

# HOUSTON PLANNING COMMISSION

## AGENDA

THURSDAY, APRIL 29, 2021  
2:30PM



VIRTUAL ELECTRONIC MEETING

Via: [Join Microsoft Teams Meeting](#)

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

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

# PLANNING COMMISSION MEMBERS



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

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

## **ALTERNATE MEMBERS**

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

## **EX- OFFICIO MEMBERS**

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

## **SECRETARY**

Margaret Wallace Brown



## Meeting Policies and Regulations

### Order of Agenda

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

### Public Participation

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

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

9. Time limits will not apply to elected officials.

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

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

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

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

### Limitations on the Authority of the Planning Commission

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

### Contacting the Planning Commission

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

### Contacting the Planning Department

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

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

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

E-mail us at:

Planning and Development

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

Plat Tracker Home Page:

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



## PLANNING & DEVELOPMENT DEPARTMENT

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

# SPEAKER GUIDELINES

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

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

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

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

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

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

**Commission or Group:**

## SPEAKER SIGN IN FORM

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

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

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

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

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

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

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

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

To join the April 29, 2021 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/3v9wpac>); or
- Join via Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 864 561 209#

**Visit website ([ftp://edrc.houstontx.gov/2021/2021-9\\_DraftAgenda.pdf](ftp://edrc.houstontx.gov/2021/2021-9_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**

**April 29, 2021 2:30 p.m. via Microsoft Teams**

### **Call to Order**

**Director's Report**

**Approval of the April 15, 2021 Planning Commission Meeting Minutes**

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

- Consent Subdivision Plats (John Cedillo)
- Replats (John Cedillo)
- Replats requiring Public Hearings with Notification (Dorianne Powe Phlegm, Lyndy Morris, Devin Crittle and John Cedillo)
- Subdivision Plats with Variance Requests (Muxian Fang, Geoff Butler, Aracely Rodriguez, Devin Crittle and Homero Guajardo Alegria, Tammi Williamson)
- Subdivision Plats with Special Exception Requests
- Reconsiderations of Requirement (Lyndy Morris and Devin Crittle)
- Extensions of Approval (John Cedillo)
- Name Changes (John Cedillo)
- Certificates of Compliance (John Cedillo)
- Administrative
- Development Plats with Variance Requests (Jose Mendoza and Jacqueline Brown)

### **II. Establish a public hearing date of May 27, 2021**

- Blue Creek partial replat no 1 replat no 1
- Briarwood partial replat no 1
- Craig Woods partial replat no 35
- Croyden Gardens partial replat no 2
- Mixon Place partial replat no 1 and extension
- Neuen Manor partial replat no 21
- Tanglewood Sec 12 partial replat no 3
- Thorton Park
- Upper West End Sec 14 partial replat no 1
- Westheimer Estates partial replat no 12 and extension

### **III. Consideration of an Off-Street Parking Variance for property located at 6440 Hillcroft Avenue (Muxian Fang)**

### **IV. Consideration of an Off-Street Parking Variance for property located at 6315 Savoy Drive (Muxian Fang)**

### **V. Public Hearing and Consideration of a Hotel/Motel Variance for Little York Inn located at 220 W Little York Road (Devin Crittle)**

### **VI. Public Comment**

### **VII. Adjournment**

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

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

**April 15, 2021**

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

### **Call to Order**

Chair Martha L. Stein called the meeting to order at 2:30 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham Absent

Susan Alleman

Bill Baldwin

Arrived at 2:35 p.m. after Director's Report

Antoine Bryant

Absent

Lisa Clark

Left at 5:45 p.m. during item 201

Rodney Heisch

Randall L. Jones

Lydia Mares

Left meeting at 4:09 p.m. before item 159

Paul R. Nelson

Arrived at 3:45 p.m. before item 156

Linda Porras-Pirtle

Arrived at 2:38 p.m. during Chair's Report,

Left meeting at 4:54 p.m. before item 169

Kevin Robins

Ileana Rodriguez

Left meeting at 4:36 p.m. before item 162

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:46 p.m. during item 143

Meera D. Victor

Scott Cain for

Left at 5:31 p.m. before item 201

Commissioner James Noack

Maggie Dalton for

Left meeting at 4:36 p.m. before item 162

The Honorable KP George

Loyd Smith for

The Honorable Lina Hidalgo

### **EXOFFICIO MEMBERS**

Carol A. Lewis

Carol Haddock

Yuhayna H. Mahmud

Craig Maske

### **Executive Secretary**

Margaret Wallace Brown, Director, Planning and Development Department

### **CHAIR'S REPORT**

Chair Martha L. Stein reported on virtual meeting procedures. Actions must be audible.

### **DIRECTOR'S REPORT**

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

## **APPROVAL OF THE APRIL 1, 2021 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the April 1, 2021 Planning Commission meeting minutes.

Motion: **Mares**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

### **I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 141)**

Items removed for separate consideration: **1, 5, 16, 22, 24, 35, 36, 37, 47, 48, 49, 56, 57, 59, 60, 97, 99, 101, 123, and 127.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 141 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 141 subject to the CPC 101 form conditions, except items removed for consideration.

Motion: **Jones**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **1, 5, 16, 22, 24, 35, 36, 37, 47, 48, 49, 56, 57, 59, 60, 97, 99, 101, 123, and 127** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1, 5, 16, 22, 24, 35, 36, 37, 47, 48, 49, 56, 57, 59, 60, 97, 99, 101, 123, and 127** subject to the CPC 101 form conditions.

Motion: **Mares**

Second: **Garza**

Vote: **Unanimous**

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

### **C PUBLIC HEARINGS REQUIRING NOTIFICATION**

#### **142 Azul Homes partial replat no 1**

**C3N**

**Approve**

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

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

Motion: **Porras-Pirtle**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

#### **143 Breckenridge Park West Sec 2**

**C3N**

**Approve**

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

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

Motion: **Victor**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

#### **144 Briarwood partial replat no 1**

**C3N**

**Withdrawn**

#### **145 Craig Woods partial replat no 33**

**C3N**

**Approve**

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

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

Motion: **Alleman**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

#### **146 Hyde Park Heights partial replat no 3 and Sandy Side Addition partial replat no 2**

**C3N**

**Approve**

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

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

Motion: **Clark**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Diana Morales – no position stated.

#### **147 Hyde Park partial replat no 11**

**C3N**

**Defer**

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

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

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

**148 Levit Green Sec 1 and Levit Green Sec 2 C3N Approve**

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

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

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

**149 Mixon Place partial replat no 1 and extension C3N Disapprove**

Staff recommendation: Disapprove the plat

Commission action: Disapproved the plat.

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

**150 Neuen Manor partial replat no 20 C3N Approve**

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

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

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

**151 Nichols Luxury Living replat no 1 C3N Approve**

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

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

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

**152 Oaks of Park Row replat no 1 C3N Defer**

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

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

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

**153 Park Place partial replat no 5 C3N Defer**

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

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

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

**154 River Oaks Sec 8 partial replat no 1 C3N Defer**

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

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

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

**155 Western Trails partial replat no 1 C3N Approve**

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

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

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

Speakers: Jane Stephens, Teresa Holt, Susie Bray, Donna Williams, Bart Lyons, Laurie Lyons, Kinsley Reed and Taylor Yearly – opposed; Arva Howard, Legal Department.

**156 Wrenwood partial replat no 2 C3N Defer**

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

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

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

## **D VARIANCES**

### **157 Cygne North Main**

**C2R**

**Defer**

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

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

Motion: **Garza**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

### **158 Dunvale Village**

**C3R**

**Defer**

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

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

Motion: **Jones**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Sallie Alcorn City Council Member, Tiffany Thomas City Council Member, John Weatherly, Cynthia Rosenthal, Chuck Helms, Elizabeth Summerlin, Preston Kamin and Copeland Rhea – supportive.

### **159 Enclave at Lexington Woods**

**C3P**

**Defer**

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

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

Motion: **Alleman**

Second: **Robins**

Vote: **Carried**

Abstaining: **Dalton and Heisch**

### **160 Fulton Place Townhomes**

**C2R**

**Approve**

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

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

Motion: **Baldwin**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

At 4:15p.m. Chair Stein stepped away from the meeting and Vice-Chair Garza proceeded to chair the meeting in her absence.

### **161 Grand Mason GP**

**GP**

**Approve**

Staff recommendation: Grant the three variances to exceed intersection spacing requirements but denied the fourth variance along Longenbaugh Road.

Commission action: Granted the three variances to exceed intersection spacing requirements but denied the fourth variance along Longenbaugh Road.

Motion: **Tahir**

Second: **Victor**

Vote: **Carried**

Abstaining: **Heisch**

Opposed: **Clark and Dalton**

Speaker: Andrew Lang, applicant – supportive.

At 4:35 p.m. Chair Stein returned and proceeded to chair the meeting.

Item 162 and 163 were taken together at this time.

### **162 Lockwood South General Plan**

**GP**

**Approve**

### **163 Lockwood South Sec 1**

**C2**

**Approve**

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

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

Motion: **Baldwin**

Second: **Clark**

Vote: **Carried**

Abstaining: **Robins and Rosenberg**

Speakers: Juan Antonio Sorto, Anne Olsen and Kent Marsh, applicants – supportive.

**164 Magnolia Park Terminal Office****C2R****Approve**

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

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

Motion: **Baldwin**Second: **Garza**Vote: **Unanimous**Abstaining: **None****165 Memorial Townhomes at Verdi Sec 1****C2****Approve**

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

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

Motion: **Garza**Second: **Jones**Vote: **Unanimous**Abstaining: **None****166 Perez Complex****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: **Smith**Second: **Clark**Vote: **Unanimous**Abstaining: **None****167 Reserve at Paul Quinn****C2R****Approve**

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

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

Motion: **Nelson**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****168 Skywater Boulevard and Aurora Bend Drive Street Dedication****SP****Approve**

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

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

Motion: **Sigler**Second: **Baldwin**Vote: **Unanimous**Abstaining: **None****169 Tomball Business 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: **Jones**Second: **Victor**Vote: **Unanimous**Abstaining: **None****170 Vision Hospitality LP****C2R****Approve**

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

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

Motion: **Garza**Second: **Clark**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS**



At 4:57 p.m. Commissioner Heisch stepped away from the meeting.

**171 Avalon at Cypress Mason Road C3P Approve**  
**Street Dedication Sec 3**

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

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

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

**172 Tavola Sec 43 C3P Approve**

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

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

Motion: **Cain** Second: **Robins** Vote: **Unanimous** Recusing: **Heisch and Sigler**

**F RECONSIDERATION OF REQUIREMENTS**

At 5:03 p.m. Commissioner Heisch returned to the meeting.

**173 Deen Estate Gray C2R Approve**

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

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

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

**174 Katy ISD Northwest Facility GP GP Defer**

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

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

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

**175 Steven Acres C2 Defer**

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

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

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

**176 Sunrise Family Properties C3R Approve**

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

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

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

**177 Sunterra Sec 18 C3P Approve**

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

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

Motion: **Jones** Second: **Victor** Vote: **Unanimous** Abstaining: **Sigler**

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

## **G EXTENSIONS OF APPROVAL**

178	Allen Estates at Maybell	EOA	Approve
179	Eagles Nest	EOA	Approve
180	Enclave at De Soto	EOA	Approve
181	Fondren Heights	EOA	Approve
182	Marvida Sec 4	EOA	Approve
183	Marvida Sec 1	EOA	Approve
184	Marvida Sec 2	EOA	Approve
185	Marvida Sec 3	EOA	Approve
186	Marvida Sec 5	EOA	Approve
187	Morrison Grove Drive and Caspian Run Drive Street Dedication Sec 1	EOA	Approve
188	Republic Business Center	EOA	Approve
189	Shipley Retail Center	EOA	Approve
190	West Road Extension and Reserve replat no 1	EOA	Approve
191	Westwind Business Park East	EOA	Approve
192	Westwind Business Park West	EOA	Approve

## **H NAME CHANGES**

193	Highland Gardens (prev. Highland Heights Annex no 2 partial replat no 1)	NC	Approve
194	Raising Canes Atascocita (prev. Raising Cane Atascocita)	NC	Approve
195	Tradewind Homes on East 35 <sup>th</sup> Street (prev. Bellavista Homes)	NC	Approve

## **I CERTIFICATES OF COMPLIANCE**

196	29119 S Plum Creek Drive	COC	Approve
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Staff recommendation: Approve staff's recommendations for items 178-196.

Commission action: Approved staff's recommendations for items 178-196.

Motion: **Garza**

Second: **Tahir**

Vote: **Carried**

Abstaining: **Heisch 180**  
**Sigler 182-186**

## **J ADMINISTRATIVE NONE**

## **K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

Items 197 and 198 were taken together at this time.

197	2613 Delafield Street	DPV	Approve
198	2619 Delafield Street	DPV	Approve

Staff recommendation: Grant the variance(s) and approve the development plats to not provide a 28' private street required for a multifamily development.

Commission action: Granted the variance(s) and approve the development plats to not provide a 28' private street required for a multifamily development.

Motion: **Nelson**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Camille Diaz, applicant – supportive.

**199 2801 Delano Street**

**DPV**

**Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to allow a reduced garage building line of 10' along Delano Street and a reduced building line to 6' instead of 10' along Drew.

Commission action: Granted the variance(s) and approved the development plat to allow a reduced garage building line of 10' along Delano Street and a reduced building line to 6' instead of 10' along Drew.

Motion: **Alleman**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

**200 5666 Del Monte Drive**

**DPV**

**Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 13.5 building line along Chimney Rock Road.

Commission action: Granted the variance(s) and approved the development plat to allow a 13.5 building line along Chimney Rock Road.

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Brett Perlman – opposed; Rony Claude, applicant – supportive.

**201 2806 Kipling Street**

**DPV**

**Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 0' building line along Kipling Street for a new residential addition.

Commission action: Granted the variance(s) and approved the development plat to allow a 0' building line along Kipling Street for a new residential addition.

Motion: **Rosenberg**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Alan Lotrakul, Namson Supanan and Alison Maillar – opposed; Carol Ambrose, owner and Robert Khami, applicant – supportive.

**202 1802 Tattenhall Drive**

**DPV**

**Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to allow a reduced building of 20' along W. 18th Street.

Commission action: Granted the variance(s) and approved the development plat to allow a reduced building of 20' along W. 18th Street.

Motion: **Robins**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

**II. ESTABLISH A PUBLIC HEARING DATE OF MAY 13, 2021**

- a. **Arocket Moving and Storage**
- b. **Camillo Lakes Sec 4 partial replat no 1**
- c. **Clairmont Place Sec 1 partial replat no 1**
- d. **East Sunnyside Court Sec 3 partial replat no 1**
- e. **Foster Place partial replat no 10**
- f. **Foster Place partial replat no 11**
- g. **Green Stone Oaks replat no 1**
- h. **Little York partial replat no 2**
- i. **Plainview Second Addition partial replat no 7**
- j. **Porter Ranch Sec 1 partial replat no 1**
- k. **Ruberfield Sec 66 partial replat no 4**
- l. **Ryon Addition partial replat no 2**

- m. Shadyvilla Addition Sec 2 partial replat no 9
- n. West Side Villas partial replat no 2
- o. Willowcreek Ranch Sec 1 partial replat no 2 and Willowcreek Ranch Sec 4 partial replat no 1
- p. Wrenwood partial replat no 3

Staff recommendation: Established a public hearing date of May 13, 2021 for item II a-p.

Commission action: Established a public hearing date of May 13, 2021 for item II a-p.

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

### **III. CONSIDERATION OF LITTLE YORK INN LOCATED AT 220 LITTLE YORK ROAD**

Staff recommendation: Defer the application for two weeks due to posting error.

Commission action: Deferred the application for two weeks due to posting error.

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

Speakers: Melissa Dominguez and Iris Espinosa – opposed.

### **IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK RENEWAL FOR THE 700 BLOCK OF EAST 9<sup>TH</sup> STREET, NORTH AND SOUTH SIDES – SMBLB 26REN**

Staff recommendation: Approve the consideration of a Special Minimum Building Line Block renewal for the 700 block of East 9<sup>th</sup> street, north and south sides – SMBLB 26REN, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Building Line Block renewal for the 700 block of East 9<sup>th</sup> street, north and south sides – SMBLB 26REN, and forwarded to City Council.

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

Speakers: Karen Lindeman, Katherine Wong and Allison Schmieder, applicant – supportive.

Director Margaret Wallace Brown deferred to Dipti Mathur to announce that registry drawings are not populating in Plat Tracker. April 16, 2021 is the first day applications are accepted for the next cycle.

### **V. PUBLIC COMMENTS**

Esther Garcia voiced her concerns on Item 176, specifically what will be constructed on the lot, whether a cul-de-sac would be constructed in the area, and if a tree would be cut down.

### **VI. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:15 p.m.

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

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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
<b>A-Consent</b>				
1	Amira Sec 19	C3F		Approve the plat subject to the conditions listed
2	Amira Sec 20	C3F		Approve the plat subject to the conditions listed
3	Amira Sec 21	C3F		Approve the plat subject to the conditions listed
4	Augusta Addition partial replat no 5	C3F		Approve the plat subject to the conditions listed
5	Avalon at Cypress Mason Road Street Dedication Sec 3	C3F		Approve the plat subject to the conditions listed
6	Bellfort Farms Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
7	Benys Estate partial replat no 1	C3F		Approve the plat subject to the conditions listed
8	Breckenridge East Sec 1	C3P		Approve the plat subject to the conditions listed
9	Breckenridge East Sec 2	C3P		Approve the plat subject to the conditions listed
10	Breckenridge Park West Sec 2	C3F		Approve the plat subject to the conditions listed
11	Bridge Creek Sec 8	C3P		Approve the plat subject to the conditions listed
12	Bridge Creek Sec 9	C3P		Approve the plat subject to the conditions listed
13	Bridgeland Central Sec 1	C3F		Approve the plat subject to the conditions listed
14	Bridgeland Parkland Village Sec 54	C3F		Withdraw
15	Camillo Lakes Sec 6	C3F		Approve the plat subject to the conditions listed
16	CenterPoint Energy Hiram Clarke Training Facility	C2		Approve the plat subject to the conditions listed
17	Champions Oak Sec 3	C3P		Approve the plat subject to the conditions listed
18	Chandra at Louetta	C2	DEF1	Defer for further study and review
19	City Gate Detention Reserves Sec 1	C3F		Approve the plat subject to the conditions listed
20	City Gate Sec 8	C3P	DEF1	Approve the plat subject to the conditions listed
21	Commercial Plaza	C2	DEF1	Approve the plat subject to the conditions listed
22	Cypress Heights Drive Street Dedication Sec 4	C3F		Approve the plat subject to the conditions listed
23	Cypress Oaks North Sec 1	C3F		Approve the plat subject to the conditions listed
24	Cypresswood Point Sec 12	C3P		Approve the plat subject to the conditions listed
25	Dunham Pointe Model Court Sec 2	C3P		Approve the plat subject to the conditions listed
26	Estates of Muoneke	C2	DEF1	Approve the plat subject to the conditions listed
27	Farm League Fields	C2		Approve the plat subject to the conditions listed
28	Flagstone GP	GP		Approve the plat subject to the conditions listed
29	Foster Place partial replat no 8	C3F		Approve the plat subject to the conditions listed

**Platting Summary****Houston Planning Commission****PC Date: April 29, 2021**

Item No.	Subdivision Plat Name	App		Staff's Recommendation
		Type	Deferral	
30	Garden Acres Landing	C3F		Defer further deed rests review reqd
31	Harris County MUD no 148 Lift Station no 2	C2		Approve the plat subject to the conditions listed
32	Highland Commons	C3P		Defer Additional information reqd
33	Hollister Reserve GP	GP		Approve the plat subject to the conditions listed
34	Imperial Heights Park	C3F	DEF1	Defer Additional information reqd
35	Jutland Estates	C2		Defer Additional information reqd
36	Katz Galleria GP	GP		Defer Additional information reqd
37	Kumar Acres	C3F		Defer Additional information reqd
38	L5 Business Advisors LLC Cypress Development	C2		Approve the plat subject to the conditions listed
39	Lakewood Pines Sec 11	C3P		Approve the plat subject to the conditions listed
40	Levit Green Sec 1	C3F		Approve the plat subject to the conditions listed
41	Levit Green Sec 2	C3F		Approve the plat subject to the conditions listed
42	Neuen Manor partial replat no 20	C3F		Defer Additional information reqd
43	Nichols Luxury Living replat no 1	C3F		Approve the plat subject to the conditions listed
44	Northgrove Sec 17	C3F		Approve the plat subject to the conditions listed
45	Oak Grove Park	C2	DEF1	Defer Chapter 42 planning standards
46	Parke Lakes East Sec 8	C3P		Approve the plat subject to the conditions listed
47	Resort at Harvest Green	C2		Approve the plat subject to the conditions listed
48	SGM Properties Ltd FM 2920	C2		Approve the plat subject to the conditions listed
49	Sherwood Grove	C3F		Approve the plat subject to the conditions listed
50	Sire GP	GP		Approve the plat subject to the conditions listed
51	Sire Therapeutic Horsemanship Spring	C2		Approve the plat subject to the conditions listed
52	Stone Creek Ranch Sec 7	C3F	DEF1	Approve the plat subject to the conditions listed
53	Stoneworks Werner Park	C3F		Defer Applicant request
54	Sunterra Sec 22	C3P		Approve the plat subject to the conditions listed
55	Sunterra Sec 23	C3P		Defer Applicant request
56	Sunterra Sec 25	C3P		Defer Chapter 42 planning standards
57	Tavola Sec 44	C3P		Approve the plat subject to the conditions listed
58	Telge Market Place	C2	DEF1	Approve the plat subject to the conditions listed
59	Terranova at Louetta Road	C2		Approve the plat subject to the conditions listed
60	Tidwell Forest	C3P	DEF2	Approve the plat subject to the conditions listed
61	Towne Lake Sec 63	C3P		Defer Chapter 42 planning standards
62	Townhomes at Skinner Road	C3F	DEF1	Defer Additional information reqd
63	Ventana Lakes Sec 16	C3F		Defer per Harris County Eng.
64	Western Trails partial replat no 1	C3F		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
65	Woodland Acres replat partial replat no 1	C3F		Approve the plat subject to the conditions listed
66	Woodland Lakes GP	GP		Approve the plat subject to the conditions listed

**B-Replats**

67	Allison Park Heights	C3R		Defer Chapter 42 planning standards
68	Areba Estates	C2R		Defer Chapter 42 planning standards
69	AZ Global Business Solutions partial replat no 1	C2R		Approve the plat subject to the conditions listed
70	Baby Nick	C2R		Approve the plat subject to the conditions listed
71	Chatterton Oaks	C2R	DEF1	Defer for further study and review
72	Delman Estates	C2R		Defer Applicant request
73	Enclave at Bear Creek	C3R		Approve the plat subject to the conditions listed
74	Eritrean Tewahedo Orthodox Church Of Christ	C2R		Approve the plat subject to the conditions listed
75	Fairview Collective	C2R		Approve the plat subject to the conditions listed
76	Fannin Station South	C2R	DEF1	Defer Additional information reqd
77	Galesburg Homes	C2R		Approve the plat subject to the conditions listed
78	Gateman Homes	C2R		Approve the plat subject to the conditions listed
79	Glen Highland Sec 1	C2R	DEF1	Defer Additional information reqd
80	Gomez Estates	C2R		Defer Additional information reqd
81	Grand Bellfort Business Park	C2R		Approve the plat subject to the conditions listed
82	Harrisburg Quarters	C2R		Approve the plat subject to the conditions listed
83	HFD Station no 19	C2R		Approve the plat subject to the conditions listed
84	Imperial Forest East Detention Reserve	C2R	DEF1	Approve the plat subject to the conditions listed
85	Jesselton Point	C2R	DEF1	Approve the plat subject to the conditions listed
86	Katz Galleria Sec 1	C2R		Defer for further study and review
87	Leslie Estates	C3R	DEF1	Approve the plat subject to the conditions listed
88	Liams Landing	C2R		Approve the plat subject to the conditions listed
89	Liberty Center	C2R	DEF1	Defer Applicant request
90	Lincoln City Sec 2 partial replat no 2	C2R		Approve the plat subject to the conditions listed
91	Mansfield Estates	C3R		Approve the plat subject to the conditions listed
92	Milby House	C2R		Withdraw
93	New Caney Realty Addition partial replat no 1 and Extension	C2R		Approve the plat subject to the conditions listed
94	New North City Views	C2R		Approve the plat subject to the conditions listed
95	Oak Park South	C2R		Approve the plat subject to the conditions listed
96	Park at Pinemont	C3R	DEF2	Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
97	Park at Pinemont Annex East	C3R	DEF2	Approve the plat subject to the conditions listed
98	Park at Pinemont Annex West	C3R	DEF2	Approve the plat subject to the conditions listed
99	Parker Development	C2R		Approve the plat subject to the conditions listed
100	Pesca Heights on Rutland	C2R		Defer Chapter 42 planning standards
101	Pinemont Business Hub	C2R		Approve the plat subject to the conditions listed
102	Pinemont Grove	C3R	DEF1	Approve the plat subject to the conditions listed
103	Poly Investments Inc on Bellaire Boulevard	C2R		Approve the plat subject to the conditions listed
104	QuikTrip Addition	C2R		Approve the plat subject to the conditions listed
105	Quitman Villas	C2R		Defer for further study and review
106	Randalls Distribution Center replat no 3 and extension	C2R		Approve the plat subject to the conditions listed
107	Rose Park Views	C2R		Defer Applicant request
108	Skyline on Sikes	C2R		Defer Chapter 42 planning standards
109	Victory Meadow	C2R		Defer for further study and review
110	West Bell Estates	C2R		Approve the plat subject to the conditions listed
111	Windrow Sec 5	C3R		Approve the plat subject to the conditions listed
112	Windrow Sec 6	C3R		Approve the plat subject to the conditions listed

