteristics of the pipeline locations in relation to the proposed development are not the result of hardship created by the applicant. Per Sec. 42-130. - Intersection exceptions. "(a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: (2) The crossing of multiple existing pipelines by a street more than once every ½ mile" The proposed development dedicates an entrance street on F.M. 2100 Road north of where the pipelines cross F.M. 2100 Road and head west.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of the chapter is to provide safe and effective traffic circulation. Dedicating a local street with the intention to cross multiple pipeline easements will not increase traffic circulation and would result in the creation of a dead-end street.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Dedication of a street extension would serve no purpose to the public. Allowing the land owner to develop their land without a through street would not be injurious to public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

Justification for granting the variance is based solely on the existing conditions of the property and the surrounding development. The existing pipelines and configuration of the adjoining properties negates the need for a street dedication through the property.

PLANNING & DEVELOPMENT DEPARTMENT

# STAFF REPORT
# Variance Request Form

**Application No:** 2020-2146
**Agenda Item:** 135
**PC Action Date:** 12/03/2020
**Plat Name:** Villages of Pine Ridge GP
**Applicant:** Miller Survey Group

**Staff Recommendation:** Defer Applicant request

**Chapter 42 Sections: 42-134; 42-128; 42-128**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

The property owner requests that Doverbrook Drive (60' wide) not be extended. Owner also requests that a vehicular turnaround would not be required on this property. ;
The property owner requests to allow intersection spacing exceeding 1,400 feet along the proposed north-south street on the east side of the proposed Sec 1 plat. ;
The property owner requests to allow intersection spacing exceeding 1,400 feet along the proposed east-west street on the south side of the proposed development. ;

**Basis of Recommendation:**

The site is located in Harris County ETJ along FM 2100 east of Huffman Cleveland. The applicant is proposing a GP and Section 1 with single family development and requesting three variances. Variance one, to exceed intersection spacing along the eastern boundary. Variance two, to exceed intersection spacing along the southern boundary. Variance three, to not extend or terminate with a cul-de-sac Dover Brook drive.

Staff recommendation is to defer the application for two weeks per the applicant request.

## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

n/a

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

n/a

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

n/a

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

n/a

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

n/a

**(5) Economic hardship is not the sole justification of the variance.**

n/a

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 136
**Action Date:** 12/03/2020
**Plat Name:** Villages of Pine Ridge Sec 1
**Developer:** Pine Ridge Interests, LP
**Applicant:** Miller Survey Group
**App No/Type:** 2020-1904 C3P

**Staff Recommendation:**
Defer Applicant request

| | | | |
|---|---|---|---|
| Total Acreage: | 48.9800 | Total Reserve Acreage: | 6.9900 |
| Number of Lots: | 352 | 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: | Luce Bayou PUD |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77336 | 298V | ETJ |

### *Conditions and Requirements for Approval*

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

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

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

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

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

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

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

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)

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 136
**Action Date:** 12/03/2020
**Plat Name:** Villages of Pine Ridge Sec 1
**Developer:** Pine Ridge Interests, LP
**Applicant:** Miller Survey Group
**App No/Type:** 2020-1904 C3P

**Staff Recommendation:**
Defer Applicant request

HPW- TDO- Traffic: 11/30/2020
Even though the proposed subdivision is not within the City of Houston limits, it would be important to consider those streets such as Villae of Pine Ridge or streets that are straight without obstruction where drivers potentially tend to speed which will require speed calming devices.
Addressing: SUGAR PINE LANE is a duplicate name. Please change street name to something more unique

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
County recommends changing street name to Huffman-Cleveland Road (chapter 41)
Dedicate 25' x 25' corner cuts for future signal (COH geometric Design guidelines, 10-22)
Dedicate UVE by plat at intersection (COH geometric design guidelines)
Documentation of TxDOT driveway approval should be submitted with site plans. (HC permit regs, 5.06)
"Trace" is not an approved suffix. change suffix. (Chapter 41)
Westwood Pine Path is a duplication of Westwood Pines Drive and Westwood Pines Lane. change street name. (Chapter 41)
Sugar Pine Lane is a duplication of sugar Pine Drive. Change street name. (chapter 41)
Show east-west stub street at NE portion of plat (Chapter 42)

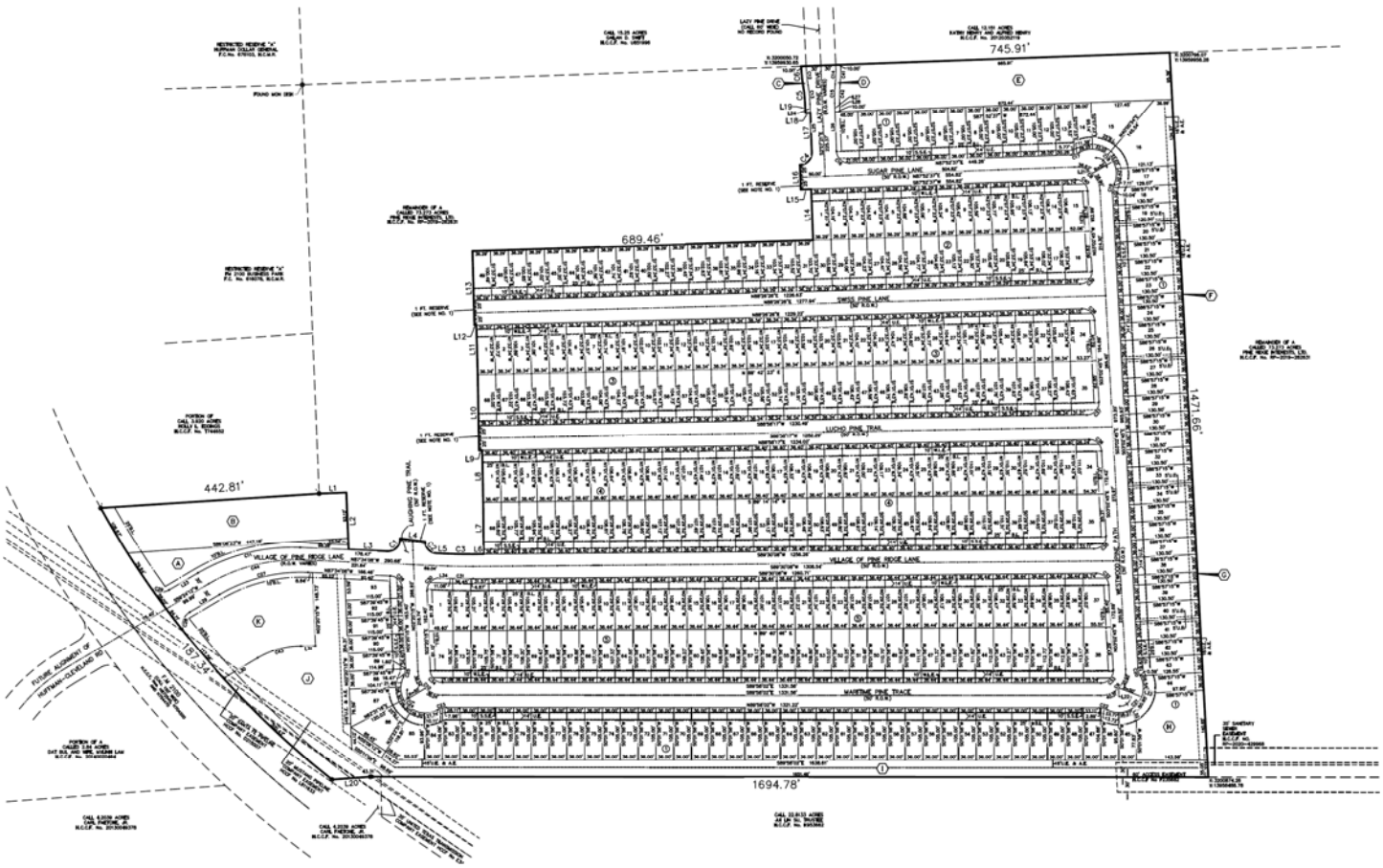
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission ITEM: 136

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Villages of Pine Ridge Sec 1**

**Applicant: Miller Survey Group**




**D – Variances** **Subdivision**

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 137
**Action Date:** 12/03/2020
**Plat Name:** Wunderlich Residential
**Developer:** Venturi Engineers
**Applicant:** Gruller Surveying
**App No/Type:** 2020-2047 C3P

**Staff Recommendation:**
Grant the requested variance(s) and Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| 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)

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

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)

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. (184)

148. Change street name(s) as indicated on the marked file copy. (Chapter 41)

Coordinate the proposed geometric design with Harris County as indicated on the marked file copy.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 137
**Action Date:** 12/03/2020
**Plat Name:** Wunderlich Residential
**Developer:** Venturi Engineers
**Applicant:** Gruller Surveying
**App No/Type:** 2020-2047 C3P

**Staff Recommendation:**
Grant the requested variance(s) and Approve the plat subject to the conditions listed

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)
Add 10 foot building line (Chapter 42)
County has no objections to variance

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.

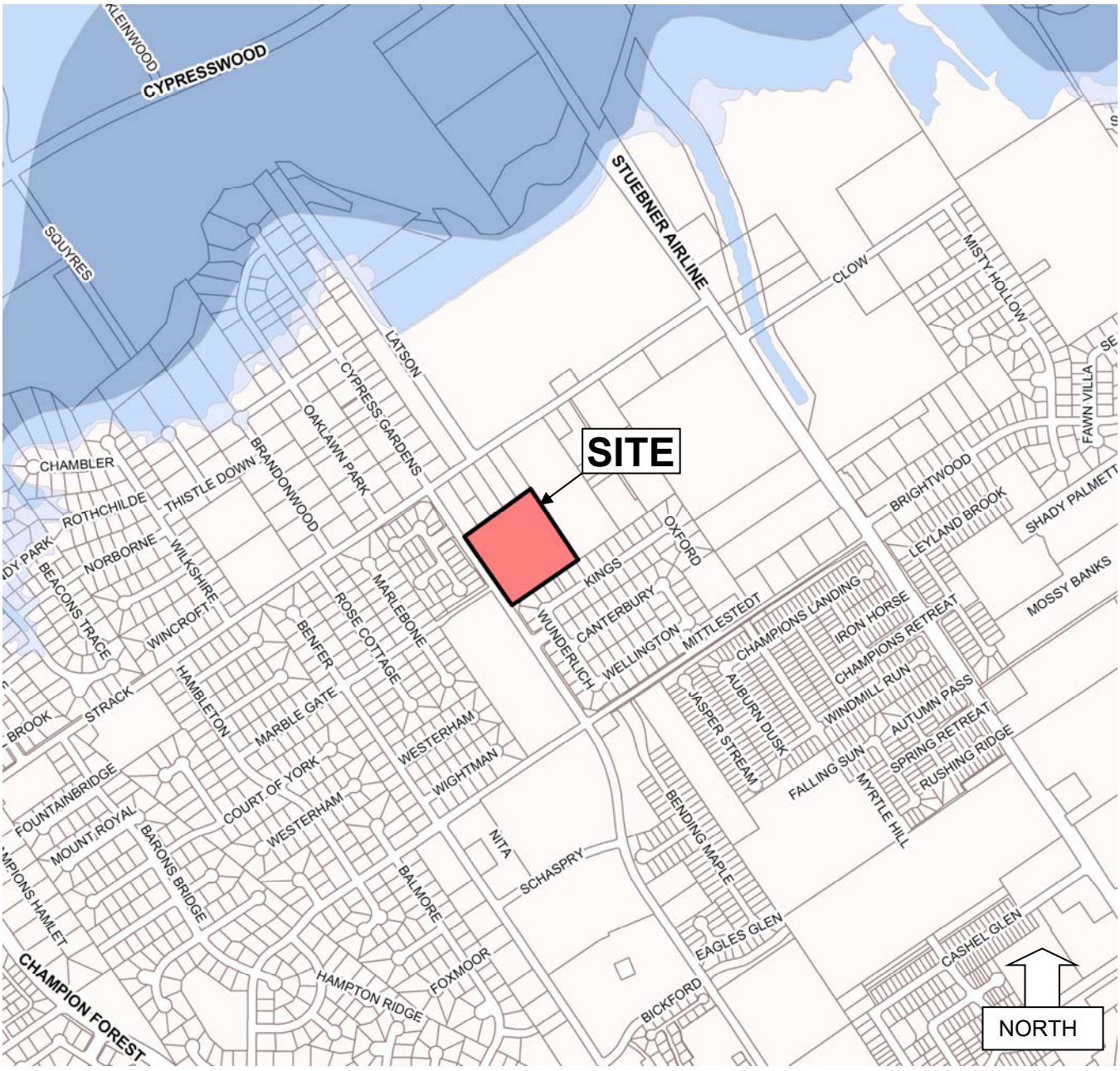
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission ITEM: 137

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Wunderlich Residential (DEF 1)**

**Applicant: Gruller Surveying**



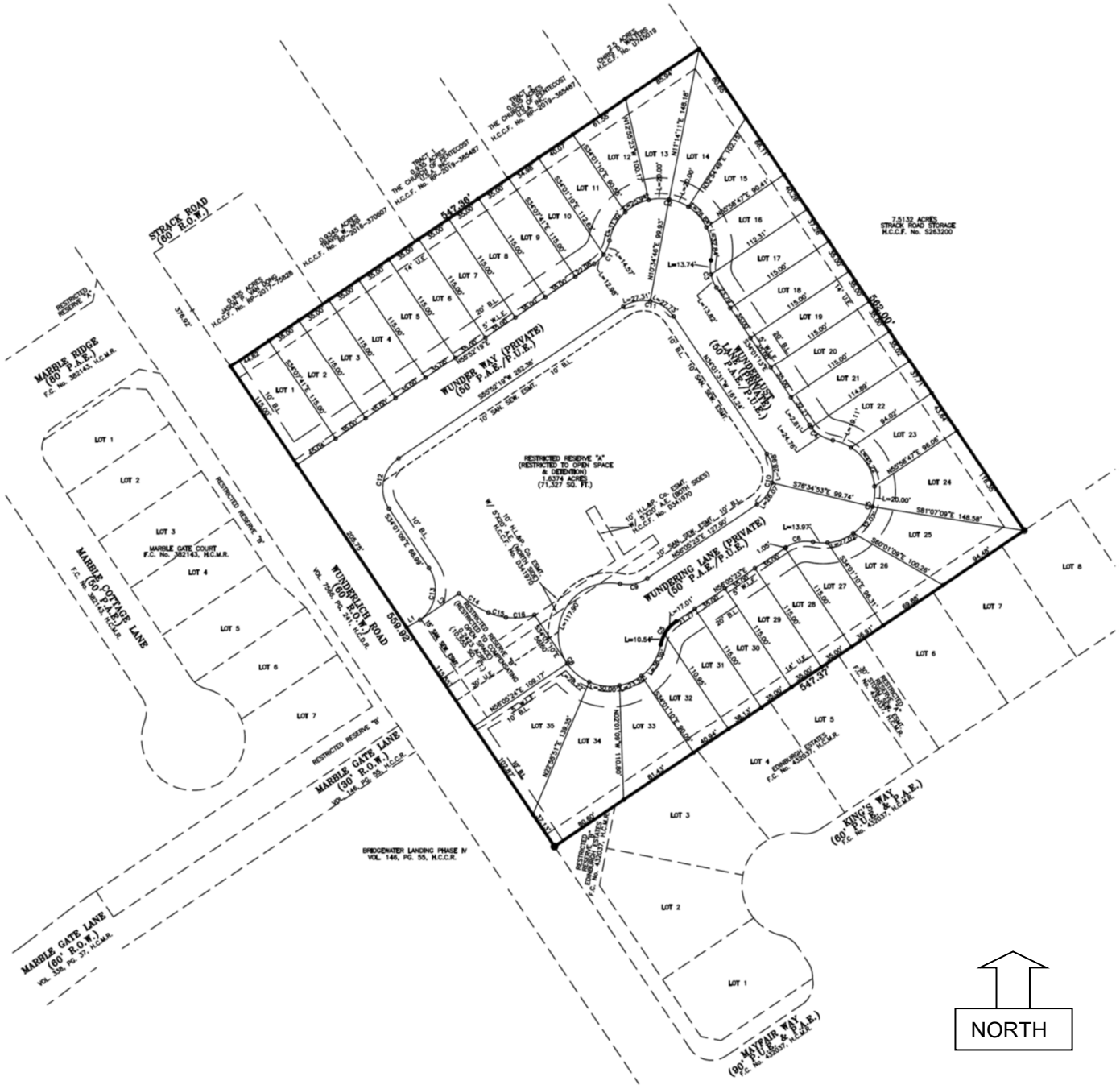

**D – Variances** **Site Location**

# Houston Planning Commission ITEM: 137

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Wunderlich Residential (DEF 1)**

**Applicant: Gruller Surveying**



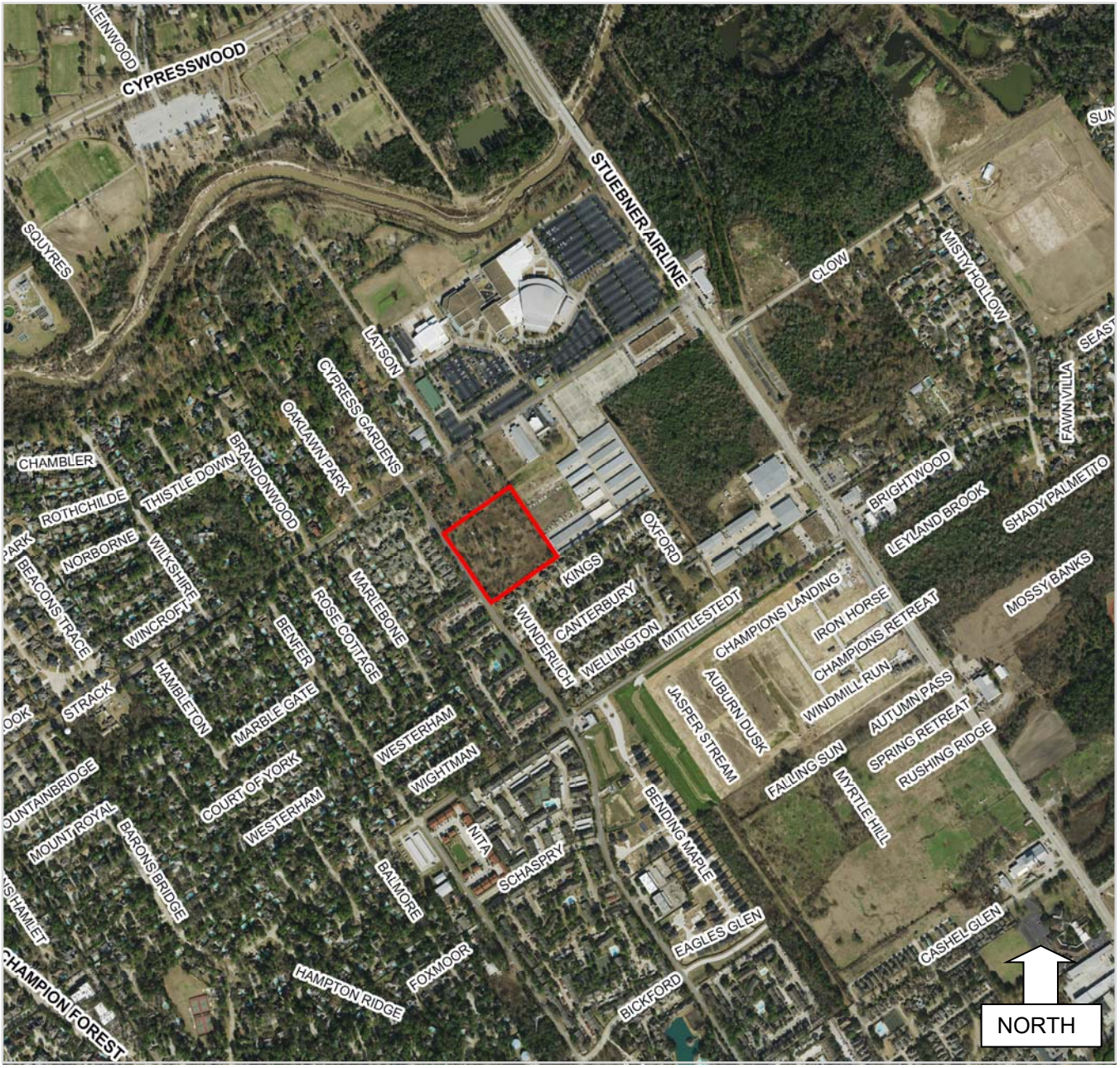

**D – Variances** **Subdivision**

# Houston Planning Commission ITEM: 137

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Wunderlich Residential (DEF 1)**

**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(a)(1)**

**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. (Mittlesteadt 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.

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 allow an intersection spacing to be less than 75' between a local public street and a Type 1 PAE/PUE

**Chapter 42 Section: 128 (c)**

**Chapter 42 Reference:**

(c) Intersections along local streets shall be spaced a minimum of 75 feet apart.

## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

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;**

Having Wunder Way run perpendicular to Wunderlich and intersect at the south corner of Lot 1 would create serious issues for the residents living in Lots 1 and 2 and possibly 3 as the neighborhood is designed to be a gated community and having a gate right at the entrance would make it impossible to access Lot 1 and 2's driveway safely without turning into oncoming traffic trying to leave the subdivision.

**(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 the Private Road to run perpendicular and intersect Wunderlich in this area. The property has been designed with safety in mind for the residents and the general public as allowing the road to run parallel for entrance gate purposes would allow traffic to build up on the subdivision's property and not building up and backing up traffic in a public R.O.W. There is also a turn-around being provided to allow vehicles who entered the subdivision but want to make a safe exit can do so without turning into oncoming traffic.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent would be maintained as there will be a wall built between the two roads to prevent vehicles from driving so close to open space where the entrance with stalled vehicles trying to access the neighborhood would be.

**(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 there will be a wall/barrier built between the two roads that would prevent collision between a vehicle driving on the R.O.W. and a vehicle stalled at the entrance gate..

**(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 altering the design would create a dangerous entrance and exit, especially for Lots 1 and 2 and possibly 3.

PLANNING & DEVELOPMENT DEPARTMENT

# STAFF REPORT
# Variance Request Form

**Application No:** 2020-2047
**Agenda Item:** 137
**PC Action Date:** 12/03/2020
**Plat Name:** Wunderlich Residential
**Applicant:** Gruller Surveying

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 128(a)(1); 128 (c)**

**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;
To allow an intersection spacing to be less than 75' between a local public street and a Type 1 PAE/PUE;

**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 two variances:
(1) to exceed 1400' intersection spacing by not providing an east-west public street through the site and
(2) to allow an intersection spacing to be less than 75' between a public street and a Type 1 PAE/PUE.
Staff is in support of the requests.

The applicant is proposing a gated residential development with Type 1 PAE/PUE. The intersection spacing along Wunderlich Road is about 1800'. Per the ordinance, the applicant is required to provide an east-west public street to address the minimum 1400' intersection spacing requirement. The required street would not significantly improve the overall traffic circulation and would bisect existing developments. Traffic circulation is addressed by the existing street pattern.

The applicant also proposes a 0' intersection spacing between the proposed Type 1 PAE/PUE and Wunderlich Road to provide a safer vehicular entrance with adequate access and turnaround. Staff coordinated with Harris County Engineering Department and Harris County Engineering Department is in support of this proposal. This proposed street layout would provide proper operation for the gate and access. Additionally, a fence will be built at the property line that would help to separate the public street from the private street.

Harris County Engineering Department is in support of the requests. Staff's recommendation is to grant the requested variances 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 required east/west public street to address the minimum 1400' intersection spacing would not significantly improve the overall traffic circulation and would bisect existing developments. The intersection spacing along Wunderlich Road is about 1800'. Traffic circulation is addressed by the existing street pattern. The applicant is also requesting a variance to allow an intersection spacing to be less than 75' between the public street and a private street. The proposed street layout would provide a safer vehicular entrance with adequate access and turnaround.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The required east/west public street is not needed to improve the overall traffic circulation. Traffic circulation is addressed by the existing street pattern. Staff also coordinated with Harris County Engineering Department and Harris County Engineering Department is in support of both variance requests.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Granting of the variance to not provide an east/west public street would still preserve and maintain the intent of the ordinance. Traffic circulation will be addressed by the existing street pattern. The proposed entrance would provide a safer vehicular entrance with adequate access and turnaround. This design would provide a proper function for the gate and access.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The required east/west public street would not significantly improve the overall traffic circulation. Traffic circulation is addressed by the existing street pattern. Also, the required east/west public street would bisect existing developments. Staff coordinated with Harris County Engineering Department and Harris County Engineering Department is in support of both variance requests. The proposed street layout would provide a safer vehicular entrance with adequate access and turnaround.

**(5) Economic hardship is not the sole justification of the variance.**

Staff coordinated with Harris County Engineering Department and Harris County Engineering Department is in support of both variance requests.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 138
**Action Date:** 12/03/2020
**Plat Name:** Amira Sec 19
**Developer:** Johnson Development Services
**Applicant:** META Planning + Design, LLC
**App No/Type:** 2020-2190 C3P

**Staff Recommendation:**
Defer Applicant request

| | | | |
|---|---|---|---|
| Total Acreage: | 19.0000 | Total Reserve Acreage: | 1.6700 |
| Number of Lots: | 79 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77377 | 286Q | 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.

Record the following prior to or simultaneously to provide contiguous ROW access from the south:
Holderrieth Road
Cypress Heights Drive Sec 3, and Cypress Heights Drive Sec 2.

### *For Your Information:*

The below comments were made by other agencies during this review period. These comments 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: According to Ch. 41 Code of Ordinance, the use of Boulevard for street type is reserved for four lanes, divided by a median, and used for heavy traffic. Please change street type of BELAIR STUD BLVD.
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.

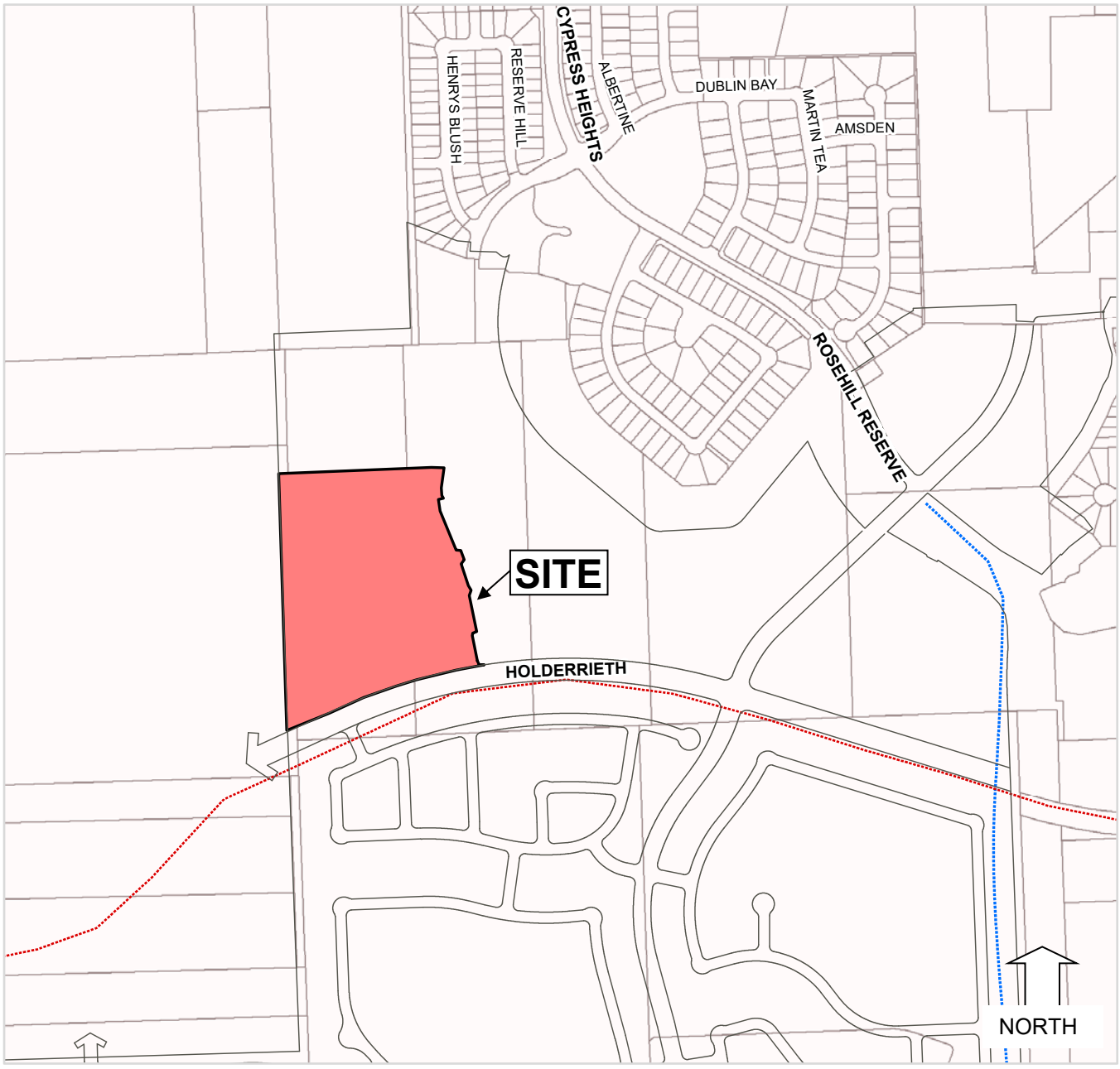
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Holderrieth Road will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
Confirm that Belair Stud boulevard will be divided to have "Boulevard" as a suffix (Chapter 41)
UVE should be checked at Belair Stud Blvd and Holderrieth Rd (chapter 10-COH geometric design guidelines, 10-23)
County has no objections to variance.