**C-Public Hearings Requiring Notification**

113	Almeda Genoa Place partial replat no 3	C3N		Approve the plat subject to the conditions listed
114	Arbor Multifamily	C3N		Approve the plat subject to the conditions listed
115	Craig Woods partial replat no 34	C3N		Approve the plat subject to the conditions listed
116	El Fenice Sec 1 replat no 2	C3N		Approve the plat subject to the conditions listed
117	Foster Place partial replat no 9	C3N		Approve the plat subject to the conditions listed
118	Houston Acreage Estates partial replat no 4	C3N		Approve the plat subject to the conditions listed
119	Houston Heights partial replat no 28	C3N		Defer Applicant request
120	Houstons Skyscraper Shadows Sec 1 partial replat no 3	C3N		Approve the plat subject to the conditions listed
121	Hyde Park partial replat no 11	C3N	DEF1	Approve the plat subject to the conditions listed
122	Knox Views	C3N		Approve the plat subject to the conditions listed
123	Oaks of Park Row replat no 1	C3N	DEF1	Withdraw
124	Park Place partial replat no 5	C3N	DEF1	Defer Applicant request
125	River Oaks Sec 8 partial replat no 1	C3N	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
126	Riverside Terrace Sec 6 partial replat no 2	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed



Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
127	Southgate partial replat no 4	C3N		Approve the plat subject to the conditions listed
128	Wrenwood partial replat no 2	C3N	DEF1	Defer further deed rests review reqd
129	Yaupon Grove partial replat no 2	C3N		Defer Applicant request

**D-Variances**

130	Connect South Housing	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
131	Crosby Farms GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
132	Cygne North Main	C2R	DEF1	Defer for further study and review
133	Dunvale Village	C3R	DEF2	Deny the requested variance(s) and Disapprove the plat
134	Enclave at Lexington Woods	C3P	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
135	Estates De Espinoza	C2R		Defer Chapter 42 planning standards
136	Flagstone Wastewater Treatment Plant	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
137	Flagstone Water Plant	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
138	Houston Foam and Plastic Replat and Extension replat no 1 and extension	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
139	Katy Lakes GP	GP		Withdraw
140	Lakes On Pederson	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
141	Minomi Sunshine Estate	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
142	Quinn Park	C3R		Defer for further study and review
143	Stanolind Acres	C2		Defer Additional information reqd
144	Sunterra Sec 21	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
145	Tavola GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
146	Tavola Sec 46	C3P	DEF1	Approve the plat subject to the conditions listed
147	Tavola Sec 47	C3P	DEF1	Approve the plat subject to the conditions listed
148	Tavola West GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
149	Urban Logistics Square	C2R		Defer for further study and review

**E-Special Exceptions**

None

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
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**F-Reconsideration of Requirements**

150	Katy ISD Northwest Facility GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
151	Katy Pointe Sec 5	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
152	Minnetex Place partial replat no 3	C2R		Defer for further study and review
153	Stevens Acres	C2	DEF1	Withdraw

**G-Extensions of Approval**

154	Antoine Estates	EOA		Approve
155	Grand Mission Reserves partial replat no 1	EOA		Approve
156	Houston Texas Fire Fighters Federal Credit Union South	EOA		Approve
157	Northpointe East Business Park Sec 1	EOA		Approve
158	Springwood at Aliana	EOA		Approve
159	West Road Street Dedication Sec 3	EOA		Approve
160	Westgreen Boulevard Street Dedication Sec 7	EOA		Approve

**H-Name Changes**

None

**I-Certification of Compliance**

161	26299 Lantern Lane	COC		Approve
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None

**J-Administrative**

None

**K-Development Plats with Variance Requests**

162	8910 Scott Street	DPV		Defer
163	2535 Swift Street	DPV		Approve

**Off-Street Parking with Variance Requests**

III	6440 Hillcroft Ave	PV		Approve
IV	6315 Savoy Drive	PV		Approve

**Hotel/Motel with Variance Requests**

V	Little York Inn located at 220 Little York Road	HMV	DEF1	Disapprove
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 04/29/2021  
**Plat Name:** Amira Sec 19  
**Developer:** Beazer Homes Texas, LP  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No/Type:** 2021-0848 C3F

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

Total Acreage:	19.4510	Total Reserve Acreage:	1.6460
Number of Lots:	81	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286Q	ETJ

#### **Conditions and Requirements for Approval**

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

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

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

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.

CenterPoint: 1) Split easement on the north border – Because it is not the same owner, recording information is needed for the 7'UE.

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)

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

Holderrieth road plans need to be approved before subdivision plans

UVE should be checked at Belair Stud Dr and Holderrieth Rd. UVE exhibit should be emailed to

TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 04/29/2021  
**Plat Name:** Amira Sec 19  
**Developer:** Beazer Homes Texas, LP  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No/Type:** 2021-0848 C3F

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 2  
**Action Date:** 04/29/2021  
**Plat Name:** Amira Sec 20  
**Developer:** Beazer Homes Texas, LP  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No/Type:** 2021-0851 C3F

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

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Total Acreage:	26.3260	Total Reserve Acreage:	1.8200
Number of Lots:	90	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286Q	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

052. Holderrieth Road  
Cypress Heights Drive Sec 3, and Cypress Heights Drive Sec 2. must be recorded prior to or simultaneously with this plat.

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 04/29/2021  
**Plat Name:** Amira Sec 20  
**Developer:** Beazer Homes Texas, LP  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No/Type:** 2021-0851 C3F

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

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CenterPoint: 1) Blk 3, Lot 29 & 30 – Side UE to be labeled.  
2) Blk 1, Lot 21-30 – UEs should not protrude or surpass BLs.  
3) Blk 2, Lot 2 – Side UE to be labeled.

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)  
Holderrieth Road will need to be recorded prior to or simultaneously with this plat(Chapter 42-120)  
Holderrieth road plans need to be approved before subdivision plans  
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)  
County recommends continuous curve along Cypress Heights Drive  
Traffic signal warrant analysis per TMUTCD chapter 4C should be provided at Cypress Heights Drive and Holderrieth Road before the review of construction plan.  
UVE should be checked at Riding Spur Rd and Cypress Heights Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)  
UVE should be check at Belair Stud Blvd and Holderrieth Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (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:** 3  
**Action Date:** 04/29/2021  
**Plat Name:** Amira Sec 21  
**Developer:** Beazer Homes Texas, LP  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No/Type:** 2021-0852 C3F

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

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Total Acreage:	16.2900	Total Reserve Acreage:	1.0570
Number of Lots:	76	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286U	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

052. Cypress Heights Drive Street Dedication Sec 4 and MTF Holderrieth Road must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3))

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 3  
**Action Date:** 04/29/2021  
**Plat Name:** Amira Sec 21  
**Developer:** Beazer Homes Texas, LP  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No/Type:** 2021-0852 C3F

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

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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.

CenterPoint: Reserve C cannot be within the 14' UE lots 26-49, I assume the 25'BL in these lots is for Reserve C. UE's should not protrude or surpass Building Lines.  
Lot 25 Needs a 14' UE instead of 10'. A 14' utility easements should be used for any dry utilities exclusive to CNP facilities and shared.

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 a continuous curve along Cypress Heights Drive  
Cypress Heights Drive and Holderrieth Road will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)  
Holderrieth road plans need to be approved before subdivision plans  
UVE should be checked at Riding Spur Rd and Cypress Heights Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)  
UVE should be checked at Cypress Heights Dr and Holderrieth Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (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:** 4  
**Action Date:** 04/29/2021  
**Plat Name:** Augusta Addition partial replat no 5  
**Developer:** South by Northwest, LP  
**Applicant:** Karen Rose Engineering and Surveying  
**App No/Type:** 2021-0855 C3F

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

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Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

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#### ***Conditions and Requirements for Approval***

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

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

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 04/29/2021  
**Plat Name:** Augusta Addition partial replat no 5  
**Developer:** South by Northwest, LP  
**Applicant:** Karen Rose Engineering and Surveying  
**App No/Type:** 2021-0855 C3F

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

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HPW- TDO- Traffic: 04/23/2021  
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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

2. Driveway Placement on Corner Lot (Residential)(Lot 1)

Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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

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

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

HPW-OCE- Drainage and Utility: Detention 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:** 5  
**Action Date:** 04/29/2021  
**Plat Name:** Avalon at Cypress Mason Road Street Dedication Sec 3  
**Developer:** Taylor Morrison of Texas, Inc., a Texas corporation  
**Applicant:** BGE, Inc.  
**App No/Type:** 2021-0923 C3F

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

Total Acreage:	4.0630	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 437
County	Zip	Key Map ©	City / ETJ
Harris	77433	405D	ETJ

#### ***Conditions and Requirements for Approval***

013. Provide written approval of plat with Recordation Package from the following pipeline company(s). (Seminole Pipeline Company)

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. Avalon at Cypress Mason Road Street Dedication Sec 2 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)

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:** 5  
**Action Date:** 04/29/2021  
**Plat Name:** Avalon at Cypress Mason Road Street Dedication Sec 3  
**Developer:** Taylor Morrison of Texas, Inc., a Texas corporation  
**Applicant:** BGE, Inc.  
**App No/Type:** 2021-0923 C3F

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

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HPW-HW- IDS: approve

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

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

HPW-OCE- Drainage and Utility: No comments

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

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

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

Left turn lane will be required for southbound traffic on Mason Rd at Bridge Creek Terrace Dr (COH geometric Design guidelines, 10-25)

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 04/29/2021  
**Plat Name:** Bellfort Farms Sec 1  
**Developer:** Meritage Homes  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2021-0801 C3P

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

Total Acreage:	25.6810	Total Reserve Acreage:	5.7860
Number of Lots:	89	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	525Z	ETJ

#### **Conditions and Requirements for Approval**

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

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

The below comments were made by other agencies during this review period. These comments 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: 04/09/2021

The turnaround design is inadequate at the terminus of Bellfort Farms Lane.

- Fort Bend Engineer: 1) Confirm remainder church tract is greater than 10 acres or it will also be required to plat  
2) Block length variance required through FBC  
3) Why is the proposed extension of Virginia Drive offset from the original submittal when no boundaries or callouts have been changed?  
4) Submit FP to FBC for formal review  
5) This is not considered a formal review by FBC as not all review comments are provided in this portal

HPW-HW- IDS: APPROVED

CenterPoint: BLK 2 L39: 10'UE cannot lie inside Res F as it's use is for drainage.

HPW-OCE- Drainage and Utility: No comments



**PLANNING &  
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## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 6  
**Action Date:** 04/29/2021  
**Plat Name:** Bellfort Farms Sec 1  
**Developer:** Meritage Homes  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2021-0801 C3P

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 7  
**Action Date:** 04/29/2021  
**Plat Name:** Benys Estate partial replat no 1  
**Developer:** Highgate Ventures, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2021-0899 C3F

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

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Total Acreage:	0.4438	Total Reserve Acreage:	0.0046
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

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#### ***Conditions and Requirements for Approval***

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

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

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.



**Agenda Item:** 7  
**Action Date:** 04/29/2021  
**Plat Name:** Benys Estate partial replat no 1  
**Developer:** Highgate Ventures, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2021-0899 C3F

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

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HPW- TDO- Traffic: 04/21/2021  
No comments.

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

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

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

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

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

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

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

#### 2. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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 on one side (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](mailto:Paula.Hunter2@houstontx.gov)

CenterPoint: 5' Building Lines are required in place of all 3' Building Lines.

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

Master W.M.E. is required.

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

HPW-HW- IDS: For the creation of 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](https://www.houstonpermittingcenter.org)

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





**PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 7  
**Action Date:** 04/29/2021  
**Plat Name:** Benys Estate partial replat no 1  
**Developer:** Highgate Ventures, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2021-0899 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:** 04/29/2021  
**Plat Name:** Breckenridge East Sec 1  
**Developer:** D.R. Horton-Texas, LTD.  
**Applicant:** DHI Engineering, LLC  
**App No/Type:** 2021-0900 C3P

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

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Total Acreage:	47.7670	Total Reserve Acreage:	3.3379
Number of Lots:	258	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 82
County	Zip	Key Map ©	City / ETJ
Harris	77373	293Z	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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:** 8  
**Action Date:** 04/29/2021  
**Plat Name:** Breckenridge East Sec 1  
**Developer:** D.R. Horton-Texas, LTD.  
**Applicant:** DHI Engineering, LLC  
**App No/Type:** 2021-0900 C3P

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

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CenterPoint: "If easements are to be platted outside the boundaries of the subdivision the City of Houston requires a separate recorded instrument granting the easement for the adjoining portion of the split and the recorded information should be noted on the plat. I am referring to the 7/7 splits".

HPW- TDO- Traffic: 04/21/2021

No comments.

Addressing: ABALONE CRESCENT sounds too similar to already existing "AVALON CREST", please choose a more unique name to avoid confusion during emergencies.

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 need to be recorded prior to or simultaneously with this PLAT (Chapter 42-212)

INO letter for pipeline crossing should be submitted prior to plan approval (HC-permit regs, 5.06)

Cypresswood Heights Dr will need to be paved to Harris County standards for access (Harris County permit regulations)

limited scope TIA required to determine median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)

C1 and C12 should be 35 feet not 30 (COH geometric Design guidelines, 10-22)

UVE should be checked at Breckenridge Heights Ln at Cypresswood Heights Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (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:** 9  
**Action Date:** 04/29/2021  
**Plat Name:** Breckenridge East Sec 2  
**Developer:** D.R. Horton-Texas, LTD.  
**Applicant:** DHI Engineering, LLC  
**App No/Type:** 2021-0903 C3P

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

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Total Acreage:	30.4180	Total Reserve Acreage:	2.7734
Number of Lots:	172	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 82
County	Zip	Key Map ©	City / ETJ
Harris	77373	293V	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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

052. Detention between sec 1&2 must be recorded prior to or simultaneously with this plat.

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 04/29/2021  
**Plat Name:** Breckenridge East Sec 2  
**Developer:** D.R. Horton-Texas, LTD.  
**Applicant:** DHI Engineering, LLC  
**App No/Type:** 2021-0903 C3P

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

---

CenterPoint: "If easements are to be platted outside the boundaries of the subdivision the City of Houston requires a separate recorded instrument granting the easement for the adjoining portion of the split and the recorded information should be noted on the plat. I am referring to the 7/7 splits".  
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: MORNING VISTA DRIVE - Duplicate in non-reserved streets: MORNING VISTA ROAD. Please change street name to something more unique.

MANORA HILL DRIVE - Sound-alike duplicate streets found: MANORHILL. Please change street name to something more unique.

CORAL KEYS DRIVE - Sound-alike duplicate streets found: CORAL KEY. 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. (HC) (COH-Chapter 42)

Breckenridge East Sec 1 or Cypresswood Heights Dr will need to be constructed to harris county standards for access (Harris County permit regulations)

easements outside of PLAT boundary need to be recorded prior to recordation (Chapter 42-212)

UVE should be checked at Breckenridge Vista Dr and Cypresswood Heights Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (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:** 10  
**Action Date:** 04/29/2021  
**Plat Name:** Breckenridge Park West Sec 2  
**Developer:** Woodmere Development Co., LTD  
**Applicant:** Vogler & Spencer Engineering, Inc.  
**App No/Type:** 2021-0856 C3F

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

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Total Acreage:	8.0250	Total Reserve Acreage:	0.3013
Number of Lots:	41	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	77373	293Y	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (Record.doc)

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

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

The Planning Commission granted a variance to allow landscape reserves to be replatted into lots and for a subdivision to have an unique name subject to specific conditions on 04/15/2021. The variance approval was contingent on the proposed land use. Any change of land use that is not allowed per 42-193 would make the variance approval invalid and require a 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 10  
**Action Date:** 04/29/2021  
**Plat Name:** Breckenridge Park West Sec 2  
**Developer:** Woodmere Development Co., LTD  
**Applicant:** Vogler & Spencer Engineering, Inc.  
**App No/Type:** 2021-0856 C3F

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

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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)  
Sec 1 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)  
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)  
Verify with city that alpine Valley Drive meets intersection spacing per Chapter 42  
Required UVE has been shown on the plat and should be shown on construction plan also (chapter 10-COH geometric design guidelines, 10-23)

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 11  
**Action Date:** 04/29/2021  
**Plat Name:** Bridge Creek Sec 8  
**Developer:** WLH Communities- Texas LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2021-0887 C3P

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

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Total Acreage:	10.2700	Total Reserve Acreage:	2.3828
Number of Lots:	39	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 437
County	Zip	Key Map ©	City / ETJ
Harris	77433	406A	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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

052. Avalon at Cypress Mason Road Street Dedication 1, 2, & 3; Bridge Creek Terrace Drive and Avalon Cove Drive Street Dedication; and Bridge Creek Sec 7 must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

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

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

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

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

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 04/29/2021  
**Plat Name:** Bridge Creek Sec 8  
**Developer:** WLH Communities- Texas LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2021-0887 C3P

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 12  
**Action Date:** 04/29/2021  
**Plat Name:** Bridge Creek Sec 9  
**Developer:** WLH Communities- Texas LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2021-0888 C3P

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

Total Acreage:	13.3500	Total Reserve Acreage:	2.9500
Number of Lots:	55	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 437
County	Zip	Key Map ©	City / ETJ
Harris	77433	405D	ETJ

#### ***Conditions and Requirements for Approval***

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

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

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

052. Avalon at Cypress Mason Road Street Dedication 1, 2, & 3; Bridge Creek Terrace Drive and Avalon Cove Drive Street Dedication must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

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

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

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

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

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 04/29/2021  
**Plat Name:** Bridge Creek Sec 9  
**Developer:** WLH Communities- Texas LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2021-0888 C3P

---

**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:** 04/29/2021  
**Plat Name:** Bridgeland Central Sec 1  
**Developer:** Bridgeland Development, LP, a Maryland limited partnership  
**Applicant:** BGE, Inc.  
**App No/Type:** 2021-0956 C3F

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

---

Total Acreage:	18.2200	Total Reserve Acreage:	2.1740
Number of Lots:	149	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	365R	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(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:** 13  
**Action Date:** 04/29/2021  
**Plat Name:** Bridgeland Central Sec 1  
**Developer:** Bridgeland Development, LP, a Maryland limited partnership  
**Applicant:** BGE, Inc.  
**App No/Type:** 2021-0956 C3F

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

---

HPW-HW- IDS: Approved

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

CenterPoint: I am aware of the variances in which one is to allow 0' Building lines along public streets on lots accessible by private alleys, but BL's are required on lots that do not apply to the variant.

Any private roads and/or private access would be preferred to be also dedicated as PUE and identified as such within the notes or legend.

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

Addressing: PENNYBACKER BRIDGE DRIVE - Street name ends with street type 'BRIDGE'.

LAKE AUSTIN STREET - Sound-alike duplicate streets found: LAKE HOUSTON, N LAKE HOUSTON PARKWAY. 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)

Pennybacker Bridge Drive has a double suffix. Remove "Drive" to match preliminary plat Chapter 41)

Recommend minimum 4 foot building line along private alley

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

Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, left turn lane requirements, median openings, guest parking and parking restrictions. (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

<b>Agenda Item:</b>	14	<b>Staff Recommendation:</b>	Withdraw
<b>Action Date:</b>	04/29/2021		
<b>Plat Name:</b>	Bridgeland Parkland Village Sec 54		
<b>Developer:</b>	Bridgeland Development, LP		
<b>Applicant:</b>	R.G. Miller Engineers		
<b>App No/Type:</b>	2021-0891 C3F		

---

Total Acreage:	20.4900	Total Reserve Acreage:	1.4310
Number of Lots:	97	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366X	ETJ

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#### ***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.

CenterPoint: 1.Because all the alleys are marked as private, any private roads and/or Private Access Easements (PAE) would be preferred to be also dedicated as PUE and identified as such within the notes or legend.

2.Need 14' UE lots 8, 9, 10, 12, 13, 14, 15, BLK 1  
Need 14' UE lots 9-15, BLK 2  
Need 14' UE lots 7-13, BLK 3  
Need 14' UE lots 6-11, BLK 4  
Need 14' UE Lots 1-5,, BLK 5  
Need 14' UE lots 1-9, BLK 6

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

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

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

Sec 49 will need to be recorded prior to or simultaneously with this plat (chapter 42-120)

Provide minimum 4' building line for private alley

Construction plan (Project Number 2006110107) has not been approved

Required UVEs have been shown on the plat and should be shown on construction plan also



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 14  
**Action Date:** 04/29/2021  
**Plat Name:** Bridgeland Parkland Village Sec 54  
**Developer:** Bridgeland Development, LP  
**Applicant:** R.G. Miller Engineers  
**App No/Type:** 2021-0891 C3F

**Staff Recommendation:**  
Withdraw

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 15  
**Action Date:** 04/29/2021  
**Plat Name:** Camillo Lakes Sec 6  
**Developer:** Camillo Lakes, LTD., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2021-0892 C3F

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

---

Total Acreage:	15.3900	Total Reserve Acreage:	3.1554
Number of Lots:	119	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	444H	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

The below comments were made by other agencies during this review period. These comments 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:** 15  
**Action Date:** 04/29/2021  
**Plat Name:** Camillo Lakes Sec 6  
**Developer:** Camillo Lakes, LTD., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2021-0892 C3F

**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.

CenterPoint: Please depict Easement 20140556986 on the PLAT.

20140556984 is depicted but not 20140556986.

Addressing: Street name "MORATA" sounds too similar to already existing "MAURITA" & "MERIDA", 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)

Increase C25 to 35' and C7 to 60' for better vehicle movements around bend

Add an additional 5' radii by plat separately to C1 for future signal

Recommend minimum 28' lot frontage around knuckles

Plan and PLAT need to be approved by CIP project manager Nawaraj Panta prior to recordation (HC-permit regs, 5.06)

limited scope TIA required to determine median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)

UVE should be checked at Goldoni Dr and Galileo Way. UVE exhibit should be emailed to

TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked at Galileo Way and Clay Rd. UVE exhibit should be emailed to

TPDUVE@eng.hctx.net (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:** 04/29/2021  
**Plat Name:** CenterPoint Energy Hiram Clarke Training Facility  
**Developer:** CenterPoint Energy Houston Electric, LLC  
**Applicant:** BGE, Inc.  
**App No/Type:** 2021-0906 C2

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

---

Total Acreage:	15.5200	Total Reserve Acreage:	15.5200
Number of Lots:	0	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	77045	571D	City

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#### ***Conditions and Requirements for Approval***

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

100. If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time. Sec 42-251

134.08. Add to general notes on face of plat: This property(s) is located in Park Sector number 8. 42-1, Division 7

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 16  
**Action Date:** 04/29/2021  
**Plat Name:** CenterPoint Energy Hiram Clarke Training Facility  
**Developer:** CenterPoint Energy Houston Electric, LLC  
**Applicant:** BGE, Inc.  
**App No/Type:** 2021-0906 C2

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

---

HPW- TDO- Traffic: 04/21/2021  
No comments.