# Houston Planning Commission ITEM: 138

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Amira Sec 19**

**Applicant: META Planning + Design, LLC**



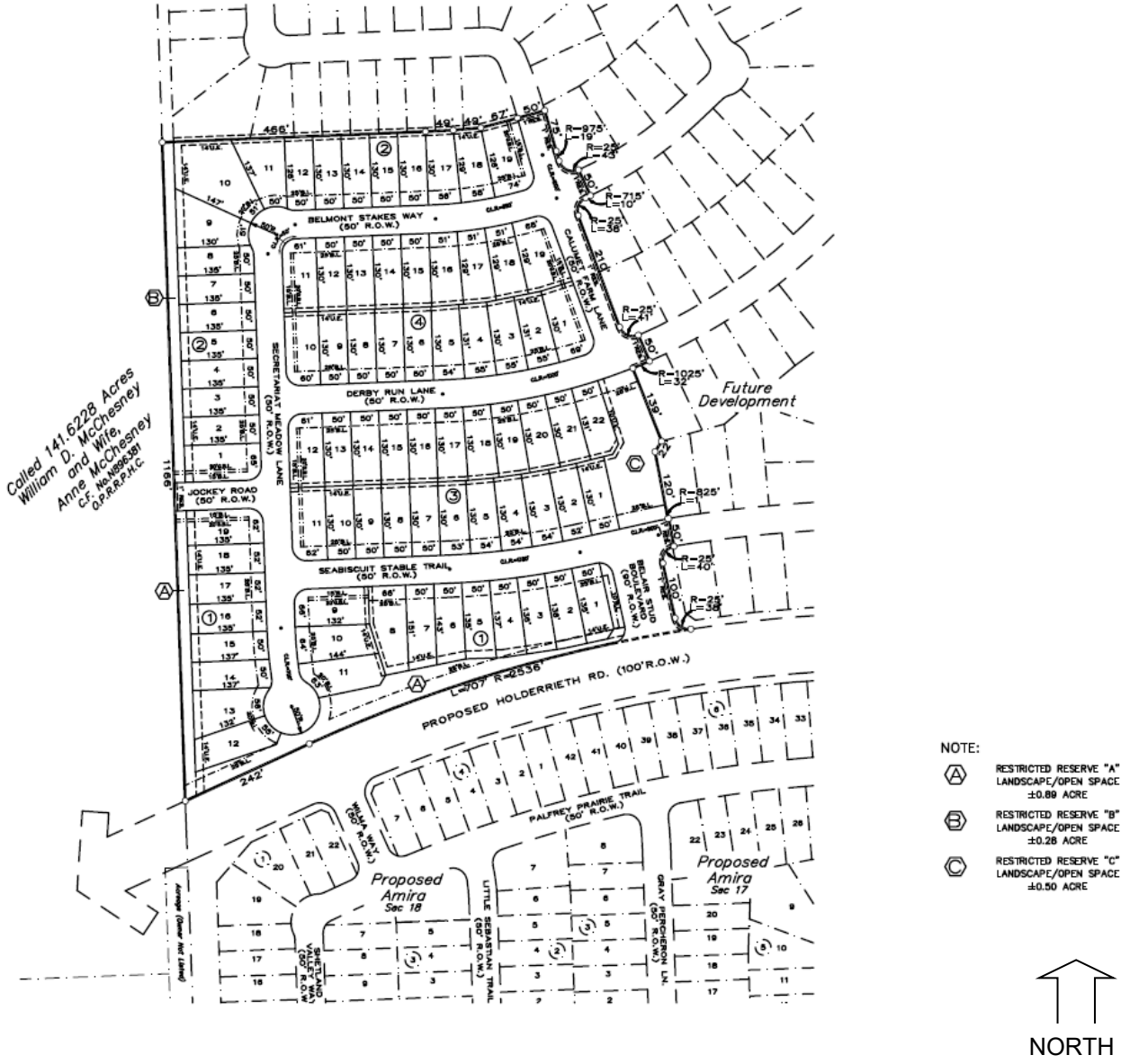

**E – Special Exceptions** **Site Location**

# Houston Planning Commission ITEM: 138

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Amira Sec 19**

**Applicant: META Planning + Design, LLC**




## E – Special Exceptions Subdivision

# Houston Planning Commission ITEM: 138

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Amira Sec 19**

**Applicant: META Planning + Design, LLC**

**E – Special Exceptions** **Aerial**

META PLANNING + DESIGN
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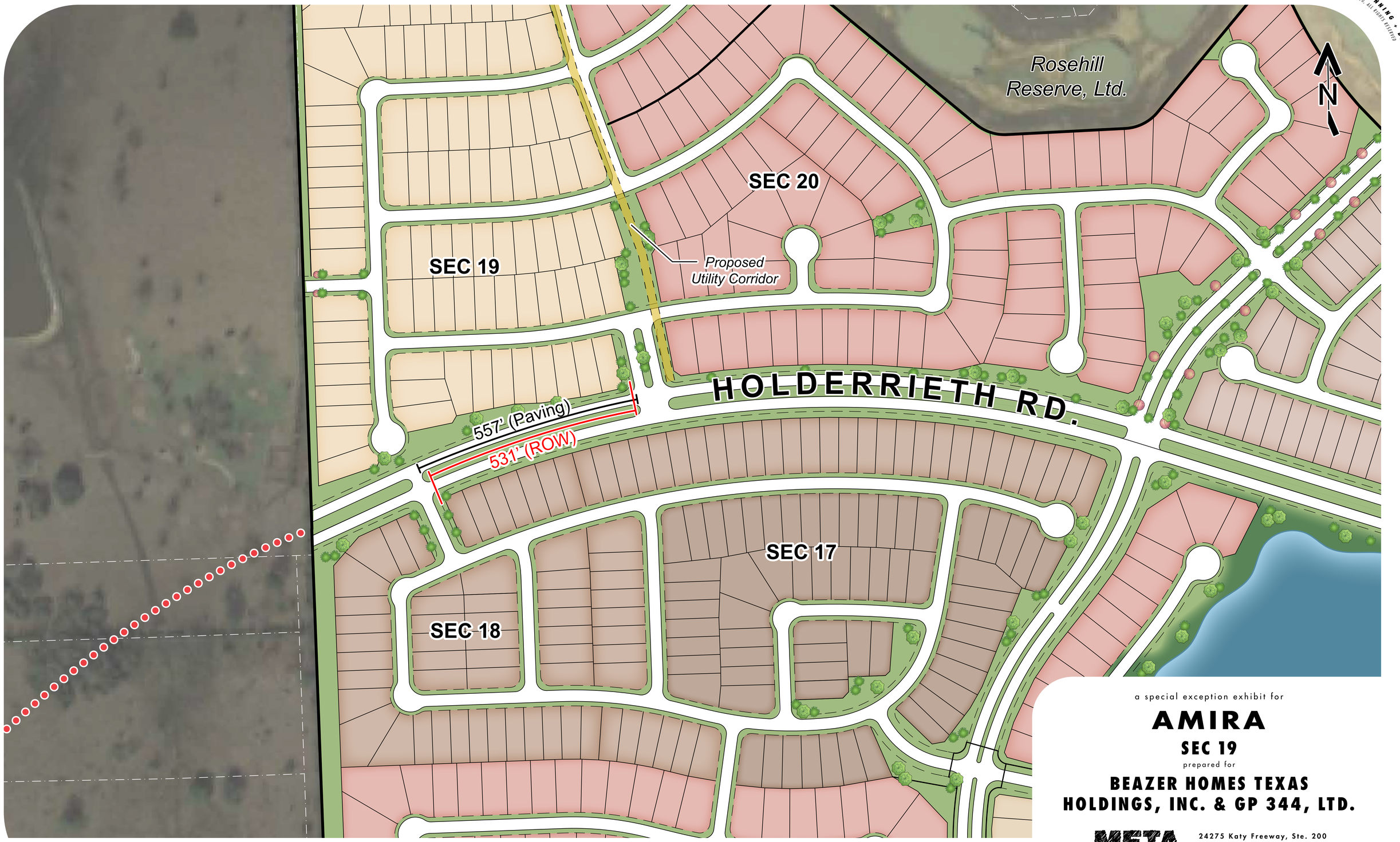


a special exception exhibit for

# AMIRA

## SEC 19

prepared for

**BEAZER HOMES TEXAS HOLDINGS, INC. & GP 344, LTD.**

META PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 50 100 200

MTA-0436
DECEMBER 1, 2020

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

# APPLICANT'S
# Special Exception Request Form

**Application Number:** 2020-2190
**Plat Name:** Amira Sec 19
**Applicant:** META Planning + Design, LLC
**Date Submitted:** 11/16/2020

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. 42-48 and Sec. 42-82)**
**Specific requirement for which the special exception is being sought:**

To allow an intersection spacing of approximately ±530' between local street intersections across major thoroughfare Holderrieth Road.

**Chapter 42 Section: 127**

**Chapter 42 Reference:**

42.127. - Intersection of major thoroughfares. ... (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

## Statement of Facts

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

Amira is a ±484.6-acre developing single-family residential community located northwest of central Houston in Harris County. The project boundary touches the Grand Parkway to the south and existing major thoroughfare Mueschke Road to the west. Major thoroughfare Holderrieth Road traverses east-west through the development, and designated major collector Cypress Heights Drive runs north-south through the development. Along Holderrieth Road, Amira Sec's 16, 17, and 18 to the south have already been started. Amira Sec 18 proposes a "back door" local street connection north to Holderrieth Rd called Wilma Way. The subject plat is Amira Sec 19, the first section north of Holderrieth Road. The subject plat proposes a local street connection south to Holderrieth Road called Belair Stud Blvd, which provides access to Sec's 19 and 20. Proposed underground utilities extend from internal sections further north to connect to Holderrieth Road in line with Belair Stud Blvd along a utility corridor, which must be located to one side or the other of the pavement of Belair Stud Blvd, limiting the ability to shift the street without major adjustments to infrastructure plans. The proposed distance along the centerline of Holderrieth Road between Wilma Way and Belair Stud Blvd is approximately ±531' at the ROW, and approx. ±557' at the paving from intersection to intersection, with a resulting median length above 550'. Since the current and prior plats have established land uses on both sides of the thoroughfare, it is known that there will be no other driveways or median openings along this stretch of Holderrieth Road, only landscape reserves behind residential lots. The proposed median spacing exceeds Harris County's recommended distance for local streets intersecting major thoroughfares and does not present any danger to traffic safety, and no other intersection conflicts will be introduced in the same stretch of roadway. The ±530' intersection spacing at the ROW is a 12% deviation from the minimum 600' required by the ordinance.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The intersection spacing proposed by this request is a 12% deviation from the standard and will achieve the result contemplated by the standards of this ordinance by providing sufficient space between median openings along a thoroughfare to limit traffic conflicts from turning movements.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The proposed modification is a 12% deviation from the standard for right-of-way spacing and meets the County's paving geometry standards for median spacings along major thoroughfares.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter are preserved and maintained by the limited access to the thoroughfare and sufficient gap between median cuts to prevent traffic conflicts.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

The granting of the special exception will not create any unsafe traffic conditions and is therefore not injurious to the public health, safety, or welfare.

PLANNING & DEVELOPMENT DEPARTMENT

# STAFF REPORT

## Special Exception Request Form

**Application No:** 2020-2190
**Agenda Item:** 138
**PC Action Date:** 12/03/2020
**Plat Name:** Amira Sec 19
**Applicant:** META Planning + Design, LLC

**Staff Recommendation:**

**Chapter 42 Sections:** 127

**Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)**

To allow an intersection spacing of approximately ±530' between local street intersections across major thoroughfare Holderrieth Road.;

**Basis of Recomendation:**

Defer per applicant's request.

## Staff Evaluation

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

NA

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

NA

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

NA

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

NA

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

NA

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 139
**Action Date:** 12/03/2020
**Plat Name:** Elyson Sec 44
**Developer:** NASH FM 529 LLC
**Applicant:** META Planning + Design, LLC
**App No/Type:** 2020-2188 C3P

**Staff Recommendation:**
Grant the requested special exception(s) and Approve the plat subject to the conditions listed

| | | | |
|---|---|---|---|
| Total Acreage: | 15.3000 | Total Reserve Acreage: | 2.4900 |
| Number of Lots: | 59 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 0 | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77493 | 404R | 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)

Record Sec 43 and Elyson Village Road Street Dedication prioor to or simultaneously with this plat.

Submit a revised GP showing the revised stub street location (1540’ to the west of Bur Oak Bend) prior to or simultaneously with final submittal.

### *For Your Information:*

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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 139
**Action Date:** 12/03/2020
**Plat Name:** Elyson Sec 44
**Developer:** NASH FM 529 LLC
**Applicant:** META Planning + Design, LLC
**App No/Type:** 2020-2188 C3P

**Staff Recommendation:**
Grant the requested special exception(s) and Approve the plat subject to the conditions listed

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.

Addressing: RUSTIC WILLOW sounds too similar to already existing RUSTING WILLOW. Please choose a more unique name to avoid confusion during emergencies

MAPLE CRESCENT sounds too similar to already existing MAPLECREST. Please choose a more unique name to avoid confusion during emergencies

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 43 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
UVE should be checked at Buckeye Brush Rd and Sundown Prairie Dr (Chapter 10-COH geometric design guidelines, 10-23)
County has no objections to variance

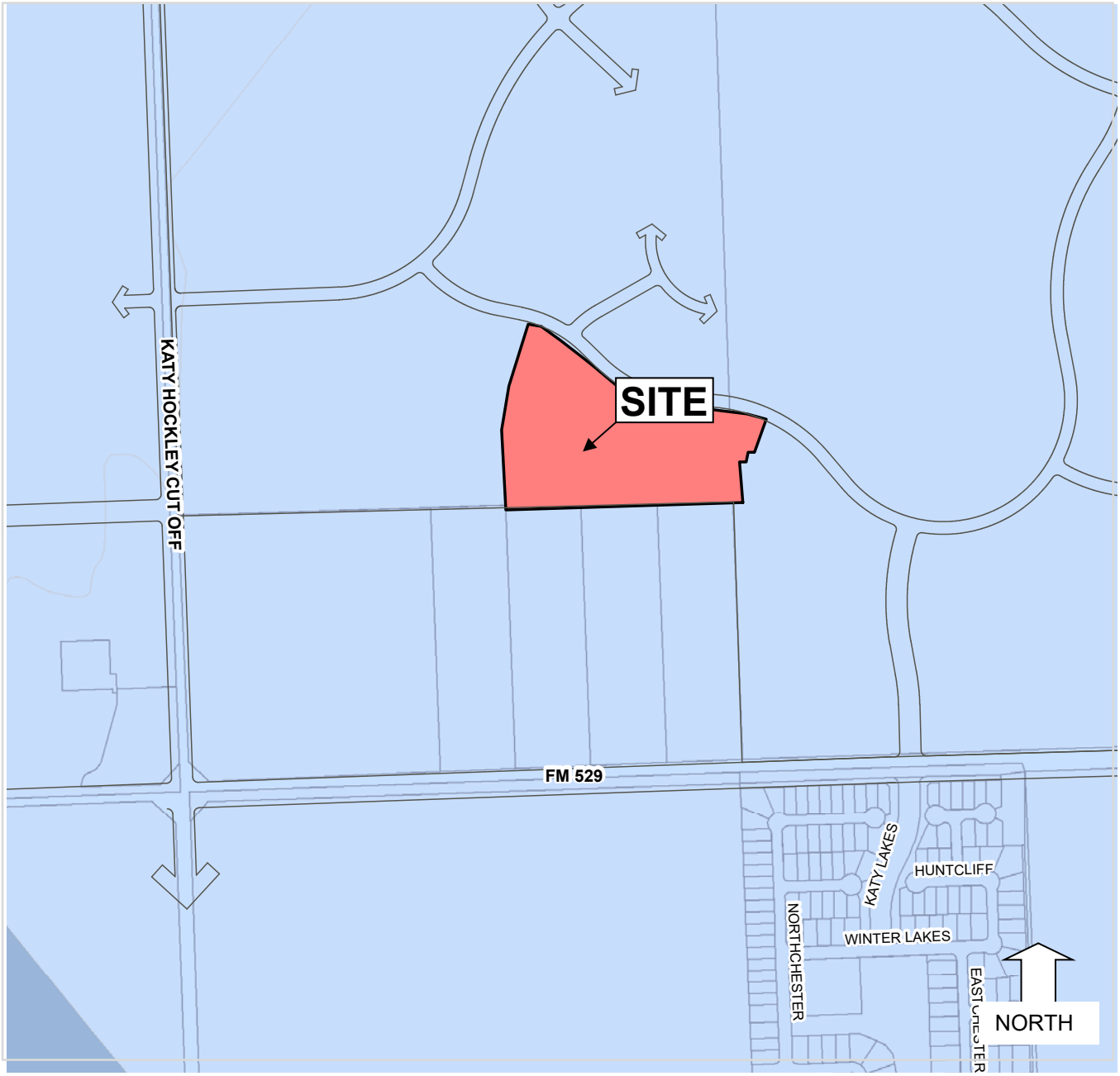
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission ITEM: 139

**Planning and Development Department** **Meeting Date: 07/13/2019**

**Subdivision Name: Elyson Sec 44**

**Applicant: META Planning + Design, LLC**



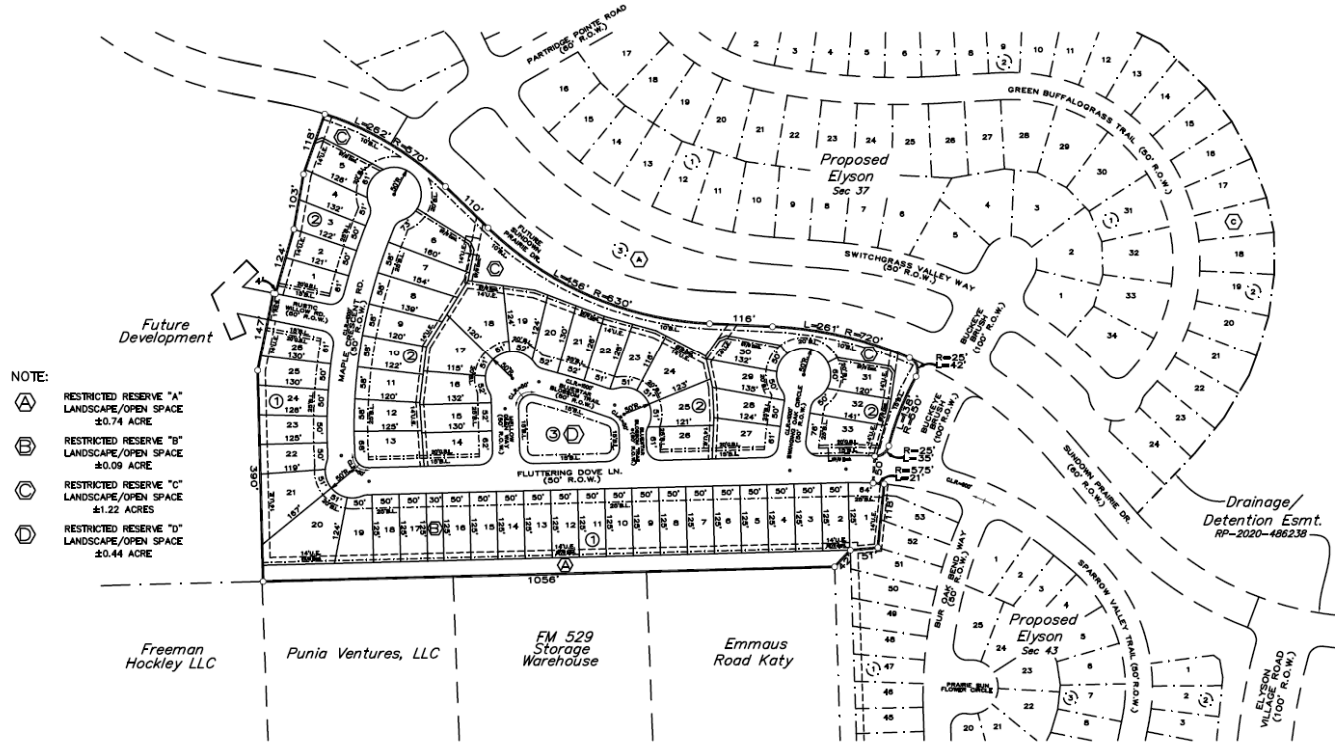

## E – Special Exceptions Site Location

# Houston Planning Commission ITEM: 139

**Planning and Development Department** **Meeting Date: 07/13/2019**

**Subdivision Name: Elyson Sec 44**

**Applicant: META Planning + Design, LLC**




NORTH

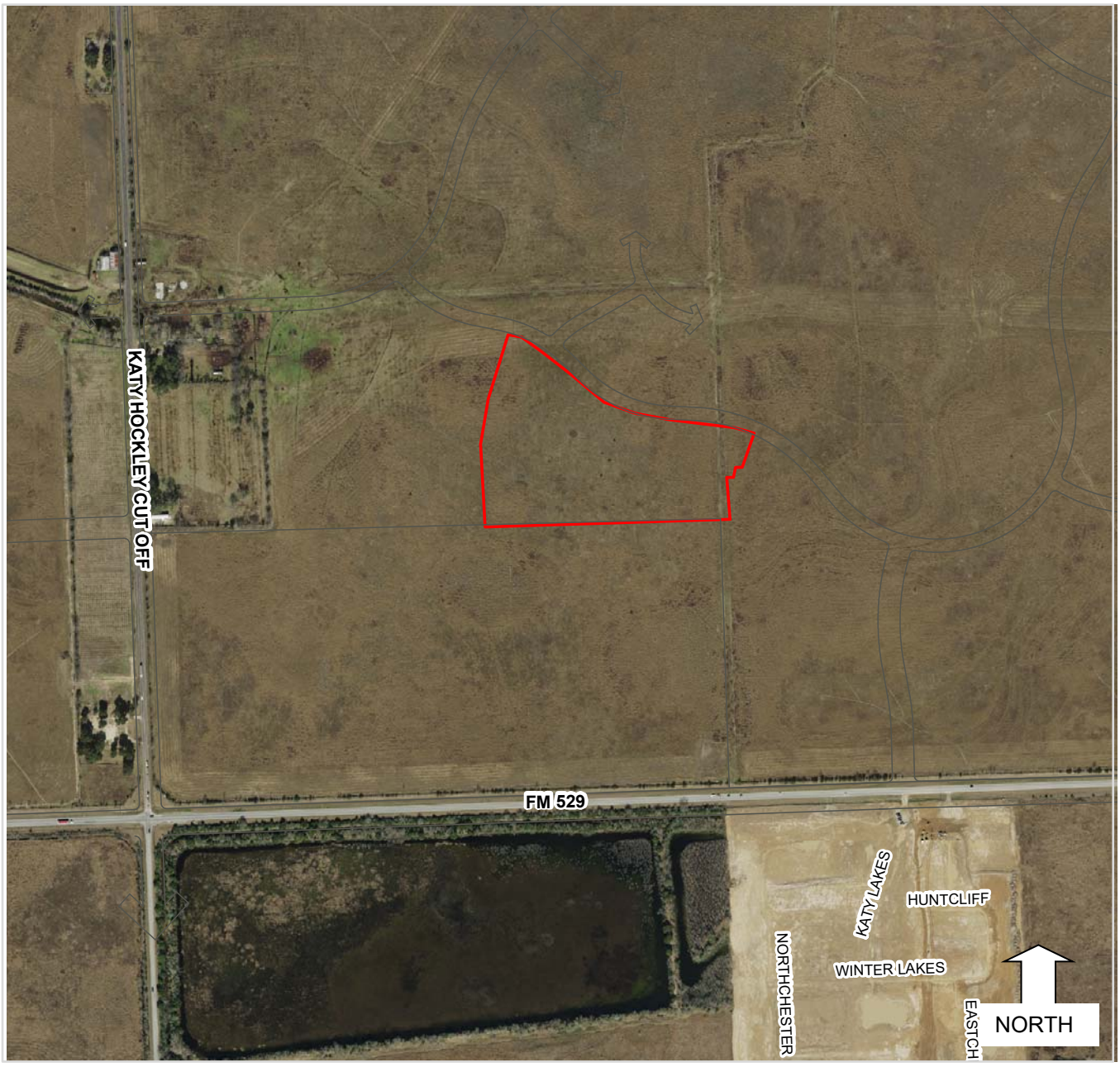
## E – Special Exceptions Subdivision

# Houston Planning Commission ITEM: 139

**Planning and Development Department** **Meeting Date: 07/13/2019**

**Subdivision Name: Elyson Sec 44**

**Applicant: META Planning + Design, LLC**




## E – Special Exceptions Aerial

an intersection spacing exhibit for

# ELYSON

## SEC 43, SEC 44, AND SF-36B

prepared for

## NEWLAND

META PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 75 150 300

MTA-518
NOVEMBER 18, 2020

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

# APPLICANT'S
# Special Exception Request Form

**Application Number:** 2020-2188
**Plat Name:** Elyson Sec 44
**Applicant:** META Planning + Design, LLC
**Date Submitted:** 11/16/2020

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. 42-48 and Sec. 42-82)**
**Specific requirement for which the special exception is being sought:**

To allow an intersection spacing greater than ±1,400' along the southern plat boundary between proposed Bur Oak Bend Way and a future stub street in the next section to the west.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

42.128. - Intersection of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or...

## Statement of Facts

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

Elyson is an in-progress ±3,619.4-acre master planned community located far west of central Houston and north of the City of Katy, west of the Grand Parkway (TX-99) and primarily north and south of FM 529, aka Freeman Road, a major thoroughfare. The subject section is located north of FM 529, east of major thoroughfare Katy Hockley Cut-Off Road and west of major thoroughfare Porter Road. A handful of large acreage properties divide the subject plat from FM 529 to the south. Internally, Elyson Sec 43 to the east proposes a local north-south through street called Bur Oak Bend Way, which connects north and south to other internal streets and is a part of the overall looping street pattern within Elyson. The total distance from Bur Oak Bend Way west along the property boundary to Katy Hockley Cut-Off Road is about ±2,785', requiring one local street stub to the south at the midpoint to satisfy local street intersection spacing requirements along the southern boundary. The 1,400' midpoint falls just west of the subject plat, and the stub street is proposed to be within the future section to the west. Therefore, the subject plat meets the rules. However, the future stub street is contemplated to be slightly further west than the exact 1,400' midpoint, closer to Katy Hockley Cut-Off Road, meaning the ultimate intersection spacing along the subject plat boundary will exceed 1,400' from Bur Oak Bend Way to the future stub street. At this time, the exact location of the future stub street has not yet been determined. As a placeholder value, the subject request is for a distance of ±1,540', exceeding the required 1,400' by 10%.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The intersection spacing proposed by this request is a 10% deviation from the standard and will achieve the result contemplated by the standards of this ordinance by providing the one stub street as required, albeit slightly off-center from the spacing required by this chapter.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The proposed modification is a 10% deviation from the standard and is not disproportionate.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter are preserved and maintained by the future provision of a stub street as required, located off-center from its required location.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

The granting of the special exception will not frustrate local traffic circulation nor create any dangerous traffic conflicts, and is therefore not injurious to the public health, safety, or welfare.

PLANNING & DEVELOPMENT DEPARTMENT

# STAFF REPORT
## Special Exception Request Form

| | |
|---|---|
| **Application No:** | **2020-2188** |
| **Agenda Item:** | **139** |
| **PC Action Date:** | **12/03/2020** |
| **Plat Name:** | **Elyson Sec 44** |
| **Applicant:** | **META Planning + Design, LLC** |

**Staff Recommendation:** Grant the requested special exception(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 128**

**Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)**

To allow an intersection spacing greater than ±1,400' along the southern plat boundary between proposed Bur Oak Bend Way and a future stub street in the next section to the west.;

**Basis of Recomendation:**

The site is located within the ETJ, within Harris County, west of the Grand Parkway, north of Farm to Market 529, and East of Katy Hockley Cut Off Road.
The applicant proposes a single-family subdivision and is requesting a special exception to locate a north-south street 1540' from the nearest intersection instead of the required 1400'.
Staff is in support of this request.
The site is located within the Elyson General plan northeast of the intersection of Katy-Hockley Cut Off Road and FM 529. The approved general plan shows a south facing stub street at this tract roughly bisecting a 3300' intersection spacing interval along FM 529. The applicant proposes to move this stub street to a future section to the east instead of within the subject plat.
Although this would result in an interval greater than 1400' from the nearest intersection to the east, the effect on local traffic circulation would not be significantly changed. Since the adjacent subdivision has not been fully designed, staff has added a condition that a revised GP with the new stub location be submitted in leu of including this area within the plat boundary.
Harris County has expressed no objection to staff's recommendation.
Staff finds that the request to move the stub to the west is consistent with the intent of Chapter 42 and not disproportionate to the standard. Staff recommends approval of the special exception per the CPC 101 form conditions.

## Staff Evaluation

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

Granting the special exception with a condition that the proposed stub street be shown on a revised GP allows the applicant to plat the subject property in lieu of providing the stub street while providing an alternate route for traffic circulation at a later date.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The site is located within the Elyson General plan northeast of the intersection of Katy-Hockley Cut Off Road and FM 529. The approved general plan shows a south facing stub street at this tract roughly bisecting a 3300' intersection spacing interval along FM 529. The applicant proposes to move this stub street to a future section to the east instead of within the subject plat. Although this would result in an interval greater than 1400' from the nearest intersection to the east, the effect on local traffic circulation would not be significantly changed. Since the adjacent subdivision has not been fully designed, staff has added a condition that a revised GP with the new stub location be submitted in leu of including this area within the plat boundary.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The modification is a 10% deviation of the standard, which Chapter 42 defines as not disproportionate.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

The site is located within the Elyson General plan northeast of the intersection of Katy-Hockley Cut Off Road and FM 529. The approved general plan shows a south facing stub street at this tract roughly bisecting a 3300' intersection spacing interval along FM 529. The applicant proposes to move this stub street to a future section to the east instead of within the subject plat. Although this would result in an interval greater than 1400' from the nearest intersection to the east, the effect on local traffic circulation would not be significantly changed. Since the adjacent subdivision has not been fully designed, staff has added a condition that a revised GP with the new stub location be submitted in leu of including this area within the plat boundary.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

The alternative stub street location will circulate traffic in a similar manner as what would be required under strict interpretation of Chapter 42.