HPW-OCE-Traffic: 1. Please coordinate with TxDOT for any work in US Highway 90. Any work in the state right-of-way requires TxDOT approval.

Parks and Recreation: Add park sector to notes

CenterPoint: After review of the plat in City of Houston Plat Tacker 2021-0906, the plat requires:

Transmission Review: This plat is in close proximity to a CenterPoint Energy Transmission Corridor and requires further review with the transmission department. Your Transmission Contact is:  
Bobby Sloan at robert.sloan@centerpointenergy.com.  
Please review the attached letter for further instructions.

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

HPW-HW- IDS: For the creation of an unrestrictive 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](http://houstonpermittingcenter.org)

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

Addressing: Please add Main Street also to US Highway 90 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:** 17

**Action Date:** 04/29/2021

**Plat Name:** Champions Oak Sec 3

**Developer:** Woodmere Development Co., LTD.

**Applicant:** IDS Engineering Group

**App No/Type:** 2021-0909 C3P

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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Total Acreage:	14.0470	Total Reserve Acreage:	1.1280
Number of Lots:	74	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77066	370H	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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

052. Champions Oak Sec 1 must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

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

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 17  
**Action Date:** 04/29/2021  
**Plat Name:** Champions Oak Sec 3  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** IDS Engineering Group  
**App No/Type:** 2021-0909 C3P

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

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CenterPoint: 1. All abbreviations must be defined on the plat, in the legend, or in the notes this plat is missing:  
PVT, PAE, PUE.

2. CNP would prefer that any private roads and/or Private Access Easements (PAE) to also be dedicated as a Public Utility Easement (PUE) and identified as such within the notes or legend.

3. Acreage in title block and dedication differ.

4. Tract seems to be a replat of a portion of Glorious Way Sec 1, plat attached, no title report included in documents.

5. BLK 1 L1-2 BLK 2: Split Easements: Adjacent tract label is missing.

If the UE is split between subdivisions the developer must:

1-Own both tracts of land, evidenced by a label with acreage and deed recording reference.

6. BLK 1 L29-30 BLK 2 L1: BL labels are missing.

7. CenterPoint records show the following existing utility easement(s) that should be included on the proposed plat. If you require a release attached is a release application. Copies are attached.

Recorded in CF#: C128755 / v6006p390 HCDR

END

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. (HC) (COH-Chapter 42)

Utility easements outside of PLAT boundary need to be recorded prior to recordation (COH-Chapter 42-212)

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 18  
**Action Date:** 04/29/2021  
**Plat Name:** Chandra at Louetta  
**Developer:** 3104 LOUETTA RD TRUST  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2021-0834 C2

**Staff Recommendation:**  
Defer for further study and  
review

---

Total Acreage:	6.0390	Total Reserve Acreage:	6.0390
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77388	291Z	ETJ

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#### ***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. Sec 42-41(14).

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 18  
**Action Date:** 04/29/2021  
**Plat Name:** Chandra at Louetta  
**Developer:** 3104 LOUETTA RD TRUST  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2021-0834 C2

**Staff Recommendation:**  
Defer for further study and  
review

---

HPW- TDO- Traffic: 04/09/2021

No comments.

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

CenterPoint: Identify all abbreviations on plat

Vicinity Map Wrong

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)

Incorrect vicinity map (chapter 42)

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

25' building line is required per ordinance (Chapter 42)

Discussion is needed about access to northern property

Limited scope TIA required to determine driveway location 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19  
**Action Date:** 04/29/2021  
**Plat Name:** City Gate Detention Reserves Sec 1  
**Developer:** D.R. Horton-Texas, LTD.  
**Applicant:** DHI Engineering, LLC  
**App No/Type:** 2021-0898 C3F

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

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Total Acreage:	12.9220	Total Reserve Acreage:	8.7470
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	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	77047	573K	City

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#### ***Conditions and Requirements for Approval***

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

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

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





**Agenda Item:** 19  
**Action Date:** 04/29/2021  
**Plat Name:** City Gate Detention Reserves Sec 1  
**Developer:** D.R. Horton-Texas, LTD.  
**Applicant:** DHI Engineering, LLC  
**App No/Type:** 2021-0898 C3F

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

---

HPW- TDO- Traffic: 04/21/2021  
No comments.

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

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

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

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

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

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

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

#### 2. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

CenterPoint: CenterPoint records show the Transmission Review is still pending (letter attached).

2021-0898 see 2021-0067B

HPW-HW- IDS: For the creation of 3 lots and 3 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](http://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](mailto:wcrtechs@houstontx.gov).**

HPW-OCE- Drainage and Utility: No comments

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 20  
**Action Date:** 04/29/2021  
**Plat Name:** City Gate Sec 8  
**Developer:** D.R. Horton-Texas, LTD.  
**Applicant:** DHI Engineering, LLC  
**App No/Type:** 2021-0723 C3P

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

---

Total Acreage:	17.9370	Total Reserve Acreage:	2.2770
Number of Lots:	141	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	573K	City

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#### ***Conditions and Requirements for Approval***

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

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

052. City Gate Sec 7 must be recorded prior to or simultaneously with this plat.

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 20  
**Action Date:** 04/29/2021  
**Plat Name:** City Gate Sec 8  
**Developer:** D.R. Horton-Texas, LTD.  
**Applicant:** DHI Engineering, LLC  
**App No/Type:** 2021-0723 C3P

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

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HPW- TDO- Traffic: 04/12/2021

No comments.

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

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

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

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

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

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

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

#### 2. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

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

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

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

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

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

CenterPoint: Transmission Review - See request 2/1/2021

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 04/29/2021  
**Plat Name:** Commercial Plaza  
**Developer:** Commercial Plaza  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2021-0808 C2

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

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Total Acreage:	14.0350	Total Reserve Acreage:	14.0350
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	77038	411H	ETJ

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy. Ch. 42
203. Provide complete Recordation Package when submitting plat for recordation. Sec 42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(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:** 21  
**Action Date:** 04/29/2021  
**Plat Name:** Commercial Plaza  
**Developer:** Commercial Plaza  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2021-0808 C2

**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)

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

Dedicate 30' ROW dedication to centerline

limited scope TIA required to determine driveway location and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)

CenterPoint: Title report references easements that are not shown on the plat.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 22  
**Action Date:** 04/29/2021  
**Plat Name:** Cypress Heights Drive Street Dedication Sec 4  
**Developer:** Beazer Homes Texas, LP  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No/Type:** 2021-0854 C3F

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

Total Acreage:	1.7450	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.

052. Holderrieth Road Cypress Heights Drive Sec 3, and Cypress Heights Drive Sec 2 must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

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

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

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

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

Recommend continuous curve along east and west ROW lines

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

Verify if additional ROW is needed for sec 21 to raise road elevation across channel

Traffic Signal warrant analysis per TMUTCD chapter 4C will be required at Cypress Heights Dr and Holderrieth Rd before the review of construction plan

Recommend minimum of 100 foot tangent for Cypress Heights Dr at Holderrieth Rd.



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 22  
**Action Date:** 04/29/2021  
**Plat Name:** Cypress Heights Drive Street Dedication Sec 4  
**Developer:** Beazer Homes Texas, LP  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No/Type:** 2021-0854 C3F

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 23  
**Action Date:** 04/29/2021  
**Plat Name:** Cypress Oaks North Sec 1  
**Developer:** jnc development  
**Applicant:** Vogler & Spencer Engineering, Inc.  
**App No/Type:** 2021-0849 C3F

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

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Total Acreage:	31.5030	Total Reserve Acreage:	9.5820
Number of Lots:	150	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	406J	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

The below comments were made by other agencies during this review period. These comments 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:** 23  
**Action Date:** 04/29/2021  
**Plat Name:** Cypress Oaks North Sec 1  
**Developer:** jnc development  
**Applicant:** Vogler & Spencer Engineering, Inc.  
**App No/Type:** 2021-0849 C3F

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

---

HPW-HW- IDS: Approve

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

CenterPoint: Further depiction needed for easements in the following: Block 1, Lots 1,2,8,14,17, 21, 25, 26, 29, 40 Block 2, Reserve I, Lots 4-10, Reserve H Block 3, Lots 2, 13, Reserve J, 22, 33, 35 Block 4, Lots 6, 14, 21, 30 Block 5, Lot 3 Block 6, Lots 5, 18, 27, Reserve G.

Addressing: Pursuant to Ch.41 Code of Ordinance, a street name shall change at a near 90 degree bend.

Therefore, please change / add a street name at North end of bend in Tuscan Cypress Drive

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 minimum 21' tangent distance for corner lots. See markup.

NB and SB left turn lane will be required on Westgreen Blvd at Cypress Juniper Drive (Traffic) (COH geometric Design guidelines, 10-25)

Sidewalk should be extended to existing school sidewalks.

Required UVEs have been shown on the plat and should be shown on construction plan also (chapter 10-COH geometric design guidelines, 10-23)

Verify that utilities will not be under pavement when Longenbaugh is constructed (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:** 24  
**Action Date:** 04/29/2021  
**Plat Name:** Cypresswood Point Sec 12  
**Developer:** Woodmere Development., LTD.  
**Applicant:** IDS Engineering Group  
**App No/Type:** 2021-0886 C3P

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

Total Acreage:	51.0740	Total Reserve Acreage:	41.7770
Number of Lots:	41	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:	Hunter's Glen MUD
County	Zip	Key Map ©	City / ETJ
Harris	77338	334L	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. Sec 42-40(c) & 44(1)
063. All appropriate engineering and surveying data shall be shown. Sec 42-42 & 44
064. Provide all dedication acknowledgements and certificates on the face of the plat. (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-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. (HC) (COH-Chapter 42)

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

UVE should be checked at Pastel Sky Way and Cypresswood Point Ave. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (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:** 24  
**Action Date:** 04/29/2021  
**Plat Name:** Cypresswood Point Sec 12  
**Developer:** Woodmere Development., LTD.  
**Applicant:** IDS Engineering Group  
**App No/Type:** 2021-0886 C3P

---

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 25  
**Action Date:** 04/29/2021  
**Plat Name:** Dunham Pointe Model Court Sec 2  
**Developer:** Mason Westgreen LP, a Texas limited partnership  
**Applicant:** BGE, Inc. - Land Planning  
**App No/Type:** 2021-0863 C3P

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

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Total Acreage:	1.1770	Total Reserve Acreage:	0.0000
Number of Lots:	3	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	366A	ETJ

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#### ***Conditions and Requirements for Approval***

040.1. Show all lot sizes in square feet on the face of the plat.

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown 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. Dunham Pointe Model Court Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

- 1.) Specify lot designation for parcels 1-3.
- 2.) 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:** 25  
**Action Date:** 04/29/2021  
**Plat Name:** Dunham Pointe Model Court Sec 2  
**Developer:** Mason Westgreen LP, a Texas limited partnership  
**Applicant:** BGE, Inc. - Land Planning  
**App No/Type:** 2021-0863 C3P

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

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HPW-HW- IDS: Approve  
CenterPoint: Approved as a Preliminary Plat.

NOTE to BGE "If easements are to be platted outside the boundaries of the subdivision the City of Houston requires a separate recorded instrument granting the easement for the adjoining portion of the split and the recorded information should be noted on the plat. I am referring to the 7/7 splits".

A Blanket Easement is pending.

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

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

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 26  
**Action Date:** 04/29/2021  
**Plat Name:** Estates of Muoneke  
**Developer:** Action Surveying  
**Applicant:** Action Surveying  
**App No/Type:** 2021-0632 C2

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

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Total Acreage:	4.1930	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327U	ETJ

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#### ***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. Sec 42-41(2)

126. Add Single Family Residential plat notes: 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. 42-1

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 26  
**Action Date:** 04/29/2021  
**Plat Name:** Estates of Muoneke  
**Developer:** Action Surveying  
**Applicant:** Action Surveying  
**App No/Type:** 2021-0632 C2

**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)

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 27  
**Action Date:** 04/29/2021  
**Plat Name:** Farm League Fields  
**Developer:** KA Associates, LLC  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2021-0868 C2

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

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Total Acreage:	11.1823	Total Reserve Acreage:	11.1823
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	290W	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

The below comments were made by other agencies during this review period. These comments 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:** 04/29/2021  
**Plat Name:** Farm League Fields  
**Developer:** KA Associates, LLC  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2021-0868 C2

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

---

CenterPoint: 1. CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: Eagle Ln & Eagle Ln

2. CenterPoint records show the following existing utility easement(s) that should be included on the proposed plat. If you require a release attached is a release application. Copies are attached.  
Recorded in CF#: D996078  
END

HPW-HW- IDS: Approve

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 28  
**Action Date:** 04/29/2021  
**Plat Name:** Flagstone GP  
**Developer:** Humble Joint Venture 1, LLC  
**Applicant:** Meta Planning + Design LLC  
**App No/Type:** 2021-0926 GP

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

Total Acreage:	98.7000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 454
County	Zip	Key Map ©	City / ETJ
Harris	77338	334K	ETJ

#### ***Conditions and Requirements for Approval***

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

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

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

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

143. Minimum intersection spacing along a local street shall be 75 feet. Sec 42-128

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

150. Provide a second point of access to a public street when the total number of lots exceeds 150. Sec 42-189

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. Sec 42-127

165. The minimum centerline radius for a major thoroughfare is 2000 feet. A tangent distance of at least 100 feet shall separate reverse curves. Sec 42-132

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

The below comments were made by other agencies during this review period. These comments 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:** 04/29/2021

**Plat Name:** Flagstone GP

**Developer:** Humble Joint Venture 1, LLC

**Applicant:** Meta Planning + Design LLC

**App No/Type:** 2021-0926 GP

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

HPW-HW- IDS: approve

HPW-OCE- Drainage and Utility: No comments

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

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

Consider pedestrian access for future Aldine ISD facility

Coordinate with Flood Control when applicable PLAT is submitted

Width of road across from Cypresswood Point Ave should match (HC-permit regs)

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

Developer will be responsible for traffic signal modifications

NB left turn lanes are required at both roadways connecting to Cypresswood Dr (COH geometric Design guidelines, 10-25)

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 29  
**Action Date:** 04/29/2021  
**Plat Name:** Foster Place partial replat no 8  
**Developer:** Cortina  
**Applicant:** Elda Cortina  
**App No/Type:** 2021-0867 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	533R	City

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#### ***Conditions and Requirements for Approval***

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

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

The below comments were made by other agencies during this review period. These comments 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:** 04/29/2021  
**Plat Name:** Foster Place partial replat no 8  
**Developer:** Cortina  
**Applicant:** Elda Cortina  
**App No/Type:** 2021-0867 C3F

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

---

HPW- TDO- Traffic: 04/23/2021

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

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

2. Driveway Placement on Corner Lot (Residential)(Lot 1)

Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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

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

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

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

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

CenterPoint: Note 10 should read "This area..."

Map refers to Note 12, there is no note 12.

GHBA language is incorrect, see attached.

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



**Agenda Item:** 30  
**Action Date:** 04/29/2021  
**Plat Name:** Garden Acres Landing  
**Developer:** Legion Builders  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2021-0879 C3F

**Staff Recommendation:**  
 Defer further deed rests  
 review reqd

Total Acreage:	0.9989	Total Reserve Acreage:	0.0626
Number of Lots:	19	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453E	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) Sec 42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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: 04/21/2021  
 No comments.

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 30  
**Action Date:** 04/29/2021  
**Plat Name:** Garden Acres Landing  
**Developer:** Legion Builders  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2021-0879 C3F

**Staff Recommendation:**  
Defer further deed rests  
review reqd

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#### 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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 on one side (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](mailto:Paula.Hunter2@houstontx.gov)

- 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 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).

CenterPoint: A 10' BL is requested.

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

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

HPW-HW- IDS: For the creation of 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](http://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](mailto:wcrtechs@houstontx.gov).**

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 31  
**Action Date:** 04/29/2021  
**Plat Name:** Harris County MUD no 148 Lift Station no 2  
**Developer:** Harris County Municipal Utility District No 148  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2021-0902 C2

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

Total Acreage:	0.2610	Total Reserve Acreage:	0.2610
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 148
County	Zip	Key Map ©	City / ETJ
Harris	77044	416K	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) Sec 42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

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

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

Plans may need to show temporary connection from existing median opening to lift station driveway

Label 10' building line (Chapter 42)

C1 should be 30' radii. Adjust ROW line to line up with ROW line across street (COH geometric Design guidelines, 10-22)

UVE should be checked at Greensbrook Forest Dr at Ralston Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 31  
**Action Date:** 04/29/2021  
**Plat Name:** Harris County MUD no 148 Lift Station no 2  
**Developer:** Harris County Municipal Utility District No 148  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2021-0902 C2

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

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



**Agenda Item:** 32  
**Action Date:** 04/29/2021  
**Plat Name:** Highland Commons  
**Developer:** Cityside Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2021-0942 C3P

**Staff Recommendation:**  
 Defer Additional  
 information reqd

Total Acreage:	7.2698	Total Reserve Acreage:	0.6497
Number of Lots:	108	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	City

***Conditions and Requirements for Approval***

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

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. (233)

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

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

- 1.) Fire hydrant must be provided within 100' of entrance. Provide appropriate fire hydrant layout with final submission
- 2.) Coordinate with HPW-OCE Traffic regarding agency comments about 75' spacing from median nose.
- 3.) Provide 5' ROW dedication for Mansfield Road and provide adjusted 10' BL and "Access Denied" note for lots rearing on Mansfield.

***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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: 04/21/202

Recommend to include space available for parking on Reserve A, and Reserve B, Reserve D & E, have to be 9-foot-wide the plat shows 8-foot wide.

HPW-OCE-Traffic: 1. 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.

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."



**Agenda Item:** 32  
**Action Date:** 04/29/2021  
**Plat Name:** Highland Commons  
**Developer:** Cityside Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2021-0942 C3P

**Staff Recommendation:**  
Defer Additional  
information reqd

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"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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

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

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

The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01).

HPW-OCE- Drainage and Utility: Detention is required.  
Stormwater quality permit is required.  
Master W.M.E. is required.

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

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](http://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](mailto:wcrtechs@houstontx.gov).**

CenterPoint: Please add the above attached Easement to Plat

Any Private roads and/or Private Access Easements(PAE) would be preferred to be also dedicated as PUE and identified as such within the plat, notes or legend.

Utilities easement should be dedicated for subdivisions in the rear or front of lots.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 04/29/2021  
**Plat Name:** Hollister Reserve GP  
**Developer:** BREEN ROAD I USICV LLC  
**Applicant:** BGE, Inc.  
**App No/Type:** 2021-0893 GP

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

Total Acreage:	48.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77040	410M	City/ETJ

#### ***Conditions and Requirements for Approval***

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

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

047. Make minor corrections and additions as indicated on the marked file copy. Address stub street (Hannon Drive, Sec 42-135).

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

The below comments were made by other agencies during this review period. These comments 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:** 33  
**Action Date:** 04/29/2021  
**Plat Name:** Hollister Reserve GP  
**Developer:** BREEN ROAD I USICV LLC  
**Applicant:** BGE, Inc.  
**App No/Type:** 2021-0893 GP

**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 - Need to show and label Drainage Channel E122-00-00 with top of banks on the plat (where the drainage easement is).

Parks and Recreation: General plan add applicable park notes and table upon adding dwelling units

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)

Road improvements may be required on Hollister if access is taken off of Hollister Drive

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation of section plat (.TLGC-242.001h)D\_

Limited scope TIA will be required to determine driveway location and left turn lane requirements on Hollister Dr for future development (HC-permit regs, 12.02)

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

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



**Agenda Item:** 34  
**Action Date:** 04/29/2021  
**Plat Name:** Imperial Heights Park  
**Developer:** Benchmark Engineering Corp.  
**Applicant:** Benchmark Engineering Corporation  
**App No/Type:** 2021-0734 C3F

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	2.4983	Total Reserve Acreage:	0.1794
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452M	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.
148. Change street name(s) as indicated on the marked file copy. (133-134)
157. Provide streets names for each street. (133-134)
158. Provide for the dedication of sufficient widening for Thornton Road as indicated on the marked file copy.
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 1.) 10' Dedication must be made to Thornton Road.  
2.) Stubs of Alvia Run Court must be widened to 28' and meet IDM standards.  
3.) Coordinate with Addressing and/or Revise "Court" Suffix for street names.  
4.) "Common Access" area shown on plat must be a Type 2 PAE or a variance request must be submitted in order to have alley/shared drive access off a Type 2 PAE.

**For Your Information:**

The below comments were made by other agencies during this review period. These comments 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: 1. A 10' wide existing easement will need to be depicted on the plat, see attached document.  
2. A 10' BL is requested.  
3. Utility Easements (UEs) should be dedicated (minimum of 14' or 16') for subdivisions in rear or front of lots for subdivision.  
a. 14' utility easements should be used for any dry utilities, exclusive to CNP facilities and shared.  
b. 16' utility easements should be used when it is anticipated that wet utilities are to share the easement (i.e., water or sewer pipes)  
c. Side-lot easements should be 10' wide perimeter or 5' on either side of lot line.



**Agenda Item:** 34  
**Action Date:** 04/29/2021  
**Plat Name:** Imperial Heights Park  
**Developer:** Benchmark Engineering Corp.  
**Applicant:** Benchmark Engineering Corporation  
**App No/Type:** 2021-0734 C3F

**Staff Recommendation:**  
Defer Additional  
information reqd

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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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

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

## 3. Street Widening Requirements

Provide a survey calling out the pavement width of the adjacent streets. 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). Please contact Ms. Paula Hunter from Traffic Operations at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@houstontx.gov)

- 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 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).

HPW- TDO- Traffic: 4/12/21

No comments

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

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

Addressing: Incorrect use of the street type "COURT", only can be used for street segments ending in a cul-de-sac. Please revise to a correct street type

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



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 34  
**Action Date:** 04/29/2021  
**Plat Name:** Imperial Heights Park  
**Developer:** Benchmark Engineering Corp.  
**Applicant:** Benchmark Engineering Corporation  
**App No/Type:** 2021-0734 C3F

**Staff Recommendation:**  
Defer Additional  
information reqd

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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.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 35  
**Action Date:** 04/29/2021  
**Plat Name:** Jutland Estates  
**Developer:** LMXI CONSTRUCTION LLC  
**Applicant:** Atkinson Engineers  
**App No/Type:** 2021-0960 C2

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	1.3418	Total Reserve Acreage:	0.3402
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77033	533Z	City

#### ***Conditions and Requirements for Approval***

037. COS reserves shall be reasonably dry and flat. (185)

040.3. COS per lot and Summary Table and the Note must be shown on the face of the plat (184).

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

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.

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

- 1.) Provide Site plan for proposed development.
- 2.) Provide Adequest waste water note.
- 3.) Coordinate with HPW-OCE Traffic regarding agency comments and widening of pavement on Jutland Road.

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

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



**Agenda Item:** 35  
**Action Date:** 04/29/2021  
**Plat Name:** Jutland Estates  
**Developer:** LMXI CONSTRUCTION LLC  
**Applicant:** Atkinson Engineers  
**App No/Type:** 2021-0960 C2

**Staff Recommendation:**  
Defer Additional  
information reqd

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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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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. Pavement of Jutland St should be widened to match the cross section from pg. 10-24 of the 2020 IDM or to match the cross section of the improvements to the north of the site.

HPW- TDO- Traffic: 4/21/2021

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](http://houstonpermittingcenter.org)

Addressing: Please revise JUTLAND STREET to JUTLAND "ROAD". This is in accordance to COH

Addressing, COH Roads, GHC911 Roads, HEC Roads, and Centerpoint Addressing

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 36  
**Action Date:** 04/29/2021  
**Plat Name:** Katz Galleria GP  
**Developer:** Katz  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No/Type:** 2021-0884 GP

**Staff Recommendation:**  
Defer Additional  
information reqd

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Total Acreage:	1.6610	Total Reserve Acreage:	1.6610
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491S	City

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#### ***Conditions and Requirements for Approval***

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

1.) As GP is part of the replatting of property it must be placed within the Replat section of the agenda.

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

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



**Agenda Item:** 36  
**Action Date:** 04/29/2021  
**Plat Name:** Katz Galleria GP  
**Developer:** Katz  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No/Type:** 2021-0884 GP

**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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

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

3. All City ROW streets shall comply with IDM Ch. 10.

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

Stormwater quality permit is required.

No building is allowed within any public utility easement.