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 140
**Action Date:** 12/03/2020
**Plat Name:** Villages at Tour 18 Sec 3
**Developer:** KB Homes Lonestar, Inc., A Texas Corporation
**Applicant:** EHRA
**App No/Type:** 2020-2208 C3P

**Staff Recommendation:**
Defer Applicant request

| | | | |
|---|---|---|---|
| Total Acreage: | 14.6600 | Total Reserve Acreage: | 3.7000 |
| Number of Lots: | 46 | 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 278 |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77338 | 376C | 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.

### *For Your Information:*

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

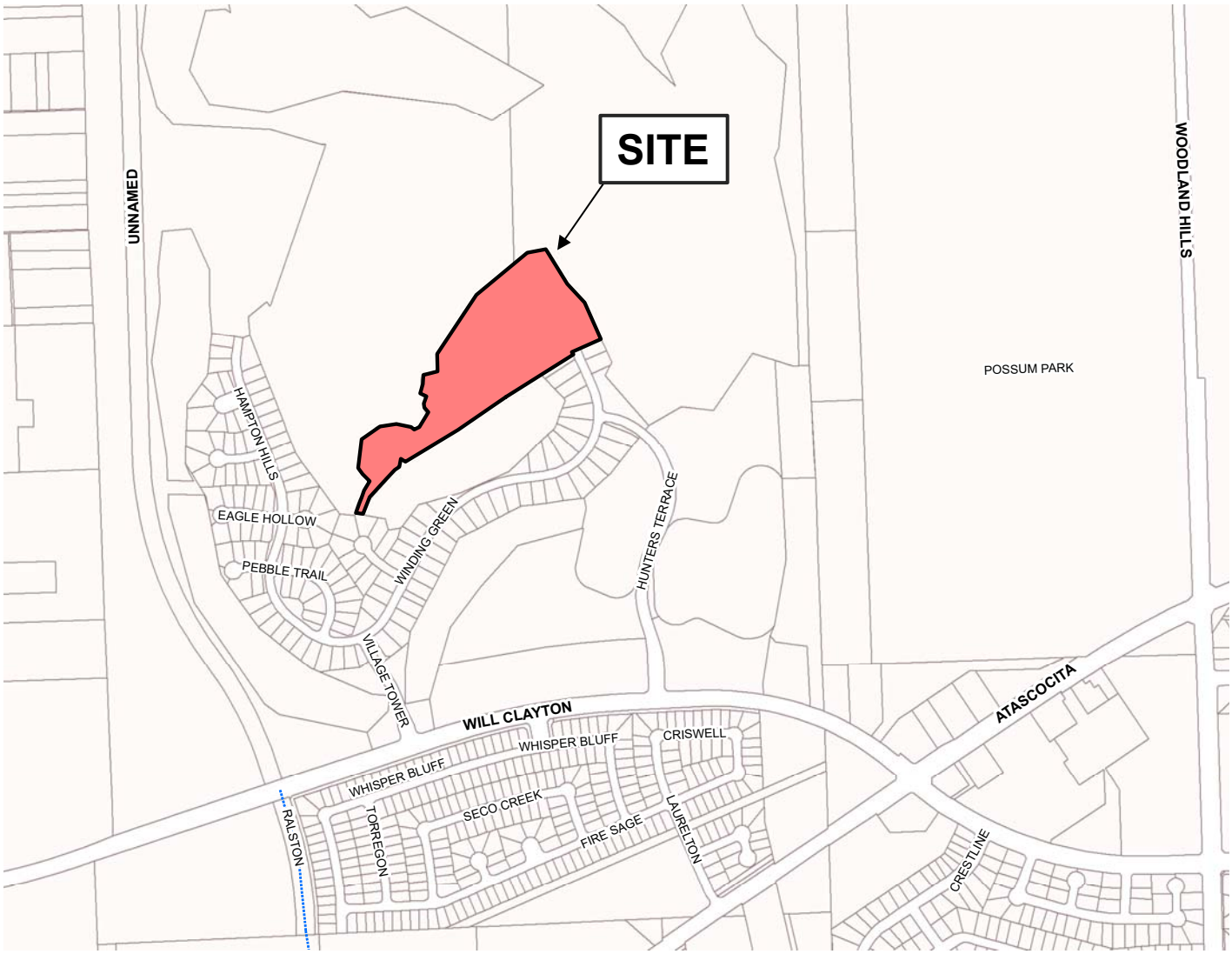
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission ITEM: 140

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Villages at Tour 18 Sec 3**

**Applicant: EHRA**



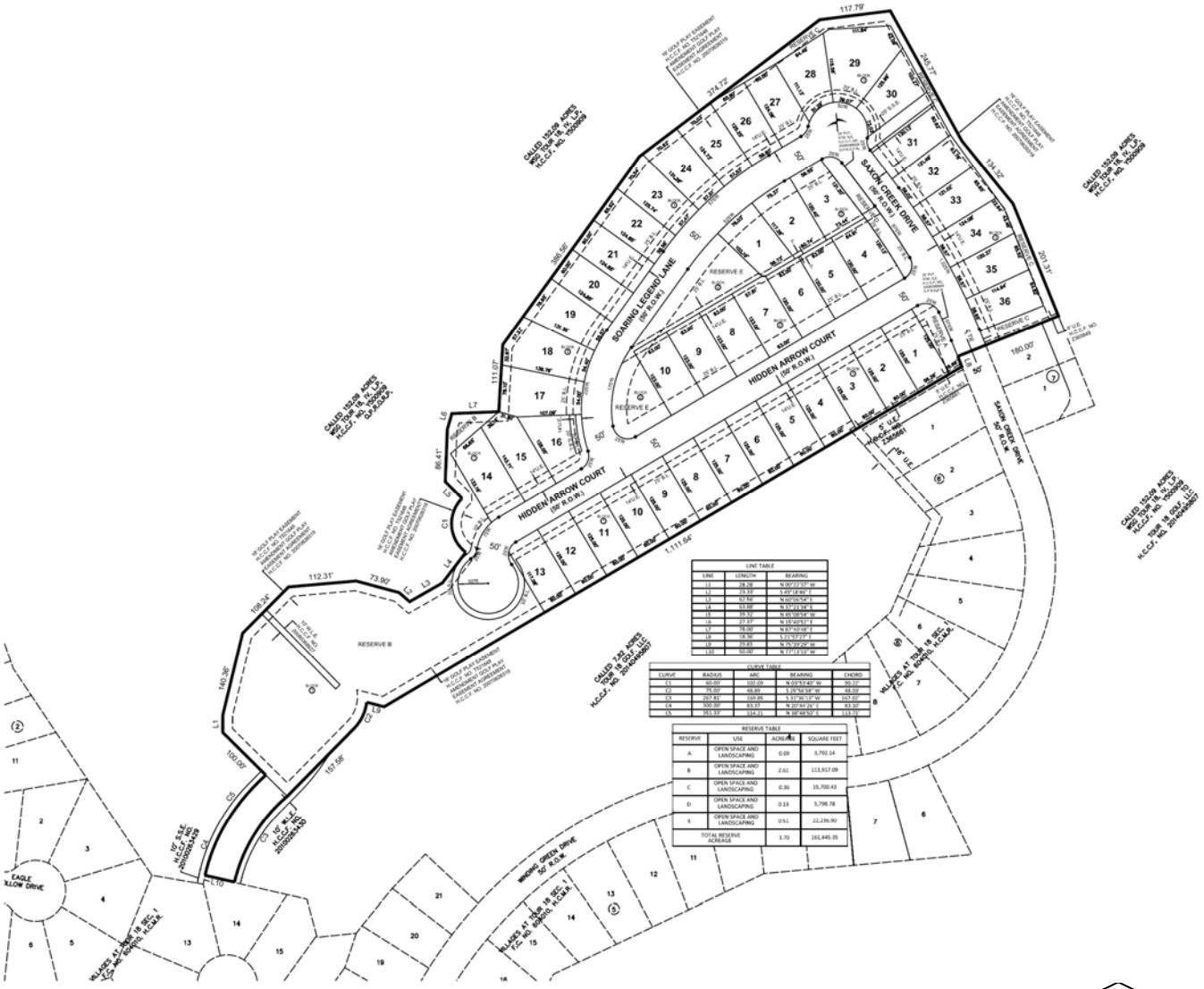

**F- Reconsideration of Requirements** **Site Location**

# Houston Planning Commission ITEM: 140

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Villages at Tour 18 Sec 3**

**Applicant: EHRA**




## F- Reconsideration of Requirements Subdivision

# Houston Planning Commission ITEM: 140

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Villages at Tour 18 Sec 3**

**Applicant: EHRA**

## F- Reconsideration of Requirements **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

# APPLICANT'S
# Reconsideration Of Requirement Request Form

**Application No:** 2020-2208
**Plat Name:** Villages at Tour 18 Sec 3
**Applicant:** EHRA
**Date Submitted:** 11/16/2020

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 requirement or condition being sought:**

Villages at Tour 18 Sec 3 preliminary plat includes a markup referencing 42-130(a)(8). A variance is being requested to allow a landscape and open space reserve to provide required golf course frontage as indicated on the CPC 101 form.

**Chapter 42 Section:** 42-130(a)(8)

**Chapter 42 Reference:**

Intersection exceptions - The crossing of any portion of a golf course by a local street more than once every 2,800 feet, provided that the golf course provides 60 feet of frontage at the location where each street intersection would otherwise occur.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

See variance request language.

PLANNING & DEVELOPMENT DEPARTMENT

# APPLICANT'S Variance Request Form

**Application Number:** 2020-2208
**Plat Name:** Villages at Tour 18 Sec 3
**Applicant:** EHRA
**Date Submitted:** 11/16/2020

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:**

To allow a landscape and open space reserve to provide required golf course frontage as prescribed in 42-130(a)(8).

**Chapter 42 Section: 42-130(a)(8)**

**Chapter 42 Reference:**

Intersection Exceptions. (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: (8) The crossing of any portion of a golf course by a local street more than once every 2,800 feet, provided that the golf course provides 60 feet of frontage at the location where each street intersection would otherwise occur.

## 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**

Villages at Tour 18 Sec 3 is a 14.66-acre tract of land located north of Winding Green Drive and South of F.M. 1960 within the Villages at Tour 18 subdivision. Tour 18 LLC operates an 18-hole golf course which predates development of single-family lots. Villages at Tour 18 Sec 3 is located between holes 8 and 15 to the north and hole 16 to the south. Approval of the preliminary plat (2020-1928) includes a markup referencing 42-130(a)(8), which indicates that 60' of frontage is needed where an intersection could occur if the golf course is ever redeveloped. Such frontage was originally planned for on the general plan however Tour 18 LLC did not want a street separating holes 15 and 16. Platting of Villages at Tour 18 Sec 1 changed the proposed street connection between sections 1 and 3 into a cul-de-sac to appease Tour 18 LLC. Now that section 3 is being platted, the golf course frontage issue has returned. The solution to the required frontage will be to transfer the entire Reserve 'B' within the Villages at Tour 18 Sec 3 plat to the ownership of Tour 18 LLC. Per an agreement between the applicant and Tour 18 LLC, following recordation of the plat, Reserve 'B' will be deeded to the golf course and frontage to the Hidden Arrow Court cul-de-sac will be possible. Thus, golf holes 8, 15, and 16 would have the required 60' of frontage on a local street as intended by the ordinance.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The applicant has worked extensively with the owner of the golf course, Tour 18 LLC, to resolve the frontage issue. Beginning with the platting of section 1 when Tour 18 LLC did not want a street crossing their golf holes, the applicant has tried to appease the golf course owner. The quality of their golf experience is important to them as a business but their desires and the platting requirements for single-family residential by the applicant have been at odds. Several different plats have been submitted on this tract over the years with this current plat removing several lots and shortening the Hidden Arrow Court cul-de-sac in order to minimize disruption to the golf course. Granting the variance will provide the golf course uninterrupted play between holes 15 and 16 while also providing the access to a local street as required by Chapter 42.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Even though Reserve ‘B’ is technically a different tract than the acreage upon which the golf holes are built, when the transfer of the reserve to Tour 18 LLC is completed, the golf course will functionally and legally have access to the Hidden Arrow Court cul-de-sac. This arrangement meets the intended purposes of 42-130(a)(8).

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Public health, safety, and welfare are not negatively impacted by granting this variance since the required access will be provided upon deed transfer of Reserve ‘B’ to Tour 18 LLC.

**(5) Economic hardship is not the sole justification of the variance.**

Justification for this variance is based on the need for the plat to be recorded before Tour 18 LLC will take possession of Reserve ‘B’ by transfer of the deed, per the agreement between the applicant and the owner of the golf course.

PLANNING & DEVELOPMENT DEPARTMENT

# STAFF REPORT
# Variance Request Form

**Application No:** 2020-2208
**Agenda Item:** 140
**PC Action Date:** 12/03/2020
**Plat Name:** Villages at Tour 18 Sec 3
**Applicant:** EHRA

**Staff Recommendation:** Defer Applicant request

**Chapter 42 Sections:** **42-130(a)(8)**
**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**
To allow a landscape and open space reserve to provide required golf course frontage as prescribed in 42-130(a)(8).;
**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**
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

# Houston Planning Commission

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 141
**Action Date:** 12/03/2020
**Plat Name:** Yorkdale Residence
**Developer:** INDIVIDUAL
**Applicant:** SEM SERVICES
**App No/Type:** 2020-1749 C2

**Staff Recommendation:**
Withdraw

| | | | |
|---|---|---|---|
| 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*

1) Revise clerk to Teneshia Hudspeth
2) Remove reason for replat

### *For Your Information:*

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

## Meeting CPC 101 Form

## Platting Approval Conditions

**Agenda Item:** 141
**Action Date:** 12/03/2020
**Plat Name:** Yorkdale Residence
**Developer:** INDIVIDUAL
**Applicant:** SEM SERVICES
**App No/Type:** 2020-1749 C2

**Staff Recommendation:**
Withdraw

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: 141

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Yorkdale Residence (DEF 1)**

**Applicant: Yorkdale Residence**

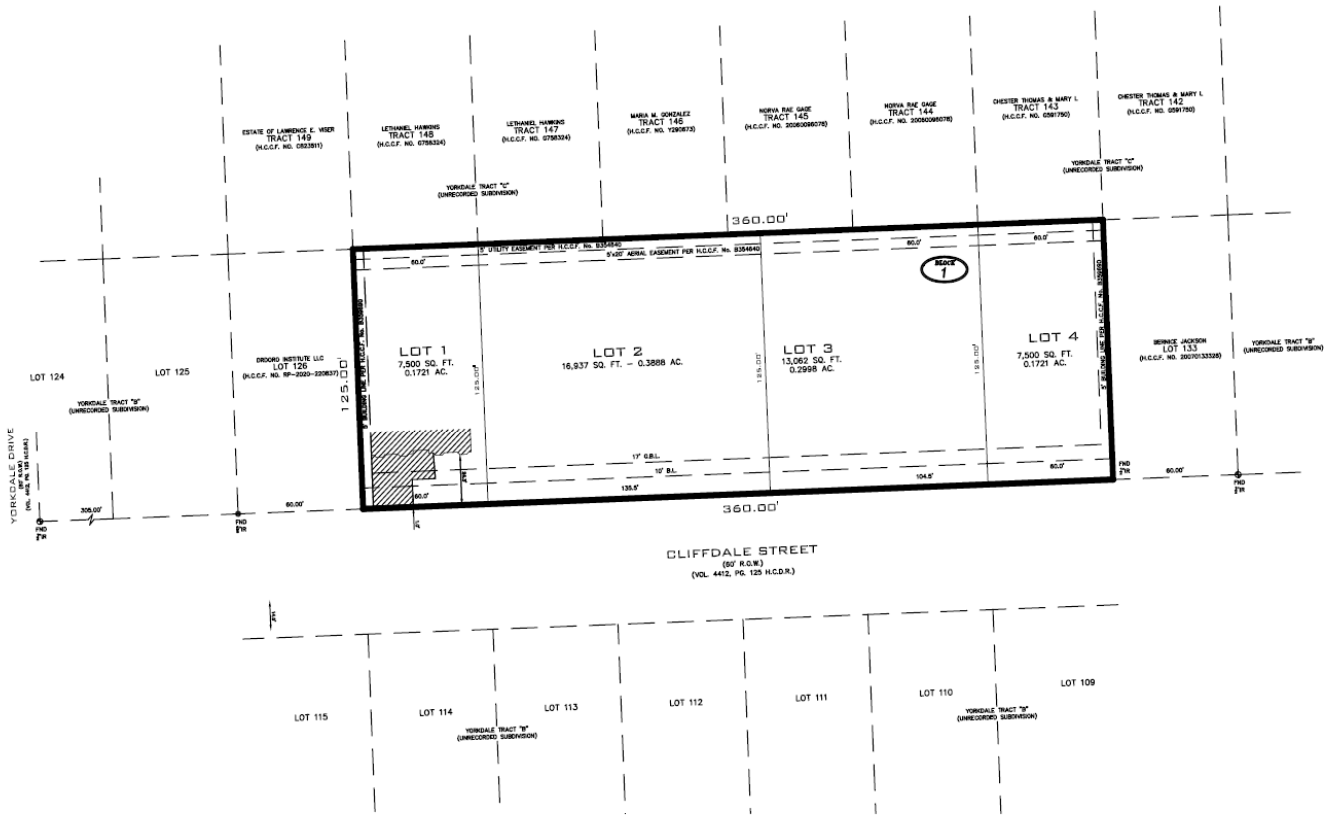
**F- Reconsideration of Requirements** **Site Location**

# Houston Planning Commission ITEM: 141

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Yorkdale Residence (DEF 1)**

**Applicant: Yorkdale Residence**




NORTH

## F- Reconsideration of Requirements Subdivision

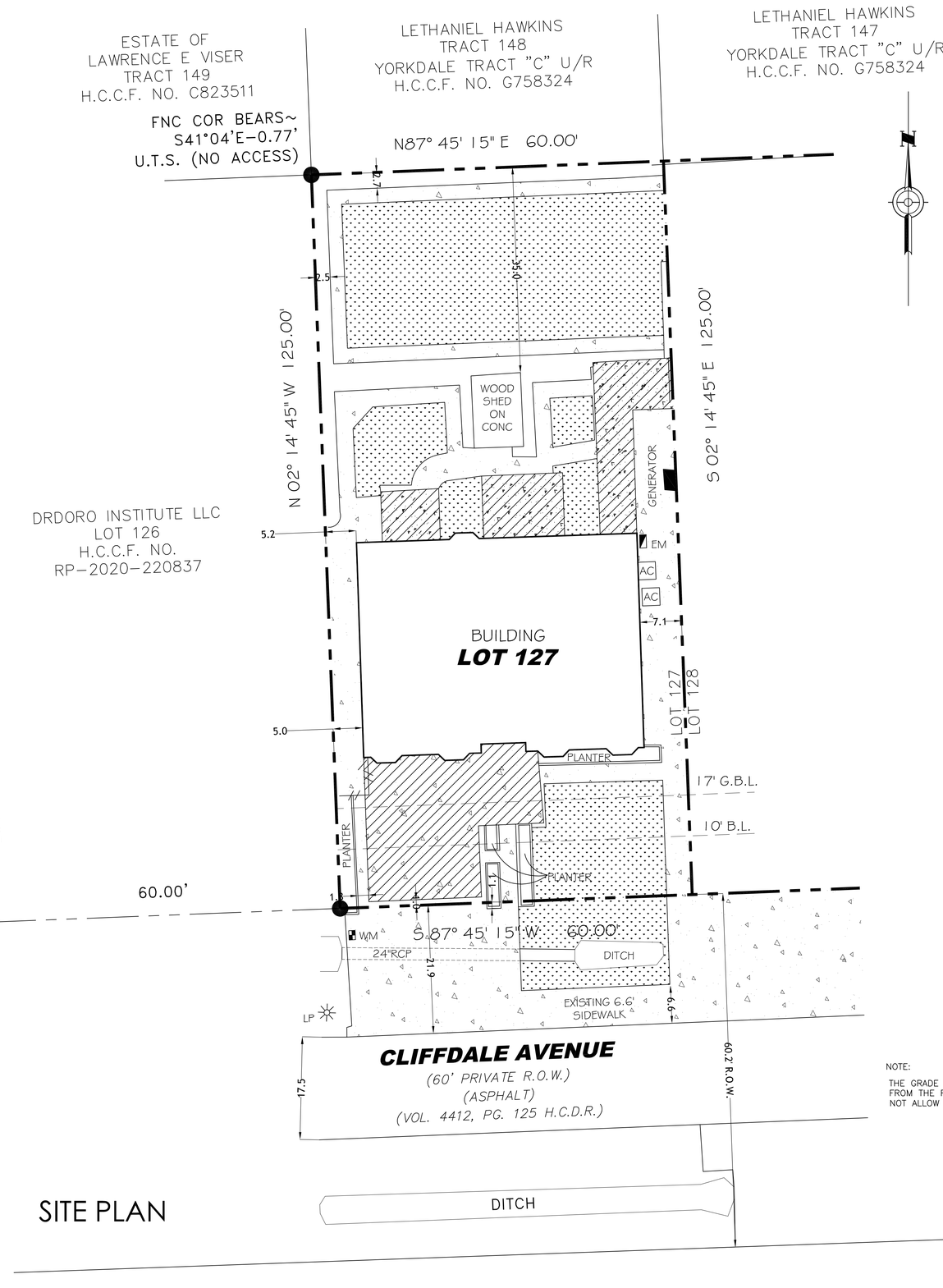
# Houston Planning Commission ITEM: 141

**Planning and Development Department** **Meeting Date: 12/03/2020**

**Subdivision Name: Yorkdale Residence (DEF1)**

**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

NOTE PRIOR TO CONSTRUCTION:

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED BEFORE CONSTRUCTION MAY BEGIN. IN CASE OF ANY DISCREPANCY OR ERROR CONTACT THE PROJECT ENGINEER IMMEDIATELY.

APPROVAL NOTES:

IF A BUILDING PERMIT IS NOT ISSUED AND CONSTRUCTION HAS NOT BEGUN, THE DEVELOPER WILL BE REQUIRED TO RESUBMIT THE SITE PLAN FOR APPROVAL.

NOTES:

THE ELEVATION OF FINISHED FLOOR SHALL BE 1'-0" ABOVE NEAREST MANHOLE COVER (PER 2012 I.R.C. & CITY OF HOUSTON BUILDING CODE) DO NOT DRAIN TO ADJACENT PROPERTY.
IT IS THE BUILDERS OR CONTRACTOR RESPONSIBILITY TO VERIFY ALL SLAB CONFIGURATIONS AND DROPS, UTILITY EASEMENTS, AERIAL EASEMENTS, BUILDING LINES & SUCH FOR ENCROACHMENTS, ACCURACY & COMPLIANCE TO CODES BUILDER/CONTRACTOR TO VERIFY ALL INFORMATION ON THIS SITE PLAN & BE RESPONSIBLE FOR ITS ACCURACY.

NOTE:

THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET AWAY FROM THE FOUNDATION. A SWALE IS REQUIRED WHERE A PHYSICAL BARRIER DOES NOT ALLOW A 6 INCH DROP IN THE FIRST 10 FEET.

# SITE PLAN

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 AVE. HOUSTON, TX 77091

DRAWING TITLE: SITE PLAN

DATE: 11-1-2020

DESIGN: LAI

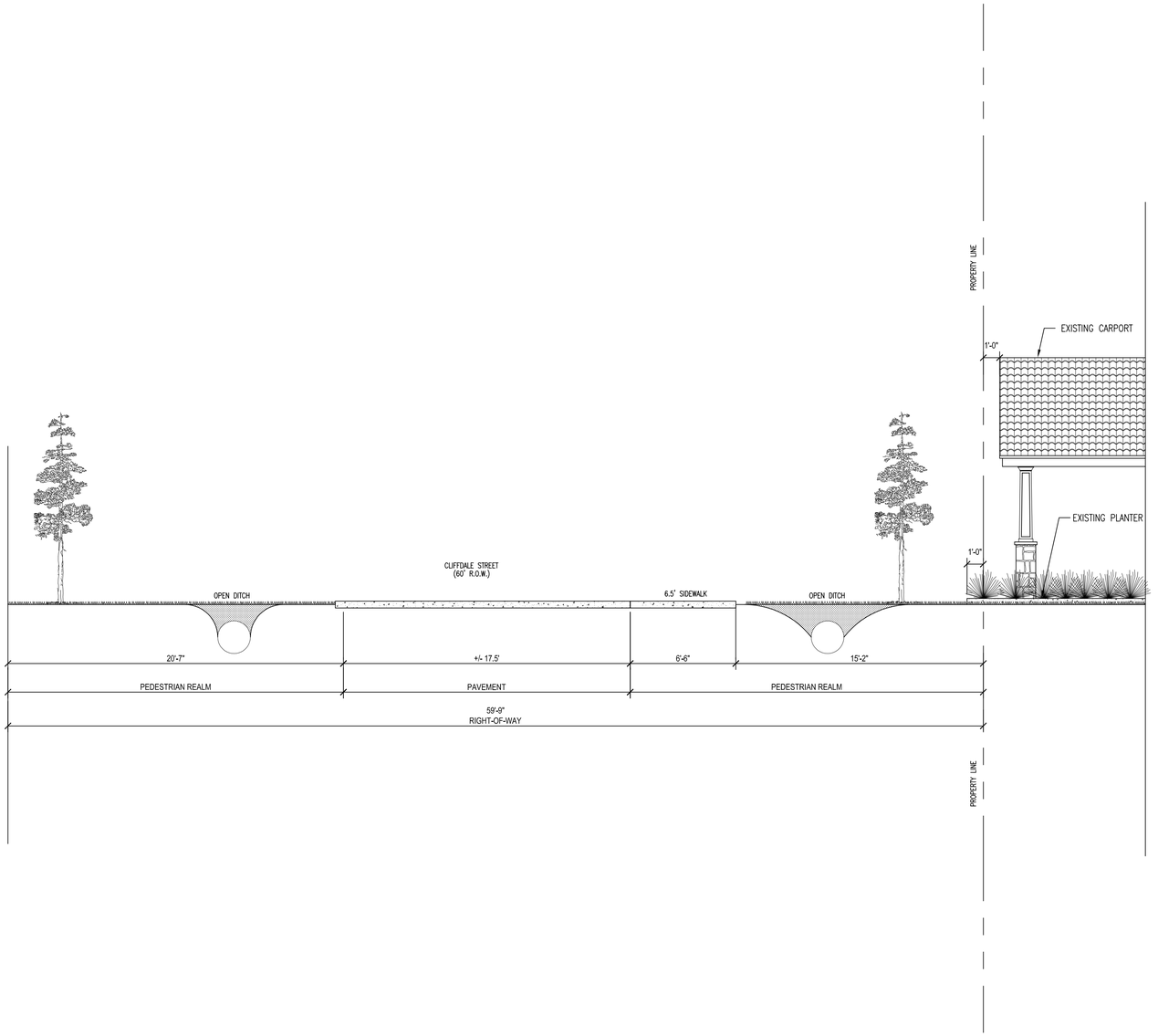
DRAWN: LAI

SCALE: 1: 10

JOB No: CLIFFDALE

FILE: P:\2020\3010 CLIFFDALE

DRAWING: C-1




CROSS SECTION @ CLIFFDALE STREET

1/4"= 1'-0"

01

PlanExpress
Plans & Permits Services

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 A-2.0

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. The property owner bought the property in 2007 (see attached) deed and the property owner hired a constractor and paid him cash. Under this agreement the contractor provided that he would pulled all permits for the structure. The property owner trusted the system and believed all permits were pulled. It has been 13 years and no one from the city came nor red-tags were given to the property owner during the time frame. Property owner believe all permits were pulled. Unfortunately did not, and it was until 2020 that the property was red-tagged for the carport construction. The property owner will provide letters of support from his/her neighbor to show carport is a great addition to the quality of life and character of the subdivision. 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;**
The proposed single-family residence is suited with the existing character of the neighborhood built prior to Chapter 42 standards. The property owner bought the property in 2007 (see attached) deed and the property owner hired a contractor and paid him cash. Under this agreement the contractor provided that he would pulled all permits for the structure. The property owner trusted the system and believed all permits were pulled. It has been 13 years and no one from the city came nor red-tags were given to the property owner during the time frame. Property owner believe all permits were pulled. Unfortunately did not, and it was until 2020 that the property was red-tagged for the carport construction.

**(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

VAR

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

## 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

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

**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. 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.

PLANNING & DEVELOPMENT DEPARTMENT

# STAFF REPORT
# Variance Request Form

**Application No:** 2020-1749
**Agenda Item:** 141
**PC Action Date:** 12/03/2020
**Plat Name:** Yorkdale Residence
**Applicant:** SEM SERVICES

**Staff Recommendation:** Withdraw

**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:**
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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Extension of Approval Approval Conditions

**Agenda Item:** 142
**Action Date:** 12/03/2020
**Original Action Date:** 12/05/2019
**Plat Name:** Allendale Townsite Sec A partial replat no 4
**Developer:** Windrose
**Applicant:** Windrose
**App No :** 2019-2056
**App Type:** C3F

**Staff Recommendation:**
Approve

| | | | |
|---|---|---|---|
| Total Acreage: | 4.3428 | Total Reserve Acreage: | 4.3384 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 6 | Street Type (Category): | Combination |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Combination | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77017 | 535H | 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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Extension of Approval Approval Conditions

**Agenda Item:** 143
**Action Date:** 12/03/2020
**Original Action Date:** 12/19/2019
**Plat Name:** Balmoral Sec 25
**Developer:** Jones|Carter - Woodlands Office
**Applicant:** Jones|Carter - Woodlands Office
**App No :** 2019-2246
**App Type:** C3F

**Staff Recommendation:**
Approve

| | | | |
|---|---|---|---|
| Total Acreage: | 54.4800 | Total Reserve Acreage: | 26.9600 |
| Number of Lots: | 126 | 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 | 77346 | 377N | 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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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

## Meeting CPC 101 Form

## Extension of Approval Approval Conditions

**Agenda Item:** 144
**Action Date:** 12/03/2020
**Original Action Date:** 12/19/2019
**Plat Name:** Brooklyn Trails Sec 2
**Developer:** Pape-Dawson Engineers
**Applicant:** Pape-Dawson Engineers
**App No :** 2019-2169
**App Type:** C3F

**Staff Recommendation:**
Approve

| | | | |
|---|---|---|---|
| Total Acreage: | 40.6200 | Total Reserve Acreage: | 12.1660 |
| Number of Lots: | 213 | 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: | PORTER MUD |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Montgomery | 77365 | 296P | 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.

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PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Extension of Approval Approval Conditions

**Agenda Item:** 145
**Action Date:** 12/03/2020
**Original Action Date:** 12/19/2019
**Plat Name:** Champions Green Courtyard Offices
**Developer:** Windrose
**Applicant:** Windrose
**App No :** 2019-2163
**App Type:** C2R

**Staff Recommendation:**
Approve

| | | | |
|---|---|---|---|
| Total Acreage: | 1.3770 | Total Reserve Acreage: | 1.3770 |
| 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 FWSD 52 |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77069 | 370B | 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.

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PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Extension of Approval Approval Conditions

**Agenda Item:** 146
**Action Date:** 12/03/2020
**Original Action Date:** 12/05/2019
**Plat Name:** Industrial at FM 1960 Sec 1
**Developer:** Windrose
**Applicant:** Windrose
**App No :** 2019-2051
**App Type:** C3F

**Staff Recommendation:**
Approve

| | | | |
|---|---|---|---|
| Total Acreage: | 51.6613 | Total Reserve Acreage: | 51.3854 |
| 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: | EMERALD FOREST UD |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77070 | 369P | 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.

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PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Extension of Approval Approval Conditions

**Agenda Item:** 147
**Action Date:** 12/03/2020
**Original Action Date:** 12/05/2019
**Plat Name:** Sainz Estates
**Developer:** RP & Associates
**Applicant:** RP & Associates
**App No :** 2019-2111
**App Type:** C2

**Staff Recommendation:**
Approve

| | | | |
|---|---|---|---|
| Total Acreage: | 13.7835 | Total Reserve Acreage: | 13.7835 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 3 | 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 | 77336 | 338V | 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.

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PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Extension of Approval Approval Conditions

**Agenda Item:** 148
**Action Date:** 12/03/2020
**Original Action Date:** 12/19/2019
**Plat Name:** Ten Acre Lake Reserve
**Developer:** Century Engineering, Inc
**Applicant:** Century Engineering, Inc
**App No :** 2019-2170
**App Type:** C3F

**Staff Recommendation:**
Approve

| | | | |
|---|---|---|---|
| Total Acreage: | 2.8660 | Total Reserve Acreage: | 2.5857 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | | Street Type (Category): | Public |
| Water Type: | Private Well | Wastewater Type: | Septic Tank |
| Drainage Type: | Combination | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77339 | 336B | ETJ |

**Extension of Approval Notes:**
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PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Extension of Approval Approval Conditions

**Agenda Item:** 149
**Action Date:** 12/03/2020
**Original Action Date:** 12/05/2019
**Plat Name:** Yellowstone Academy Campus
**Developer:** Windrose
**Applicant:** Windrose
**App No :** 2019-2060
**App Type:** C2R

**Staff Recommendation:**
Approve

| | | | |
|---|---|---|---|
| Total Acreage: | 3.8174 | Total Reserve Acreage: | 3.8174 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 15 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Combination | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77004 | 493V | City |

**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.

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PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Subdivison Name Change Approval Conditions

**Agenda Item:** 150
**Action Date:** 12/03/2020
**Plat Name:** Cypress Fairbanks ISD Elementary no 57
**Original Action Date:** 08/06/2020
**Original Plat Name:** Bridgeland Parkland Village Reserve Sec 4
**Developer:** Bridgeland Development, LP, a Maryland limited partnership
**Applicant:** BGE, Inc.
**App No :** 2020-1306
**App Type:** C2

**Staff Recommendation:**
Approve

| | | | |
|---|---|---|---|
| Total Acreage: | 16.1700 | Total Reserve Acreage: | 16.1700 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | | Street Type (Category): | Public |
| Water Type: | Existing Utility District | Wastewater Type: | Existing Utility District |
| Drainage Type: | Storm Sewer | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77433 | 366W | ETJ |

**Subdivison Name Change Notes:**
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Subdivison Name Change Approval Conditions

**Agenda Item:** 151
**Action Date:** 12/03/2020
**Plat Name:** Edmund Crossing
**Original Action Date:** 08/20/2020
**Original Plat Name:** Eado Station Crossing
**Developer:** URBAN LIVING
**Applicant:** PLS CONSTRUCTION LAYOUT, INC
**App No :** 2020-1375
**App Type:** C2R

**Staff Recommendation:**
Approve

| | | | |
|---|---|---|---|
| Total Acreage: | 0.1148 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 2 | Number of Multifamily Units: | 0 |
| COH Park Sector: | 11 | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Combination | Utility District: | |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77020 | 494L | City |

**Subdivison Name Change Notes:**
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Subdivison Name Change Approval Conditions

**Agenda Item:** 152
**Action Date:** 12/03/2020
**Plat Name:** Edmund Point
**Original Action Date:** 09/03/2020
**Original Plat Name:** Eado Station Point
**Developer:** URBAN LIVING
**Applicant:** PLS CONSTRUCTION LAYOUT, INC
**App No :** 2020-1374
**App Type:** C2R

**Staff Recommendation:**
Approve

| | | | |
|---|---|---|---|
| Total Acreage: | 0.4591 | Total Reserve Acreage: | 0.0092 |
| Number of Lots: | 12 | 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 | 494L | City |

**Subdivison Name Change Notes:**
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Subdivison Name Change Approval Conditions

**Agenda Item:** 153
**Action Date:** 12/03/2020
**Plat Name:** Grand Oaks Place GP
**Original Action Date:** 10/29/2020
**Original Plat Name:** Grand Oaks South GP
**Developer:** Woodmere Development Co., LTD
**Applicant:** LJA Engineering, Inc.- (Houston Office)
**App No :** 2020-1825
**App Type:** GP

**Staff Recommendation:**
Approve

| | | | |
|---|---|---|---|
| Total Acreage: | 37.2000 | Total Reserve Acreage: | 0.0000 |
| Number of Lots: | 0 | Number of Multifamily Units: | 0 |
| COH Park Sector: | | Street Type (Category): | Public |
| Water Type: | City | Wastewater Type: | City |
| Drainage Type: | Storm Sewer | Utility District: | Rolling Creek Utility District |

| County | Zip | Key Map © | City / ETJ |
|---|---|---|---|
| Harris | 77084 | 446M | ETJ |

**Subdivison Name Change Notes:**
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PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

## Subdivison Name Change Approval Conditions

**Agenda Item:** 154
**Action Date:** 12/03/2020
**Plat Name:** Point East
**Original Action Date:** 11/12/2020
**Original Plat Name:** East Point
**Developer:** Enterra Homes
**Applicant:** The Interfield Group
**App No :** 2020-1819
**App Type:** C2

**Staff Recommendation:**
Approve

| | | | |
|---|---|---|---|
| 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 |

**Subdivison Name Change Notes:**
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 12/03/2020
**ITEM: 155**

**Applicant:** JOSE FRANCO ALEJANDRE
**Contact Person:** CARLOS PARRA

| Location | File No. | Zip | Lamb. No. | Key Map | City/ ETJ |
|---|---|---|---|---|---|
| | **20-1558** | 77357 | 5973 | 258J | ETJ |

**NORTH OF:** FM1485 **EAST OF:** DEER RUN

**ADDRESS**: 27265 Peach creek Drive

**ACREAGE**:

**LEGAL DESCRIPTION:**

LOT 1463 OF PEACH CREEK FOREST, SECTION SIX AN UNRECORDED SUBDIVISION, 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

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

**ITEM: 156**

Meeting Date: 12/3/2020

## VARIANCE REQUEST APPLICATION

*An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.*

| APPLICANT COMPANY | CONTACT PERSON | PHONE NUMBER | EMAIL ADDRESS |
|---|---|---|---|
| Matthew Van Zandt | Matthew Van Zandt | 713-823-1501 | mbvz@yahoo.com |

| PROPERTY ADDRESS | FILE NUMBER | ZIP CODE | LAMBERT | KEY MAP | DISTRICT |
|---|---|---|---|---|---|
| 844 E 29th St | 20091721 | 77009 | 5359B | 453N | H |

**HCAD ACCOUNT NUMBER(S):** 0350750090070

**PROPERTY LEGAL DESCRIPTION:** N70 of TRS 23 & 24 BLK 9

**PROPERTY OWNER OF RECORD:** Matthew B Van Zandt

**ACREAGE (SQUARE FEET):** Land Area = 3500 sq ft Total Living Area = 1260 sq ft

**WIDTH OF RIGHTS-OF-WAY:** E. 29th St: 50'; Princeton St: 50'

**EXISTING PAVING SECTION(S):** E. 29th: 16'; Princeton St: 16'

**OFF-STREET PARKING REQUIREMENT:** Complied

**OFF-STREET PARKING PROVIDED:** Complied

**LANDSCAPING REQUIREMENTS:** Complied

**LANDSCAPING PROVIDED:** Complied

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** Base Area PRI: 1260, Open Frame Porch PRI: 60, Open Frame Porch PRI: 84

**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** Addition Screen Porch: 264 sq ft

**PURPOSE OF VARIANCE REQUEST:** To build into the general 10 foot set back by 6 feet on my side street (Princeton) of my corner lot, by requesting a 4' building line, instead of the ordinance 10' building line.

**CHAPTER 42 REFERENCE(S):** 42-156(b): Building line requirement along Collector and Local Streets. Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be 20 feet along the front of a lot and 10 feet along the back and side of a lot adjacent to a local street.

# DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

**ITEM: 156**

Meeting Date: 12/3/2020

## APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):**

I am seeking a Variance from Chapter 42 Division 3 of a building line of my residential home of that is currently 10 feet. I live on the corner of E 29th St and Princeton St. I am applying for a variance in order to build into the general set back of 10 feet from Princeton St by 6 feet leaving it 4 feet from the property line on the East side (towards Princeton St). The structure is going to be a covered screened porch and a shed for my family.

*The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.*

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

I live on the corner of E 29th St and Princeton St. My lot is 50'x70'. My house is set back 12' 2" from the E 29th St property line and 19' 4" from Princeton St property line. Under Chapter 42 Division 3, I have a general building line set back of 10 feet on the East side (towards Princeton St). I am applying for a variance to move that set back from 10 feet to 4 feet. I am seeking to build a covered screened porch and shed as an addition to my house. The addition would build east towards Princeton to 4 feet from the building line. The addition will run 17' 7" north toward E 29th St. This screened porch and shed are sought after for the benefit of my family and to maximize the reasonable use of my land. For this reasonable, I am seeking a variance to build into the 10 foot set back by 6 feet leaving the structure 4 feet from the building line.

**(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

N/A

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

This variance request comes from a place of the single family's home owner's abundance. The adding of a screened porch is something that will add value to the home as well as cost the home owner out of pocket money. The home owner feels that this variance will allow for the homeowner to maximize the use of his lot in a way that brings value to the home as well as the neighborhood. The circumstances supporting this variance are not the result of a hardship created or imposed by the applicant.

# DEVELOPMENT PLAT VARIANCE

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The purpose of Chapter 42 is to assure adequate access and mobility on and along public right-of-way. The proposed plan does not at all interfere with Chapter 42's intent and purposes.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

This request is an addition of a screened porch to an existing established single family home. It does not intrude on anyone's property nor is it close to any other neighboring structures that would make it have any potential of harm to the public health. Granting of the variances will not be injurious to the public health, safety, or welfare of the general public.

**(5) Economic hardship is not the sole justification of the variance.**

The proposed variance is to add on a covered screened in porch and shed for the single family home. The intention is to provide benefit for the owner's family. This request is something that is going to cost the home owner money and add value to his property. This variance request would not make sense on the base of economic hardship. Economic hardship is not the sole justification for the requested variance.

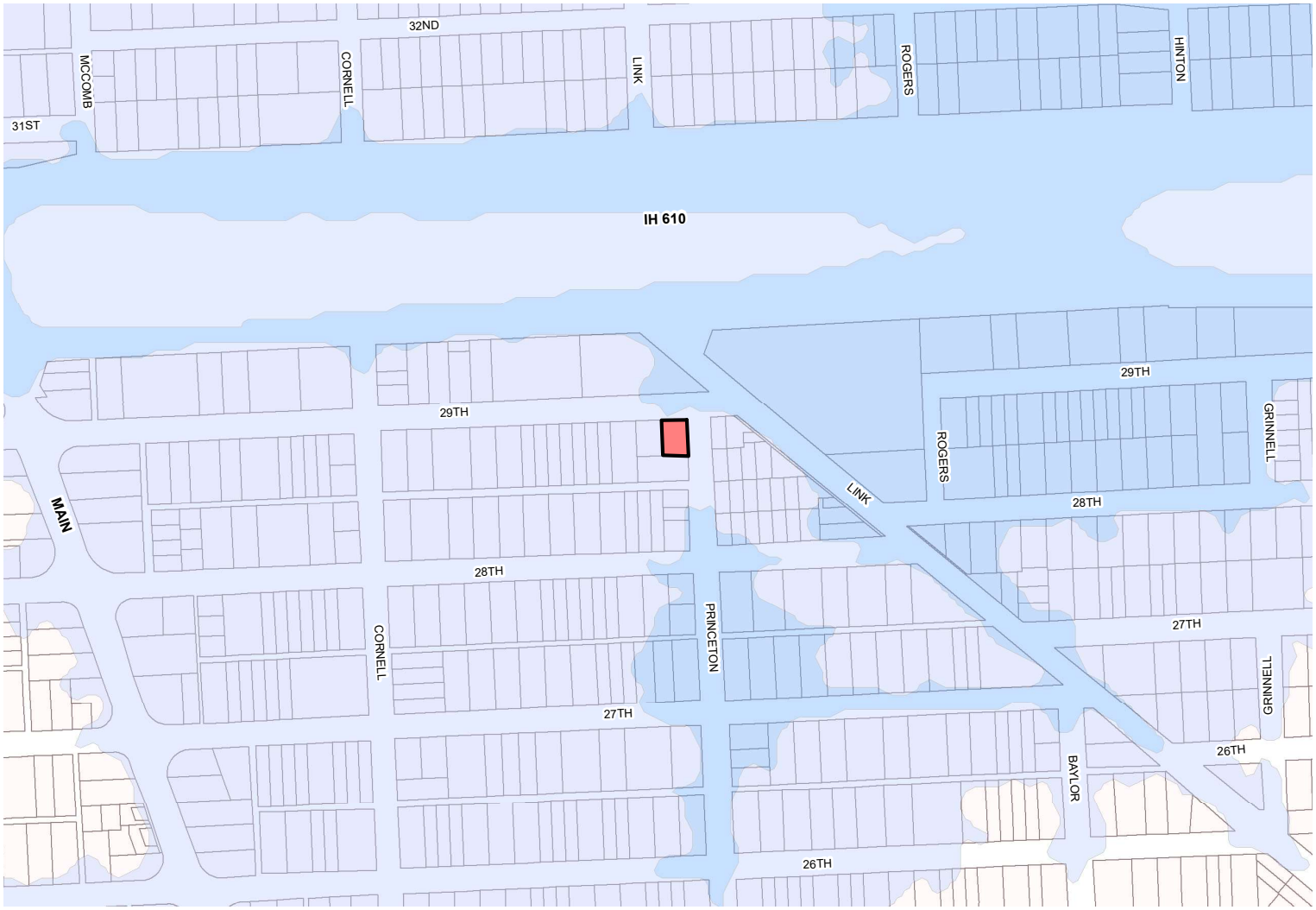
PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

**ITEM: 156**

Meeting Date: 12/3/2020

**Location Map**




# DEVELOPMENT PLAT VARIANCE

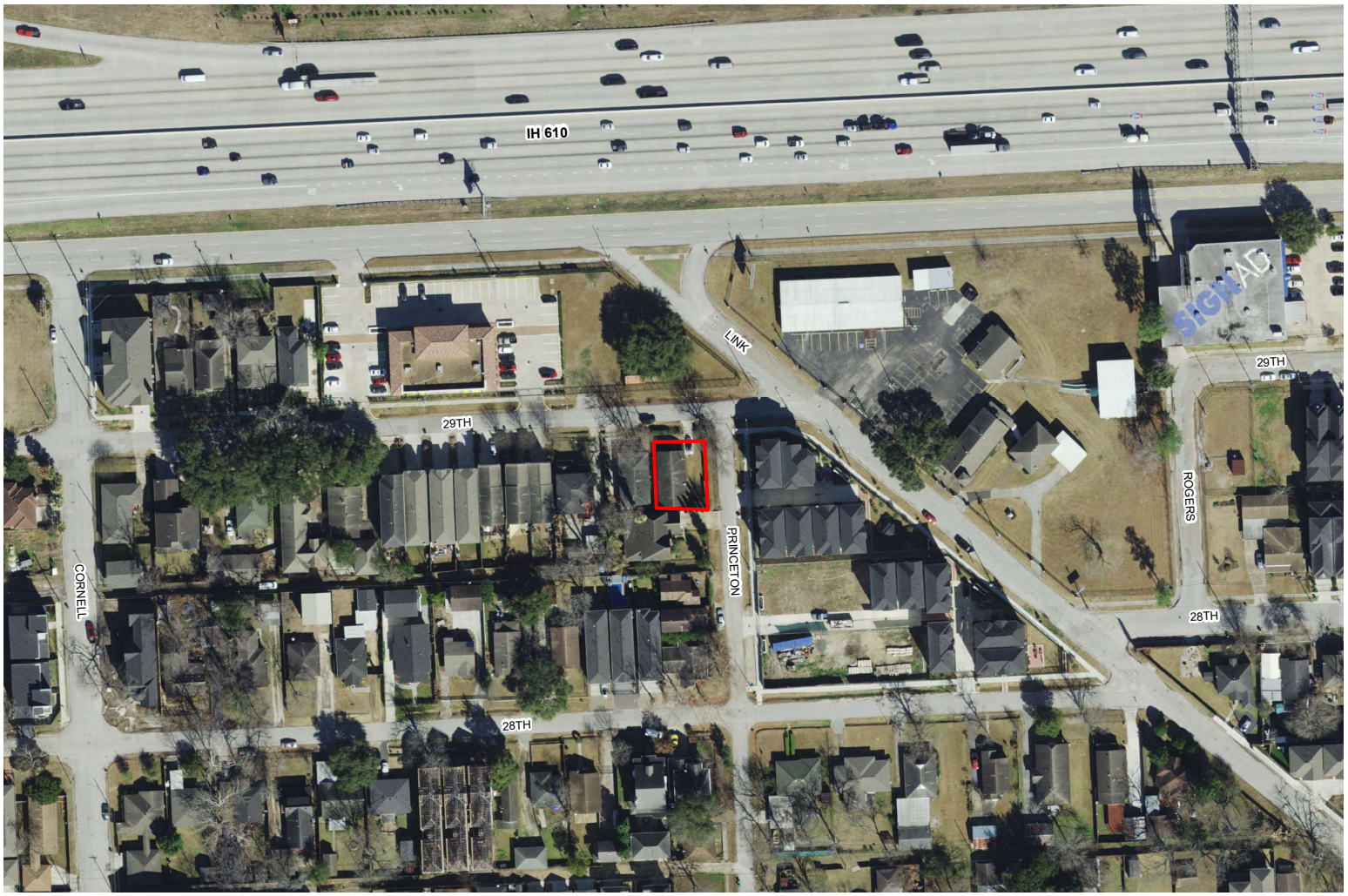
PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

**ITEM: 156**

Meeting Date: 12/3/2020

**Aerial Map**




# DEVELOPMENT PLAT VARIANCE

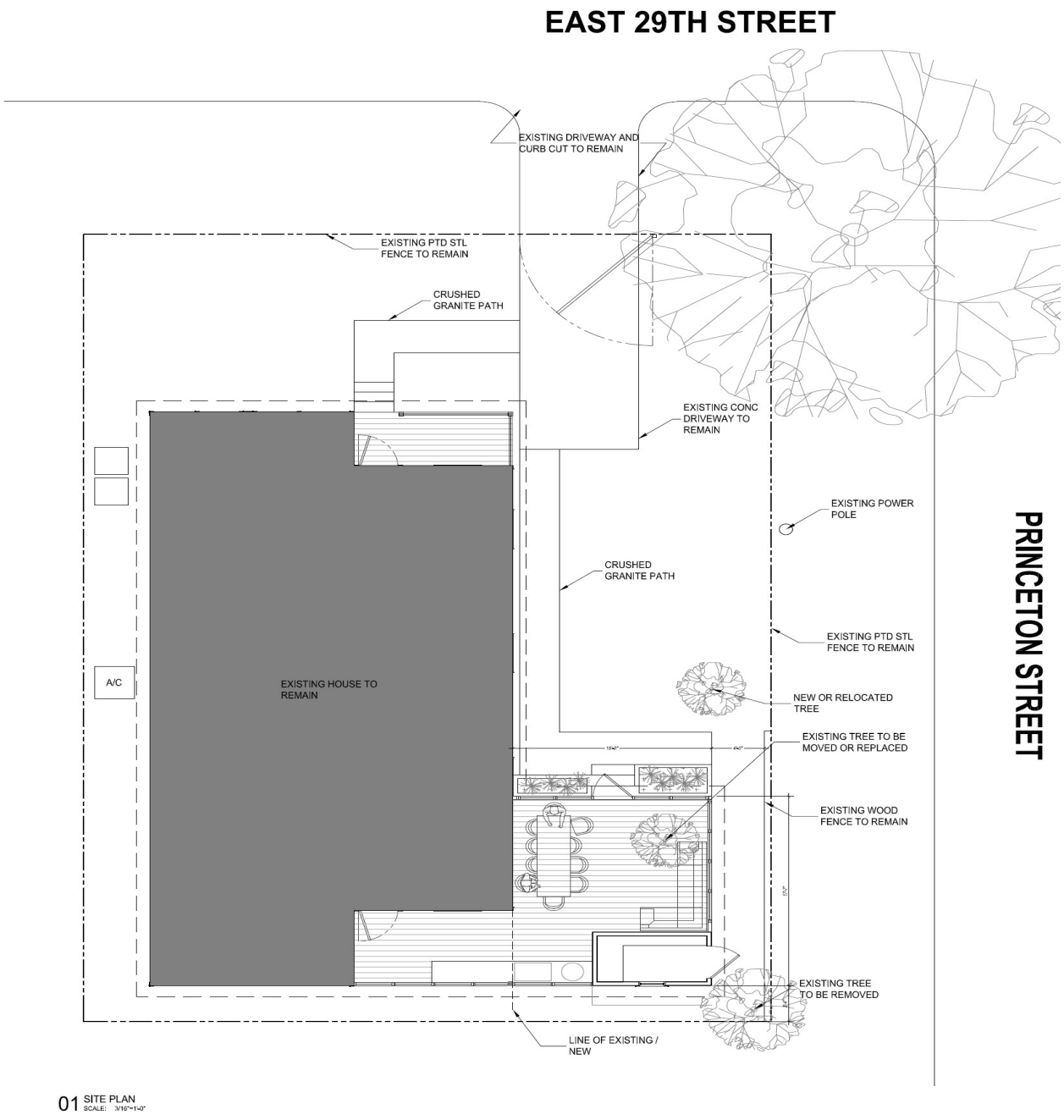
PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

**ITEM: 156**

Meeting Date: 12/3/2020

**Site Plan**




# DEVELOPMENT PLAT VARIANCE

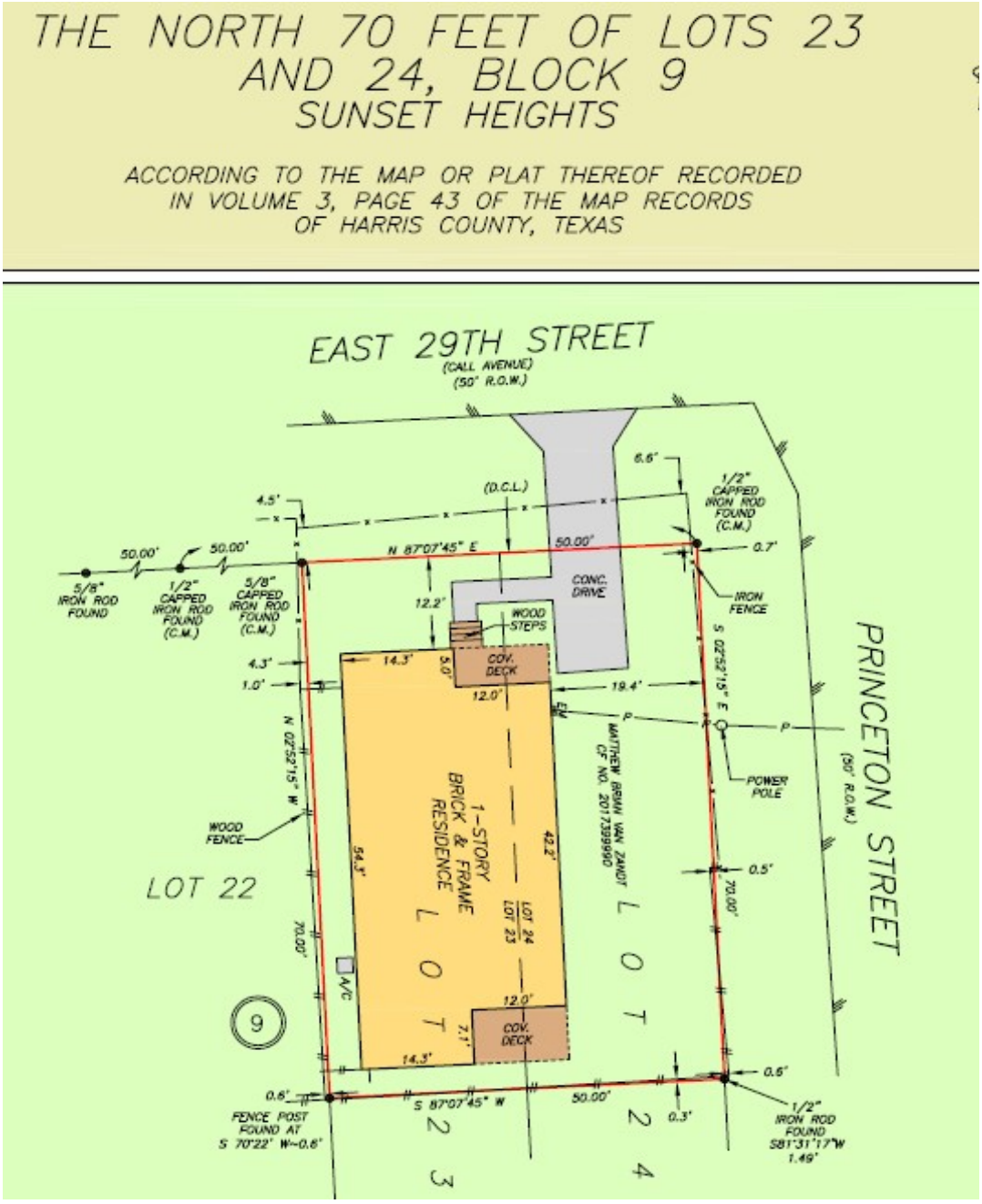
PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

**ITEM: 156**

Meeting Date: 12/3/2020

**Survey**




# DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

**ITEM: 156**

Meeting Date: 12/3/2020

**Elevations**

# DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

**ITEM: 156**

Meeting Date: 12/3/2020

## STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:**

The site is located south of interstate 610 north loop, east of N. Main Street, and at the southwest corner of E 29th Street and Princeton Street. The applicant is requesting a variance to allow a 4' building line along Princeton Street a local street, in lieu of the ordinance required 10' building line for a residential addition.

Staff is in support of the request.

The subject site is a corner lot that was created by the Sunset Heights Addition in 1910 with no platted building lines along Princeton Street. The applicant is proposing a residential porch addition along the side of the existing residence. Princeton is a local street lined with single-family residential lots. The distance from back of curb to the proposed structure is approximately 16'. The proposed 4' building line along Princeton Street is in keeping with the character of the neighborhood as many residential properties in the area are setback closer than the ordinance 10' building line. Therefore, the intent of the ordinance will be preserved.

Staff recommends approving the requested variance to allow a 4' building line along Princeton Street for a new residential addition.

**Planning Commission Action:**

**Basis of Planning Commission Action:** *(see above staff evaluation)*
**Additional Findings by Planning Commission:**

# DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

**ITEM: 157**

Meeting Date: 12/03/2020

## VARIANCE REQUEST APPLICATION

*An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.*

| APPLICANT COMPANY | CONTACT PERSON | PHONE NUMBER | EMAIL ADDRESS |
|---|---|---|---|
| PM&A | Ashli Fuselier | 832-434-6385 | afuselier@pmass.com |

| PROPERTY ADDRESS | FILE NUMBER | ZIP CODE | LAMBERT | KEY MAP | DISTRICT |
|---|---|---|---|---|---|
| 8360 2/3 Kirby Dr | 20021897 | 77054 | 5354D | 532Q | K |

**HCAD ACCOUNT NUMBER(S):** 0440920000001

**PROPERTY LEGAL DESCRIPTION:** TRS 1 1A 33C 37 38 46 47 & 48 ABST 645 P W Rose

**PROPERTY OWNER OF RECORD:** Harris County

**ACREAGE (SQUARE FEET):** 25 sqft

**WIDTH OF RIGHTS-OF-WAY:** Kirby Drive (100 feet)

**EXISTING PAVING SECTION(S):** Kirby Drive (77 feet)

**OFF-STREET PARKING REQUIREMENT:** Complies

**OFF-STREET PARKING PROVIDED:** Complies

**LANDSCAPING REQUIREMENTS:** Complies

**LANDSCAPING PROVIDED:** Complies

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** Vacant Lot

**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** Small Cell Pole (41 ft tall, 16 inch diameter)

**PURPOSE OF VARIANCE REQUEST:** To allow a 2.5' building line, in lieu of the ordinance-required 25' building line along Kirby Drive.