HPW-HW- IDS: For the creation of an unrestrictive 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](http://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](mailto:wcrtechs@houstontx.gov).**

Parks and Recreation: General plan, add applicable park notes and table upon adding dwelling units  
CenterPoint: No Dedication Page.

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



Agenda Item: 37

Action Date: 04/29/2021

Plat Name: Kumar Acres

Developer: Individual

Applicant: Texas Engineering And Mapping Company

App No/Type: 2021-0934 C3F

Staff Recommendation:

Defer Additional  
information reqd

Total Acreage:	9.7766	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611T	ETJ

### Conditions and Requirements for Approval

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

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. (233)

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.

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

- 1.) Provide Fire Hydrant layout plan.
- 2.) Provide Engineering information for 28' PAEs and provide Street names.
- 3.) Provide Adequate wastewater note.
- 4.) Coordinate with FB county engineer regarding agency comments and 10' ROW 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 37

**Action Date:** 04/29/2021

**Plat Name:** Kumar Acres

**Developer:** Individual

**Applicant:** Texas Engineering And Mapping Company

**App No/Type:** 2021-0934 C3F

**Staff Recommendation:**

Defer Additional  
information reqd

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Fort Bend Engineer: 1) Notes 17 and 18 conflict. Is it the HOA maintaining a separate reserve (the shown PAE/PUE) or do the owners own the underlying fee of the land and the easement is an overlay on all the properties?

2) Due to Evergreen being a recently established as a mobility project, provide an additional 5' ROW dedication (10' total) for this plat

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

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

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

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

Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

CenterPoint: Please identify recording with the F.B.C.C.F. No. ????

22' DE and UE F.B.C.C.F. No. ????

It appears the 14'UE & AE is outside the detention area, but unclear and also the recording with 14'UE and AE, F.B.C.C.F. No. ????

If these are not recorded easements please use a \_\_\_\_\_

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 04/29/2021  
**Plat Name:** L5 Business Advisors LLC Cypress Development  
**Developer:** L5 Business Advisors LLC  
**Applicant:** Terra Associates, Inc.  
**App No/Type:** 2021-0862 C2

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

Total Acreage:	7.1742	Total Reserve Acreage:	7.1742
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 239
County	Zip	Key Map ©	City / ETJ
Harris	77449	406U	ETJ

#### ***Conditions and Requirements for Approval***

012.2.1 Dead-end utility easements are not permitted.

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.

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

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

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

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 04/29/2021  
**Plat Name:** L5 Business Advisors LLC Cypress Development  
**Developer:** L5 Business Advisors LLC  
**Applicant:** Terra Associates, Inc.  
**App No/Type:** 2021-0862 C2

**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.

CenterPoint: Please identify what the highlighted 20' wide portion of the plat, along W Little York Rd.

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

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

Plat name will need to match application

Limited scope TIA required to determine driveway location, median openings, shared access requirements 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.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 04/29/2021  
**Plat Name:** Lakewood Pines Sec 11  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2021-0925 C3P

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

Total Acreage:	16.6700	Total Reserve Acreage:	2.6700
Number of Lots:	61	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 422
County	Zip	Key Map ©	City / ETJ
Harris	77044	377P	ETJ

#### ***Conditions and Requirements for Approval***

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

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

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

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

159. Provide centerline tie.

1.) Coordinate with Harris County Engineer regarding intersection angle of Foxwood Creek prior to final submission.

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

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

CenterPoint: Needs dedication page.

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)

Approved plans will need to be revised to match d plat. (HC-permit regs)



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 04/29/2021  
**Plat Name:** Lakewood Pines Sec 11  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2021-0925 C3P

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 04/29/2021  
**Plat Name:** Levit Green Sec 1  
**Developer:** Hines  
**Applicant:** C.L. Davis & Company  
**App No/Type:** 2021-0897 C3F

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

---

Total Acreage:	2.7360	Total Reserve Acreage:	2.7360
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533F	City

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#### ***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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 04/29/2021  
**Plat Name:** Levit Green Sec 1  
**Developer:** Hines  
**Applicant:** C.L. Davis & Company  
**App No/Type:** 2021-0897 C3F

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

---

HPW- TDO- Traffic: 04/21/2021  
No comments.

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

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

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

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

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

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

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

#### 2. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

CenterPoint: 1. Dedication: Aerial Easement language is attached. The last sentence for both paragraphs should be: "...adjoining said public utility easements that are designated" (not designed) add "feet" to thirty (30'0") in width.

2. Title block: Replat of Lots 23-37 title report shows replat of Lots 22-37.  
END

HPW-OCE- Drainage and Utility: Detention is required.  
Stormwater quality permit is required.  
No building is allowed within any public utility easement.

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](https://www.houstonpermittingcenter.org)

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 04/29/2021  
**Plat Name:** Levit Green Sec 1  
**Developer:** Hines  
**Applicant:** C.L. Davis & Company  
**App No/Type:** 2021-0897 C3F

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 41  
**Action Date:** 04/29/2021  
**Plat Name:** Levit Green Sec 2  
**Developer:** Hines  
**Applicant:** C.L. Davis & Company  
**App No/Type:** 2021-0894 C3F

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

Total Acreage:	35.1242	Total Reserve Acreage:	35.1242
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533F	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.

HPW- TDO- Traffic: 04/21/2021

No comments.

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

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

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

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



**Agenda Item:** 41  
**Action Date:** 04/29/2021  
**Plat Name:** Levit Green Sec 2  
**Developer:** Hines  
**Applicant:** C.L. Davis & Company  
**App No/Type:** 2021-0894 C3F

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

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

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

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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)

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 from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

CenterPoint: 1. Abandonment of an existing easement requires a Release of Easement application (attached).

Recorded in CF#: 1186/344 HCDR

Recorded in CF#: 1163/63 HCDR (via plat)

Recorded in CF#: 15/36 HCMR (via plat)

2. CenterPoint records show the following existing utility easement(s) that should be included on the proposed plat. If you require a release attached is a release application. Copies are attached.

Unrecorded CNP File No.: 20-Z-4 d.3/29/1935

END

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 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](http://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](mailto:wcrtechs@houstontx.gov).**

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



**Agenda Item:** 42  
**Action Date:** 04/29/2021  
**Plat Name:** Neuen Manor partial replat no 20  
**Developer:** New Skies Ventures  
**Applicant:** Windrose  
**App No/Type:** 2021-0913 C3F

**Staff Recommendation:**  
 Defer Additional  
 information reqd

Total Acreage:	0.4628	Total Reserve Acreage:	0.0046
Number of Lots:	11	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	77080	450U	City

***Conditions and Requirements for Approval***

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

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

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

***For Your Information:***

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

Parks and Recreation: - Change from "net" to "incremental" in parks table

HPW- TDO- Traffic: 04/21/2021  
 No comments.

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

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

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

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 42  
**Action Date:** 04/29/2021  
**Plat Name:** Neuen Manor partial replat no 20  
**Developer:** New Skies Ventures  
**Applicant:** Windrose  
**App No/Type:** 2021-0913 C3F

**Staff Recommendation:**  
Defer Additional  
information reqd

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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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

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

#### 3. Street Widening Requirements

Provide an d survey calling out the pavement width of Campbell 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). Please contact Ms. Paula Hunter from Traffic Operations at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@houstontx.gov)

CenterPoint: 1. Define EAE in legend.

2. 5' Building Lines are required in place of all 3' Building Lines.  
END

HPW-OCE- Drainage and Utility: Detention is required.  
Master W.M.E. is required.

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

HPW-HW- IDS: For the creation of 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](http://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](mailto:wcrtechs@houstontx.gov). Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.**

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



**Agenda Item:** 43  
**Action Date:** 04/29/2021  
**Plat Name:** Nichols Luxury Living replat no 1  
**Developer:** Stackhouse Investment Group LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2021-0911 C3F

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

Total Acreage:	0.4240	Total Reserve Acreage:	0.4240
Number of Lots:	0	Number of Multifamily Units:	10
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.

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: 04/21/2021

Nichols Street is an 18-foot-wide road with open ditches on both sides parking is not available on the street. ensure the new development provide visitor parking.

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

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

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



**Agenda Item:** 43  
**Action Date:** 04/29/2021  
**Plat Name:** Nichols Luxury Living replat no 1  
**Developer:** Stackhouse Investment Group LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2021-0911 C3F

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

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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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

**\*\*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. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares (Waco St) and 60 ft for local streets. On major thoroughfares they must have at least 134 ft for an IDM compliant driveway.

#### 4. 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 on one side (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](mailto:Paula.Hunter2@houstontx.gov)

- 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 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).

HPW-OCE- Drainage and Utility: Detention 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](https://www.houstonpermittingcenter.org)

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 43  
**Action Date:** 04/29/2021  
**Plat Name:** Nichols Luxury Living replat no 1  
**Developer:** Stackhouse Investment Group LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2021-0911 C3F

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 44  
**Action Date:** 04/29/2021  
**Plat Name:** Northgrove Sec 17  
**Developer:** Toll Houston Tx, LLC  
**Applicant:** Costello, Inc.  
**App No/Type:** 2021-0916 C3F

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

Total Acreage:	14.8700	Total Reserve Acreage:	4.9400
Number of Lots:	36	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77354	249K	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.

CenterPoint: 1. Acreage in dedication and title block differ.

2. BLK 1 L26: 10'UE is inside the 30'STM SE. Wet utility easements (WLE, SSE, DE) should not be within dedicated or existing dry utility easements.  
END

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:** 44  
**Action Date:** 04/29/2021  
**Plat Name:** Northgrove Sec 17  
**Developer:** Toll Houston Tx, LLC  
**Applicant:** Costello, Inc.  
**App No/Type:** 2021-0916 C3F

---

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



**Agenda Item:** 45  
**Action Date:** 04/29/2021  
**Plat Name:** Oak Grove Park  
**Developer:** ROC Homes  
**Applicant:** MOMENTUM ENGINEERING  
**App No/Type:** 2021-0720 C2

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

Total Acreage:	1.1078	Total Reserve Acreage:	0.0610
Number of Lots:	17	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	452Q	City

***Conditions and Requirements for Approval***

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

136. 50-foot right-of-way width for local street is allowed only if the street is adjacent to single-family residential lots exclusively. (42-122)

139. Provide for widening of 10' for W.35th Street. (42-122)

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- TDO- Traffic: 04/12/2021

No comments.

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 45  
**Action Date:** 04/29/2021  
**Plat Name:** Oak Grove Park  
**Developer:** ROC Homes  
**Applicant:** MOMENTUM ENGINEERING  
**App No/Type:** 2021-0720 C2

**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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

**\*\*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. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

#### 4. 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 on one side (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](mailto:Paula.Hunter2@houstontx.gov)

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

HPW-OCE- Drainage and Utility: Detention is required.  
Stormwater quality permit is required.  
Master W.M.E. is required.

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 46  
**Action Date:** 04/29/2021  
**Plat Name:** Parke Lakes East Sec 8  
**Developer:** Land Tejas Park Lakes 1023, LP  
**Applicant:** Jones | Carter  
**App No/Type:** 2021-0929 C3P

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

---

Total Acreage:	12.3300	Total Reserve Acreage:	1.6900
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:	Harris County MUD 400
County	Zip	Key Map ©	City / ETJ
Harris	77396	376T	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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

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

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

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 46  
**Action Date:** 04/29/2021  
**Plat Name:** Parke Lakes East Sec 8  
**Developer:** Land Tejas Park Lakes 1023, LP  
**Applicant:** Jones | Carter  
**App No/Type:** 2021-0929 C3P

---

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 47  
**Action Date:** 04/29/2021  
**Plat Name:** Resort at Harvest Green  
**Developer:** Edison Equity Management Corp.  
**Applicant:** Terra Associates, Inc.  
**App No/Type:** 2021-0864 C2

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

Total Acreage:	10.2450	Total Reserve Acreage:	10.2450
Number of Lots:	1	Number of Multifamily Units:	210
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	526Y	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.

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)

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

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)

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:** 47  
**Action Date:** 04/29/2021  
**Plat Name:** Resort at Harvest Green  
**Developer:** Edison Equity Management Corp.  
**Applicant:** Terra Associates, Inc.  
**App No/Type:** 2021-0864 C2

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

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Fort Bend Engineer: 1) Provide 10' landscape easement along Grand Parkway frontage  
2) Update notes as marked  
3) Add note that access to Grand Parkway/99 is denied  
4) Provide recording information that is currently missing  
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-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:** 48  
**Action Date:** 04/29/2021  
**Plat Name:** SGM Properties Ltd FM 2920  
**Developer:** Ward, Getz & Associates, LLP  
**Applicant:** Windrose  
**App No/Type:** 2021-0823 C2

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

Total Acreage:	10.8054	Total Reserve Acreage:	10.8054
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:	Spring West MUD
County	Zip	Key Map ©	City / ETJ
Harris	77388	291V	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)

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)

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:** 48  
**Action Date:** 04/29/2021  
**Plat Name:** SGM Properties Ltd FM 2920  
**Developer:** Ward, Getz & Associates, LLP  
**Applicant:** Windrose  
**App No/Type:** 2021-0823 C2

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

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CenterPoint: 1) CenterPoint records show a 10' UE near Arrow Child & Family Ministries off of FM 2920 that needs to be included in 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.

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

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

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

UVE should be checked at Foster Rd and FM 2920. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) (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:** 49  
**Action Date:** 04/29/2021  
**Plat Name:** Sherwood Grove  
**Developer:** MTY Builders, Inc.  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2021-0880 C3F

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

Total Acreage:	0.8494	Total Reserve Acreage:	0.0092
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77092	451R	City

#### **Conditions and Requirements for Approval**

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

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

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

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

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

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

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

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

The below comments were made by other agencies during this review period. These comments 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: 04/21/2021  
 No comments.

HPW-OCE-Traffic: 1. If any hydrants need to be added the fire access road has to 26' wide at the hydrant. It must also be clear 20 ft on each side of the fire hydrant.

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,



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 49  
**Action Date:** 04/29/2021  
**Plat Name:** Sherwood Grove  
**Developer:** MTY Builders, Inc.  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2021-0880 C3F

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

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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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

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

**CenterPoint:** Applicants must maintain a 10' BL where property is adjacent to Road ROW with primary overhead facilities installed.

Awaiting Transmission Review Response-Still in need of Drainage and Elevation Plans

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

**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](https://www.houstonpermittingcenter.org)

**\*\* If applicable.** The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto: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:** Master W.M.E. which is required for all 28' PVT/PAE.

Detention is required.

**Parks and Recreation:** Number of existing units does not match 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:** 50  
**Action Date:** 04/29/2021  
**Plat Name:** Sire GP  
**Developer:** Brooks & Sparks, Inc  
**Applicant:** West Belt Surveying, Inc.  
**App No/Type:** 2021-0954 GP

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

Total Acreage:	37.2430	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 43
County	Zip	Key Map ©	City / ETJ
Harris	77373	333D	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.

060. Provide the property owner's name, the person or firm who prepared the plat and the date on which the plat was drawn. (41)

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

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

HPW-HW- IDS: Approved

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel K112-00-00 with top of banks (see uploaded PDF).

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

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

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

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



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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50  
**Action Date:** 04/29/2021  
**Plat Name:** Sire GP  
**Developer:** Brooks & Sparks, Inc  
**Applicant:** West Belt Surveying, Inc.  
**App No/Type:** 2021-0954 GP

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 51  
**Action Date:** 04/29/2021  
**Plat Name:** Sire Therapeutic Horsemanship Spring  
**Developer:** Brooks & Sparks, Inc  
**Applicant:** West Belt Surveying, Inc.  
**App No/Type:** 2021-0962 C2

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

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Total Acreage:	14.9160	Total Reserve Acreage:	14.9160
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 43
County	Zip	Key Map ©	City / ETJ
Harris	77373	333D	ETJ

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#### ***Conditions and Requirements for Approval***

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 51  
**Action Date:** 04/29/2021  
**Plat Name:** Sire Therapeutic Horsemanship Spring  
**Developer:** Brooks & Sparks, Inc  
**Applicant:** West Belt Surveying, Inc.  
**App No/Type:** 2021-0962 C2

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

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

CenterPoint: Please add Building Lines to 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. (HC) (COH-Chapter 42)  
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email 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.



**Agenda Item:** 52  
**Action Date:** 04/29/2021  
**Plat Name:** Stone Creek Ranch Sec 7  
**Developer:** Becker Road LP, a Texas limited partnership  
**Applicant:** BGE, Inc.  
**App No/Type:** 2021-0780 C3F

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

Total Acreage:	20.9300	Total Reserve Acreage:	0.8794
Number of Lots:	71	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 434
County	Zip	Key Map ©	City / ETJ
Harris	77447	325S	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- TDO- Traffic: 04/10/2021  
 No comments.  
 CenterPoint: 2021-0780 see 2021-0612A-Agency Review  
 NOTES 19-29 are missing.  
 HPW-HW- IDS: APPROVED  
 Harris Engineer: AThis 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)  
 EB left turn lane will be required on Mound Rd at Community Reach Blvd. (COH geometric Design guidelines, 10-25)  
 Required UVE has been shown on the plat and should be shown on construction plan also (chapter 10-COH geometric design guidelines, 10-23)  
 HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.



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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 52  
**Action Date:** 04/29/2021  
**Plat Name:** Stone Creek Ranch Sec 7  
**Developer:** Becker Road LP, a Texas limited partnership  
**Applicant:** BGE, Inc.  
**App No/Type:** 2021-0780 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:** 53  
**Action Date:** 04/29/2021  
**Plat Name:** Stoneworks Werner Park  
**Developer:** Stoneworks, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2021-0881 C3F

**Staff Recommendation:**  
Defer Applicant request

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Total Acreage:	1.8343	Total Reserve Acreage:	0.0292
Number of Lots:	37	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453J	City

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#### ***Conditions and Requirements for Approval***

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

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

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

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

Coordinate with HPW regarding IDM turnaround requirements.

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

The below comments were made by other agencies during this review period. These comments 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:** 53  
**Action Date:** 04/29/2021  
**Plat Name:** Stoneworks Werner Park  
**Developer:** Stoneworks, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2021-0881 C3F

**Staff Recommendation:**  
Defer Applicant request

---

HPW- TDO- Traffic: 04/21/2021  
No comments.

HPW-OCE-Traffic: 1. Turnaround dimensions should comply with figure 10.11 of the IDM. Radii of the turnaround should be 28 ft. Depth of the turnaround should be 70 ft.

2. A turnaround is required at Werner Springs Lane to comply with the Fire Code as it exceeds 150 ft in depth. Please provide a turnaround.

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

4. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

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

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

Also need to mark out the private F.H..

Stormwater quality permit is required.

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](http://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](mailto:wcrtechs@houstontx.gov).**

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

CenterPoint: The following easement will need to be added to the dedication page or notes with the recording information..

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 54  
**Action Date:** 04/29/2021  
**Plat Name:** Sunterra Sec 22  
**Developer:** Katy 1039 Ltd.  
**Applicant:** Jones | Carter  
**App No/Type:** 2021-0952 C3P

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

Total Acreage:	43.5600	Total Reserve Acreage:	38.8100
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Waller	77493	444A	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. Sunterra sec 21 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.

HPW-HW- IDS: Approved  
HPW-OCE- Drainage and Utility: No comments

CenterPoint: Please when you submit the plat again add 7' UE on lot 1,14,15,19 and 24, just to make it more clear.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 55  
**Action Date:** 04/29/2021  
**Plat Name:** Sunterra Sec 23  
**Developer:** Katy 1093, LTD  
**Applicant:** Jones | Carter  
**App No/Type:** 2021-0959 C3P

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	18.4400	Total Reserve Acreage:	5.4500
Number of Lots:	68	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
Waller	77493	443G	ETJ

#### ***Conditions and Requirements for Approval***

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Sunterra Beach Drive must be recorded prior to or simultaneously with this plat.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
- 209. Applicant has requested that this item be deferred for two weeks.
- 1) Revise street names indicated on markup
- 2) Address intersection spacing as indicated on the markup

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

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

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

Addressing: SUNTERRA SHORES DRIVE - Ch. 41 Code of Ordinance states that an extension of another street shall consist of the same street name. Therefore, SUNTERRA SHORES DRIVE may need be changed to SUNTERRA BEACH DRIVE (see Sunterra Sec 1).  
SEAGLASS TERRACE DRIVE - To maintain the same street name on every segment, must be a LOOP or CIRCLE, according to Ch. 41 Code of Ordinance.

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



**PLANNING &  
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## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 55  
**Action Date:** 04/29/2021  
**Plat Name:** Sunterra Sec 23  
**Developer:** Katy 1093, LTD  
**Applicant:** Jones | Carter  
**App No/Type:** 2021-0959 C3P

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**Staff Recommendation:**  
Defer Applicant request



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 56  
**Action Date:** 04/29/2021  
**Plat Name:** Sunterra Sec 25  
**Developer:** Katy 1093, LTD  
**Applicant:** Jones | Carter  
**App No/Type:** 2021-0963 C3P

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

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Total Acreage:	31.7700	Total Reserve Acreage:	4.1100
Number of Lots:	125	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
Waller	77493	443C	ETJ

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
052. Sunterra Shores Drive Street Dedication Sec 4 and Lift Station no 1 must be recorded prior to or simultaneously with this plat.
053. Change street name(s) as indicated on the file copy to avoid duplication.
157. Provide streets names for each street. (133-134)
171. Type 1 PAEs shall not be direct extensions of local public streets. (129)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 1) address intersection spacing as indicated on the Sec 5 markup

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

The below comments were made by other agencies during this review period. These comments 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:** 56  
**Action Date:** 04/29/2021  
**Plat Name:** Sunterra Sec 25  
**Developer:** Katy 1093, LTD  
**Applicant:** Jones | Carter  
**App No/Type:** 2021-0963 C3P

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

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HPW-HW- IDS: Approved

CenterPoint: In future plat please identify the 14' UE more clearly in lots 1,2,and 37 i BLK 4

Addressing: LA JOLLA DRIVE - Duplicate / sound-alike existing / reserved street names: LA JOLLA LANE.

Please change street name to something more unique.

BRADENTON GATE DRIVE - Duplicate / sound-alike existing / reserved street names: BRANDENBURG GATE. Please change street name to something more unique.

ARUBA RIDGE DRIVE - According to Ch. 41 Code of Ordinance, a street name must change if a street makes a near 90 degree bend. Please add an additional street name. Additionally, an extension of a street must have the same street name, therefore please change extension of LA JOLLA DRIVE (at intersection of Sunlight Meadows Drive) to match it.

MALIBU GLEN DRIVE - is an extension of SUNRAY BEACH DRIVE. Please change street name to match that of SUNRAY BEACH DRIVE.

Please add entire street name on Plat to the Cul-de-Sac off of BRADENTON GATE DRIVE.

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:** 04/29/2021  
**Plat Name:** Tavola Sec 44  
**Developer:** Friendswood Development Company  
**Applicant:** BGE, Inc. - Land Planning  
**App No/Type:** 2021-0866 C3P

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

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Total Acreage:	18.2800	Total Reserve Acreage:	1.3230
Number of Lots:	102	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

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Aragoste Parkway Street Dedication Sec 2 must be recorded prior to or simultaneously with this plat.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58  
**Action Date:** 04/29/2021  
**Plat Name:** Telge Market Place  
**Developer:** Ruth 57 Investment LLC  
**Applicant:** E.I.C. Surveying Company  
**App No/Type:** 2021-0751 C2

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

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Total Acreage:	7.2010	Total Reserve Acreage:	6.9889
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	77377	287Z	ETJ

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#### ***Conditions and Requirements for Approval***

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

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:** 58  
**Action Date:** 04/29/2021  
**Plat Name:** Telge Market Place  
**Developer:** Ruth 57 Investment LLC  
**Applicant:** E.I.C. Surveying Company  
**App No/Type:** 2021-0751 C2

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

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

Plan and PLAT need to be approved by CIP project manager Carlos Perez prior to recordation (HC-permit regs, 5.06)

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.





**Agenda Item:** 59  
**Action Date:** 04/29/2021  
**Plat Name:** Terranova at Louetta Road  
**Developer:** Terra Associates, Inc  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2021-0907 C2

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

Total Acreage:	5.1770	Total Reserve Acreage:	5.1770
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:	Terranova West MUD
County	Zip	Key Map ©	City / ETJ
Harris	77379	331E	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: approve  
HPW-OCE- Drainage and Utility: Detention is required.