**CHAPTER 42 REFERENCE(S):** 42-152(a): Building line requirements along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

# DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

**ITEM: 157**

Meeting Date: 12/03/2020

# Houston Planning Commission

## APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):**

1) We attempted to place a new Small Cell pole in the Kirby Rd public ROW opposite NRG Stadium but ran into too many buried obstacles.
2) We moved the proposed pole to the opposite side of the walkway that put us on private property
3) The proposed pole location does not meet the standard 25' building line setback from ROW for private properties.
4) In order to meet the 25' setback we would have to move the pole off the grassy area and into the NRG parking Lot which they will not allow

*The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.*

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
Restricting the variance would hinder Verizon's ability to provide 5G to 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;**

Restricting the variance would hinder Verizon's ability to provide 5G to the area

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**
The circumstance calling for the variance was requested by the COH permit reviewers to approve Verizon's ability to offer 5G services to the larger NRG property.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**
Yes, construction of the 5G pole will respect the general purposes.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**
No, this variance will not impede the public's safety and welfare.

**(5) Economic hardship is not the sole justification of the variance.**
No, it is not the sole justification for the variance request.

# DEVELOPMENT PLAT VARIANCE

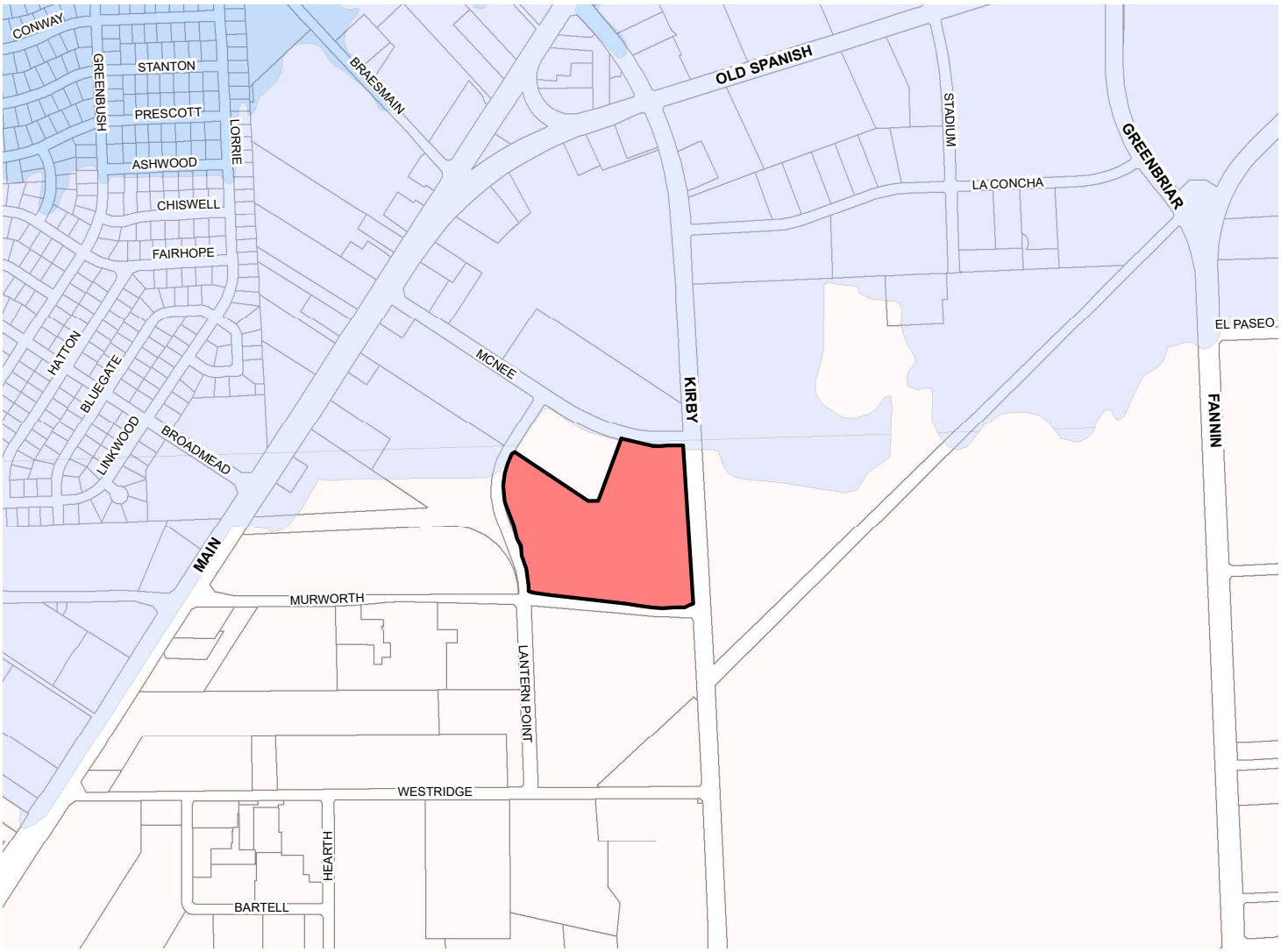
PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

**ITEM: 157**

Meeting Date: 12/03/2020

Location Map




# DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

**ITEM: 157**

Meeting Date: 12/03/2020

Aerial Map

# DEVELOPMENT PLAT VARIANCE

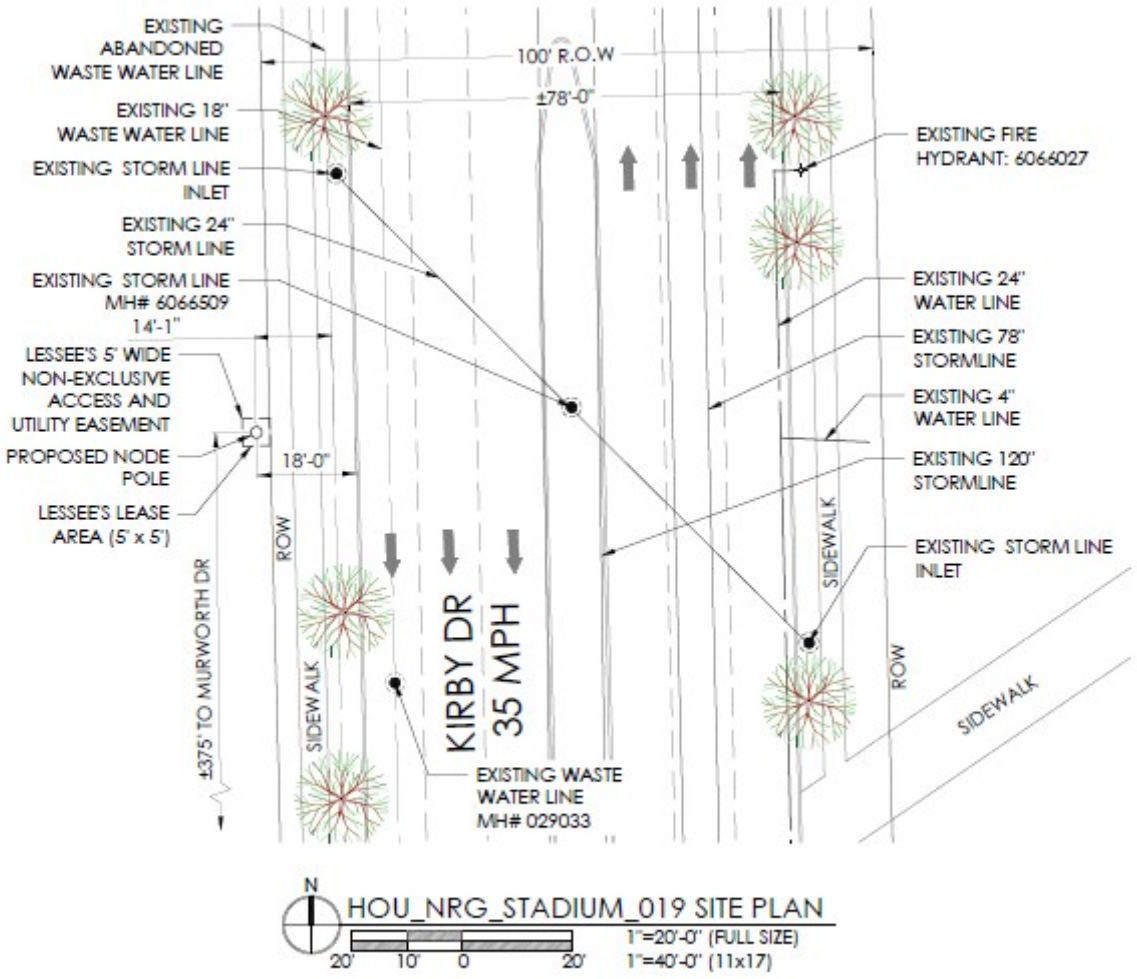
PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

**ITEM: 157**

Meeting Date: 12/03/2020

Site Plan




# DEVELOPMENT PLAT VARIANCE

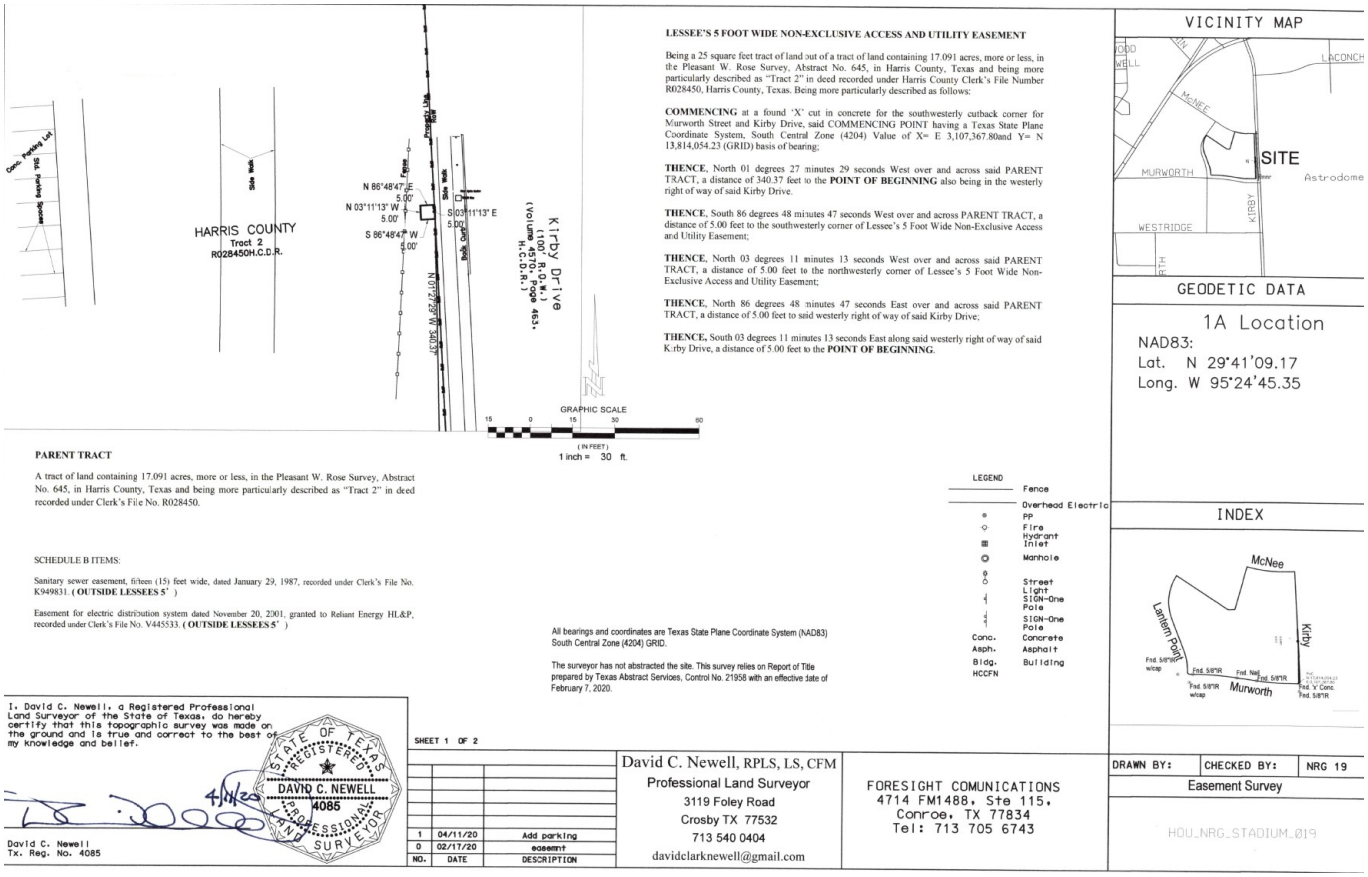
PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

**ITEM: 157**

Meeting Date: 12/03/2020

Survey




# DEVELOPMENT PLAT VARIANCE

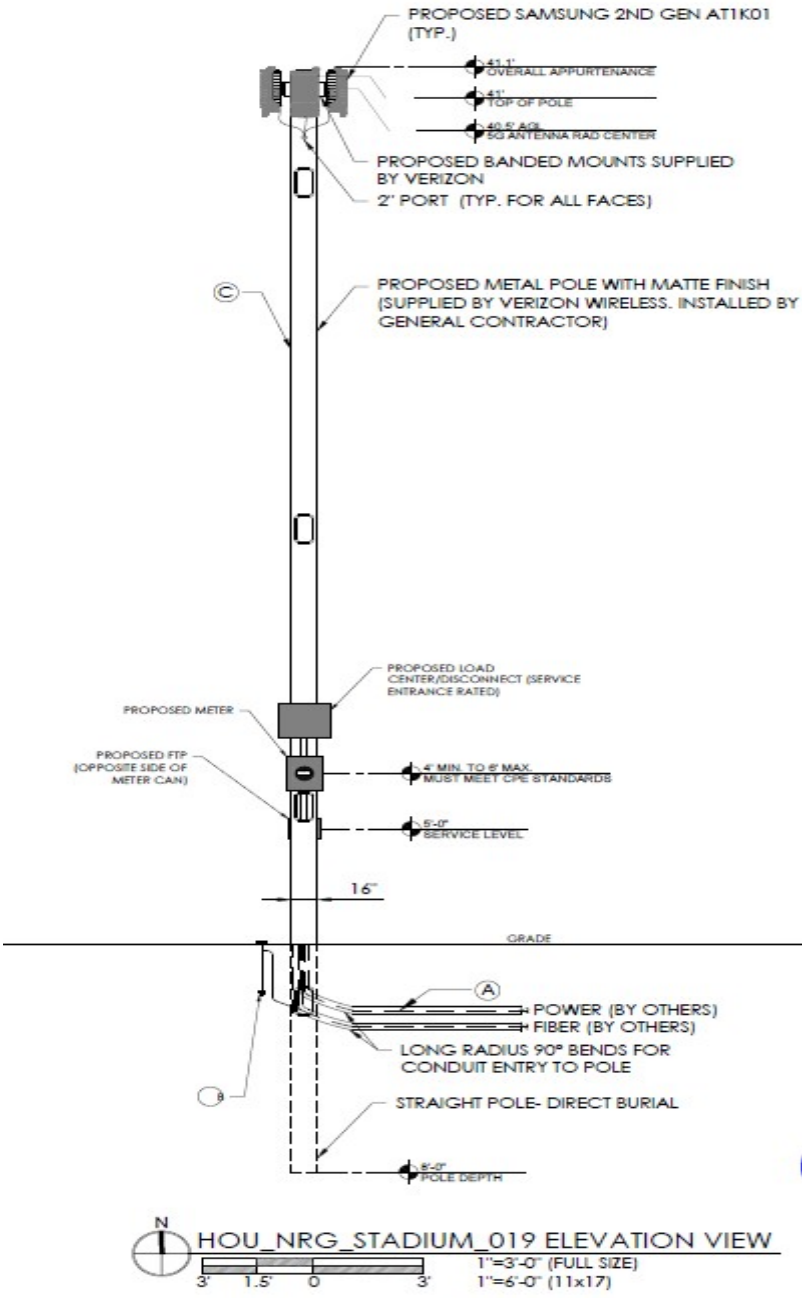
PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

**ITEM: 157**

Meeting Date: 12/03/2020

Elevations




# DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

**ITEM: 157**

Meeting Date: 12/03/2020

## STAFF REPORT

**Staff Recommendation: Approve**

The site is located along Kirby Drive, between Murworth Drive and Mcnee Road. The applicant is requesting a variance to allow a 2.5' building line, in lieu of the ordinance-required 25' building line along Kirby Drive, a major thoroughfare for a new small cell tower pole.

Staff is in support of the request.

The property is part of the NRG Park Complex. The applicant is proposing a new cell tower pole and the subject site has frontage along Kirby Drive, a major thoroughfare. Per the applicant, the proposed small cell pole, was intended to be place with-in the public right of way, however buried obstacles were present and prevented the pole from being place with-in this area. The proposed cell tower pole is part of a larger network with-in the NRG Park that will provide 5G coverage to the complex. This site was lease and selected based on the network and relocating the pole to a different location will affect the entire network design. The proposed pole will be approximately 18' from the back of curb, and behind the existing fence along Kirby Drive, which will not hinder any site visibility, and will not be injurious to the public health, safety or welfare.

Staff recommends approving the requested variance to allow a 2.5' building line along Kirby Drive, a major thoroughfare for a cell tower pole.

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** *(SEE ABOVE STAFF EVALUATION)*

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

# DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

**ITEM: 158**

Meeting Date: 12/03/2020

# Houston Planning Commission

## VARIANCE REQUEST APPLICATION

*An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.*

| APPLICANT COMPANY | CONTACT PERSON | PHONE NUMBER | EMAIL ADDRESS |
|---|---|---|---|
| Houston Strategy Group | Bret Hightower | (832) 584-7327 | bret41@gmail.com |

| PROPERTY ADDRESS | FILE NUMBER | ZIP CODE | LAMBERT | KEY MAP | DISTRICT |
|---|---|---|---|---|---|
| 2532 Reba Drive | 20083724 | 77019 | 5256B | 492U | G |

| | |
|---|---|
| **HCAD ACCOUNT NUMBER(S):** | 0641720100017 |
| **PROPERTY LEGAL DESCRIPTION:** | Tract 17, Block N Avalon Place Section 4 |
| **PROPERTY OWNER OF RECORD:** | John Paul, Capistran |
| **ACREAGE (SQUARE FEET):** | 10,251 square feet |
| **WIDTH OF RIGHTS-OF-WAY:** | Reba Drive (60 feet); Kirby Drive (100 feet) |
| **EXISTING PAVING SECTION(S):** | Reba Drive (25 feet); Kirby Drive (65 feet) |
| **OFF-STREET PARKING REQUIREMENT:** | 2 |
| **OFF-STREET PARKING PROVIDED:** | 2 |
| **LANDSCAPING REQUIREMENTS:** | Complies |
| **LANDSCAPING PROVIDED:** | Complies |

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** Existing single-family Residence; 2,736 square feet

**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** New Single-family Residence; 4,200 square feet

**PURPOSE OF VARIANCE REQUEST:** To allow for a 10' building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Kirby Drive.

**CHAPTER 42 REFERENCE(S):** 42-152(a): Building line requirements along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

# DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

**ITEM: 158**

Meeting Date: 12/03/2020

# Houston Planning Commission

## APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):**

The property located at 2532 Reba Drive located in the Avalon Place Subdivision and consisting of 0.2327 acres of land, is a prime location for upgrades to an existing infrastructures and redevelopment of an existing 10,251 square foot residential property and development of a proposed 4,200 square foot building construction.

Originally constructed in 1940 and remodeled in 1997, the property and building structure serve as an example of the need for upgrades to current building codes, construction types and industry standards of care for the aging supply of existing building construction in the City of Houston, Harris County, Texas. As an existing development with a proposed structure, there are certain constraints which necessitate this request to the City of Houston Planning Commission for variance to the conditions set forth by the City of Houston Municipal Code of Ordinances, particularly those of Chapter 42.

*The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.*

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

**(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application of the requirements; 25' building line, would create unusual safety risks for students whom are exiting from the local elementary school in the neighborhood. Would create the drive way in the direct walk way of the pedestrians.

# DEVELOPMENT PLAT VARIANCE

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; the circumstances supporting the variance is the safety of students and their walk way during dismissal periods from the elementary school.

**(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 by adhering to all building lines besides the variance requested building line on Kirby Dr.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of this variance is made with the full intention to make the right of way as safe as possible for pedestrians.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The variance is intended to acknowledge safety concerns from pedestrian walk ways during dismissal periods from the near by elementary school.

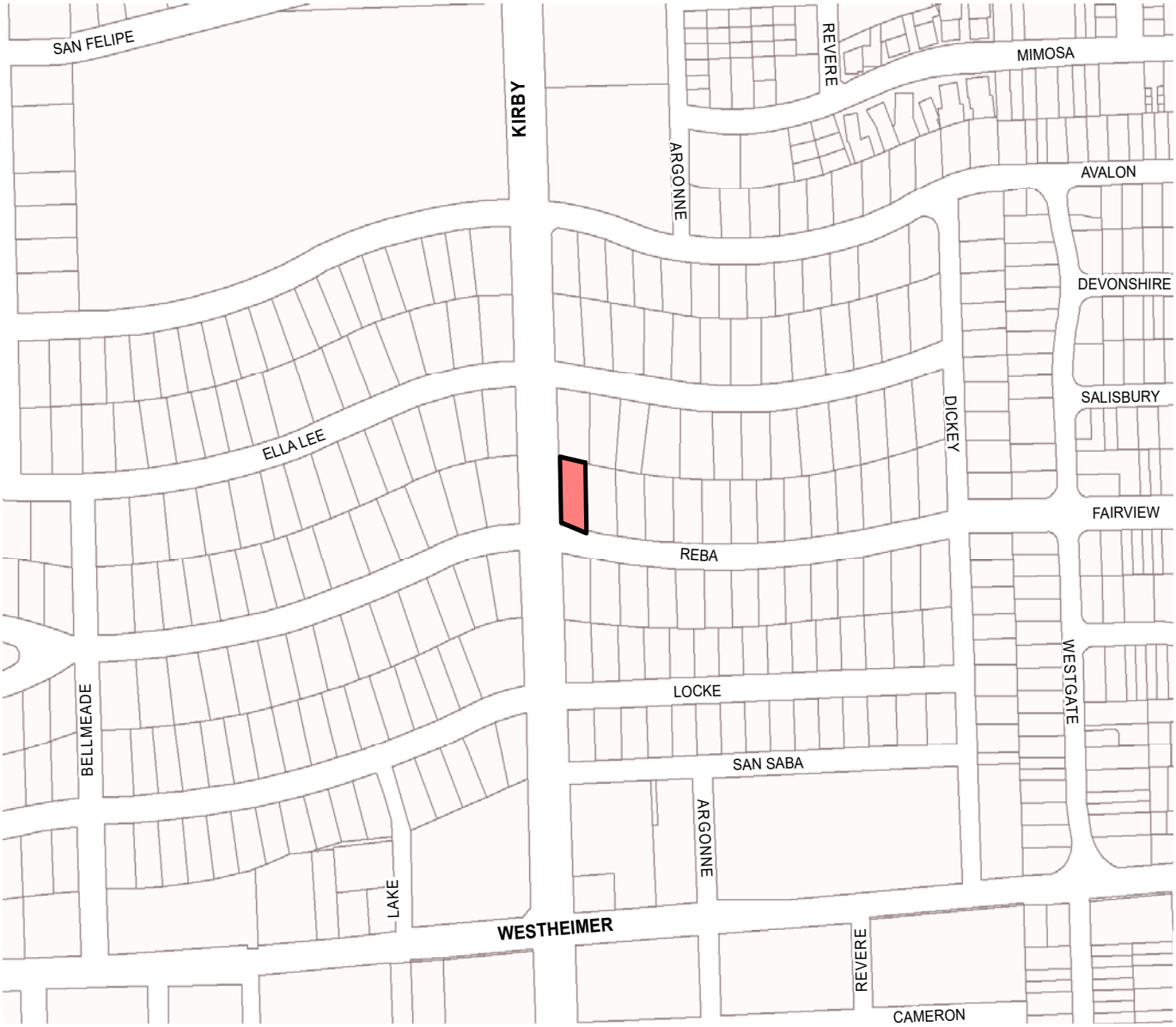
PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

**ITEM: 158**

Meeting Date: 12/03/2020

**Location Map**




# DEVELOPMENT PLAT VARIANCE

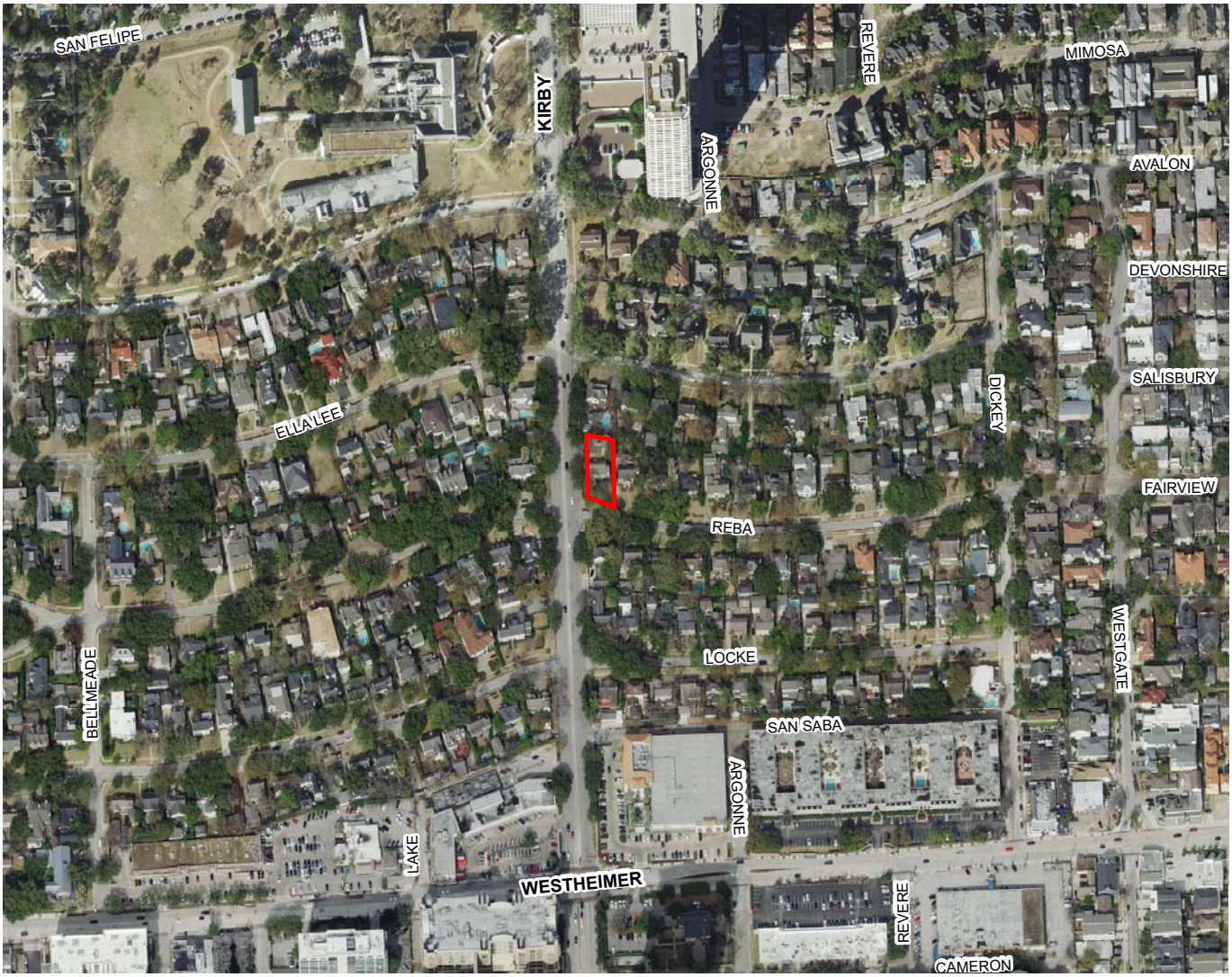
PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

**ITEM: 158**

Meeting Date: 12/03/2020

Aerial Map




# DEVELOPMENT PLAT VARIANCE

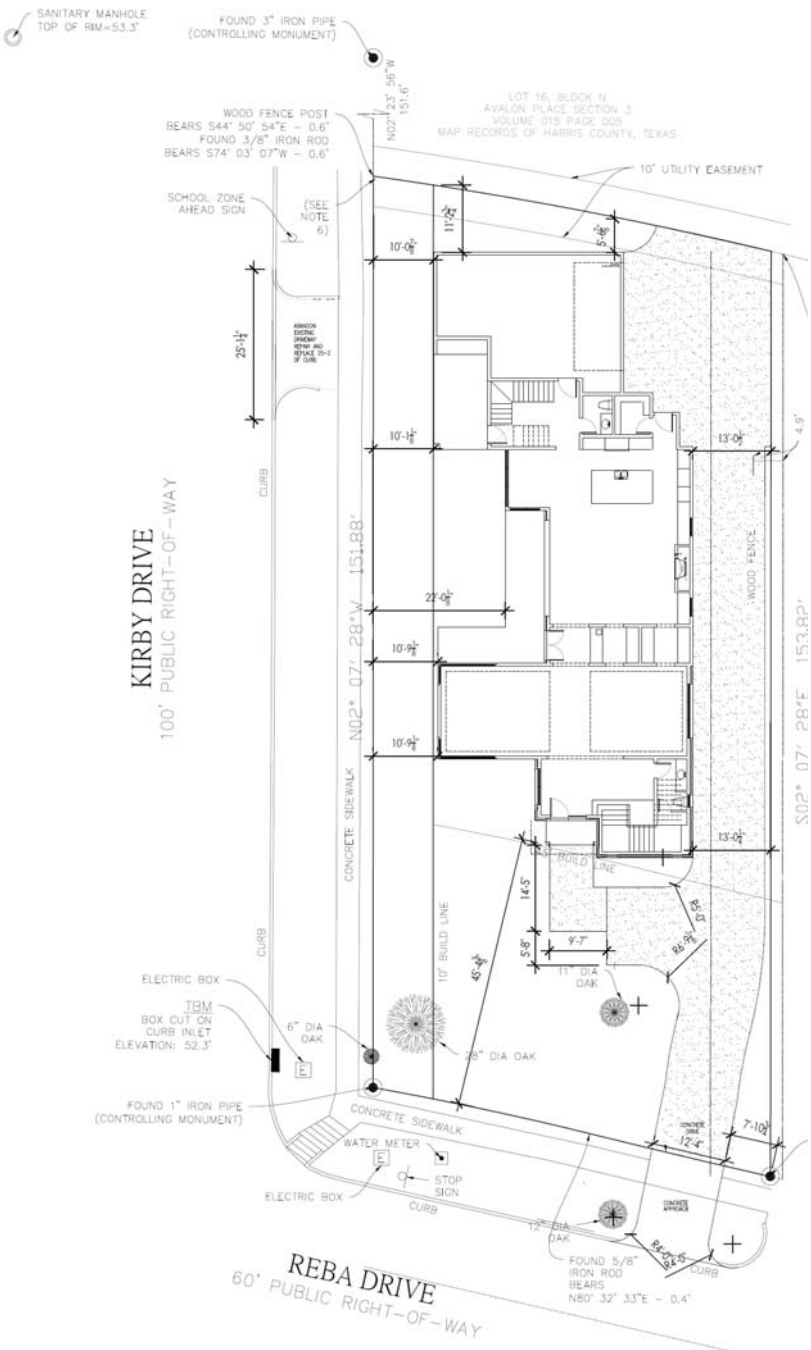
PLANNING & DEVELOPMENT DEPARTMENT

**ITEM: 158**

Meeting Date: 12/03/2020

# Houston Planning Commission

**Site Plan**




# DEVELOPMENT PLAT VARIANCE

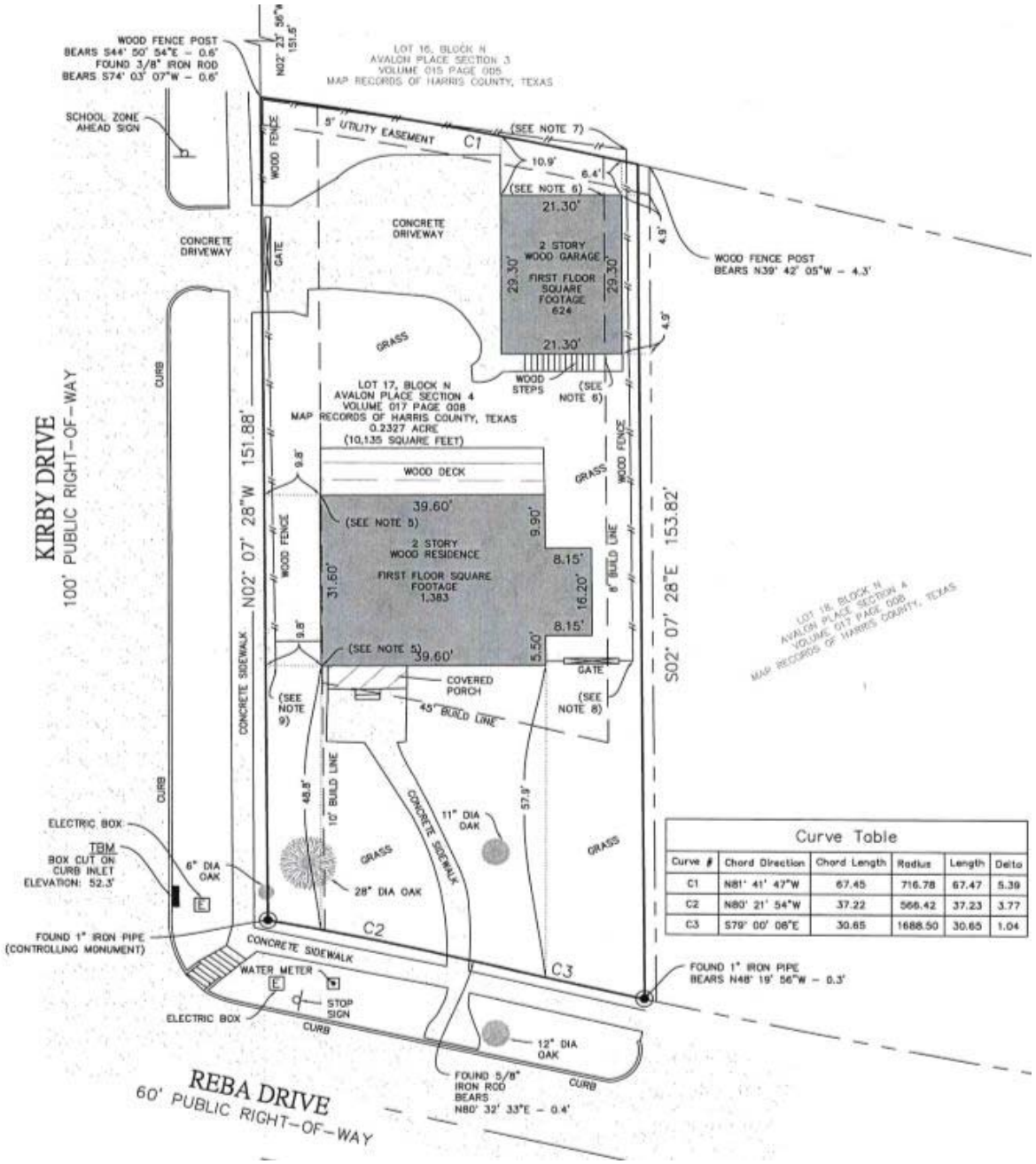
PLANNING & DEVELOPMENT DEPARTMENT

**ITEM: 158**

Meeting Date: 12/03/2020

# Houston Planning Commission

**Survey**




# DEVELOPMENT PLAT VARIANCE

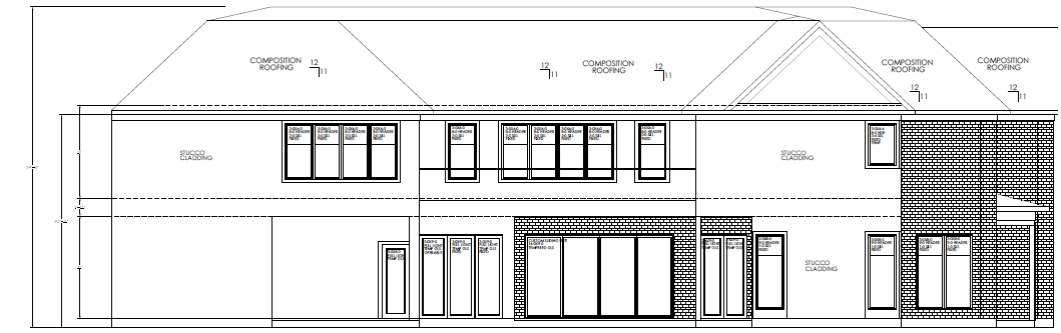
PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

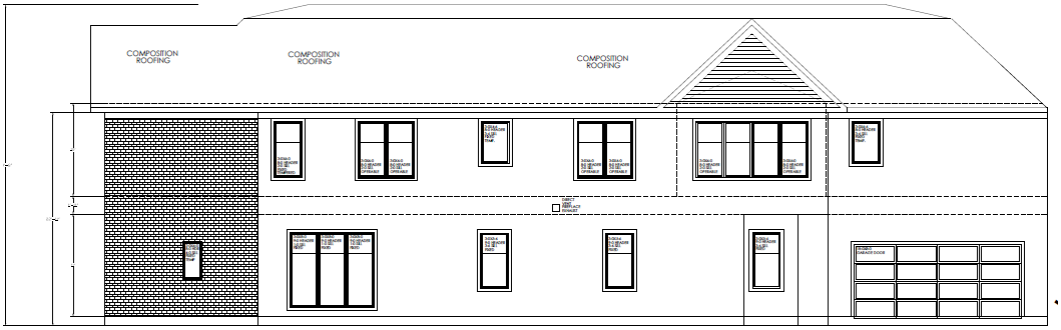
**ITEM: 158**

Meeting Date: 12/03/2020

**Building elevations**




WEST/LEFT SIDE ELEVATION




EAST/RIGHT SIDE ELEVATION

SOUTH/STREET/FRONT ELEVATION

# DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

**ITEM: 158**

Meeting Date: 12/03/2020

# Houston Planning Commission

## STAFF REPORT

**Staff Recommendation: Approve**

The site is located along Kirby Drive, south of San Felipe Street and north of Westheimer Road. The applicant is requesting a variance to allow a 10' building line in lieu of the ordinance-required 25; building line along a major thoroughfare, for a new single-family residence.

Staff is in support of request.

The lot was platted with the Avalon Place Fourth Addition in 1940; with a 45' building line along the front, a 10' building line along the side street, Kirby Drive, and a 5' utility easement along the rear property line. The applicant is proposing a new, two-story, single-family home with an attached garage. A variance application was previously submitted for this site, requesting vehicular access, and a reduced building line along Kirby Drive, however it was denied by the Houston Planning Commission. The applicant has revised the site plan with this new application and is now taking vehicular access from the local street. The proposal is consistent with the existing neighborhood, and the distance from back of curb to the proposed residence is approximately 24'; which will not hinder any site visibility, and will not be injurious to the public health, safety or welfare.

Staff's recommendation is to approve the requested variance to allow a reduced building line of 10', in lieu of the ordinance-required 25' building line along Kirby Drive for a new single-family residence.

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** *(SEE ABOVE STAFF EVALUATION)*

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

# DEVELOPMENT PLAT VARIANCE

# HOUSTON PLANNING COMMISSION

# PUBLIC COMMENTS

## THURSDAY DECEMBER 3, 2020 2:30 PM

**Item 129:**

**Westhaven Estates**

**(multiple**

**comments)**

Craddock Massey LLP
Austin – Houston

Attorneys at Law
www.craddockmassey.com

1400 Post Oak Blvd., Suite 950
Houston, Texas 77056
713.960.6400 (tel)
713.960.6401 (fax)

September 23, 2020

Marian S. Cheatham
1211 Nantucket, Unit A
Houston, Texas 77057

Sheila Kay Johnstone
1211 Nantucket, Unit B
Houston, Texas 77057

Emprende Management LLC
333 Clay St., Suite 4700
Houston, Texas 77002

Re: Fence located on the boundary with 1205 Nantucket

Ladies and Gentlemen:

This firm is counsel to 1205 Nantucket, LLC. We have been requested by our client to contact you concerning the wooden fence located along the southern boundary of your property. The recent survey of 1205 Nantucket (copy enclosed) indicates that the fence is protruding outside of your property line by up to 0.5 feet. Our client is preparing for development of 1205 Nantucket and requires correction of the fence line. The fence must be relocated to the actual property line within thirty (30) days after the date of this letter. Otherwise, our client will be required to take further action.

Sincerely yours,

CRADDOCK MASSEY LLP

Michael B. Massey

MBM/ss

cc: 1205 Nantucket, LLC

SCALE: 1"=20'-0"

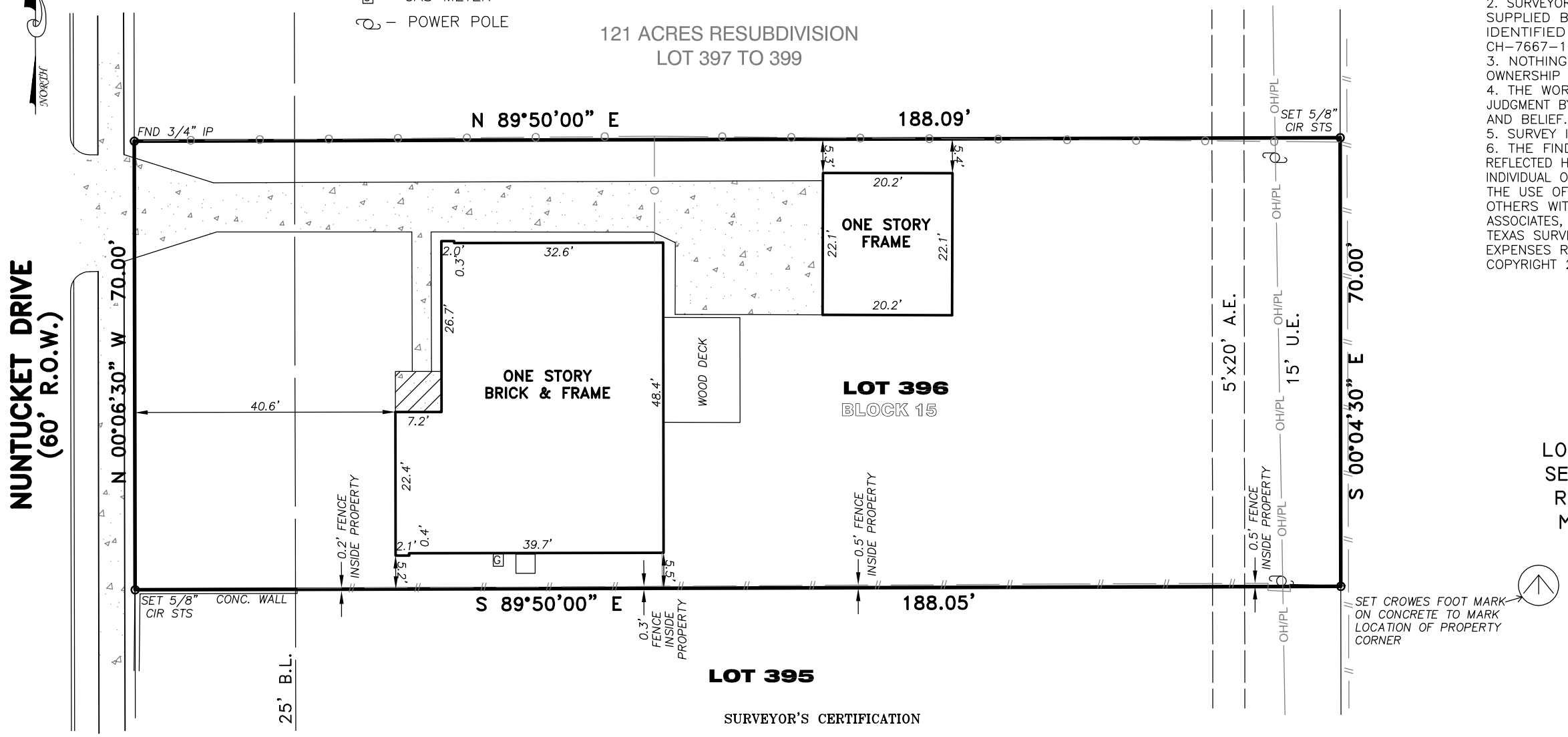
0 10 20 40

**LEGEND:**

CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING
—o— CHAIN LINK FENCE
—OH/PL— OVERHEAD ELECTRIC LINES
—//— WOOD FENCE
G – GAS METER
– POWER POLE

NORTH

121 ACRES RESUBDIVISION
LOT 397 TO 399




PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48201C 0665M, DATE 06-09-2014. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

**NOTES:**

1. BEARING BASIS IS THE EAST R.O.W. OF NANTUCKET DRIVE BEING N 00°06'30" W.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. CH-7667-1076672000167-HL EFFECTIVE JULY 13, 2020 .
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.

# SURVEY OF

LOT 396, BLOCK 15 OF WESTHAVEN ESTATES, SECTION 2 ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 30, PAGE 46 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

**PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.**

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF CH-7667-1076672000167-HL of FIDELITY NATIONAL TITLE INSURANCE COMPANY

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

STATE OF TEXAS
REGISTERED
FRED W. LAWTON
2321
PROFESSIONAL
LAND SURVEYOR

ADDRESS: 1205 NANTUCKET DRIVE
CITY: HOUSTON, TEXAS 77057

REV. 8-28-20 (FENCE LOCATION)
JOB NO.:1345-20 SCALE: 1" = 20' DATE: 8-26-20 SHEET 1 OF 1

South Texas Surveying Associates Inc. STS
*SOUTH TEXAS SURVEYING ASSOCIATES, INC.*
*11281 Richmond Ave. Suite J-101 Houston, Texas 77082*
*(281) 556-6918 FAX (281) 556-9331*
*FIRM NUMBER: 10045400*

B.C.

**Richard Melamed, P.C.**
*Attorneys at Law*
P.O. Box 3130
**Bellaire, Texas 77402**
Phone: 713-884-0104
Email: melamed@swbell.net

September 25, 2020

Mr. Michael B. Massey
Craddock Massey, LLP
1400 Post Oak Blvd., Suite 950
Houston, Texas 77056

Re; Boundary fence at 1205 Nantucket

Dear Mike:

Your letter of September 23, 2020 to Marian S. Cheatham, Sheila K. Johnstone and Emprende Management LLC has been referred to me for response. I represent these clients regarding this matter and request that all future correspondence related to it be sent to me.

It would seem that your client (who developed and sold the three townhouses at 1211 Nantucket) no longer likes the location where he built his original fence in 1995, and now wants it moved. I am surprised that he would come back after 25 years and threaten suit over a discrepancy he created.

As he must have related to you, the old fence deteriorated and was replaced approximately three years ago. Your client was involved in the planning and construction of the replacement fence and agreed that it was to be built in the same location in which he placed the original fence. The alleged encroachment is less than 2 inches at the front of the property, varying to almost 6 inches at the rear of the property. My clients and I are baffled as to why he did not mention any objection three years ago as he was directly consulted before the replacement fence was erected and he watched them construct the fence in its original location.

Ms. Johnstone was an original purchaser of the property from your client. At the time of the sale, he represented that she was purchasing all of the land enclosed by the fence. It is a boundary fence, erected to mark the boundary between her property and his property. She has utilized, enjoyed, maintained, and exclusively occupied the property within the boarders of the fence for over 25 years. If your client had a claim to the 75 square feet of land enclosed by the fence, he certainly waited too long to assert the claim. He also is estopped from coming back now, after ratifying the location of the replacement fence in the exact same footprint of the original fence.

DRAFT

To further complicate matters, the concrete patio in the rear unit would have to be partially destroyed to accommodate your client's demands. His entire problem is of his own making, apparently from two consecutive mistakes 22 years apart.

Please review these facts with him and ask him to "stand down" from his outrageous demands. If my clients had bult the fence in the wrong location without your client's input, he would have a colorable claim. But based on his own acts, he cannot come back now and complain of them.

I would urge the parties to discuss this matter further before your client files a lawsuit over a disputed strip of land that the taxing authorities' value at approximately $2,752.00.

Please call me at any time if your client disputes any of these facts or if we can discuss this matter further. Thank you,

Very truly yours,

*Richard Melamed*

**Richard Melamed, PC**
*Attorneys and Counsellors at Law*
P.O. Box 3130
**Bellaire, Texas 77402**
Phone: 713-884-0104
Email: melamed@swbell.net

December 1, 2020

Mr. Michael D. Moody
Craddock Massey LLP
1250 Capital of Texas Highway South
Building One, Suite 420
Austin, Texas 78746

Via email: mmoody@craddockmassey.com

Re: Boundary dispute between 1205 Nantucket and 1211 Nantucket, Houston, Texas 77057

Dear Mr. Moody:

On behalf of my clients, Marian S. Cheatham, Sheila Kay Johnstone and Emprende Management, LLC., I am responding to your letter of yesterday regarding the boundary dispute between our clients. Please do not send any correspondence regarding this matter to anyone other than me. Contacting Ms. Cheatham's realtor raises issues of tortuous interference and we do not want this matter complicated further.

I do not know why it was not received, but I responded to Mr. Massey's letter of September 23, 2020 on September 30, 2020. I am attaching a copy of my response letter.

I am familiar with the Samuels case. In the "small world" department, my prior firm, Jacobus, Boltz & Melamed handled the case at the trial level and on appeal.

I think the distinguishing factor in this case is that the fence was erected by your client over 25 years ago and was intended to be a boundary fence. Your client developed and sold the 3 units next door to 1205 Nantucket and all owners understood that the fence line marked and established the boundary line between the two properties.

Several years ago, as the fence was deteriorating, it was replaced with a new fence placed in the original location of the first fence. Your client acted as a consultant and was active in and participated in the locating of the new fence. If he wanted to reestablish a boundary line or reassert rights to several inches of property, why did he not speak up then? He acquiesced to the reaffirmation of the location of the fence as the boundary line. He contributed nothing to the cost of the new fence, and it was paid for entirely by my clients.

Mr. Etminan cannot now come back and say that he had no notice or that the encroachment was so small as to obscure his knowledge of it, as he participated in relocating the

fence to its original position.

That being said, my clients do not wish to engage on protracted litigation. On the whole, my clients to do not object to your client's request for a variance to allow him to build multiple units on 1205 Nantucket. They will even allow Mr. Etminan to replace the fence on the boundary line, so long as it is replaced with a fence of equal or better quality and integrity and is done so entirely at his cost. It is neither fair nor reasonable to ask my clients to pay for the fence twice, when it was placed in a location Mr. Etminan agreed to.

It is our understanding that Mr. Etminan wishes to replat his property. I would suggest that a quick, efficient, and low-cost solution to this dispute would be for him to agree to either replace the fence on the original property line, or use the fence line as the boundary line, whichever he prefers.

I look forward to discussing and resolving this matter further before the City hearing the day after tomorrow.

Please contact me at any time. Thank you.

Very truly yours,

*Richard Melamed*

Craddock Massey LLP
Austin - Houston

Attorneys at Law
www.craddockmassey.com

1250 Capital of Texas Highway South
Building One, Suite 420
Austin, Texas 78746
512.485.7920 (tel)
512.485.7921 (fax)

November 30, 2020

***Via First Class and Certified Mail, Return Receipt Requested***
Marian S. Cheatham
1211 Nantucket, Unit A
Houston, Texas 77056

***Via First Class and Certified Mail, Return Receipt Requested***
Sheila Kay Johnstone
1211 Nantucket, Unit B
Houston, Texas 77056

***Via First Class and Certified Mail, Return Receipt Requested***
Emprende Management, LLC
333 Clay Street, Suite 4700
Houston, Texas 77002

Re: Encroachment of boundary fence onto 1205 Nantucket

Ladies and Gentlemen:

As most of you are aware, this firm is legal counsel to 1205 Nantucket, LLC. We have previously notified you of the encroachment of the fence along the northern boundary of your property onto the southern boundary of the property owned by my client (copy of September 23, 2020 letter enclosed as Exhibit A). The recently performed survey attached to our prior letter indicated that your fence is protruding outside your property line by up to 0.5 feet. Despite our prior demand to relocate the fence, we have not received any response and the fence is still encroaching onto my client's property.

If your failure to respond to our prior letter is based upon the mistaken belief that the fence is the new boundary line between the properties, the fence encroachment does not satisfy the legal requirements of adverse possession under Texas law. Adverse possession requires an actual and *visible appropriation* of real property that is *hostile* to the claim of another person. The doctrine of encroachments protects an owner such as my client where he cannot reasonably know from the trespasser's possession that it is hostile. As Texas courts have held:

> Where the possession [by an intruder] is [not] so notorious, visible and distinct that the reasonably diligent owner would refer such possession to the intention to appropriate his land, and would . . . reasonably impute such possession to a mistaken belief on the part of the intruder that he is occupying his, the intruder's, own land, the doctrine of

> encroachments . . . excuses the owner from taking notice of the hostile possession.

*McAllister v. Samuels*, 857 S.W.2d 768, 776 (Tex. App.—Houston [14th Dist.] 1993) (citing *Grogan Mfg. Co. v. Lane*, 173 S.W.2d 655, 657 (Tex. Civ. App.—Galveston 1943, writ ref'd w.o.m.)).

In *McAllister v. Samuels*, the Houston Court of Appeals found as a matter of law that a nine-inch fence encroachment onto the neighboring lot was so slight as to be insufficient to put the owner on notice of actual, visible appropriation of their land to satisfy the requirements for adverse possession. *See id*. at 777. Likewise, the up to six-inch encroachment of your fence fails as a matter of law to satisfy the requirements for adverse possession. I am enclosing a copy of the *McAllister* case as Exhibit B for your review.

Our client is preparing to develop 1205 Nantucket and requires the fence line to be corrected. Therefore, demand is hereby made that you relocate the fence to the actual property line as shown on the enclosed survey within thirty (30) days from the date of this letter.

1205 Nantucket, LLC would like to resolve this matter without resorting to litigation. If, however, the fence has not been relocated within thirty (30) days, my client has authorized our firm to proceed with a lawsuit to have the fence removed. If a lawsuit is filed, my client will not only seek removal of the encroaching fence, but also all attorneys' fees and costs.

Thank you for your attention to this very serious matter. You will not receive any additional demands or notices prior to suit being filed. If you wish to discuss this matter further, please do not hesitate to contact me.

Very truly yours,

CRADDOCK MASSEY LLP

Michael D. Moody

Enclosures

ccs: Joe Reid (*via email*: jo.reid@elliman.com)

Andrew Hooper (*via email*: avhooper@gmail.com)

Craddock Massey LLP
Austin – Houston

Attorneys at Law
www.craddockmassey.com

1400 Post Oak Blvd., Suite 950
Houston, Texas 77056
713.960.6400 (tel)
713.960.6401 (fax)

September 23, 2020

Marian S. Cheatham
1211 Nantucket, Unit A
Houston, Texas 77057

Sheila Kay Johnstone
1211 Nantucket, Unit B
Houston, Texas 77057

Emprende Management LLC
333 Clay St., Suite 4700
Houston, Texas 77002

Re: Fence located on the boundary with 1205 Nantucket

Ladies and Gentlemen:

This firm is counsel to 1205 Nantucket, LLC. We have been requested by our client to contact you concerning the wooden fence located along the southern boundary of your property. The recent survey of 1205 Nantucket (copy enclosed) indicates that the fence is protruding outside of your property line by up to 0.5 feet. Our client is preparing for development of 1205 Nantucket and requires correction of the fence line. The fence must be relocated to the actual property line within thirty (30) days after the date of this letter. Otherwise, our client will be required to take further action.

Sincerely yours,

CRADDOCK MASSEY LLP

Michael B. Massey

MBM/ss

cc: 1205 Nantucket, LLC

EXHIBIT A

SCALE: 1"=20'-0"

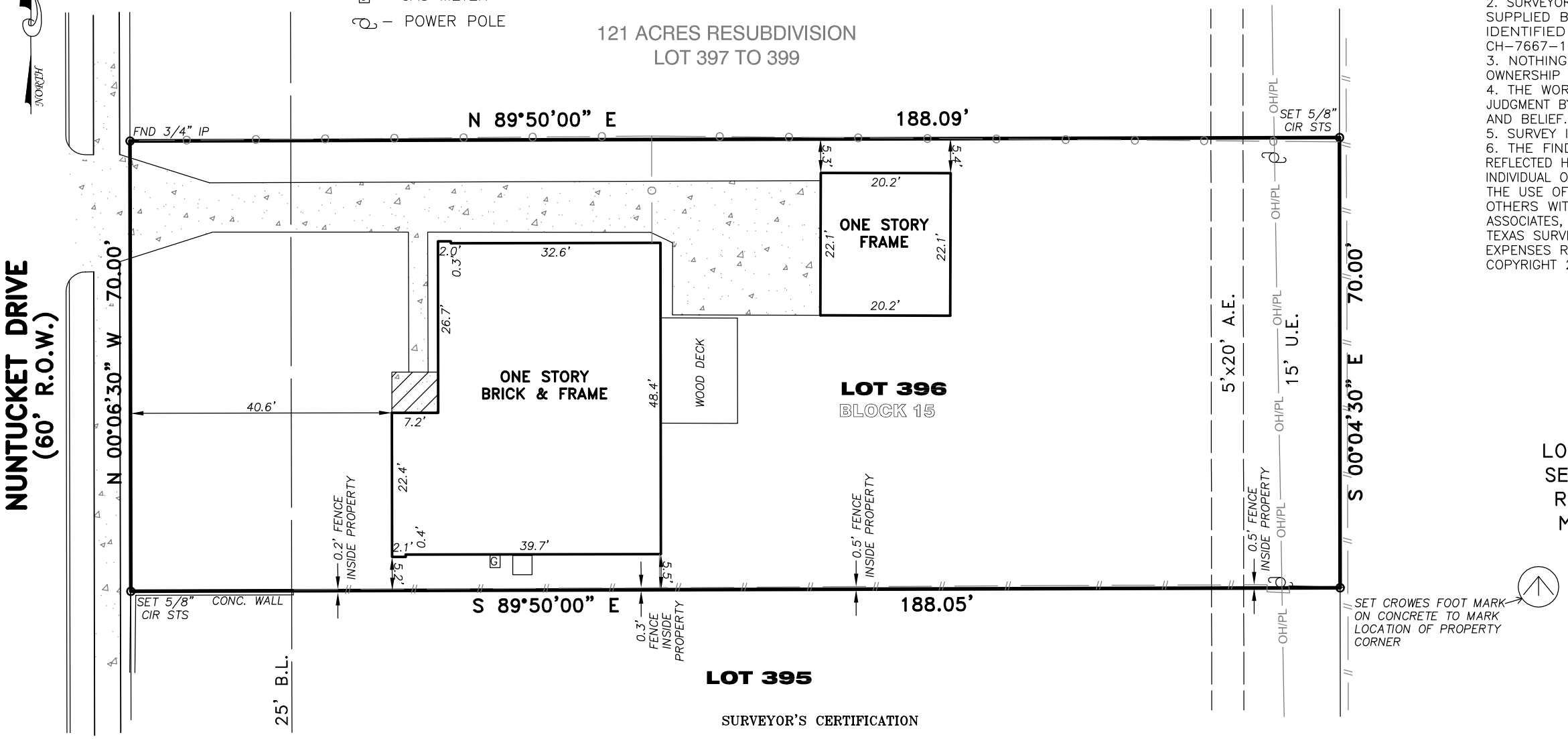
0 10 20 40

**LEGEND:**

CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING
—o— CHAIN LINK FENCE
—OH/PL—OVERHEAD ELECTRIC LINES
—//— WOOD FENCE
G – GAS METER
– POWER POLE

NORTH

121 ACRES RESUBDIVISION
LOT 397 TO 399




PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48201C 0665M, DATE 06-09-2014. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

EXHIBIT A

**NOTES:**

1. BEARING BASIS IS THE EAST R.O.W. OF NANTUCKET DRIVE BEING N 00°06'30" W.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. CH-7667-1076672000167-HL EFFECTIVE JULY 13, 2020 .
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.