CenterPoint: Legend is missing.  
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)  
limited scope TIA required to determine driveway location, median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)  
Required UVE has been shown on the plat and should be shown on construction plan also (chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

#### **Platting Approval Conditions**

**Agenda Item:** 59  
**Action Date:** 04/29/2021  
**Plat Name:** Terranova at Louetta Road  
**Developer:** Terra Associates, Inc  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2021-0907 C2

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 60  
**Action Date:** 04/29/2021  
**Plat Name:** Tidwell Forest  
**Developer:** BB Residential Group, Inc  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2021-0642 C3P

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

Total Acreage:	6.6719	Total Reserve Acreage:	0.8115
Number of Lots:	99	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	City

#### **Conditions and Requirements for Approval**

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amenities Plan. Follow the requirements established for a Open Space Amenities Plan. (Ament\_185\_cos.doc)

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

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

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

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

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

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

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

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

185.2. Appendix A: Provide an attesting individual in the dedicatory language.

Plan should include fire hydrant locations with distance measurements, and hose lay coverage calculations measured as laid on the ground, around buildings, fences and other obstacles. (Sec 42-233)

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

The below comments were made by other agencies during this review period. These comments 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: 03/26/2021

The proposed plat has a proposed driveway entrance along West Tidwell Rd, a four-lane divided major



**Agenda Item:** 60  
**Action Date:** 04/29/2021  
**Plat Name:** Tidwell Forest  
**Developer:** BB Residential Group, Inc  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2021-0642 C3P

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

---

thoroughfare we recommend the driveway entrance to be aligned with the median opening.

HPW-OCE-Traffic: 1. 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. Clarify where the driveway will be located to in relation to the median opening.

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

The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). Clarify what the dimensions of the driveway approach on W Tidwell Rd.

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

4. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

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

CenterPoint: 1. All abbreviations must be defined on the plat, in the legend or notes this plat is missing: PVT, (28') ST, Type II.

2. CNP would prefer that any private roads and/or Private Access Easements (PAE), 28' or larger, to also be dedicated as a Public Utility Easement (PUE) and identified as such within the notes or legend.

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

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](https://www.houstonpermittingcenter.org)

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

Parks and Recreation: Incorrect park sector in plat notes

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



**Agenda Item:** 60  
**Action Date:** 04/29/2021  
**Plat Name:** Tidwell Forest  
**Developer:** BB Residential Group, Inc  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2021-0642 C3P

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

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Also need to mark out the private F.H..

Stormwater quality permit is required.

Addressing: TIDWELL COVE CIRCLE changes 90 degree angles 4 times. No road, per city Ordinance, is permitted to maintain the same name if it changes 90 degrees in direction once. Please change 3 of the directional TIDWELL COVE CIRCLE to more unique names please so this application can be approved.

Please provide street name to Plat for short street segment from W TIDWELL RD to TIDWELL COVE CIRCLE.

HPW- TDO- Traffic: 03/26/2021

The proposed plat has a proposed driveway entrance along West Tidwell Rd, a four-lane divided major thoroughfare we recommend the driveway entrance to be aligned with the median opening.

HPW-OCE-Traffic: 1. 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.

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

The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01).

3. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

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"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"

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

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4. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

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

CenterPoint: 1. All abbreviations must be defined on the plat, in the legend or notes this plat is missing: PVT, (28') ST, Type II.

2. CNP would prefer that any private roads and/or Private Access Easements (PAE), 28' or larger, to also be dedicated as a Public Utility Easement (PUE) and identified as such within the notes or legend.

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

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](http://houstonpermittingcenter.org)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 60  
**Action Date:** 04/29/2021  
**Plat Name:** Tidwell Forest  
**Developer:** BB Residential Group, Inc  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2021-0642 C3P

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

---

\*\* 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 in plat notes

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

Also need to mark out the private F.H..

Stormwater quality permit is required.

Addressing: TIDWELL COVE CIRCLE changes 90 degree angles 4 times. No road, per city Ordinance, is permitted to maintain the same name if it changes 90 degrees in direction once. Please change 3 of the directional TIDWELL COVE CIRCLE to more unique names please so this application can be approved.

Please provide street name to Plat for short street segment from W TIDWELL RD to TIDWELL COVE CIRCLE.

HPW- TDO- Traffic: 03/26/2021

The proposed plat has a proposed driveway entrance along West Tidwell Rd, a four-lane divided major thoroughfare we recommend the driveway entrance to be aligned with the median opening.

HPW-OCE-Traffic: 1. 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.

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

The driveway width and radius in the right of way must comply with Chapter 15 of the IDM (Table 15.08.01).

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

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PWEACCESSFORM@HOUSTONTX.GOV

4. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

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

CenterPoint: 1. All abbreviations must be defined on the plat, in the legend or notes this plat is missing: PVT, (28') ST, Type II.

2. CNP would prefer that any private roads and/or Private Access Easements (PAE), 28' or larger, to also be dedicated as a Public Utility Easement (PUE) and identified as such within the notes or legend.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 60  
**Action Date:** 04/29/2021  
**Plat Name:** Tidwell Forest  
**Developer:** BB Residential Group, Inc  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2021-0642 C3P

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

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

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](http://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](mailto:wcrtechs@houstontx.gov).

Parks and Recreation: Incorrect park sector in plat notes

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

Also need to mark out the private F.H..

Stormwater quality permit is required.

Addressing: TIDWELL COVE CIRCLE changes 90 degree angles 4 times. No road, per city Ordinance, is permitted to maintain the same name if it changes 90 degrees in direction once. Please change 3 of the directional TIDWELL COVE CIRCLE to more unique names please so this application can be approved.

Please provide street name to Plat for short street segment from W TIDWELL RD to TIDWELL COVE CIRCLE.

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





**Agenda Item:** 61  
**Action Date:** 04/29/2021  
**Plat Name:** Towne Lake Sec 63  
**Developer:** CW SCOA West, L.P., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2021-0901 C3P

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

Total Acreage:	13.1300	Total Reserve Acreage:	3.1000
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 502
County	Zip	Key Map ©	City / ETJ
Harris	77433	367N	ETJ

***Conditions and Requirements for Approval***

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

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

- 1) C.O.S in flood plain requires open space amenities plan
- 2) lots 1-12, block 3 require public street 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.

CenterPoint: Dedication language is missing.  
 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)  
 Recommend 60' ROW at street approach to Greenhouse Road  
 Recommend street be a distance of 500' ROW to ROW from Cypress North Houston Road  
 Plan and PLAT need to be approved by CIP project manager Demetria Williams prior to recordation (HC-permit regs, 5.06)  
 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)  
 UVE should be checked at Aquilla Basin Ln at Greenhouse Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)  
 UVE should be checked for making right on red by westbound traffic on Cypress North Houston Rd onto Greenhouse Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 61  
**Action Date:** 04/29/2021  
**Plat Name:** Towne Lake Sec 63  
**Developer:** CW SCOA West, L.P., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2021-0901 C3P

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 62  
**Action Date:** 04/29/2021  
**Plat Name:** Townhomes at Skinner Road  
**Developer:** Action Surveying  
**Applicant:** Action Surveying  
**App No/Type:** 2021-0529 C3F

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	1.0000	Total Reserve Acreage:	0.2430
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	2	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	77093	413Z	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.

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

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

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

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

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

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

The below comments were made by other agencies during this review period. These comments 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: 04/12/2021

No comments.

CenterPoint: 1) PAE and PVT to be included in Legend.

2) CNP would prefer that any private roads and/or Private Access Easements (PAE), 28' or larger, to also be dedicated as a Public Utility Easement (PUE) and identified as such within the notes or legend.

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,



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 62  
**Action Date:** 04/29/2021  
**Plat Name:** Townhomes at Skinner Road  
**Developer:** Action Surveying  
**Applicant:** Action Surveying  
**App No/Type:** 2021-0529 C3F

**Staff Recommendation:**  
Defer Additional  
information reqd

---

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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

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

#### 3. Street Widening Requirements

A survey with the pavement width should be provided. 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). Please contact Ms. Paula Hunter from Traffic Operations at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@houstontx.gov)

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

Parks and Recreation: Change "C" in Parks Table to read "Number of Incremental Dwelling Units.

Addressing: CYNTHIA ST duplicate name. Please replace with something more unique.  
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.  
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:** 63  
**Action Date:** 04/29/2021  
**Plat Name:** Ventana Lakes Sec 16  
**Developer:** D. R. Horton - Texas, Ltd., A Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2021-0895 C3F

**Staff Recommendation:**  
Defer per Harris County  
Eng.

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Total Acreage:	13.3700	Total Reserve Acreage:	3.6933
Number of Lots:	56	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445E	City/ETJ

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#### ***Conditions and Requirements for Approval***

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

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)

207.1. Staff requests a two week deferral per Harris County Eng.

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

The below comments were made by other agencies during this review period. These comments 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:** 63  
**Action Date:** 04/29/2021  
**Plat Name:** Ventana Lakes Sec 16  
**Developer:** D. R. Horton - Texas, Ltd., A Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2021-0895 C3F

**Staff Recommendation:**  
Defer per Harris County  
Eng.

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HPW- TDO- Traffic: 04/21/2021

No comments.

HPW-HW- IDS: approve

CenterPoint: CNP requests that the 25' BL not encroach into the 14' UE. In Blk. 1 Lots 1-19, along the rear, the 25' BL should not protrude inside the 14' UE.

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

HPW-OCE-Traffic: No comments, located in ETJ.

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 Senior Project Manager, Chip Taylor prior to plat recordation (HC-permit regs, 5.06)

Recommend 60' of ROW at Ventana Ridge Drive approach to Clay Road. Coordinate with CIP project manager Chip Taylor for median opening

Limited scope TIA required to determine driveway location, median opening and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)

Coordinate with CIP project manager Chip Taylor for median opening

UVE should be checked at Ventana Ridge Dr and Clay Rd. UVE exhibit should be emailed to

TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked for making right on red by southbound traffic on Porter Rd onto Clay Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)

Dedicate 30' strip by separate instrument prior to recordation and not by plat because of County fee strip.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 64  
**Action Date:** 04/29/2021  
**Plat Name:** Western Trails partial replat no 1  
**Developer:** H. Klok, Inc.  
**Applicant:** Windrose  
**App No/Type:** 2021-0937 C3F

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

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Total Acreage:	0.2189	Total Reserve Acreage:	0.2169
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	367B	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

073.1. Revise reason for replat in title block.

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

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

Per Legal Review and the separately filed deed restrictions Lots facing on Spring Cypress Road may be used for business sites.

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

The below comments were made by other agencies during this review period. These comments 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:** 64  
**Action Date:** 04/29/2021  
**Plat Name:** Western Trails partial replat no 1  
**Developer:** H. Klok, Inc.  
**Applicant:** Windrose  
**App No/Type:** 2021-0937 C3F

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

---

HPW-HW- IDS: Approved

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

Harris County Flood Control District: Flood Control review - Need to label Drainage Easement as Channel No. K145-00-00 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)

Verify that OSSF and water well can fit onto reserve

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

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

Construction plans have been submitted that propose to address drainage/detention, floodplain requirements, access, parking, onsite septic, and water well. Plans will have to be approved, utility feasibility report approved, and plat recorded prior to any permits being issued. (HC-permit regs)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation (.TLGC-242.001hD\_

UVE should be checked at Salt Grass Trl and Spring Cypress Rd. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) (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:** 65  
**Action Date:** 04/29/2021  
**Plat Name:** Woodland Acres replat partial replat no 1  
**Developer:** Ward, Getz & Associates, LLP  
**Applicant:** Windrose  
**App No/Type:** 2021-0873 C3F

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

Total Acreage:	3.5917	Total Reserve Acreage:	3.5917
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	5	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77015	497N	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(14))

073.1. Revise reason for replat in title block.

123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions. (Sec 212.015, Sec 42-49)

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

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

\* Provide JRC ordinance for abandonment of Ellen Lane at 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.





**Agenda Item:** 65  
**Action Date:** 04/29/2021  
**Plat Name:** Woodland Acres replat partial replat no 1  
**Developer:** Ward, Getz & Associates, LLP  
**Applicant:** Windrose  
**App No/Type:** 2021-0873 C3F

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

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HPW- TDO- Traffic: 04/21/2021  
No comments.

HPW-OCE-Traffic: 1. Applicant to provide JRC letter for the abandonment Ellen Ln. Clarify whether the properties northern of the existing Ellen Ln will be landlocked.

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

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

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

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

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

Stormwater quality permit is required.

No building is allowed within any public utility easement.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 66  
**Action Date:** 04/29/2021  
**Plat Name:** Woodland Lakes GP  
**Developer:** UDF  
**Applicant:** Meta Planning + Design LLC  
**App No/Type:** 2021-0912 GP

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

Total Acreage:	469.9000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Harris County MUD 518
County	Zip	Key Map ©	City / ETJ
Harris	77336	338H	City/ETJ

#### **Conditions and Requirements for Approval**

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

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

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

143. Minimum intersection spacing along a local street shall be 75 feet. (Sec 42-128)

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

150. Provide a second point of access to a public street when the total number of lots exceeds 150. (Sec 42-189)

158. Provide for the dedication of widening for Smith Road with adjacent sections as indicated on the marked file copy. (Sec 42-121 and 123)

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (Sec 42-127)

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

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

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

Parks and Recreation: - Add applicable park notes and table upon adding dwelling units  
 HPW- TDO- Traffic: 04/21/2021  
 No comments.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 66  
**Action Date:** 04/29/2021  
**Plat Name:** Woodland Lakes GP  
**Developer:** UDF  
**Applicant:** Meta Planning + Design LLC  
**App No/Type:** 2021-0912 GP

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

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"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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

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

#### 3. All City ROW streets shall comply with IDM Ch. 10.

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

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](http://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](mailto:wcrtechs@houstontx.gov).**

HPW-OCE- Drainage and Utility: No comments

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

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

Show arrows for street extensions along property boundaries within unincorporated Harris County

COH TIA recommended to identify impacts at the Harvard and Smith intersections with FM 2100. A joint scoping meeting with County Engineering, COH and TxDOT is requested.

Limited scope TIA will be required to determine driveway location and left turn lane requirements on East Lake Houston Pkwy for future development

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 67  
**Action Date:** 04/29/2021  
**Plat Name:** Allison Park Heights  
**Developer:** HomeSite Residential LLC  
**Applicant:** Meta Planning + Design LLC  
**App No/Type:** 2021-0905 C3R

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

Total Acreage:	6.4000	Total Reserve Acreage:	1.6300
Number of Lots:	65	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574N	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)

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

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

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

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

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

176. All type 1 PAEs must comply with all public street standards. (122)

1) Per our parking standards sec 42 -186 the current configuration(head in) would not be allowed.

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

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



**Agenda Item:** 67  
**Action Date:** 04/29/2021  
**Plat Name:** Allison Park Heights  
**Developer:** HomeSite Residential LLC  
**Applicant:** Meta Planning + Design LLC  
**App No/Type:** 2021-0905 C3R

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

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HPW- TDO- Traffic: 04/21/2021  
No comments.

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

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

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

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

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

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

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

#### 2. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

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

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

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.

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

HPW-HW- IDS: For the creation of an unrestrictive 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](http://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](mailto:wcrtechs@houstontx.gov).**

CenterPoint: If a building line is to be placed in the area of the UE, CNP requests it be the same or greater than the UE being dedicated. In this case, a 14' UE is being dedicated and a 14' BL should be shown.

HPW-OCE- Drainage and Utility: No comments

Solid Waste: The proposed development exceeds the maximum number of residential units to receive COH solid waste collection services.

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



**Agenda Item:** 68  
**Action Date:** 04/29/2021  
**Plat Name:** Areba Estates  
**Developer:** Areab Homes LLC  
**Applicant:** RP & Associates  
**App No/Type:** 2021-0668 C2R

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

Total Acreage:	0.4300	Total Reserve Acreage:	0.0046
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	412W	City

***Conditions and Requirements for Approval***

010.2 Add the following note to the face of the plat (SWD): The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time of the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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

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

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)

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.

186. Appendix B:Execution of Owners Acknowledgement 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.

215. Add shared driveway plat notes: 1) Each lot shall be restricted to single family use.

216. Add shared driveway plat notes: 2) Vehicular access to each lot is provided for by a shared driveway only.

217. Add shared driveway plat notes: 3) The garage portion of each single-family residential unit is setback from the edge of the shared driveway at least 4 feet. Each garage entry is parallel to the shared driveway.

218. Add shared driveway plat notes: 4) Any fence or wall up to eight feet high shall be located at least two feet from the property line along the collector street or local street. This area shall be planted and maintained with landscaping.

228. Relocate shared driveway entrance so a minimum 4 foot radius curb can extend perpendicularly from the property line to the street paving. Refer to PWE design standards.

***For Your Information:***





**Agenda Item:** 68  
**Action Date:** 04/29/2021  
**Plat Name:** Areba Estates  
**Developer:** Areab Homes LLC  
**Applicant:** RP & Associates  
**App No/Type:** 2021-0668 C2R

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

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

HPW- TDO- Traffic: 04/21/2021  
No comments.

CenterPoint: 1) Need BL on south border by Areba street.  
2) CenterPoint records show a 10' UE on the north border. Appears to be split with Lot 13.  
3) A 'Reserve' is noted in the title box, but not within the subdivision area.

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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

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

3. Provide enough sight visibility for the driveway along Carver Rd. Sight visibility triangles would be required to verify visibility.

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. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 68

**Action Date:** 04/29/2021

**Plat Name:** Areba Estates

**Developer:** Areab Homes LLC

**Applicant:** RP & Associates

**App No/Type:** 2021-0668 C2R

**Staff Recommendation:**

Defer Chapter 42 planning standards

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 69  
**Action Date:** 04/29/2021  
**Plat Name:** AZ Global Business Solutions partial replat no 1  
**Developer:** GBT Realty  
**Applicant:** John Cowan and Associates  
**App No/Type:** 2021-0922 C2R

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

Total Acreage:	7.7020	Total Reserve Acreage:	7.7020
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:	Hunter's Glen MUD
County	Zip	Key Map ©	City / ETJ
Harris	77338	334V	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.

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

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

191. Appendix G:Harris County Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

191.1. Provide new Harris County Engineer certificate. Reference recordation dedicatory acknowledgement and certifications for requirements.

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)

A01. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 1. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting [www.Fly2Houston.com](http://www.Fly2Houston.com). For more details call 281-233-1366 or email [Airport.Landuse.Regulations@houstontx.gov](mailto: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:** 69  
**Action Date:** 04/29/2021  
**Plat Name:** AZ Global Business Solutions partial replat no 1  
**Developer:** GBT Realty  
**Applicant:** John Cowan and Associates  
**App No/Type:** 2021-0922 C2R

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

---

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)  
Reserve letters should be A, B and C for a new replat (Chapter 42)  
Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06) limited scope TIA required to determine driveway location, and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)  
UVE should be checked for making right on red by eastbound traffic on FM 1960 onto Lee Rd. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) (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:** 70  
**Action Date:** 04/29/2021  
**Plat Name:** Baby Nick  
**Developer:** Oc Plans & Permits  
**Applicant:** Oc Plans & Permits  
**App No/Type:** 2021-0844 C2R

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

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Total Acreage:	0.2000	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412U	City

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#### ***Conditions and Requirements for Approval***

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

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

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 70

**Action Date:** 04/29/2021

**Plat Name:** Baby Nick

**Developer:** Oc Plans & Permits

**Applicant:** Oc Plans & Permits

**App No/Type:** 2021-0844 C2R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

HPW- TDO- Traffic: 04/21/2021  
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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

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

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

Parks and Recreation: Incorrect park sector in notes  
CenterPoint: Recordation information for UE.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 71

**Action Date:** 04/29/2021

**Plat Name:** Chatterton Oaks

**Developer:** Lovett Homes

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**App No/Type:** 2021-0782 C2R

**Staff Recommendation:**

Defer for further study and review

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Total Acreage:	1.2530	Total Reserve Acreage:	0.0180
Number of Lots:	20	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449X	City

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#### ***Conditions and Requirements for Approval***

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

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. Sec 42-41(3)

Provide dimensions for all lots and reserves

185.2. Appendix A: Provide an attesting individual in the dedicatory language.

188. Appendix D: Notary Public Acknowledgement for All Signatures 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.



**Agenda Item:** 71  
**Action Date:** 04/29/2021  
**Plat Name:** Chatterton Oaks  
**Developer:** Lovett Homes  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No/Type:** 2021-0782 C2R

**Staff Recommendation:**  
Defer for further study and review

---

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

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

CenterPoint: 1. CenterPoint requires a 10' building line where the lot line is adjacent to a ROW with overhead facilities, which applies to: Chatterton Dr.

2. Use arrows to depict/define the boundaries of the 5'UE in 2016/420 HCDR.

3. Reserves are not specifically defined. Title Block shows 4 parking reserves and 2 reserves. Plat shows 4 symbols A, B, C, D that are not defined. Include a reserve table.

END

HPW- TDO- Traffic: 4/10/2021

The plat layout shows A, B, C, D with no indication if there are considered reserves for visitor parking spaces. Recommend to show dimensions and note on plat what are the reserves for parking use as require per chapter 42, parking Section 42-186 Parking for Single-Family/Residential uses.

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

Stormwater quality permit is required.

Master W.M.E. is required.

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

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](https://www.houstonpermittingcenter.org)

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



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 71

**Action Date:** 04/29/2021

**Plat Name:** Chatterton Oaks

**Developer:** Lovett Homes

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**App No/Type:** 2021-0782 C2R

**Staff Recommendation:**

Defer for further study and review

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 72  
**Action Date:** 04/29/2021  
**Plat Name:** Delman Estates  
**Developer:** Ashley Norman  
**Applicant:** Pioneer Engineering, LLC  
**App No/Type:** 2021-0890 C2R

**Staff Recommendation:**  
Defer Applicant request

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Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493V	City

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

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

The below comments were made by other agencies during this review period. These comments 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:** 04/29/2021  
**Plat Name:** Delman Estates  
**Developer:** Ashley Norman  
**Applicant:** Pioneer Engineering, LLC  
**App No/Type:** 2021-0890 C2R

**Staff Recommendation:**  
Defer Applicant request

---

HPW- TDO- Traffic: 04/21/2021

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

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

HPW-HW- IDS: For the creation of 2 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](http://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](mailto:wcrtechs@houstontx.gov).**

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 73  
**Action Date:** 04/29/2021  
**Plat Name:** Enclave at Bear Creek  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No/Type:** 2021-0860 C3R

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

Total Acreage:	13.6550	Total Reserve Acreage:	5.2400
Number of Lots:	49	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 105
County	Zip	Key Map ©	City / ETJ
Harris	77449	406Y	ETJ

#### ***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.

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

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

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

The below comments were made by other agencies during this review period. These comments 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: 04/23/2021  
No comments.

HPW-HW- IDS: Approve  
Harris County Flood Control District: Flood Control review - No comments.  
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)  
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation (.TLGC-242.001h)  
UVE should be checked at Eagle Sky Blvd and Ranch Canyon Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 73  
**Action Date:** 04/29/2021  
**Plat Name:** Enclave at Bear Creek  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No/Type:** 2021-0860 C3R

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

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



**Agenda Item:** 74  
**Action Date:** 04/29/2021  
**Plat Name:** Eritrean Tewahedo Orthodox Church Of Christ  
**Developer:** ERITREAN TEWAHEDO ORTHODOX CHURCH OF CHRIST  
**Applicant:** Bowden Land Services & Consulting  
**App No/Type:** 2021-0877 C2R

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

Total Acreage:	3.4435	Total Reserve Acreage:	3.4435
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77031	569D	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.

HPW- TDO- Traffic: 04/21/2021  
 No comments.

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

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

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



**Agenda Item:** 74  
**Action Date:** 04/29/2021  
**Plat Name:** Eritrean Tewahedo Orthodox Church Of Christ  
**Developer:** ERITREAN TEWAHEDO ORTHODOX CHURCH OF CHRIST  
**Applicant:** Bowden Land Services & Consulting  
**App No/Type:** 2021-0877 C2R

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

#### 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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

**\*\*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 on one side (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](mailto:Paula.Hunter2@houstontx.gov)

CenterPoint: A 10' BL is requested.

The GHBA Language is required.

Parks and Recreation: Church

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

Stormwater quality permit is required.

Missing B.L.

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

HPW-HW- IDS: For the creation of one 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](http://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](mailto:wcrtechs@houstontx.gov).**

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 75  
**Action Date:** 04/29/2021  
**Plat Name:** Fairview Collective  
**Developer:** Fred & Soody Sharifi family Partnership, LTYD  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2021-0850 C2R

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

Total Acreage:	0.5659	Total Reserve Acreage:	0.5608
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	77006	493P	City

#### ***Conditions and Requirements for Approval***

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) Sec 42-45

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

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

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



**Agenda Item:** 75  
**Action Date:** 04/29/2021  
**Plat Name:** Fairview Collective  
**Developer:** Fred & Soody Sharifi family Partnership, LTYD  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2021-0850 C2R

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

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HPW- TDO- Traffic: 04/23/2021  
No comments.

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

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

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

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

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

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

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

2. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

4. Driveways should be designed in such a way that they have minimal impact on the intersection's influence area.

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

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

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

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



**Agenda Item:** 76

**Action Date:** 04/29/2021

**Plat Name:** Fannin Station South

**Developer:** Lovett Homes

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**App No/Type:** 2021-0535 C2R

**Staff Recommendation:**

Defer Additional  
information reqd

Total Acreage:	10.7700	Total Reserve Acreage:	10.7700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77054	532V	City

### ***Conditions and Requirements for Approval***

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

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

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

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

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

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (Sec 42-161)

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

Provide ROW record documents.

Clarify plat boundary overlapping with ROW.

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

The below comments were made by other agencies during this review period. These comments 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: 04/12/2021

No comments.

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

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





**Agenda Item:** 76  
**Action Date:** 04/29/2021  
**Plat Name:** Fannin Station South  
**Developer:** Lovett Homes  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No/Type:** 2021-0535 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

"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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

**\*\*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. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

4. Any work in the state right-of-way requires TxDOT approval. Please coordinate with TxDOT.

#### 5. Street Widening Requirements

Provide a survey calling out the pavement width of all adjacent streets. 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). Please contact Ms. Paula Hunter from Traffic Operations at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@houstontx.gov)

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

CenterPoint: Transmission Review Required

This plat is in close proximity to a CenterPoint Energy Transmission Corridor and requires further review with the transmission department. Your Transmission Contact is: Bobby Sloan at [robert.sloan@centerpointenergy.com](mailto:robert.sloan@centerpointenergy.com)

Please review the attached letter for further instructions.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 76

**Action Date:** 04/29/2021

**Plat Name:** Fannin Station South

**Developer:** Lovett Homes

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**App No/Type:** 2021-0535 C2R

**Staff Recommendation:**

Defer Additional  
information reqd

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 77  
**Action Date:** 04/29/2021  
**Plat Name:** Galesburg Homes  
**Developer:** Tradeway Investments LLC  
**Applicant:** Surv-Tex surveying Inc.  
**App No/Type:** 2021-0712 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:	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	533Z	City

#### ***Conditions and Requirements for Approval***

014. Establish building setback lines as indicated on the marked file copy. Sec 42-150 thru 160
047. Make minor corrections and additions as indicated on the marked file copy.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 134.6. The then-current fee in lieu of dedication shall be applied to this number (3 dwelling units) of dwelling units. Sec 42-254
- 190.3. Add 'Margaret Wallace Brown, AICP, CNU-A' as Secretary in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc) Sec 42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)
215. Add shared driveway plat notes: 1) Each lot shall be restricted to single family use. 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 77  
**Action Date:** 04/29/2021  
**Plat Name:** Galesburg Homes  
**Developer:** Tradeway Investments LLC  
**Applicant:** Surv-Tex surveying Inc.  
**App No/Type:** 2021-0712 C2R

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

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HPW- TDO- Traffic: 04/26/2021

The driveway entrance is not tangential as required per IDM  
Following and IDM Chapter 15 Section 08 C, Access Management Design 1.g (10) Driveways must remain tangential for a minimum of 20 feet past the property line.

CenterPoint: 1) EAE missing in Legend.  
2) EAE to be labeled - NW dashed line (29.0').  
3) 5' BL needs to be 10' BL on Galesburg Street.

HPW-OCE-Traffic: 1. Driveway approach must be a minimum of 18 feet in the right of way, then pass the property line the driveway can taper to 16 feet inside the property. (IDM 2020, Table 15.08.01 driveway design criteria. (page 15-40)

2. Provide the distance that the driveway shifts from the back of the property line. Drive aisle should be sufficient for vehicle maneuver.

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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

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

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

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

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

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

Two-way driveways must intersect city streets at approximately 90 degrees.

Driveway must remain tangential for a minimum of 20' past property line.

No driveway radius shall encroach on abutting property.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 78  
**Action Date:** 04/29/2021  
**Plat Name:** Gateman Homes  
**Developer:** Gateman Propertiess, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2021-0910 C2R

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

Total Acreage:	0.2300	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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453J	City

#### ***Conditions and Requirements for Approval***

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

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

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

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 78  
**Action Date:** 04/29/2021  
**Plat Name:** Gateman Homes  
**Developer:** Gateman Propertiess, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2021-0910 C2R

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

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HPW- TDO- Traffic: 04/21/2021  
No comments.

HPW-OCE-Traffic: 1. Provide the dimensions of the driveway approach. Driveway approach must be a minimum of 18 feet in the right of way.

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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

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

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](http://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](mailto:wcrtechs@houstontx.gov).**

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 0.75 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.



**Agenda Item:** 79

**Action Date:** 04/29/2021

**Plat Name:** Glen Highland Sec 1

**Developer:** JRSG &&& COMPANY, LLC.

**Applicant:** JRSG & COMPANY

**App No/Type:** 2021-0806 C2R

**Staff Recommendation:**

Defer Additional  
information reqd

Total Acreage:	0.2350	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	411V	City

### ***Conditions and Requirements for Approval***

018. 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)

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

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

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

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

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

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

207.1. Staff requests a two week deferral. The Subdivision name must match the Subdivision name on 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.

HPW- TDO- Traffic: 04/09/2021

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/>



**Agenda Item:** 79

**Action Date:** 04/29/2021

**Plat Name:** Glen Highland Sec 1

**Developer:** JRSG &&& COMPANY, LLC.

**Applicant:** JRSG & COMPANY

**App No/Type:** 2021-0806 C2R

**Staff Recommendation:**

Defer Additional  
information reqd

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Planning Department Information  
Email: [Planningdepartment@houston.tx.gov](mailto:Planningdepartment@houston.tx.gov)  
Planner of the day phone #: 832-393-6600

**\*\*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.

CenterPoint: 1. Dedication: Acreage amount is missing the decimal point

**2. Title report references easements that are not shown on the proposed plat:**

Plat 27/55 HCMR - 5'UE/5x20 AE at rear of lot.

3877/531 HCDR – 5'UE at rear of lot

END

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

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](http://houstonpermittingcenter.org)

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

HPW- TDO- Traffic: 04/09/2021

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.houston.tx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houston.tx.gov](mailto:Planningdepartment@houston.tx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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.

CenterPoint: 1. Dedication: Acreage amount is missing the decimal point

**2. Title report references easements that are not shown on the proposed plat:**

Plat 27/55 HCMR - 5'UE/5x20 AE at rear of lot.

3877/531 HCDR – 5'UE at rear of lot

END

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

HPW-HW- IDS: For the creation of 3 lots and 1 block, a Wastewater and Water Capacity Reservation letter is





## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 79

**Action Date:** 04/29/2021

**Plat Name:** Glen Highland Sec 1

**Developer:** JRSG & COMPANY, LLC.

**Applicant:** JRSG & COMPANY

**App No/Type:** 2021-0806 C2R

**Staff Recommendation:**

Defer Additional  
information reqd

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required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* 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](mailto:wcrtechs@houstontx.gov).

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 80  
**Action Date:** 04/29/2021  
**Plat Name:** Gomez Estates  
**Developer:** Jorge Contreras  
**Applicant:** CGES|Bailey Planning  
**App No/Type:** 2021-0883 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

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Total Acreage:	0.1800	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412U	City

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#### ***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) Sec 42-45

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

223. Indicate the direction of vehicular entry to each garage from the shared driveway (>).

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

The below comments were made by other agencies during this review period. These comments 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:** 80

**Action Date:** 04/29/2021

**Plat Name:** Gomez Estates

**Developer:** Jorge Contreras

**Applicant:** CGES|Bailey Planning

**App No/Type:** 2021-0883 C2R

**Staff Recommendation:**

Defer Additional  
information reqd

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Parks and Recreation: - Dwelling units in park notes 10 does not match parks table

HPW- TDO- Traffic: 04/21/2021  
No comments.

CenterPoint: 1. A 10' BL is requested.  
2. The recording information for the existing 25' BL & 5' UE should be noted on the plat.  
3. UE, EAE to be defined in the Legend.

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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

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

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

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

**\*\* 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](mailto:wcrtechs@houstontx.gov).**

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 81  
**Action Date:** 04/29/2021  
**Plat Name:** Grand Bellfort Business Park  
**Developer:** Grand Bellfort Business Park, L.P.  
**Applicant:** tejas surveying, inc  
**App No/Type:** 2021-0847 C2R

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

Total Acreage:	10.0000	Total Reserve Acreage:	10.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Z	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) Sec. 42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

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

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

Fort Bend Engineer: Submit FP to FBC for formal review

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 82  
**Action Date:** 04/29/2021  
**Plat Name:** Harrisburg Quarters  
**Developer:** Scarlet Capital  
**Applicant:** Windrose  
**App No/Type:** 2021-0914 C2R

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

---

Total Acreage:	0.4821	Total Reserve Acreage:	0.4649
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77012	495X	City

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#### ***Conditions and Requirements for Approval***

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 82  
**Action Date:** 04/29/2021  
**Plat Name:** Harrisburg Quarters  
**Developer:** Scarlet Capital  
**Applicant:** Windrose  
**App No/Type:** 2021-0914 C2R

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

---

HPW- TDO- Traffic: 04/21/2021  
No comments.

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

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

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

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

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

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

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

#### 2. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 83  
**Action Date:** 04/29/2021  
**Plat Name:** HFD Station no 19  
**Developer:** CSF Consulting LP  
**Applicant:** CSF Consulting LP  
**App No/Type:** 2021-0845 C2R

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

Total Acreage:	1.3574	Total Reserve Acreage:	1.3102
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494E	City

#### ***Conditions and Requirements for Approval***

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

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

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

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

100. If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

134.17. Add to general notes on face of plat: This property(s) is located in Park Sector number 17.

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.) Hatch and dash all visibility triangles.

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

The below comments were made by other agencies during this review period. These comments 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:** 83  
**Action Date:** 04/29/2021  
**Plat Name:** HFD Station no 19  
**Developer:** CSF Consulting LP  
**Applicant:** CSF Consulting LP  
**App No/Type:** 2021-0845 C2R

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

---

HPW- TDO- Traffic: 04/23/2021  
No comments.

HPW-OCE-Traffic: 1. Gregg St is shown twice on the recorded plat. Please verify the adjacent streets.

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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

**\*\*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. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

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

Parks and Recreation: Add park sector to general notes  
CenterPoint: Correct Road ROW on west side of block.  
HPW-OCE- Drainage and Utility: Detention is required.  
Stormwater quality permit is required.

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:** 83

**Action Date:** 04/29/2021

**Plat Name:** HFD Station no 19

**Developer:** CSF Consulting LP

**Applicant:** CSF Consulting LP

**App No/Type:** 2021-0845 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:** 84  
**Action Date:** 04/29/2021  
**Plat Name:** Imperial Forest East Detention Reserve  
**Developer:** Forestar (USA) Real Estate Group, Inc..  
**Applicant:** DHI Engineering, LLC  
**App No/Type:** 2021-0744 C2R

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

Total Acreage:	5.0000	Total Reserve Acreage:	5.0000
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:	Royalwood MUD
County	Zip	Key Map ©	City / ETJ
Harris	77049	457K	ETJ

#### ***Conditions and Requirements for Approval***

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 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- TDO- Traffic: 4/12/21

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)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 04/29/2021  
**Plat Name:** Imperial Forest East Detention Reserve  
**Developer:** Forestar (USA) Real Estate Group, Inc..  
**Applicant:** DHI Engineering, LLC  
**App No/Type:** 2021-0744 C2R

---

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85  
**Action Date:** 04/29/2021  
**Plat Name:** Jesselton Point  
**Developer:** CE Engineers and Development Consultants, Incorporated  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No/Type:** 2021-0819 C2R

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

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Total Acreage:	0.5021	Total Reserve Acreage:	0.0092
Number of Lots:	12	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	77022	453J	City

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#### ***Conditions and Requirements for Approval***

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

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

- 1.) Use correct lettering designation for Reserves.
- 2.) Plat is not eligible for solid waste removal per Solid Waste.
- 3.) Centerpoint Power poles must be relocated to allow for required sidewalk 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.



**Agenda Item:** 85  
**Action Date:** 04/29/2021  
**Plat Name:** Jesselton Point  
**Developer:** CE Engineers and Development Consultants, Incorporated  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No/Type:** 2021-0819 C2R

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

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Parks and Recreation: - Change from "net" to "incremental" in parks table

HPW- TDO- Traffic: 04/09/2021

Recommend make corrections on Reserve Parking "A", "B"

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

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

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

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

CenterPoint: Applicant should maintain a 10' BL where property is adjacent to ROW with primary OVH facilities installed.

Please identify all BL's on lots.

HPW-OCE- Drainage and Utility: Detention is required. Need to call out shared driveway.

Master W.M.E. is required.

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

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

Solid Waste: The proposed development does not meet the frontage criteria to receive COH solid waste collection services.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 86  
**Action Date:** 04/29/2021  
**Plat Name:** Katz Galleria Sec 1  
**Developer:** Katz  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No/Type:** 2021-0885 C2R

**Staff Recommendation:**  
Defer for further study and  
review

Total Acreage:	1.0670	Total Reserve Acreage:	1.0670
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491S	City

#### ***Conditions and Requirements for Approval***

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

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

1.) Public hearing may be required. Deeds Under review by Legal.

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

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



**Agenda Item:** 86  
**Action Date:** 04/29/2021  
**Plat Name:** Katz Galleria Sec 1  
**Developer:** Katz  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No/Type:** 2021-0885 C2R

**Staff Recommendation:**  
Defer for further study and review

---

HPW- TDO- Traffic: 04/21/2021  
No comments.

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

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

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

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

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

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

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

#### 2. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

#### 4. Please coordinate with TxDOT for any work on Westheimer Rd. Any work in the state right-of-way requires TxDOT approval.

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

Stormwater quality permit is required.

No building is allowed within any public utility easement.

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 86  
**Action Date:** 04/29/2021  
**Plat Name:** Katz Galleria Sec 1  
**Developer:** Katz  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No/Type:** 2021-0885 C2R

**Staff Recommendation:**  
Defer for further study and  
review

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 87  
**Action Date:** 04/29/2021  
**Plat Name:** Leslie Estates  
**Developer:** Phil Collins  
**Applicant:** Pioneer Engineering, LLC  
**App No/Type:** 2021-0731 C3R

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

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Total Acreage:	0.9721	Total Reserve Acreage:	0.0271
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	City

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#### ***Conditions and Requirements for Approval***

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

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

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)

1.) Provide Fire hydrant within 100' of Entrance and every 500'

2.) Coordinate with HPW-OCE Traffic regarding agency comments, Offset curve alignment, and the depth of the Turnaround

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

The below comments were made by other agencies during this review period. These comments 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:** 87

**Action Date:** 04/29/2021

**Plat Name:** Leslie Estates

**Developer:** Phil Collins

**Applicant:** Pioneer Engineering, LLC

**App No/Type:** 2021-0731 C3R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

CenterPoint: 1) Title Box to read '3' Reserves.

2) Define PAE & PVT in Legend.

3) CNP would prefer that any private roads and/or Private Access Easements (PAE), 28' or larger, to also be dedicated as a Public Utility Easement (PUE) and identified as such within the notes or legend.

HPW-OCE-Traffic: 1. Turnaround dimensions should comply with figure 10.11 of the IDM. Radii of the turnaround should be 28 ft. Depth of the turnaround should be 70 ft.

2. Verify maneuverability of the vehicles past the 20 ft. tangential. Drivers should not be encouraged to make a sharp vehicle turn.

3. Provide the distance from the edge of the PAE to the adjacent property line. Minimum distance is 10 ft to prevent radius encroachment.

4. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

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

5. 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](mailto:PWEACCESSFORM@HOUSTONTX.GOV)

HPW- TDO- Traffic: 4/12/21

No comments

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

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

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

Detention is required.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 88  
**Action Date:** 04/29/2021  
**Plat Name:** Liams Landing  
**Developer:** Nicam Investments, Inc.  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2021-0896 C2R

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

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Total Acreage:	0.1205	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Y	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.) Provide symbol showing Lot 92 and the remainder of lot 91 have the same owner.

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

The below comments were made by other agencies during this review period. These comments 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:** 88  
**Action Date:** 04/29/2021  
**Plat Name:** Liams Landing  
**Developer:** Nicam Investments, Inc.  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2021-0896 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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HPW- TDO- Traffic: 04/21/2021  
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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

**\*\*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-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

HPW-HW- IDS: For the creation of 2 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](http://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](mailto:wcrtechs@houstontx.gov).**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 89  
**Action Date:** 04/29/2021  
**Plat Name:** Liberty Center  
**Developer:** RCCG Living Word Chapel  
**Applicant:** Windrose  
**App No/Type:** 2021-0809 C2R

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	4.0850	Total Reserve Acreage:	4.0850
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77082	488X	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.) Public hearing may be required. Deeds Under review by Legal.
- 2.) Approved Drainage Plan (sign and stamped) Required.
- 3.) Coordinate with HPW-TDO Traffic regarding agency comments.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 04/29/2021

**Plat Name:** Liberty Center

**Developer:** RCCG Living Word Chapel

**Applicant:** Windrose

**App No/Type:** 2021-0809 C2R

**Staff Recommendation:**

Defer Applicant request

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HPW- TDO- Traffic: 04/09/2021

Provide median alignment with driveway entrance to new development according to IDM Design Standards for median opening.

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel D129-04-00 with top of banks, at the southern boundary of the plat (see uploaded PDF).

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](http://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](mailto:wcrtechs@houstontx.gov).**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 90  
**Action Date:** 04/29/2021  
**Plat Name:** Lincoln City Sec 2 partial replat no 2  
**Developer:** Advance Surveying  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2021-0760 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.1670	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412U	City

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#### ***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.) Use correct lot numbers in Legal description and in adjacent identifying information.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 90  
**Action Date:** 04/29/2021  
**Plat Name:** Lincoln City Sec 2 partial replat no 2  
**Developer:** Advance Surveying  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2021-0760 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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HPW- TDO- Traffic: 04/23/2021  
No comments.

CenterPoint: 1) Subdivision is called 'Enterprise Estates' in the dedication.  
2) Reason for replat – to create 1 lot plat shows 2 lots.

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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

**\*\*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-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Parks and Recreation: Incorrect number of proposed units 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.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 91  
**Action Date:** 04/29/2021  
**Plat Name:** Mansfield Estates  
**Developer:** F&N Construction  
**Applicant:** Pioneer Engineering, LLC  
**App No/Type:** 2021-0920 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	1.9990	Total Reserve Acreage:	0.9528
Number of Lots:	36	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	451D	City

#### ***Conditions and Requirements for Approval***

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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: 04/21/2021  
No comments.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)  
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 91  
**Action Date:** 04/29/2021  
**Plat Name:** Mansfield Estates  
**Developer:** F&N Construction  
**Applicant:** Pioneer Engineering, LLC  
**App No/Type:** 2021-0920 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

**\*\*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 on one side (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](mailto:Paula.Hunter2@houstontx.gov)

- 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 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).

HPW-HW- IDS: For the creation of an reservation, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

**\*\* 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](mailto: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: Master W.M.E. which is required for all 28' PVT/PAE.

Stormwater quality permit is required.

Addressing: Unsure if road name is meant to be WILLSHIRE rather than "WILSHIRE", using only one "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:** 92

**Action Date:** 04/29/2021

**Plat Name:** Milby House

**Developer:** Lovett Homes

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**App No/Type:** 2021-0921 C2R

**Staff Recommendation:**

Withdraw

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Total Acreage:	2.8670	Total Reserve Acreage:	2.8670
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494S	City

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#### ***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.



**Agenda Item:** 92

**Action Date:** 04/29/2021

**Plat Name:** Milby House

**Developer:** Lovett Homes

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**App No/Type:** 2021-0921 C2R

**Staff Recommendation:**

Withdraw

---

HPW- TDO- Traffic: 04/21/2021

What happens to the connection on Everton Street?

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

Parks and Recreation: Add park sector to general notes

HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

No building is allowed within any public utility easement.

HPW-HW- IDS: For the creation of one 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](http://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](mailto:wcrtechs@houstontx.gov).**

Solid Waste: The proposed development exceeds the maximum number of residential units to receive COH solid waste collection services.

CenterPoint: Title report references utility easements that are not shown on the plat.



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 92

**Action Date:** 04/29/2021

**Plat Name:** Milby House

**Developer:** Lovett Homes

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**App No/Type:** 2021-0921 C2R

**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:** 93  
**Action Date:** 04/29/2021  
**Plat Name:** New Caney Realty Addition partial replat no 1 and Extension  
**Developer:** IB/New Caney Investors, LTD.  
**Applicant:** Beacon Land Services  
**App No/Type:** 2021-0947 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	7.0660	Total Reserve Acreage:	7.0660
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:	New Caney MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256M	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: Approved

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

CenterPoint: Please add the Aerial Easement Language attached above to plat.

Please identify all utility easements on plat with recording information at the identifying area with an arrow as done on the previously recorded plat.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 93  
**Action Date:** 04/29/2021  
**Plat Name:** New Caney Realty Addition partial replat no 1 and Extension  
**Developer:** IB/New Caney Investors, LTD.  
**Applicant:** Beacon Land Services  
**App No/Type:** 2021-0947 C2R

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 94  
**Action Date:** 04/29/2021  
**Plat Name:** New North City Views  
**Developer:** Treehouse-Development, LLC  
**Applicant:** Pioneer Engineering, LLC  
**App No/Type:** 2021-0933 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.2295	Total Reserve Acreage:	0.0045
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493D	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)

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: 04/21/2021  
No comments.

HPW-OCE-Traffic: 1. Driveway approach must be a minimum of 18 feet in the right of way, then pass the property line the driveway can taper to 16 feet inside the property. (IDM 2020, Table 15.08.01 driveway design criteria. (page 15-40)

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





**Agenda Item:** 94  
**Action Date:** 04/29/2021  
**Plat Name:** New North City Views  
**Developer:** Treehouse-Development, LLC  
**Applicant:** Pioneer Engineering, LLC  
**App No/Type:** 2021-0933 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

CenterPoint: CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: MCKEE ST, QUITMAN ST

CNP prefers a 5' Building Line for all interior roadways.

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](https://www.houstonpermittingcenter.org)

**\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).**

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 0.75 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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 95  
**Action Date:** 04/29/2021  
**Plat Name:** Oak Park South  
**Developer:** Titan Homes  
**Applicant:** Interland Surveying  
**App No/Type:** 2021-0951 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Total Acreage:	0.7923	Total Reserve Acreage:	0.0124
Number of Lots:	11	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	452Q	City

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#### ***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.



**Agenda Item:** 95  
**Action Date:** 04/29/2021  
**Plat Name:** Oak Park South  
**Developer:** Titan Homes  
**Applicant:** Interland Surveying  
**App No/Type:** 2021-0951 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 04/21/2021

No comments.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to  
PWEACCESSFORM@HOUSTONTX.GOV

#### 2. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

HPW-OCE- Drainage and Utility: Detention is required.

Master W.M.E. is required.

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](https://www.houstonpermittingcenter.org)

**\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 96  
**Action Date:** 04/29/2021  
**Plat Name:** Park at Pinemont  
**Developer:** South Post Oak Willow, LP  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2021-0428 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	3.0951	Total Reserve Acreage:	0.4264
Number of Lots:	50	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77092	451F	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.

059.1. Acreage in title and on plat must match at recordation.

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table. (183)

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. (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.'

127. Provide Visibility Triangle at intersections and add plat note.

139. Provide for widening of Lockfield local street. (122)

185.3. Appendix A: Add private streets paragraph in the dedicatory language.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 96  
**Action Date:** 04/29/2021  
**Plat Name:** Park at Pinemont  
**Developer:** South Post Oak Willow, LP  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2021-0428 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Dedicate 5' widening for Lockfield St.

All property (Nolder property) abutting remainder ROW for Poppy Avenue and Myrtle Avenue must be replatted prior to or simultaneously with this plat.