# SURVEY OF

LOT 396, BLOCK 15 OF WESTHAVEN ESTATES, SECTION 2 ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 30, PAGE 46 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

**PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.**

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF CH-7667-1076672000167-HL of FIDELITY NATIONAL TITLE INSURANCE COMPANY

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

STATE OF TEXAS
REGISTERED
FRED W. LAWTON
2321
PROFESSIONAL
LAND SURVEYOR

ADDRESS: 1205 NANTUCKET DRIVE
CITY: HOUSTON, TEXAS 77057

REV. 8-28-20 (FENCE LOCATION)
JOB NO.:1345-20 SCALE: 1" = 20' DATE: 8-26-20 SHEET 1 OF 1


South Texas Surveying Associates Inc. STS

*SOUTH TEXAS SURVEYING ASSOCIATES, INC.*
*11281 Richmond Ave. Suite J-101 Houston, Texas 77082*
*(281) 556-6918 FAX (281) 556-9331*



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***FIRM NUMBER: 10045400***

B.C.

Caution
As of: November 3, 2020 10:42 PM Z

# McAllister v. Samuels

Court of Appeals of Texas, Fourteenth District, Houston

June 24, 1993, Rendered ; June 24, 1993, Filed

No. C14-92-01155-CV

**Reporter**
857 S.W.2d 768 *; 1993 Tex. App. LEXIS 1790 **

FRANK D. McALLISTER & wife, CARY LYNN McALLISTER, Appellants v. BARRY I. SAMUELS & wife, CAROLE SAMUELS, Appellees

**Prior History:** **[**1]** On Appeal from the 151st District Court. Harris County, Texas. Trial Court Cause No. 90-43218A.

**Disposition:** Affirmed

## Core Terms

fence, strip, nine-inch, claimant, deed, counterclaim, encroachment, notice, disproved, hostile, visible, casual, ownership, boundary-by-acquiescence, acquiescence, deposition, peaceable

## Case Summary

**Procedural Posture**
Appellants, land owners, sought review of an order from the 151st District Court, Harris County, Texas, granting summary judgment to appellees, neighboring land owners, and severing appellees' claims for attorney fees in an action in which appellants claimed ownership of a strip of land by adverse possession or acquiescence and appellees counterclaimed under the declaratory judgment act to clear title and to seek attorney fees.

**Overview**
Appellants, land owners, filed an action claiming that a nine inch strip of land was theirs through adverse possession or acquiescence. Appellees, neighboring land owners, counterclaimed under the declaratory judgment act to clear title and to seek attorney fees. The trial court granted appellees summary judgment and severed their claim for attorney fees. In affirming, the court found that appellants failed to prove adverse possession under the three or five year statutes for adverse possession because their deed did not purport to show their ownership of any portion of appellees' lot; under the ten year statute because the nine-inch encroachment was so slight as to be insufficient to put appellees on notice of actual appropriation of the land and was not the visible, hostile appropriation contemplated by the adverse possession statutes; under the twenty-five year statute because there was no evidence of a deed or other written instrument purporting to convey the strip. Nor was the boundary changed by acquiescence because there was no uncertainty about the boundary line. The court found that there was no abuse of discretion in severing appellees' claims for attorney fees.

**Outcome**
The court affirmed the grant of summary judgment to appellees, neighboring land owners, and affirmed the severance of their attorney fees claims. The court found that appellants, land owners, had failed to establish adverse possession without a deed or other written instrument purporting to show or convey title and in the absence of any visible, hostile appropriation of the property. Nor was the boundary line changed by acquiescence.

## LexisNexis® Headnotes

Civil Procedure > Pretrial Matters > Continuances

Civil Procedure > Appeals > Reviewability of Lower Court Decisions > Preservation for Review

*HN1*[] **Pretrial Matters, Continuances**

An appellant carries the burden to see that a sufficient record is presented to show error requiring reversal. *Tex. R. App. P. 50(d)*.

Civil Procedure > Appeals > Reviewability of Lower Court Decisions > Preservation for Review

EXHIBIT B

**HN2** **Reviewability of Lower Court Decisions, Preservation for Review**

To preserve error, an appellant must get a ruling from the trial court. *Tex. R. App. P. 52(a)*.

Civil Procedure > Appeals > Standards of Review > Abuse of Discretion

Criminal Law & Procedure > ... > Standards of Review > Abuse of Discretion > Continuances

Civil Procedure > Pretrial Matters > Continuances

**HN3** **Standards of Review, Abuse of Discretion**

Whether to grant a request for a continuance is within the trial court's sound discretion. On appeal, a court will not disturb the trial court's decision absent an abuse of that discretion.

Civil Procedure > Appeals > Standards of Review > Abuse of Discretion

Civil Procedure > Pretrial Matters > Continuances

**HN4** **Standards of Review, Abuse of Discretion**

Generally, it is not an abuse of discretion to deny a motion for continuance if the party has received the twenty-one days notice required by *Tex. R. Civ. P. 166a(c)*. In considering continuation requests, a trial court can presume that a plaintiff has investigated his own case prior to filing.

Civil Procedure > ... > Summary Judgment > Burdens of Proof > General Overview

Civil Procedure > ... > Pleadings > Crossclaims > General Overview

Civil Procedure > ... > Summary Judgment > Hearings > General Overview

Civil Procedure > ... > Summary Judgment > Hearings > Hearing Requests

Civil Procedure > ... > Summary Judgment > Motions for Summary Judgment > Timing of Motions & Responses

Civil Procedure > Appeals > Reviewability of Lower Court Decisions > Preservation for Review

**HN5** **Summary Judgment, Burdens of Proof**

The party filing special exceptions to a counterclaim has the burden to obtain a timely hearing to present its special exceptions to the trial court and obtain a ruling. Failure to do so waives error.

Civil Procedure > ... > Declaratory Judgments > State Declaratory Judgments > Discretionary Jurisdiction

Civil Procedure > Judgments > Declaratory Judgments > General Overview

Civil Procedure > ... > Declaratory Judgments > State Declaratory Judgments > General Overview

Civil Procedure > Judgments > Pretrial Judgments > General Overview

**HN6** **State Declaratory Judgments, Discretionary Jurisdiction**

A declaratory judgment pleading need not set out a cause of action per se. It is only necessary to identify a justiciable controversy within the court's jurisdiction.

Civil Procedure > Appeals > Reviewability of Lower Court Decisions > Preservation for Review

**HN7** **Reviewability of Lower Court Decisions, Preservation for Review**

To preserve a complaint for appellate review, a party must have stated to the trial court the specific grounds for the ruling he desired the court to make. *Tex. R. App. P. 52(a)*.

Military & Veterans Law > Servicemembers > Servicemembers Civil Relief Act

**HN8** **Servicemembers, Servicemembers Civil Relief Act**

See 50 U.S.C.S. app. § 521 (1988).

Military & Veterans Law > Servicemembers > Servicemembers Civil Relief Act

Pensions & Benefits Law > Equal Protection > Veteran Discrimination

EXHIBIT B

**HN9** **Servicemembers, Servicemembers Civil Relief Act**

For the trial court to deem the Soldiers' & Sailors' Civil Relief Act, 50 U.S.C.S. app. § 501 (1988) (Act) inapplicable, the Act does not expressly require findings. It requires only that the court be of the opinion that the ability to defend or assert claims is not materially affected by military service.

Civil Procedure > Judgments > Pretrial Judgments > Judgment on Pleadings

Military & Veterans
Law > Servicemembers > Servicemembers Civil Relief Act

**HN10** **Pretrial Judgments, Judgment on Pleadings**

The Soldiers' & Sailors' Civil Relief Act, 50 U.S.C.S. app. § 521 (1988), is not applicable to a person in military service who is represented by counsel and where the work incident to the litigation did not require his presence or assistance.

Civil Procedure > ... > Summary Judgment > Entitlement as Matter of Law > Genuine Disputes

Civil Procedure > Judgments > Summary Judgment > General Overview

Civil Procedure > Judgments > Summary Judgment > Partial Summary Judgment

**HN11** **Entitlement as Matter of Law, Genuine Disputes**

*Tex. R. Civ. P. 166a(a)* provides that a summary judgment, interlocutory in character, may be rendered on the issue of liability alone although there is a genuine issue as to amount of damages.

Civil Procedure > Judgments > Summary Judgment > Partial Summary Judgment

**HN12** **Summary Judgment, Partial Summary Judgment**

*Tex. R. Civ. P. 166a(a)* permits trial courts to adjudge liability by partial summary judgment and then try damages issues on their merits.

Civil Procedure > ... > Summary Judgment > Entitlement as Matter of Law > General Overview

Civil Procedure > Judgments > Summary Judgment > General Overview

Civil Procedure > ... > Summary Judgment > Burdens of Proof > General Overview

**HN13** **Summary Judgment, Entitlement as Matter of Law**

In a review of a summary judgment, a court applies the following criteria: (1) The movant for summary judgment has the burden to show that there are no genuine issues of material fact and that he is entitled to judgment as a matter of law, (2) In deciding if there are unresolved issues of material fact that preclude summary judgment, evidence favorable to the non-movant is taken as true, and (3) Every reasonable factual inference favorable to the non-movant is accepted and any doubts resolved in the non-movant's favor. The burden as a defendant seeking summary judgment is to disprove, as a matter of law, at least one essential element of each of the plaintiff's causes of action.

Civil Procedure > Pretrial Matters > Continuances

Civil Procedure > ... > Summary Judgment > Burdens of Proof > General Overview

Civil Procedure > ... > Summary Judgment > Hearings > General Overview

Civil Procedure > ... > Summary Judgment > Supporting Materials > General Overview

**HN14** **Pretrial Matters, Continuances**

A court will only consider the record and summary judgment proof available to the trial court on the date of submission.

Real Property Law > ... > Warranty Deeds > General Warranty Deeds > Covenants of Title

Real Property Law > Adverse Possession > General Overview

Real Property Law > Adverse Possession > Elements of Adverse Claims

**HN15[] General Warranty Deeds, Covenants of Title**

See *Tex. Civ. Prac. & Rem. Code Ann. § 16.021* (1986).

Real Property Law > Adverse Possession > General Overview

**HN16[] Real Property Law, Adverse Possession**

The three-year statute requires that a claimant have peaceable and adverse possession under title or color of title.

Real Property Law > Adverse Possession > General Overview

**HN17[] Real Property Law, Adverse Possession**

The five-year statute requires that a claimant hold property in peaceable and adverse possession and (1) cultivates, uses, or enjoys the property, (2) pays applicable taxes on the property, and (3) claims the property under a duly registered deed.

Real Property Law > Adverse Possession > General Overview

**HN18[] Real Property Law, Adverse Possession**

The ten-year statute requires a claimant to hold property in peaceable and adverse possession and to cultivate, use, or enjoy the property.

Real Property Law > Adverse Possession > Elements of Adverse Claims

Real Property Law > Adverse Possession > General Overview

**HN19[] Adverse Possession, Elements of Adverse Claims**

Adverse possession requires an actual and visible appropriation of real property that is hostile to the claim of another person.

Real Property Law > Adverse Possession > General Overview

Torts > ... > Duty On Premises > Trespassers > General Overview

Real Property Law > Encumbrances > Adjoining Landowners > General Overview

Real Property Law > Torts > Trespass to Real Property

**HN20[] Real Property Law, Adverse Possession**

The doctrine of encroachments protects an owner of land where he cannot reasonably know from the trespasser's possession that it is hostile. The doctrine is typically invoked as a defense to adverse possession where the claimant asserts ownership of a large tract by virtue of a slight encroachment onto the tract. Where the possession by an intruder is not so notorious, visible and distinct that the reasonably diligent owner would refer such possession to the intention to appropriate his land, and would reasonably impute such possession to a mistaken belief on the part of the intruder that he is occupying his, the intruder's, own land, the doctrine of encroachments excuses the owner from taking notice of the hostile possession.

Real Property Law > Adverse Possession > General Overview

Real Property Law > Encumbrances > Adjoining Landowners > General Overview

**HN21[] Real Property Law, Adverse Possession**

The owner of property must be held to know his own boundaries, but such slight encroachments as may readily occur through mistake should not be held to be such actual, visible appropriation as is required to support limitations.

Civil Procedure > ... > Summary Judgment > Burdens of Proof > General Overview

Real Property Law > Adverse Possession > General Overview

Real Property Law > Encumbrances > Adjoining Landowners > General Overview

**HN22[] Summary Judgment, Burdens of Proof**

A "designedly enclosing" fence would constitute notice to a property owner of another's hostile possession of the property.

EXHIBIT B

Real Property Law > Title Quality > Adverse Claim Actions > Ejectment

Real Property Law > Adverse Possession > General Overview

*HN23*[] **Adverse Claim Actions, Ejectment**

See *Tex. Civ. Prac. & Rem. Code Ann. § 16.028* (1986).

Real Property Law > Encumbrances > Adjoining Landowners > General Overview

*HN24*[] **Encumbrances, Adjoining Landowners**

In order to establish a boundary-by-acquiescence, the agreement must stem from some initial uncertainty or dispute over the true boundary line. The existence of uncertainty, doubt or dispute is essential to the validity of such an agreement.

Civil Procedure > ... > Summary Judgment > Supporting Materials > General Overview

Governments > Legislation > Statute of Limitations > General Overview

Civil Procedure > Appeals > Summary Judgment Review > General Overview

Civil Procedure > Appeals > Reviewability of Lower Court Decisions > Preservation for Review

*HN25*[] **Summary Judgment, Supporting Materials**

The non-movant must expressly present to the trial court any reasons for avoiding the movant's right to summary judgment. These matters may not be raised for the first time on appeal.

Civil Procedure > Appeals > Standards of Review > Abuse of Discretion

Civil Procedure > Trials > Separate Trials

*HN26*[] **Standards of Review, Abuse of Discretion**

A claim is properly severable if the controversy involves more than one cause of action, the severed claim is one that would be the proper subject to a lawsuit if independently asserted, and the severed claim is not so interwoven with the remaining action that they involve the same facts and issues. The controlling reasons for a severance are to do justice, avoid prejudice and further convenience. The trial court has broad discretion in the matter of severance, and the trial court's decision to grant a severance will not be reversed absent an abuse of discretion.

Civil Procedure > Sanctions > Baseless Filings > General Overview

*HN27*[] **Sanctions, Baseless Filings**

A claim for frivolous lawsuit damages is a claim for affirmative relief. A request for relief under *Tex. R. Civ. P. 13* requires the trial court to make findings wholly distinct from the underlying merits of the case and may involve the introduction of evidence on different facts and issues.

**Counsel:** Bert T. McDaniel of Houston, For Appellants.

Michael C. Boltz of Houston, Charles J. Jacobus of Houston, James F. Tyson of Houston, For Appellees.

**Judges:** Panel Consists of Justices Robertson, Cannon, and Morse (sitting by designation).

**Opinion by:** BILL CANNON

## Opinion

**[*772]** OPINION

This is a boundary dispute. The McAllisters sued the Samuels claiming ownership of a strip of land by adverse possession or acquiescence. The trial court granted the Samuels' motion for summary judgment. The McAllisters appeal. We affirm.

In 1987, the McAllisters bought Lot 13 of a platted subdivision tract; in 1988, the Samuels bought Lot 14. Since the 1940's or 50's, a fence divided the two lots. The Samuels desired to replace the fence, but a dispute arose over where the new fence should be located. The Samuels commissioned a survey showing that the old fence was located on their Lot 14 some nine inches inside the boundary line separating Lots 13 and 14. The Samuels removed the old fence and constructed a new fence along the surveyed boundary line. The McAllisters saw this as **[**2]** an appropriation of a nine-inch strip of their property.

EXHIBIT B

The McAllisters commissioned their own survey, which agreed with the Samuels' survey. Nevertheless, the McAllisters sued the Samuels claiming (1) that the McAllisters had acquired title to the strip of land by adverse possession, (2) alternatively, that they owned the property by acquiescence, (3) that they were owed $ 200 per month rent on the strip of land from the time that the new fence was built, (4) that they were entitled to a $ 2,000 reimbursement for the old fence, which they claimed to own, and (5) that they were entitled to attorneys' fees and costs.

The Samuels counterclaimed under the declaratory judgment act to clear title to the nine-inch strip and to seek attorneys' fees. They supplemented their counterclaim to assert additional, independent grounds for attorneys' fees based on the McAllisters' allegedly frivolous pleadings. The trial court granted the Samuels' motion for summary judgment and severed out their claims for attorneys' fees. The McAllisters appeal.

In point of error one, the McAllisters complain that the trial court erred in granting the Samuels' motion for summary judgment and entering **[**3]** final judgment without ruling on, or even considering, their request for additional time to prepare a response.

On January 24, 1992, the Samuels filed their motion for summary judgment and set submission for February 24, 1992. On January 31, 1992, the Samuels filed an amended motion for summary judgment, the submission date remaining unchanged. On February 17, 1992, the McAllisters filed their timely response to the motion for summary judgment. However, they requested more time to conduct further discovery and obtain signatures on specifically identified affidavits. *See Tex. R. Civ. P. 166a(g)*. The McAllisters complain that the trial court abused its discretion by completely ignoring their request for continuance.

The record does not affirmatively reflect that the trial court did not consider the McAllisters' request for continuance. ***HN1***[⬆] The McAllisters carry the burden to see that a sufficient record is presented to show error requiring reversal. *Tex. R. App. P. 50(d)*. Furthermore, the record does not show that the trial court ever ruled on the McAllisters' request for more time. ***HN2***[⬆] To preserve error, an appellant must get a ruling from the trial court. *Tex. R. App. P. 52(a)*. **[**4]** We find that the McAllisters have not preserved error.

Even if error was preserved, we find that the court would not have abused its discretion in denying the continuance. ***HN3***[⬆] Whether to grant the McAllisters' request for a continuance was within the trial court's sound discretion. *Villegas v. Carter, 711 S.W.2d 624, 626 (Tex. 1986)*. On appeal, we will not disturb the trial court's decision absent an abuse of that discretion. *Id*.

The McAllisters filed suit on July 9, 1990. After the filing of the suit, another eighteen months was available for investigation and discovery before the Samuels filed their motion for summary judgment. The McAllisters received at least twenty-one days notice of the summary judgment hearing. *Tex. R. Civ. P. 166a(c)*.

***HN4***[⬆] **[*773]** Generally, it is not an abuse of discretion to deny a motion for continuance if the party has received the twenty-one days notice required by *Rule 166a(c)*. *Verkin v. Southwest Ctr. One, Ltd., 784 S.W.2d 92, 95 (Tex. App.--Houston [1st Dist.] 1989, writ denied)*. In considering continuation requests, a trial court can presume that a plaintiff has investigated his own case prior to filing. *Compare Cronen **[**5]** v. Nix, 611 S.W.2d 651, 653 (Tex. Civ. App.--Houston [1st Dist.] 1980, writ ref'd n.r.e.)*, *cert. denied*, *454 U.S. 833, 70 L. Ed. 2d 112, 102 S. Ct. 132 (1981)* (no abuse of discretion to deny *plaintiff's* continuance) with *Verkin, supra* (abuse of discretion to deny *defendant's* continuance when motion for summary judgment filed only fifty days after suit filed).

The trial court could have found that there was sufficient time before and after filing suit, and after notice of the summary judgment hearing, for the McAllisters to prepare their case and response. We overrule point one.

In point two, the McAllisters contend that the trial court erred in granting the Samuels' motion for summary judgment and entering final judgment without ruling on, or even considering, the McAllisters' special exceptions to the Samuels' counterclaim pleadings.

The McAllisters filed their special exceptions on February 17, 1992, the same day they filed their response to the Samuels' motion for summary judgment. The McAllisters complained that the Samuels' declaratory judgment counterclaim did not state a cause of action, did not specify the damages sought, and was merely **[**6]** an attempt to justify a claim for attorneys' fees.

The McAllisters did not obtain a ruling on their special exceptions prior to the February 24 summary judgment hearing or before the May 27 signing of the summary judgment. The McAllisters did request a hearing on their special exceptions on March 24, 1992, but the record

does not reflect that a hearing was ever held or a ruling obtained. HN5[] The McAllisters had the burden to obtain a timely hearing to present its special exceptions to the trial court and obtain a ruling. Their failure to do so waived error. R.I.O. Sys., Inc. v. Union Carbide Corp., 780 S.W.2d 489, 491 (Tex. App.--Corpus Christi 1989, writ denied); *Rule 52(a)*.

Even if error was preserved, we would not hold that the trial court abused its discretion in denying McAllisters' special exceptions. First, HN6[] a declaratory judgment pleading need not set out a cause of action *per se*. It is only necessary to identify a justiciable controversy within the court's jurisdiction. *See* Texstar North America, Inc. v. Ladd Petroleum Corp., 809 S.W.2d 672, 679 (Tex. App.--Corpus Christi 1991, writ denied) and Transportation Ins. Co. v. Franco, 821 S.W.2d 751, 754 **[**7]** (Tex. App.--Amarillo 1992, writ denied). Second, the Samuels' counterclaim sought the affirmative relief of a declaration of the exact boundary between the two lots and the ownership of the old and new fences. Third, the Samuels' monetary damages related to their attorneys' fees. That issue was not included in the summary judgment but was reserved for trial. We overrule point two.

In point three, the McAllisters complain that the trial court erred in granting summary judgment and final judgment without a ruling on, or even considering, the "mandatory" obligation to stay proceedings specified in the Soldiers' & Sailors' Civil Relief Act (the "Relief Act"). *See* 50 U.S.C. app. 501 *et. seq.* (1988).

The McAllisters stated in their response to the Samuels' motion for summary judgment, "Mr. Frank McAllister is on temporary assignment with the U.S. Army Reserve and is not available to pursue the obtaining of the affidavits of Donovan or Morris." We find that this statement was insufficient to inform the trial court that the McAllisters were invoking the protections of the Relief Act. HN7[] To preserve a complaint for appellate review, a party must have stated to the trial court **[**8]** the specific grounds for the ruling he desired the court to make. *Rule 52(a)*. This was not done, and we find that the McAllisters did not preserve error.

**[*774]** Even if error was preserved, we find that the trial court would not have abused its discretion in refusing to stay the proceedings. HN8[] The Relief Act reads in pertinent part:

> At any stage thereof any action or proceeding in any court in which a person in military service is involved, either as plaintiff or defendant, during the period of such service or within sixty days thereafter may, *in the discretion of the court* in which it is pending, on its own motion, and shall, on application to it by such person or some person on his behalf, be stayed as provided in this Act. . . unless, *in the opinion of the court*, the ability of plaintiff to prosecute the action or the defendant to conduct his defense is not materially affected by reason of his military service.

50 U.S.C. app. 521 (1988) (emphasis added).

HN9[] "Judicial discretion [is] conferred on the trial court instead of rigid and undiscriminating suspension of civil proceedings . . . ." Boone v. Lightner, 319 U.S. 561, 565, 87 L. Ed. 1587, **[**9]** 63 S. Ct. 1223 (1943). For the trial court to deem the Relief Act inapplicable, "the [Relief] Act does not expressly require findings. . . . It requires only that the court be of opinion that ability to defend [or assert claims] is not materially affected by military service." review, the standard is abuse of discretion.

The Samuels filed their original motion for summary judgment on January 24, 1992, and set submission for February 24, 1992. Frank McAllister, a Army reservist, was on active duty on February 14-16 (three days). The McAllisters asserted that Frank McAllister was needed to pursue the obtaining of affidavits. But the McAllisters were represented by counsel, and securing affidavits is a traditional function of counsel. We find that the trial court would not have abused its discretion by denying the McAllisters a stay. *See Rosenthal v. Smith, 35 Ohio L. Abs. 629, 42 N.E.2d 464 (1942)* (HN10[] Relief Act not applicable to a person in military service who is represented by counsel and where the work incident to the litigation did not require his presence or assistance). We overrule point three.

In point four, the McAllisters argue that the trial court erred in granting **[**10]** summary judgment and final judgment on the pleadings in the absence of any special exceptions directed by the Samuels to such pleadings.

The McAllisters characterize the Samuels' summary judgment as being based on insufficiency of the McAllisters' pleadings. We disagree. The Samuels' first motion for summary judgment was not an attack on the sufficiency of the Samuels' pleadings. Rather, the motion set out argument and proof to disprove at least one element of each of the McAllisters' claims. The Samuels' second motion for summary judgment sought affirmative relief on their counterclaim for attorneys' fees based on the McAllisters' allegedly frivolous pleadings. This latter claim was not an attack on the *sufficiency* of

the pleadings, but rather, involved allegations of bad faith in their preparation. We overrule point four.

In point five, the McAllisters contend that the trial court erred in granting the Samuels' motion for summary judgment because summary judgment was not proper on a damages issue still in dispute.

HN11[] The McAllisters rely on *Tex. R. Civ. P. 166a(a)*: "A summary judgment, interlocutory in character, may be rendered on the issue of liability alone although **[**11]** there is a genuine issue as to amount of damages." They argue that questions of fact remain as to their damages and that *Rule 166a(a)* somehow prevents the trial court from rendering summary judgment on liability and damages.

HN12[] *Rule 166a(a)* permits trial courts to adjudge liability by partial summary judgment and then try damages issues on their merits. *See, e.g.,* Hanover Fire Ins. Co. v. Bock Jewelry Co., 435 S.W.2d 909, 919 (Tex. Civ. App.--Dallas 1968, writ ref'd n.r.e.). But the trial court dismissed all of the McAllisters' causes of action against the Samuels. It is self-evident that there are no damages issues to try when the **[*775]** defendant is found not liable. We overrule point five.

In point six, the McAllisters complain that the trial court erred in granting summary judgment because the Samuels' own summary judgment proof established the existence of many fact questions.

HN13[] In our review of a summary judgment, we apply the following criteria: (1) The movant for summary judgment has the burden to show that there are no genuine issues of material fact and that he is entitled to judgment as a matter of law, (2) In deciding if there are unresolved issues of **[**12]** material fact that preclude summary judgment, evidence favorable to the non-movant is taken as true, and (3) Every reasonable factual inference favorable to the non-movant is accepted and any doubts resolved in the non-movant's favor. Nixon v. Mr. Property Management, Co., 690 S.W.2d 546, 548-49 (Tex. 1985). The Samuels' burden as defendant seeking summary judgment was to disprove, as a matter of law, at least one essential element of each of the McAllisters' causes of action. Lear Siegler, Inc. v. Perez, 819 S.W.2d 470, 471 (Tex. 1991).

The Samuels' summary judgment proof consisted of the live pleadings and relevant deeds, surveys, deposition excerpts, photographs, and responses to interrogatories. The McAllisters' timely-filed response included only the McAllisters' own affidavit as summary judgment proof. The McAllisters attempted to supplement their response on February 24, 1992, the day of the summary judgment hearing, and on March 17, 1992. But these supplements were untimely, and the McAllisters never obtained a ruling on their request for continuance or requests for permission for the late filings. Therefore, HN14[] we will only consider the record and summary judgment **[**13]** proof available to the trial court on the date of submission. Marek v. Tomoco Equip. Co., 738 S.W.2d 710, 712 (Tex. App.--Houston [14th Dist.] 1987, no writ).

We also note, as a preliminary matter, that the deposition of Frank McAllister was not on file with the trial court and is not included in the appellate record. Therefore, we will consider only those portions filed along with the Samuels' motion for summary judgment. *See* Deerfield Land Joint Venture v. Southern Union Realty Co., 758 S.W.2d 608, 610 (Tex. App.--Dallas 1988, writ denied). Furthermore, we will only consider those issues of facts and law raised by the parties by submission day. El Paso Assocs., Ltd. v. J.R. Thurman & Co., 786 S.W.2d 17, 19 (Tex. App.--El Paso 1990, no writ).

The McAllisters pled ownership of the nine-inch strip of land by adverse possession, or in the alternative, under a boundary-by-acquiescence theory. We now review the summary judgment proof to determine if the Samuels were able to negate at least one element of these causes of action.

**Adverse Possession**

> HN15[] 16.021. Definitions
> In this subchapter:
>
> (1) "Adverse possession" means **[**14]** an actual and visible appropriation of real property, commenced and continued under a claim of right that is inconsistent with and is hostile to the claim of another person.
> (2) "Color of title" means a consecutive chain of transfers to the person in possession that:
> (A) is not regular because of a muniment that is not properly recorded or is only in writing or because of a

similar defect that does not want of intrinsic fairness or honesty; or

(B) is based on a certificate of headright, land warrant, or land scrip.

(3) "Peaceable possession" means possession of real property that is continuous and is not interrupted by an adverse suit to recover the property.

(4) "Title" means a regular chain of transfers of real property from or under the sovereignty of the soil.

*Tex. Civ. Prac. & Rem. Code Ann. 16.021* (Vernon 1986).

**[*776]** Three-Year Statute

***HN16***[↑]

The three-year statute requires that a claimant have "peaceable and adverse possession *under title or color of title*." . The Samuels offered the McAllister deed as summary judgment proof as an exhibit to the McAllister deposition excerpts. The deed described **[**15]** the McAllister property as: "Lot 13 in Block 7 of BELLE COURT, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 452, Page 498, of the Deed Records of Harris County, Texas." Also exhibits to the deposition excerpts were copies of surveys indicating conformity of the Lot 13 property lines to the recorded plat.

The McAllisters' deed did not purport to show their ownership of any portion of Lot 14. Therefore, the McAllisters could not have had possession of the nine-inch strip of land *under title or color of title*. There was no summary judgment proof to raise any fact issue regarding documented title. Therefore, we find that the Samuels have disproved as a matter of law an essential element of the McAllisters' adverse possession claim under the three-year statute of limitations.

Five-Year Statute

***HN17***[↑]

The five-year statute requires that a claimant hold property in peaceable and adverse possession and (1) cultivates, uses, or enjoys the property, (2) pays applicable taxes on the property, and (3) claims the property *under a duly registered deed*. .

As discussed above, the McAllisters cannot claim the property **[**16]** under a duly registered deed. Moreover, the Samuels offered as summary judgment proof copies of property tax receipts, which showed that the McAllisters had never paid taxes on any portion of Lot 14. Frank McAllister admitted in his deposition that the tax receipts did not show that he had ever paid taxes on any portion of Lot 14. We find that the Samuels have disproved as a matter of law an essential element of the McAllisters' adverse possession claim under the five-year statute.

Ten-Year Statute

***HN18***[↑]

The ten-year statute requires a claimant to hold property in peaceable and adverse possession and to cultivate, use, or enjoy the property.

"***HN19***[↑] Adverse possession" requires an actual and *visible appropriation* of real property that is *hostile* to the claim of another person. . ***HN20***[↑] The doctrine of encroachments protects an owner of land where he cannot reasonably know from the trespasser's possession that it is hostile. *Grogan Mfg. Co. v. Lane, 173 S.W.2d 655, 657* (Tex. Civ. App.--Galveston 1943, writ ref'd w.o.m.). The doctrine is typically invoked as a defense to adverse possession where the claimant asserts ownership of a large tract by virtue of a slight encroachment **[**17]** onto the tract.

> Where the possession [by an intruder] is [not] so notorious, visible and distinct that the reasonably diligent owner would refer such possession to the intention to appropriate his land, and would . . . reasonably impute such possession to a mistaken belief on the part of the intruder that he is occupying his, the intruder's, own land, the doctrine of encroachments . . . excuses the owner from taking notice of the hostile possession.

*Id.*

There was summary judgment proof of two surveys conducted in 1990--one commissioned by the McAllisters and one by the Samuels. Both surveys agreed with respect to the location of the common boundary line between Lot 13 and Lot 14. Both surveys indicated a maximum encroachment of nine-inches of the old fence line into Lot 14, the Samuels' lot.

The doctrine of encroachment is not directly applicable here, since the McAllisters are not claiming ownership of any property other than the nine-inch strip on their side of the original fence. Nevertheless, ***HN21***[↑] we are guided by the principle of fair notice underlying the

doctrine:

> **[*777]** It is not unlikely that the owner . . . though reasonably familiar **[**18]** with his [boundary] lines, would have failed to note the encroachment upon his land upon actually seeing the fence. We recognize the rule that the owner must be held to know his own boundaries, but such slight encroachments as may readily occur through mistake . . . we do not think should be held such actual, visible appropriation as is required to support limitations.

*McAdams v. Moody, 50 S.W. 628, 629* (Tex. Civ. App.--Dallas 1899, no writ).

The McAllisters' reliance on *Fish v. Bannister, 759 S.W.2d 714* (Tex. App.--San Antonio 1988, no writ), is misplaced. The *Fish* court affirmed a finding of adverse possession. But *Fish* involved an 800-foot strip of grazing land extending over a The adverse claimants' livestock were continually present and visible, and the claimants made active and total use of the strip's grazing capacity. The claimants also harvested cedar, sold pipeline easements, and leased the pastures (including the disputed strip) to hunters. *Id*.

We find as a matter of law that the nine-inch encroachment onto Lot 14 was so slight as to be insufficient to put the Samuels on notice of actual, visible appropriation of their land.

The **[**19]** McAllisters claim in their affidavit to have maintained the original fence and picked up trash and leaves from the nine-inch strip of land. They argue that such activity raises a fact issue regarding notice to the Samuels of their hostile possession of the strip. We disagree.

For our purposes, there are two kinds of fences: "casual fences" and fences that "designedly enclose" an area. If, as here, the fence existed before the claimant took possession of the land, and the claimant fails to demonstrate the purpose for which it was erected, then the fence is a "casual fence." *Rhodes v. Cahill, 802 S.W.2d 643, 646 (Tex. 1990)*. "Repairing or maintaining a casual fence, even for the express purpose of keeping the claimant's animals within the enclosed area, generally does not change a casual fence into a designed enclosure." *Id*. A claimant may substantially modify a casual fence and so change its character that the fenced-in area becomes a designed enclosure. *Id*.

The Samuels' summary judgment proof established that the encroaching fence had been sited and constructed by neighbors by mutual agreement well before the McAllisters acquired Lot 13. There was evidence that **[**20]** the fence was constructed for the purpose of restraining the wanderings of the neighbors' children and pets. We find that the Samuels' summary judgment proof establishes that the fence began as a "casual fence." We further find that the McAllisters did not counter with summary judgment proof to raise a fact issue whether the "casual fence" was transformed by substantial activity into a "designedly enclosing" fence. ***HN22***[ ] It is the later type of fence that would have constituted notice to the Samuels of McAllisters' hostile possession of the nine-inch strip.

We find that the McAllisters' possession of the nine-inch strip was not the visible, hostile appropriation contemplated by the adverse possession statutes. The Samuels have disproved as a matter of law an essential element of the McAllisters' adverse possession claim under the ten-year statute.

Twenty-Five Year Statute

> ***HN23***[ ] A person, regardless of whether the person is or has been under a legal disability, may not maintain an action for the recovery of real property held for 25 years before the commencement of the action in peaceable and adverse possession by another who holds the property in good faith **[**21]** and *under a deed or other instrument* purporting to convey the property that is recorded in the deed records of the county where any part of the real property is located.

*Tex. Civ. Prac. & Rem. Code Ann. 16.028* (Vernon 1986) (emphasis added).

As discussed above, the McAllister deed does not purport to convey any portion of **[*778]** Lot 14. There was no summary judgment evidence of any other written instrument under which the McAllisters claim the nine-inch strip of Lot 14. We find that the Samuels have disproved as a matter of law an essential element of the McAllisters' adverse possession claim under the twenty-five year statute.

**Boundary-by-Acquiescence**

In addition to and distinct from their claim of adverse possession, the McAllisters argue that the old fence line was established as the boundary between Lots 13 and 14 by acquiescence. They point to Samuels' own

summary judgment proof, which attests that the original fence was sited and constructed by mutual agreement between the then owners of Lot 13 and 14 sometime in the 1940's or early 1950's. The McAllisters argue, in effect, that the Samuels and their predecessors in interest acquiesced **[**22]** in the fence-line boundary and thereby ratified the boundary agreement.

However, the McAllisters recognized in their brief that, *HN24*[] in order to establish a boundary-by-acquiescence, the agreement must stem from some initial uncertainty or dispute over the true boundary line. "The existence of uncertainty, doubt or dispute is essential to the validity of such [an] agreement." *Gulf Oil Corp. v. Marathon Oil Co., 137 Tex. 59, 152 S.W.2d 711, 714 (Tex. 1941)*. The Samuels' summary judgment proof showed that the purpose of the original agreement was to restrict the movement of children and pets. The proof showed that the fence was placed along what was thought to be the true property line. Therefore, according to the Samuels' proof, the agreed boundary was not meant to establish some new boundary different from the original platted lot boundary.

The McAllisters interpret the Samuels' proof differently and argue that the proof raises a fact issue. They contend that if fence was constructed on a line by mutual agreement, then there must have been some doubt or uncertainty as to the true boundary line. But uncertainty as to the location of the boundary line is a "predicate or **[**23]** basis for an enforceable boundary agreement." To accept the McAllisters' reasoning would be to accept the existence of the agreement as its own predicate to enforceability. This we decline to do. We find that there was no fact issue regarding the existence of the necessary "uncertainty" predicate to the boundary-by-acquiescence theory of recovery. The Samuels have disproved as a matter of law an essential element of the McAllisters' boundary-by-acquiescence claim.

We note that, in their brief, the McAllisters quote from to *Yates v. Hogstrom, 444 S.W.2d 851* (Tex. Civ. App.--Houston [14th Dist.] 1969, no writ): "[A] line may be established as a true boundary line of a tract of land by recognition and acquiescence of the line as the true line by all interested parties for . . . a period beyond that required by the statute of limitations for the acquisition of land by adverse possession." The McAllisters have never advanced this theory of recovery to the trial court separate and apart from their agreed-boundary argument discussed above. *HN25*[] The non-movant must expressly present to the trial court any reasons for avoiding the movant's right to summary judgment. These matters may **[**24]** not be raised for the first time on appeal. *State Bd. of Ins. v. Westland Film Indus., 705 S.W.2d 695, 696 (Tex. 1986)*.

We find that the Samuels have established their right to summary judgment as a matter of law. We overrule point six.

In point seven, the McAllisters maintain that the trial court erred in granting the Samuels' motion for severance of the Samuels' attorneys' fees claims.

*HN26*[] A claim is properly severable if "the controversy involves more than one cause of action, the severed claim is one that would be the proper subject to a lawsuit if independently asserted, and the severed claim is not so interwoven with the remaining action that they involve the same facts and issues. . . . The controlling reasons for a severance are to do justice, avoid prejudice and further convenience." *Guaranty Fed. Sav. Bank v. Horseshoe [*779] Operating Co., 793 S.W.2d 652, 658 (Tex. 1990)* (citations omitted). The trial court has broad discretion in the matter of severance, and the trial court's decision to grant a severance will not be reversed absent an abuse of discretion. *Id*.

With the granting of the Samuels' summary judgment, the only matters pending before **[**25]** the court were the Samuels' attorneys' fees claims. The Samuels claimed these fees under their declaratory judgment counterclaim. See *Tex. Civ. Prac. & Rem. Code Ann. 16.034* & *37.009* (Vernon 1986). The Samuels also claimed the fees under a counterclaim for *Rule 13* sanctions. et seq. (Vernon Supp. 1993); *Tex. R. Civ. P. 13*.

*HN27*[] A claim for frivolous lawsuit damages is a claim for affirmative relief. *Page v. Page, 780 S.W.2d 1, 2* (Tex. App.--Fort Worth 1989, no writ). A request for relief under *Rule 13* requires the trial court to make findings wholly distinct from the underlying merits of the case and may involve the introduction of evidence on different facts and issues. We find that the trial court did not abuse its discretion in severing the Samuels' attorneys' fees claims at least to the extent of the *Rule 13*/Chapter 9 counterclaim for sanctions. Nor do we find it unreasonable for the trial court to have desired to deal with all attorneys' fees issues together.

EXHIBIT B

The McAllisters argue that the trial court should not have granted severance without considering their motion for reconsideration of the summary judgment. But the record does not contain a ruling on that motion. Any error **[**26]** is waived. *Rules 50(d)* & *52(a)*. We overrule point seven.

In point eight, the McAllisters complain that the trial court erred in refusing to consider their response to the Samuels' motion for severance and motion for reconsideration of the summary judgment.

The record does not affirmatively reflect that the trial court did not consider the McAllisters' response or motion for reconsideration. The McAllisters failed to obtain a ruling on these pleadings. Any error is waived. *Id*. We overrule point eight.

Finding no reversible error, we affirm the judgment below.

Bill Cannon

Justice

Judgment Rendered and Opinion filed June 24, 1993.

Panel Consists of Justices Robertson, Cannon, and Morse (sitting by designation).

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End of Document

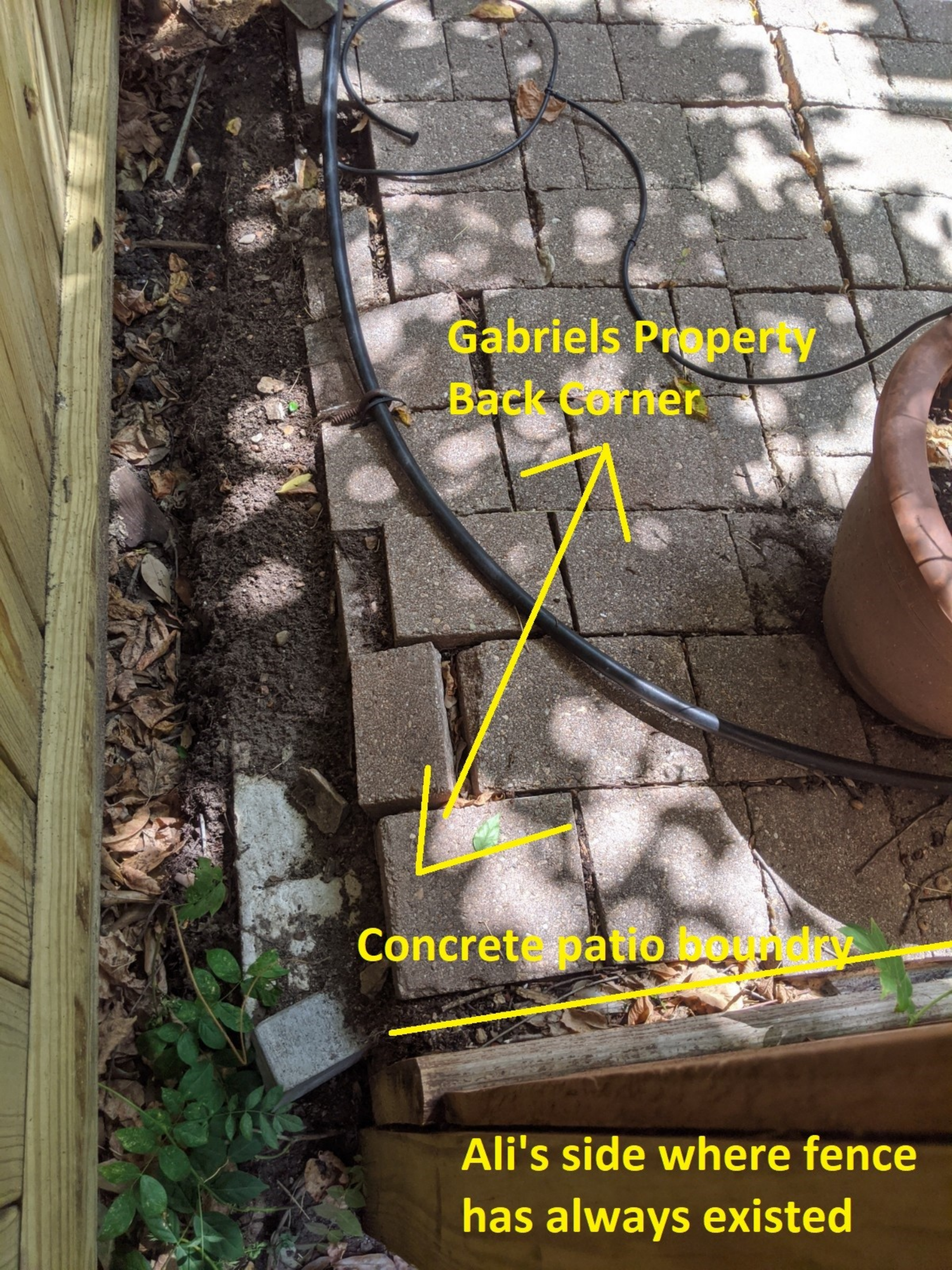
EXHIBIT B

Looking from outside (Street front) down the fencline.
Note the Fence is flush with the wall

ALi's property to left side

Spray paint mark on
concrete for back corner
see next picture
Gabriel back Corner
ALI back (SE Corner)
Concrete patio
on boundry line

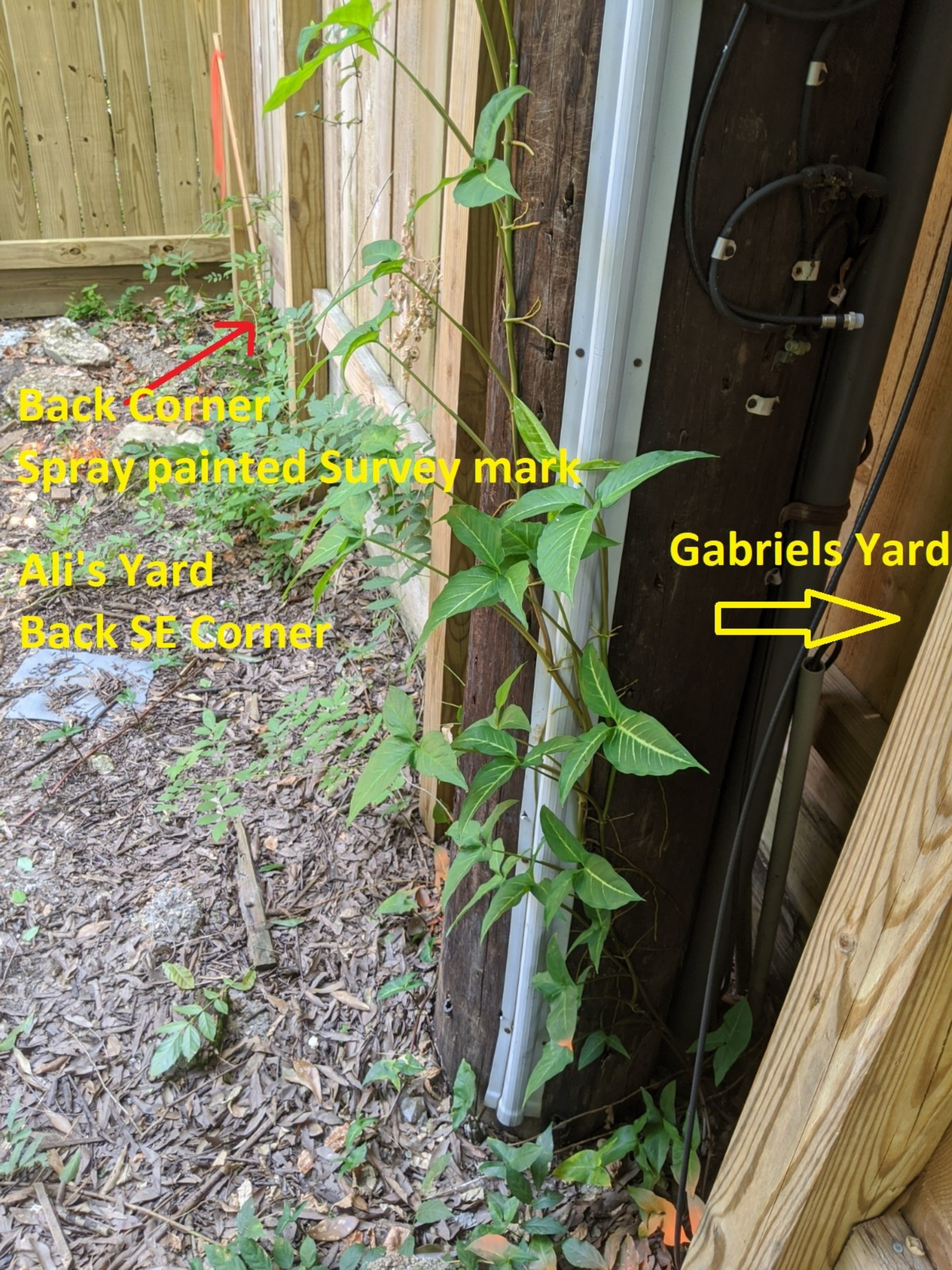
Back Survey SE corner
of Ali's property on Edge
Gabriels Concrete patio
foundation
6" gap in quesiton
Post always outside of
Poured patio foundation
Back Corner
← ALI's Property →


Gabriels Property
Back Corner
Concrete patio boundry
Ali's side where fence
has always existed

FRONT NW Corner of Marian/Sheila/Gabriels property

ALi's Property

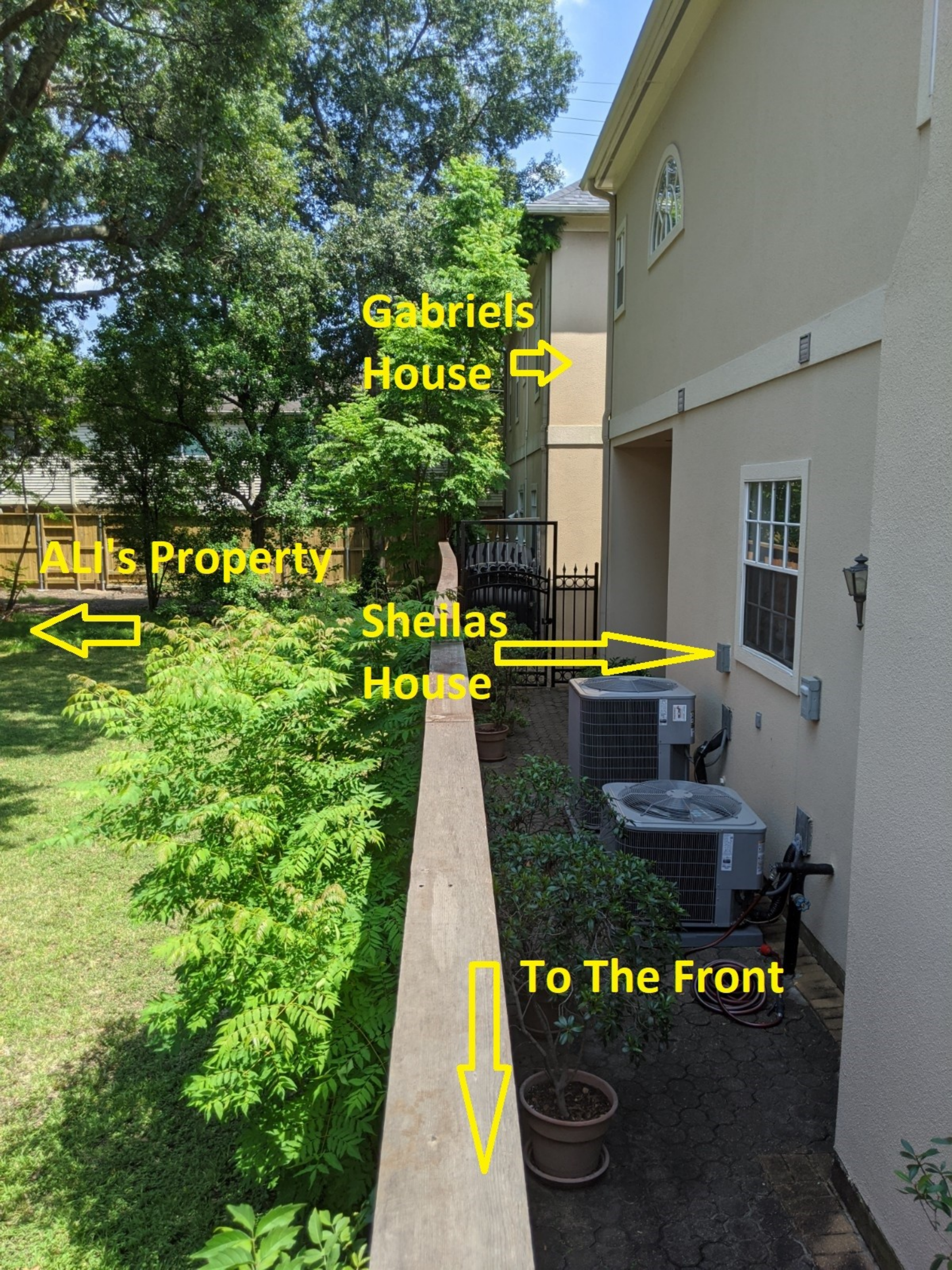
Marians Property


Back Corner
Spray painted Survey mark
Ali's Yard
Back SE Corner
Gabriels Yard

Fence TO Rear

Fence/Wall to Front

Note Fence Butts up to inside Marians Wall.
On new survey this fence is about 2" inside ALi's property which also likely means the wall is not 100% square ( 90 degree corner) when originally built.


Gabriels
House
ALI's Property
Sheilas
House
To The Front

# Item 130:

# Tim Shaller

## Butler, Geoff - PD

**From:** Timothy Schaller <timschaller@comcast.net>
**Sent:** Tuesday, November 10, 2020 5:03 PM
**To:** PD - PC Speaker Comments
**Cc:** Rodriguez, Aracely - PD
**Subject:** RE: Clearwick variance question:

[Message Came from Outside the City of Houston Mail System]
Thanks Geoff for connecting us.

Kind regards,

Tim

---

**From:** PD - PC Speaker Comments [mailto:speakercomments.pc@houstontx.gov]
**Sent:** Tuesday, November 10, 2020 4:19 PM
**To:** timschaller@comcast.net
**Cc:** Rodriguez, Aracely - PD <Aracely.Rodriguez@houstontx.gov>
**Subject:** FW: Clearwick variance question:

Mr. Schaller,

For specific information about this variance, please contact Aracely Rodriguez, the planner reviewing this application. She can be reached at Aracely.Rodriguez@houstontx.gov.

**Geoff Butler**
Planner lll
Planning & Development Department
611 Walker, 6th Floor, Houston, Texas 77002
Direct 832.393.6528
Facebook Twitter Nextdoor Livable Places Houston

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**From:** TIM <timschaller@comcast.net>
**Sent:** Monday, November 9, 2020 9:12 PM
**To:** PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>
**Subject:** Re: Clearwick variance question:

[Message Came from Outside the City of Houston Mail System]

Thanks, may I ask a follow up question please: what amount of space or distance will remain between the western edge of the contemplated subdivision Clearwick and the existing Park at Fuqua subdivision?

Kind regards,

Tim Schaller
Park at Fuqua subdivision homeowner
Phone (713) 594-2747

-----Original Message-----

From: speakercomments.pc@houstontx.gov
To: timschaller@comcast.net
Sent: 2020-11-09 11:50:53 AM
Subject: Re: Clearwick variance question:

Mr. Schaller,

Thank you for your feedback. The request before the Planning Commission pertains to the subdivision platting regulations; in this case a request to exceed the City's intersection spacing requirements.

We do not perform any analysis of stormwater at this stage, however, that will come from the Office of the City Engineer once this proposal advances to the permitting stage.

Geoff Butler
832-393-6528

---

**From:** TIM <timschaller@comcast.net>
**Sent:** Sunday, November 8, 2020 12:43 AM
**To:** PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>
**Subject:** Clearwick variance question:

[Message Came from Outside the City of Houston Mail System]

Hello,

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.

Please advise by further reply when you can and thanks for your time and attention.

Kind regards,

Tim Schaller
Houston
Phone (713) 594-2747

# Item 158:

# Beth Rodriguez

My name is Beth Rodriguez. I am requesting the Planning Commission to deny the Variance request for 2531 Reba.

***Safety***

The owner is requesting approval to move the building line to 10 feet from the previous denied request of 12 feet. Moving the building line closer to Kirby will require a driver exiting the driveway to position their vehicle further onto the sidewalk and driveway to gain a line of sight of oncoming traffic.

A vehicle moving further onto the sidewalk and driveway endangers pedestrian traffic along this major thoroughfare. The sidewalk is a path to River Oaks Elementary located on Kirby. The sidewalk is also a direct walking path to local eateries.

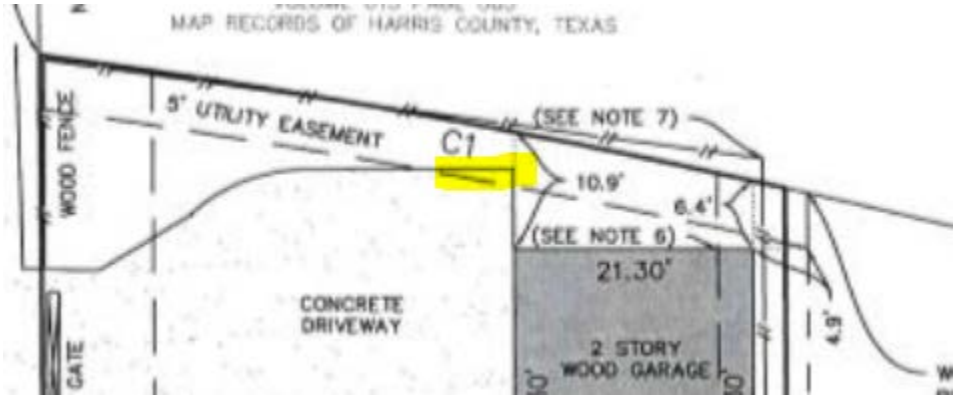
The plans submitted indicate the driveway is still on Kirby. The fence, build line, and gate do not comply with the 25 foot setback along a major thoroughfare.

***Community***

Avalon Place does not allow any construction over utility easements.

"**SECTION 6.14 CONSTRUCTION OVER UTILITY EASEMENTS**. No construction of improvements shall be permitted on or over a public utility easement."

(https://www.avalonpropertyowners.org/file/document-page/1974359135/BFPBceFf7Y88li92.pdf)



Car's position in current driveway with gate closure in current location.

Car blocks sidewalk while waiting for gate to open or for a clear lane to exit onto Kirby. Moving back existing build line for safety could alleviate this.

Sidewalk blocked, Car 2 example. Move building line back so clearance can be acheived.

Relationship
between Kirby traffic
and car in existing
driveway.
AHEAD

9/22/2020

Relationship of car in existing drive way and major thoroughfare with oncoming traffic.