Provide No objection letter from HPW-Utilities division as part of abandoning the ROW.

Coordinate with Parks Department on the abandonment of adjacent remainder public ROWs.

Provide final approval from JRC to abandon portions of ROW for Poppy, Myrtle and Unnamed Avenue. Failure to provide abandonment document will require resubmittal of the preliminary plat.

Provide guest parking table on face of the plat. (Sec 42-186)

Widen the pavement for Rena Street and provide certificate of completion at recordation. Refer to the guide online for process and standards. (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- TDO- Traffic: 03/29/2021  
No comments.

HPW-OCE-Traffic: 1. Please clarify where are the proposed driveway approaches and the dimensions. Dimensions of the driveway approach shall comply with the IDM Ch. 15.

2. Please clarify why the lots along Poppy Avenue extend into the ROW.

3. The applicant has to improve the right of way to city standards if there is access from an undeveloped street. A driveway cannot connect to an undeveloped right of way.

#### **4. 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 on one side (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

-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 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:** 96

**Action Date:** 04/29/2021

**Plat Name:** Park at Pinemont

**Developer:** South Post Oak Willow, LP

**Applicant:** Vernon G. Henry & Associates, Inc.

**App No/Type:** 2021-0428 C3R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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-For roadways with widths of less than 15-ft, the roadway must be widened to 15-ft for the entire block and meet the requirements in number 2, options A or B above.

**5. 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

**6. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

CenterPoint: A 10' BL is requested on all lots.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Parks and Recreation: Add parks and open space table

Harris County Flood Control District: Flood Control review - No comments.

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE.

Stormwater quality permit is required.

Need approval from JRC for the abandonment of 25' ROW.

Also need to mark out the private F.H..

Detention is required.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 97  
**Action Date:** 04/29/2021  
**Plat Name:** Park at Pinemont Annex East  
**Developer:** South Post Oak Willow, LP  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2021-0430 C3R

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	1.7000	Total Reserve Acreage:	0.2204
Number of Lots:	25	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77092	451F	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)

059.1. Acreage in title and on plat must match at recordation.

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. (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.'

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)

185.3. Appendix A: Add private streets paragraph in the dedicatory language.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 97  
**Action Date:** 04/29/2021  
**Plat Name:** Park at Pinemont Annex East  
**Developer:** South Post Oak Willow, LP  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2021-0430 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Dedicate 5' widening for Lockfield St.

All property (Nolder property) abutting remainder ROW for Poppy Avenue and Myrtle Avenue must be replatted prior to or simultaneously with this plat.

Provide No objection letter from HPW-Utilities division as part of abandoning the ROW.

Coordinate with Parks Department on the abandonment of adjacent remainder public ROWs.

Provide final approval from JRC to abandon portions of ROW for Poppy, Myrtle and Unnamed Avenue. Failure to provide abandonment document will require resubmittal of the preliminary plat.

Update legal description and provide a revised CPL. Acreage in title and on plat must match. Legal description should also include the portion of the street being abandoned.

Provide guest parking table on face of the plat. 4 additional guest parking spaces are required per Sec 42-186.

Provide an existing conditions survey with paving section width.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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: 03/29/2021

No comments.

CenterPoint: 1. Any private roads and/or Private Access Easements (PAE) would be preferred to be also dedicated as PUE and identified as such within the notes or legend.

2. The width of the BL's are not depicted on the plat, ie.. 10', etc...

HPW-OCE-Traffic: 1. Please clarify why the lots along Myrtle Ave extend into the ROW.

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 97  
**Action Date:** 04/29/2021  
**Plat Name:** Park at Pinemont Annex East  
**Developer:** South Post Oak Willow, LP  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2021-0430 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>  
Planning Department Information  
Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

**4. Driveway at median (COH IDM Chapter 15, sec 15.08-C.3.7)**

Driveway located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://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' PVT/PAE.  
No Public Wastewater, Water or Storm service is allowed.  
Need to call out private F.H..  
Stormwater quality permit is required.  
Also need City motion of the abandon portion of 50' ROW from JRC.

Addressing: Street name CLYDE CIRCLE AVENUE contains two street types in name: CIRCLE and AVENUE.  
Please change to a more unique name.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**Agenda Item:** 98  
**Action Date:** 04/29/2021  
**Plat Name:** Park at Pinemont Annex West  
**Developer:** South Post Oak Willow, LP  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2021-0429 C3R

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	1.0081	Total Reserve Acreage:	0.1536
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77092	451F	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.

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. (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.'

127. Provide Visibility Triangle at intersections and plat note.

185.3. Appendix A: Add private streets paragraph in the dedicatory language.

Dedicate 5' widening for Lockfield St.

All property (Nolder property) abutting remainder ROW for Poppy Avenue and Myrtle Avenue must be replatted prior to or simultaneously with this plat.

Provide No objection letter from HPW-Utilities division as part of abandoning the ROW.

Coordinate with Parks Department on the abandonment of adjacent remainder public ROWs.

Provide final approval from JRC to abandon portions of ROW for Poppy, Myrtle and Unnamed Avenue. Failure to provide abandonment document will require resubmittal of the preliminary 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:** 98  
**Action Date:** 04/29/2021  
**Plat Name:** Park at Pinemont Annex West  
**Developer:** South Post Oak Willow, LP  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2021-0429 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 03/29/2021  
No comments.

CenterPoint: 1) CNP would prefer that any private roads and/or Private Access Easements (PAE), 28' or larger, to also be dedicated as a Public Utility Easement (PUE) and identified as such within the notes or legend.

HPW-OCE-Traffic: 1. 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. Please provide the distance from Redang Park Ln to the median opening.

#### 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Harris County Flood Control District: Flood Control review - No comments.

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE.

Stormwater quality permit is required.

Need approval from JRC for the abandonment of 25' ROW.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 98  
**Action Date:** 04/29/2021  
**Plat Name:** Park at Pinemont Annex West  
**Developer:** South Post Oak Willow, LP  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2021-0429 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 99  
**Action Date:** 04/29/2021  
**Plat Name:** Parker Development  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2021-0779 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.4385	Total Reserve Acreage:	0.4385
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77076	413W	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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 99  
**Action Date:** 04/29/2021  
**Plat Name:** Parker Development  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2021-0779 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 04/23/2021

The plat layout shows the location to be taking access on E. Parker Road, a major thoroughfare divided, we recommend driveways to be aligned with median opening.

CenterPoint: 1) CenterPoint records depict an unrecorded easement in the vicinity of, and appears to bound the subject tract in Plat 11/45 MRHC. The easement is uploaded for your review and if verified please cite the easement on the plat. (53-1291\_Easement)

HPW-OCE-Traffic: 1. 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.

#### 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."

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(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

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PWEACCESSFORM@HOUSTONTX.GOV

#### 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Parks and Recreation: Add park sector to general notes

HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**Agenda Item:** 100

**Action Date:** 04/29/2021

**Plat Name:** Pesca Heights on Rutland

**Developer:** Partner Engineering & Science

**Applicant:** Red Plains Surveying

**App No/Type:** 2021-0431 C2R

**Staff Recommendation:**

Defer Chapter 42 planning standards

Total Acreage:	1.0000	Total Reserve Acreage:	1.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Z	City

### Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (Sec 42-152 (a))

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 BL 157(b) illustration and notes to the plat. (Sec 42-157(b))

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (Sec 42-161)

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 \*\*\*\*\*.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))

064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))

073.1. Add reason for replat in title block.

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41(1))

078.1. Minimum lot size in the urban area may be less than 3500 square feet, but not less than 1400 square feet if the subdivision plat meets the development standards of Sec 42-182 & Sec 42-184.

126. Add Single Family Residential plat notes: 1) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided. (Sec 42-1)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 100

**Action Date:** 04/29/2021

**Plat Name:** Pesca Heights on Rutland

**Developer:** Partner Engineering & Science

**Applicant:** Red Plains Surveying

**App No/Type:** 2021-0431 C2R

**Staff Recommendation:**

Defer Chapter 42 planning standards

---

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (Sec 42-161)

133.1. Add 'In Lieu of Payment for Park Dedication' plat note: No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.' (Sec 42-253)

134.12. Add to general notes on face of plat: This property(s) is located in Park Sector number 12. (42-1, Division 7)

134.4. This percentage (\_\_\_\_%) shall be applied to the then-current fee in lieu of dedication. (Sec 42-254)

134.6. The then-current fee in lieu of dedication shall be applied to this number (\_\_\_\_units) of dwelling units. (Sec 42-254)

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

185.3. Appendix A: Add single family paragraph in the dedicatory language.

186. Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

190.3. Add 'Margaret Wallace Brown, AICP, CNU-A., Secretary' as Secretary in the Planning Commission certificate.

194. Appendix J: County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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:** 100

**Action Date:** 04/29/2021

**Plat Name:** Pesca Heights on Rutland

**Developer:** Partner Engineering & Science

**Applicant:** Red Plains Surveying

**App No/Type:** 2021-0431 C2R

**Staff Recommendation:**

Defer Chapter 42 planning standards

---

HPW- TDO- Traffic: 04/23/2021

No comments.

CenterPoint: 1) GHBA language is missing. The language was created in conjunction with the Greater Houston Business Association. It should be included in the dedication section of the plat.

2) Plat needs to be dated.

3) Building Lines required – 10 BLs required on the west border by alley (CNP records show overhead line), and on W. 11st and Rutland Street.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%. 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:** 101  
**Action Date:** 04/29/2021  
**Plat Name:** Pinemont Business Hub  
**Developer:** CE Engineers & Development Consultants, Inc.  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No/Type:** 2021-0958 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.7384	Total Reserve Acreage:	0.7384
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	77018	451H	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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 101  
**Action Date:** 04/29/2021  
**Plat Name:** Pinemont Business Hub  
**Developer:** CE Engineers & Development Consultants, Inc.  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No/Type:** 2021-0958 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Parks and Recreation: - Does not apply to parks

HPW- TDO- Traffic: 04/21/2021

No comments.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to  
PWEACCESSFORM@HOUSTONTX.GOV

#### 2. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 102  
**Action Date:** 04/29/2021  
**Plat Name:** Pinemont Grove  
**Developer:** BB Residential Group, Inc  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2021-0640 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.8839	Total Reserve Acreage:	0.0138
Number of Lots:	18	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	452F	City

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#### ***Conditions and Requirements for Approval***

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

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)

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 102

**Action Date:** 04/29/2021

**Plat Name:** Pinemont Grove

**Developer:** BB Residential Group, Inc

**Applicant:** ICMC GROUP INC

**App No/Type:** 2021-0640 C3R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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HPW- TDO- Traffic: 04/12/2021

No comments.

CenterPoint: 1) Type II, P.A.E. to be defined in General Notes.

2) CNP would prefer that any private roads and/or Private Access Easements (PAE), 28' or larger, to also be dedicated as a Public Utility Easement (PUE) and identified as such within the notes or legend.

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

Master W.M.E. is required.

Harris County Flood Control District: Flood Control review - No comments.

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 103  
**Action Date:** 04/29/2021  
**Plat Name:** Poly Investments Inc on Bellaire Boulevard  
**Developer:** Advance Surveying  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2021-0756 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	4.5321	Total Reserve Acreage:	4.5321
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77036	530G	City

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#### ***Conditions and Requirements for Approval***

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

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.



**Agenda Item:** 103  
**Action Date:** 04/29/2021  
**Plat Name:** Poly Investments Inc on Bellaire Boulevard  
**Developer:** Advance Surveying  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2021-0756 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 04/23/2021  
No comments.

CenterPoint: 1) CenterPoint records show an unrecorded existing easement that should be included in the current plat. The easement is uploaded for your review and if verified please cite the easement on the plat. (037-1987\_Easement)

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 104  
**Action Date:** 04/29/2021  
**Plat Name:** QuikTrip Addition  
**Developer:** QuikTrip Corporation  
**Applicant:** Matkin Hoover Engineering  
**App No/Type:** 2021-0846 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Total Acreage:	11.8650	Total Reserve Acreage:	11.8650
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 189
County	Zip	Key Map ©	City / ETJ
Harris	77090	332X	ETJ

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#### ***Conditions and Requirements for Approval***

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

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:** 104  
**Action Date:** 04/29/2021  
**Plat Name:** QuikTrip Addition  
**Developer:** QuikTrip Corporation  
**Applicant:** Matkin Hoover Engineering  
**App No/Type:** 2021-0846 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 Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Check ROW callout for Blue Ash Drive. Road log calls out 60' of ROW

Label 25' building line along IH-45 per the ordinance (Chapter 42)

Coordinate with CIP project manager Mike Chang prior to recordation (HC-permit regs, 5.06)

limited scope TIA required to determine driveway location before review of site development plan (HC-permit regs, 12.02)

UVE should be checked at Blue Ash Dr and Richey Rd. UVE exhibit should be emailed to

TPDUVE@eng.hctx.net (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:** 105

**Action Date:** 04/29/2021

**Plat Name:** Quitman Villas

**Developer:** Metro Living

**Applicant:** PLS CONSTRUCTION LAYOUT, INC

**App No/Type:** 2021-0705 C2R

**Staff Recommendation:**

Defer for further study and review

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Total Acreage:	0.2286	Total Reserve Acreage:	0.2000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493C	City

---

#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**Agenda Item:** 105

**Action Date:** 04/29/2021

**Plat Name:** Quitman Villas

**Developer:** Metro Living

**Applicant:** PLS CONSTRUCTION LAYOUT, INC

**App No/Type:** 2021-0705 C2R

**Staff Recommendation:**

Defer for further study and review

---

Parks and Recreation: - Change from "net" to "incremental" in parks table

HPW- TDO- Traffic: 04/26/2021

No comments.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

#### 2. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Harris County Flood Control District: Flood Control review - Vicinity map does not correspond to plat location.

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 0.75 acre feet per acre.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 106  
**Action Date:** 04/29/2021  
**Plat Name:** Randalls Distribution Center replat no 3 and extension  
**Developer:** Crow Holdings Industrial  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2021-0739 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	70.5060	Total Reserve Acreage:	70.5060
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:	West Harris County MUD 15
County	Zip	Key Map ©	City / ETJ
Harris	77095	368W	ETJ

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#### ***Conditions and Requirements for Approval***

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

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)

Address Stub street Whitelock 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 106  
**Action Date:** 04/29/2021  
**Plat Name:** Randalls Distribution Center replat no 3 and extension  
**Developer:** Crow Holdings Industrial  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2021-0739 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 04/23/2021  
No comments.

CenterPoint: 1) CenterPoint records show a Blanket Easement to be included in the Notes: 2019113047 OPRHC  
2) South border – It appears 10' STM SE (H925801) and 10' HL&P (J063258) are the same easement.

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)  
TIA required for development of improvements creating traffic generation from the currently undeveloped eastern portion of the tract (HC-permit regs, 12.02)  
Appropriate truck turning templates need to be applied for trucks using the site (HC-permit regs)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 107  
**Action Date:** 04/29/2021  
**Plat Name:** Rose Park Views  
**Developer:** Avalon Homes  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2021-0878 C2R

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	0.1146	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	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)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

209. Applicant has requested that this item be deferred for two weeks.

FYI: a tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 04/29/2021  
**Plat Name:** Rose Park Views  
**Developer:** Avalon Homes  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2021-0878 C2R

**Staff Recommendation:**  
Defer Applicant request

---

HPW- TDO- Traffic: 04/21/2021  
No comments.

HPW-OCE-Traffic: 1. Please coordinate with HPW regarding the street termination of Rose St at this location. Rose st should be designed with a turnaround at the end as the ROW of Rose St does not align.

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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

3. Driveway Placement on Corner Lot (Residential)(Lot 1)

Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

HPW-HW- IDS: For the creation of 3 lots, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

**\*\* 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](mailto:wcrtechs@houstontx.gov).**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 108  
**Action Date:** 04/29/2021  
**Plat Name:** Skyline on Sikes  
**Developer:** New Skies Ventures, LLC  
**Applicant:** Richard Grothues Designs  
**App No/Type:** 2021-0927 C2R

**Staff Recommendation:**  
 Defer Chapter 42 planning standards

Total Acreage:	0.2306	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	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.

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)

223. Indicate the direction of vehicular entry to each garage from the shared driveway (>).

One additional guest parking space is required for every six dwelling units. (Sec 42-186)

The size and dimensions of the parking space shall be in conformance with the requirements of the Construction Code. (Sec 42-186)

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments 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: 04/21/2021

City of Houston Code of Ordinance requirements for parking Section 42-186 Parking for Single-Family/Residential uses.

Each subdivision plat providing for a single-family residential use on property located within the city that includes a shared driveway or a type 2 permanent access easement with six or more dwelling units shall provide one additional parking space for every six dwelling units.

- There are no dedication for parking space in the plat.

HPW-OCE-Traffic: 1. Driveway approach must be a minimum of 18 feet in the right of way, then pass the property line the driveway can taper to 16 feet inside the property. (IDM 2020, Table 15.08.01 driveway design criteria. (page 15-40)

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 108

**Action Date:** 04/29/2021

**Plat Name:** Skyline on Sikes

**Developer:** New Skies Ventures, LLC

**Applicant:** Richard Grothues Designs

**App No/Type:** 2021-0927 C2R

**Staff Recommendation:**

Defer Chapter 42 planning standards

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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](mailto: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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

CenterPoint: 1. Dedication: Aerial Easement dedication language is incorrect/incomplete. See 2nd paragraph and attached AE dedication language for correct language.

2. CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: Sikes St.

END

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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](https://www.houstonpermittingcenter.org)

**\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 109

**Action Date:** 04/29/2021

**Plat Name:** Victory Meadow

**Developer:** CASH OFFER USA

**Applicant:** PLS CONSTRUCTION LAYOUT, INC

**App No/Type:** 2021-0679 C2R

**Staff Recommendation:**

Defer for further study and review

---

Total Acreage:	0.1670	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412U	City

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

207.1. Staff requests a two week deferral for further study and review

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 109

**Action Date:** 04/29/2021

**Plat Name:** Victory Meadow

**Developer:** CASH OFFER USA

**Applicant:** PLS CONSTRUCTION LAYOUT, INC

**App No/Type:** 2021-0679 C2R

**Staff Recommendation:**

Defer for further study and review

---

Parks and Recreation: - Change from "net" to "incremental" in parks table

HPW- TDO- Traffic: 04/21/2021

No comments.

HPW-OCE-Traffic: 1. 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.

2. Driveway approach must be a minimum of 18 feet in the right of way, then pass the property line the driveway can taper to 16 feet inside the property. (IDM 2020, Table 15.08.01 driveway design criteria. (page 15 -40). Driveway radius should not encroach into adjacent property.

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Harris County Flood Control District: Flood Control review - No comments.

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 110  
**Action Date:** 04/29/2021  
**Plat Name:** West Bell Estates  
**Developer:** Mazzarino Construction & Development  
**Applicant:** Veronica Little  
**App No/Type:** 2021-0941 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	493N	City

#### ***Conditions and Requirements for Approval***

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

134.6. The then-current fee in lieu of dedication shall be applied to this number (1 units) of dwelling units. (Sec 42-254)

203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (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:** 110  
**Action Date:** 04/29/2021  
**Plat Name:** West Bell Estates  
**Developer:** Mazzarino Construction & Development  
**Applicant:** Veronica Little  
**App No/Type:** 2021-0941 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Parks and Recreation: - number of dwelling units in park notes does not match table

HPW- TDO- Traffic: 04/21/2021

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

CenterPoint: Please identify UE on plat as described in title document 2008058781 with recording information.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 04/29/2021  
**Plat Name:** Windrow Sec 5  
**Developer:** Pulte Homes of Texas, L.P.  
**Applicant:** Costello, Inc.  
**App No/Type:** 2021-0876 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	27.1200	Total Reserve Acreage:	2.1400
Number of Lots:	161	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	325F	ETJ

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#### ***Conditions and Requirements for Approval***

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat. (Sec 42-210)

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))

052. Windrow Sec 4 must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3))

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

073.1. Add reason for replat in title block.

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 111

**Action Date:** 04/29/2021

**Plat Name:** Windrow Sec 5

**Developer:** Pulte Homes of Texas, L.P.

**Applicant:** Costello, Inc.

**App No/Type:** 2021-0876 C3R

**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.

CenterPoint: Split Easement platted outside of the subdivision must either have recording information for the adjacent subdivision in which the 7/7 split occurs, submitted both plats together in which the 7/7 split occurs or complete the attached form above.

Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

Harris 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 4 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)

Easements dedicated by separate instrument will need to be recorded prior to plat recordation (COH-Chapter 42-212)

Recommend minimum 21' lot tangent for driveway for lot 23-block 4

WB left turn lane will be required on Bauer Hockley Rd at Baleage Ln (COH geometric Design guidelines, 10-25)

Required UVE should be shown on the Plat and construction plan. (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:** 112  
**Action Date:** 04/29/2021  
**Plat Name:** Windrow Sec 6  
**Developer:** Pulte Homes of Texas, L.P.  
**Applicant:** Costello, Inc.  
**App No/Type:** 2021-0875 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Total Acreage:	35.3000	Total Reserve Acreage:	8.9900
Number of Lots:	157	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325E	ETJ

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))
052. Windrow Sec 4 and Windrow Sec 5 must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3))
- 073.1. Add reason for replat in title block.
080. Revise the Lot Size - Suburban Compensating Open Space Table on the plat. (Sec 42-182, 183)
159. Provide centerline tie.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 112  
**Action Date:** 04/29/2021  
**Plat Name:** Windrow Sec 6  
**Developer:** Pulte Homes of Texas, L.P.  
**Applicant:** Costello, Inc.  
**App No/Type:** 2021-0875 C3R

**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.

CenterPoint: Pending Transmission Review

Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

Harris 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/e-mail at recordation (.TLGC-242.001h)

Sec 4 and recreation center plat will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)

Required UVEs have been shown on the plat and should be shown on construction plan also (chapter 10-COH geometric design guidelines, 10-23)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 113  
**Action Date:** 04/29/2021  
**Plat Name:** Almeda Genoa Place partial replat no 3  
**Developer:** Wandy Martinez  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2021-0575 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.8030	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574N	City

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission **ITEM: 113**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Almeda Genoa Place partial replat no 3

Applicant: Owens Management Systems, LLC



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

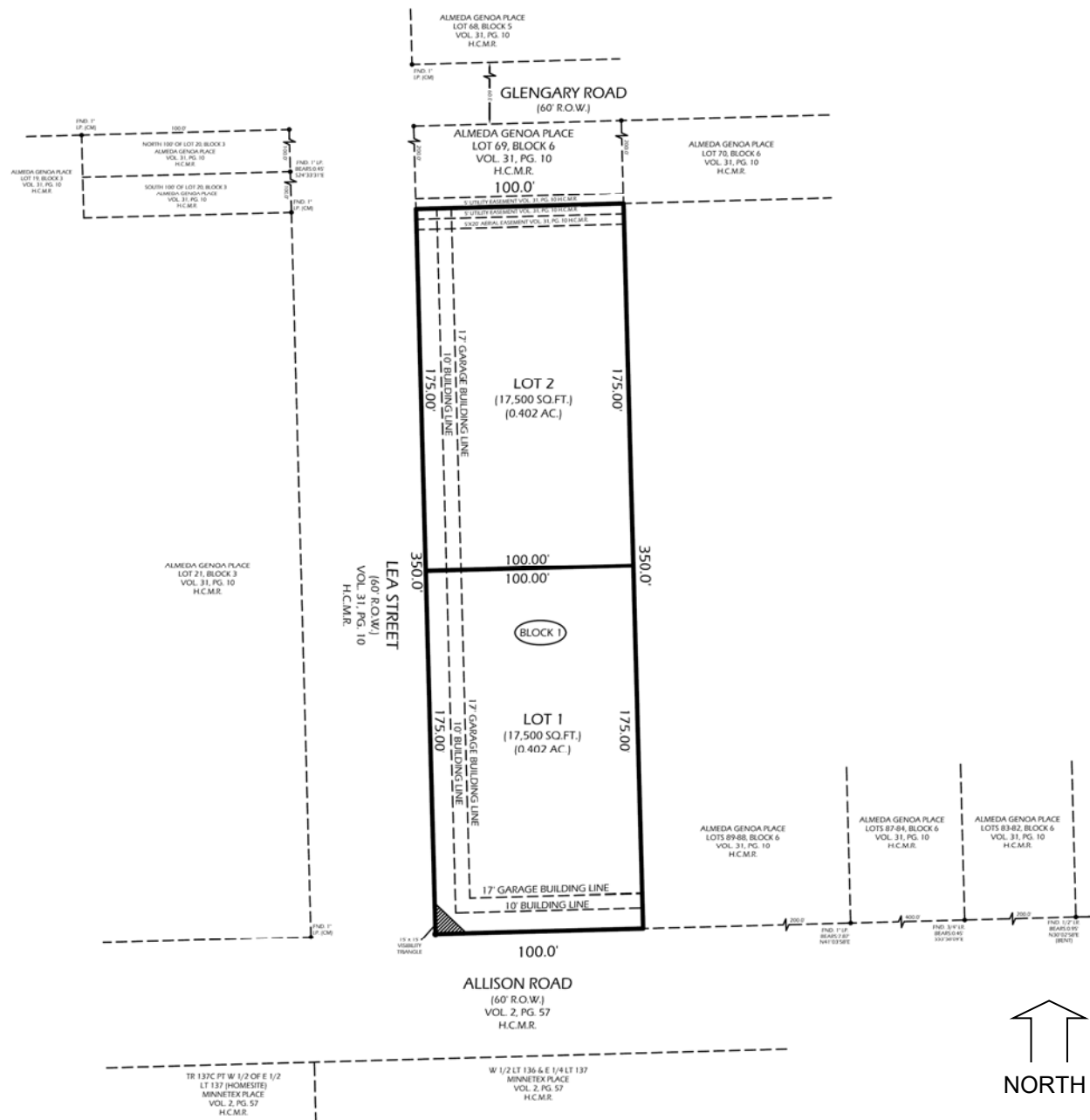
# ITEM: 113

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Almeda Genoa Place partial replat no 3

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 113

Planning and Development Department

Meeting Date: 04/29/2021

---

Subdivision Name: Almeda Genoa Place partial replat no 3

Applicant: Owens Management Systems, LLC



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C – Public Hearings

Aerial

---



# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

April 5, 2021

Dear Property Owner:

**Reference Number: 2021-0575, Almeda Genoa Place partial replat no 3;** partial replatting of " **Almeda Genoa Place,**" being all of Lot 90, in Block 6, as recorded in Volume 31, Page 10 of the Harris County Map Records.

The property is located at the northeast intersection of Lea Street and Allison Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Joyce Owens**, with Owens Management Systems, LLC, on behalf of Wandy Martinez, can be contacted at **713-643-6333**.

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, April 29, 2021 at 2:30 PM**

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

[www.houstonplanning.com](http://www.houstonplanning.com)

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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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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### ***Planning Department Staff Authority and Obligation***

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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 114  
**Action Date:** 04/29/2021  
**Plat Name:** Arbor Multifamily  
**Developer:** LUXURWAY MUSEUM PARK LLC  
**Applicant:** RSG Engineering  
**App No/Type:** 2021-0521 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.2980	Total Reserve Acreage:	0.2980
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493X	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.

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.





**Agenda Item:** 114  
**Action Date:** 04/29/2021  
**Plat Name:** Arbor Multifamily  
**Developer:** LUXURWAY MUSEUM PARK LLC  
**Applicant:** RSG Engineering  
**App No/Type:** 2021-0521 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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HPW- TDO- Traffic: 04/26/2021

No comments.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to  
PWEACCESSFORM@HOUSTONTX.GOV

2. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

\*\*Traffic only reviews for applicability of sidewalk construction details.\*\*

3. Driveway Placement on Corner Lot (Commercial)(Unrestricted Reserve A)

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 from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

Property frontage should be at least 94 ft for an IDM compliant driveway.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.

Parks and Recreation: Incorrect park sector

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

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# Houston Planning Commission

## ITEM: 114

Planning and Development Department

Meeting Date: 04/29/2021

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**Subdivision Name: Arbor Multifamily**

**Applicant: RSG Engineering**



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

## ITEM: 114

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Arbor Multifamily

Applicant: RSG Engineering



C – Public Hearings

Subdivision



# Houston Planning Commission

**ITEM: 114**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Arbor Multifamily

Applicant: RSG Engineering



**C – Public Hearings**

**Aerial**



# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

April 5, 2021

Dear Property Owner:

**Reference Number: 2021-0521, Arbor Multifamily;** full replatting of " **Chenevert Villas amending plat no 1,**" being all of Lots 1 thru 8, in Block 1, as recorded at Film Code No. 673207 of the Harris County Map Records.

The property is located at the southern intersection of Arbor Street and Chenevert Street. The purpose of the replat is to create two (2) unrestricted reserves. The applicant, **Salim Obeid**, with RSG Engineering, on behalf of Luxurway Museum Park LLC, can be contacted at **713-783-7777 Ext 3**.

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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**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**

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### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

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### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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- 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.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 115  
**Action Date:** 04/29/2021  
**Plat Name:** Craig Woods partial replat no 34  
**Developer:** N/A  
**Applicant:** The Interfield Group  
**App No/Type:** 2021-0692 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.2000	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 115  
**Action Date:** 04/29/2021  
**Plat Name:** Craig Woods partial replat no 34  
**Developer:** N/A  
**Applicant:** The Interfield Group  
**App No/Type:** 2021-0692 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 04/26/2021

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

#### 2. Driveway Placement on Corner Lot (Residential)(Lot 2)

Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

#### 3. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.

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# Houston Planning Commission

**ITEM: 115**

Planning and Development Department

Meeting Date: 04/29/2021

**Subdivision Name: Craig Woods partial replat no 34**

**Applicant: The Interfield Group**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

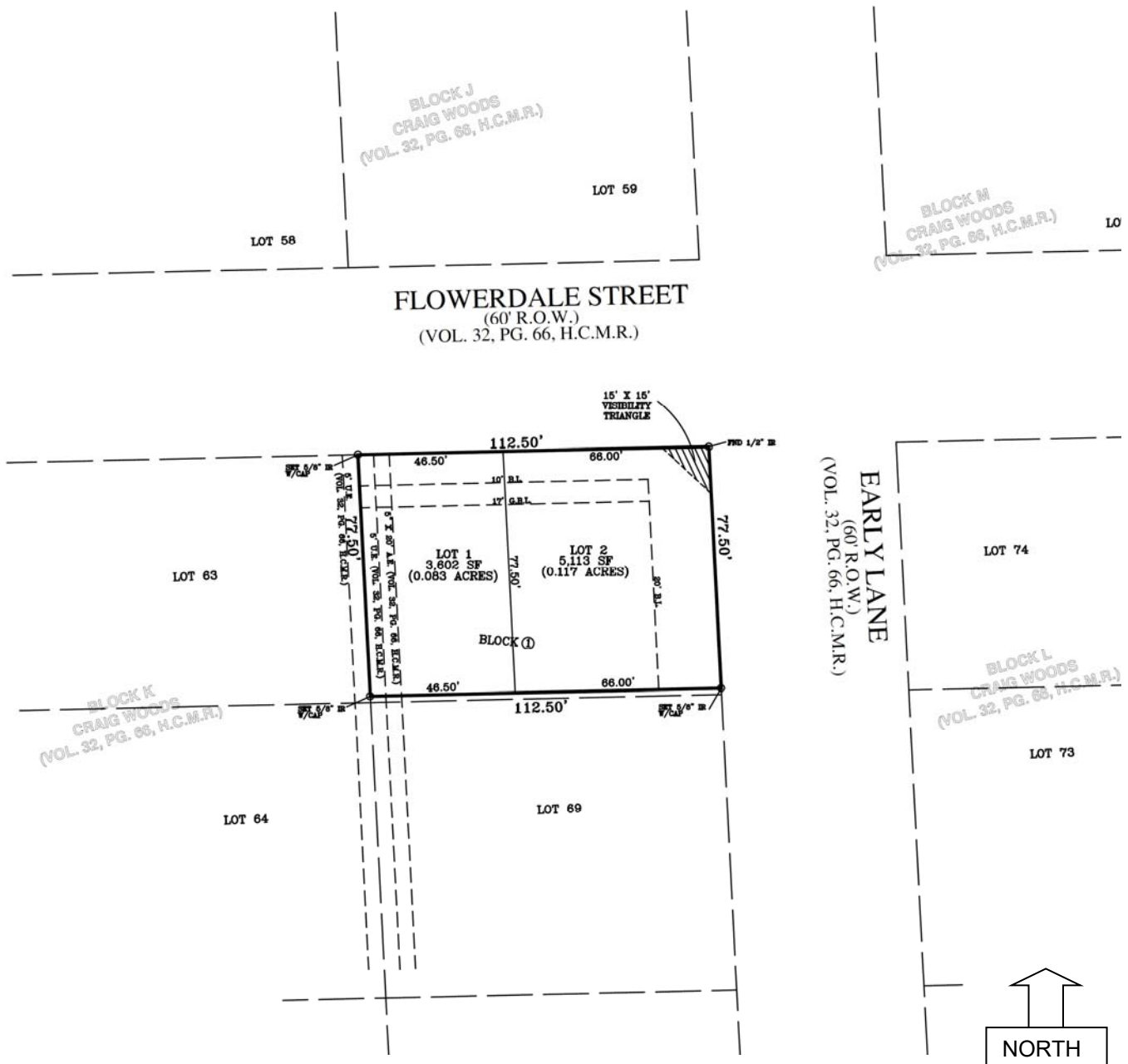
## ITEM: 115

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Craig Woods partial replat no 34

Applicant: The Interfield Group



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 115

Planning and Development Department

Meeting Date: 04/29/2021

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Subdivision Name: Craig Woods partial replat no 34

Applicant: The Interfield Group



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**C – Public Hearings**

**Aerial**

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# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

April 5, 2021

Dear Property Owner:

**Reference Number: 2021-0692, Craig Woods partial replat no 34;** partial replat of " Craig Woods," being Lot 70, save and except the south 2 feet, Block K, as recorded in Volume 32, Page 66 of the Harris County Map Records.

The property is located at the southwest intersection of Flowerdale Street and Early Lane. The purpose of the replat is to create two (2) single-family lots. The applicant, **Mary Villareal**, with The Interfield Group, can be contacted at **713-780-0909**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. 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 Brown

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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 116  
**Action Date:** 04/29/2021  
**Plat Name:** El Fenice Sec 1 replat no 2  
**Developer:** FADY GROUP LLC  
**Applicant:** Hussam Ghuneim  
**App No/Type:** 2021-0336 C3N

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	2.5000	Total Reserve Acreage:	0.2000
Number of Lots:	37	Number of Multifamily Units:	0
COH Park Sector:	9	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	77057	491W	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.

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.

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. (233)

093.1. Add the following note for subdivision plats with private water systems: 'The subdivision has a private water system. It is not a public water system, nor has it been constructed with any public funds. The water line and fire hydrants to serve this subdivision are private and will be maintained by the owner and/or owners management association.' In addition, a note shall be added to the face of the plat indicating how the subdivision will be served with water and the gallons per minute provided to the subdivision.

123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

124. Add Permanent Access Easement plat note: This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

194. Appendix J: County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**Agenda Item:** 116  
**Action Date:** 04/29/2021  
**Plat Name:** El Fenice Sec 1 replat no 2  
**Developer:** FADY GROUP LLC  
**Applicant:** Hussam Ghuneim  
**App No/Type:** 2021-0336 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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HPW- TDO- Traffic: 04/23/2021  
No comments.

CenterPoint: 1) CenterPoint records depict an unrecorded easement that appears to bound the subject tract. If verified, please cite the easement on the plat. (37-0028\_Easement)  
2) BL in Lot 21 to be labeled.  
3) Define Type 2 P.A.E (PVT.) in legend  
4) No dedicated easements. CNP records show a 10'UE to the south, adjacent to Fairdale Ln.  
5) 'Spaces' in Reserve A & B to be further defined.  
6) CNP records show a 3' Access Easement (Emergency) to the west, north, and east border of subdivision.

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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

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.  
Also need to mark out the private F.H..  
Stormwater quality permit is required.  
Detention is required.

Solid Waste: The proposed development exceeds the maximum number of residential units to receive COH solid waste collection services.

# Houston Planning Commission

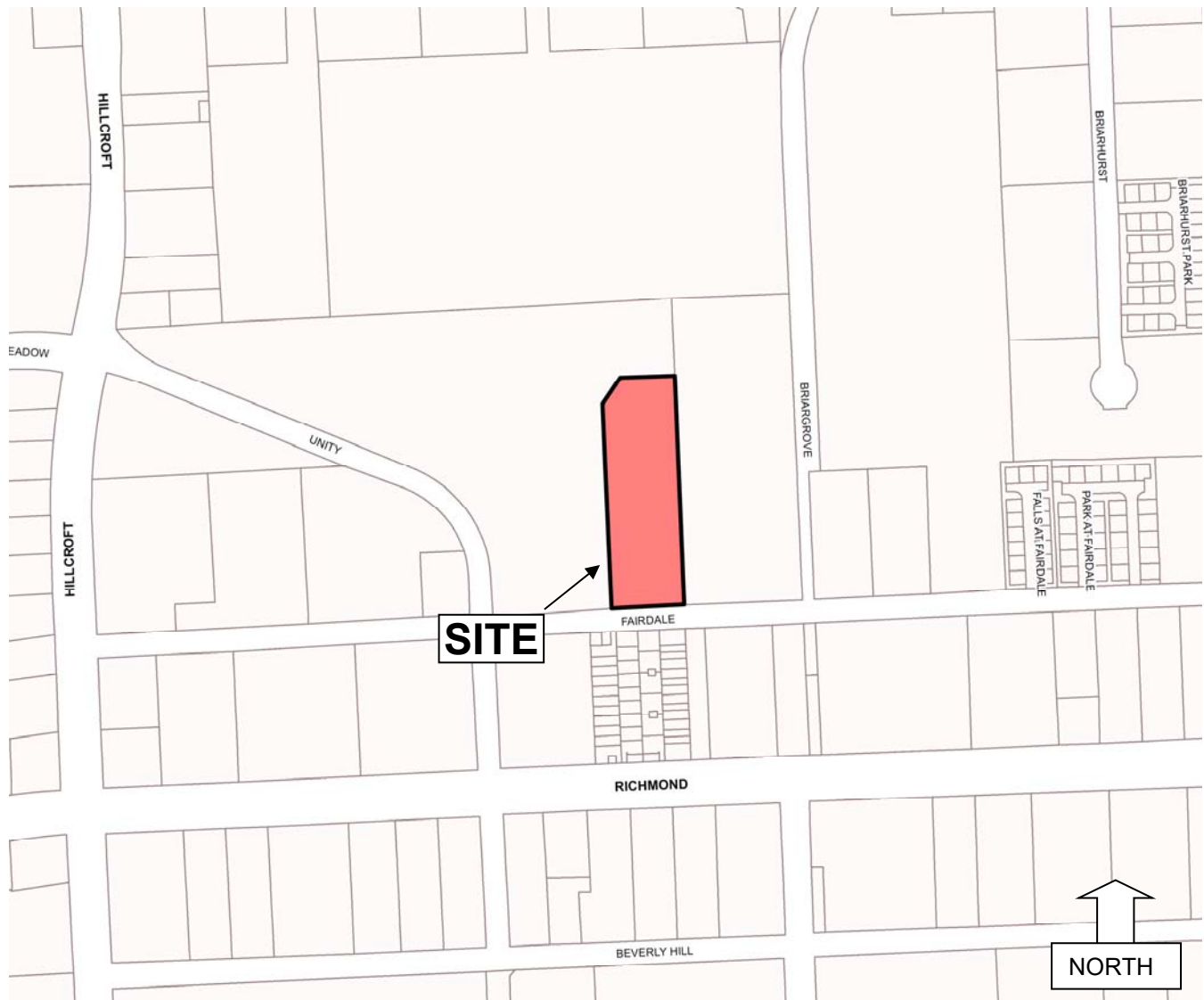
**ITEM: 116**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: El Fenice Sec 1 replat no 2

Applicant: Hussam Ghuneim



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

## ITEM: 116

Planning and Development Department

Meeting Date: 04/29/2021

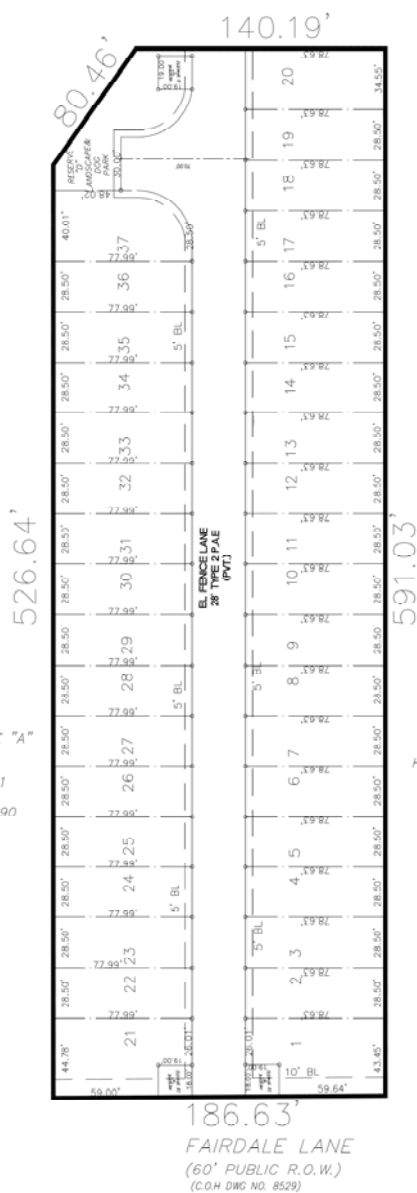
Subdivision Name: El Fenice Sec 1 replat no 2

Applicant: Hussam Ghuneim

UNRESTRICTED RESERVE "A"  
UNITY CHURCH OF  
CHRISTIANITY  
SEC 1 REPLAT NO 1  
AND EXTENSION  
FILM CODE NO. 677690  
M.R.H.C.T.

UNRESTRICTED RESERVE "A"  
UNITY CHURCH OF  
CHRISTIANITY  
SEC 1 REPLAT NO 1  
AND EXTENSION  
FILM CODE NO. 677690  
M.R.H.C.T.

TRACTS 10 & 10A  
STORAGE EQUITIES  
PS PRT VI  
H.C.C.F. NO. K763138



BLOCK 1  
FAIRDALE PLACE RESERVE  
TOWNHOMES REPLAT NO 2  
AMENDING PLAT NO 1  
FILM CODE NO. 653103  
M.R.H.C.T.



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 116

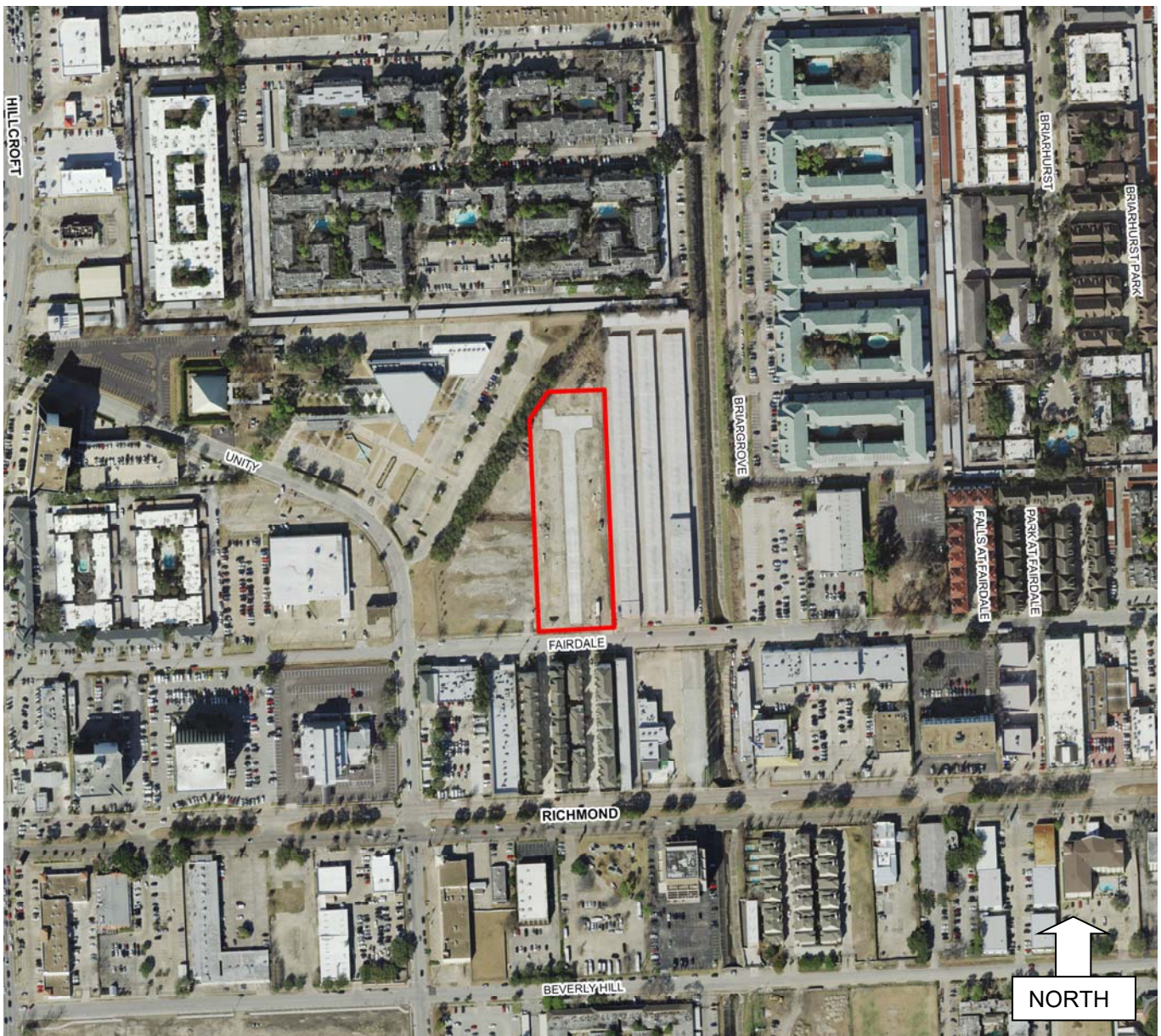
Planning and Development Department

Meeting Date: 04/29/2021

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Subdivision Name: El Fenice Sec 1 replat no 2

Applicant: Hussam Ghuneim



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C – Public Hearings

Aerial

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# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

April 6, 2021

Dear Property Owner:

**Reference Number: 2021-0336; El Fenice Sec 1 replat no 2;** replatting of all of "El Fenice Sec 1 replat no 1", lots 1-20, and Reserves A, B, C, in block 1 as recorded at Film Code No. 689736 of the Harris County Map Records.

The property is located along and north of Fairdale Lane, west of Briargrove Drive east of Hilcroft Avenue. The purpose of the replat is to create thirty seven (37) single-family residential lots and four (4) reserves. The applicant, **Hussam Ghuneim**, with **Hussam Ghuneim**, on behalf of **FADY GROUP LLC**, can be contacted at **832-878-2016**.

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, April 29, 2020 at 2:30 PM**

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

[www.houstonplanning.com](http://www.houstonplanning.com)

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to [speakercomments.pc@houstontx.gov](mailto: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.

You may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 117  
**Action Date:** 04/29/2021  
**Plat Name:** Foster Place partial replat no 9  
**Developer:** URBAN LIFE VENTURES, LLC  
**Applicant:** REKHA ENGINEERING, INC.  
**App No/Type:** 2021-0499 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.1632	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533R	City

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#### ***Conditions and Requirements for Approval***

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

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)

223. Indicate the direction of vehicular entry to each garage from the shared driveway (>).

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**Agenda Item:** 117  
**Action Date:** 04/29/2021  
**Plat Name:** Foster Place partial replat no 9  
**Developer:** URBAN LIFE VENTURES, LLC  
**Applicant:** REKHA ENGINEERING, INC.  
**App No/Type:** 2021-0499 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 04/21/2021  
No comments.

CenterPoint: 1) CenterPoint records show a 10' Utility Easement on the east border of lot to be shown on plat. (split w/ adjoining lots)

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."

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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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

### 3. Street Widening Requirements

Please provide an d survey that calls out the pavement width of England St. 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). Please contact Ms. Paula Hunter from Traffic Operations at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@houstontx.gov)

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Harris County Flood Control District: Flood Control review - No comments.

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



# Houston Planning Commission

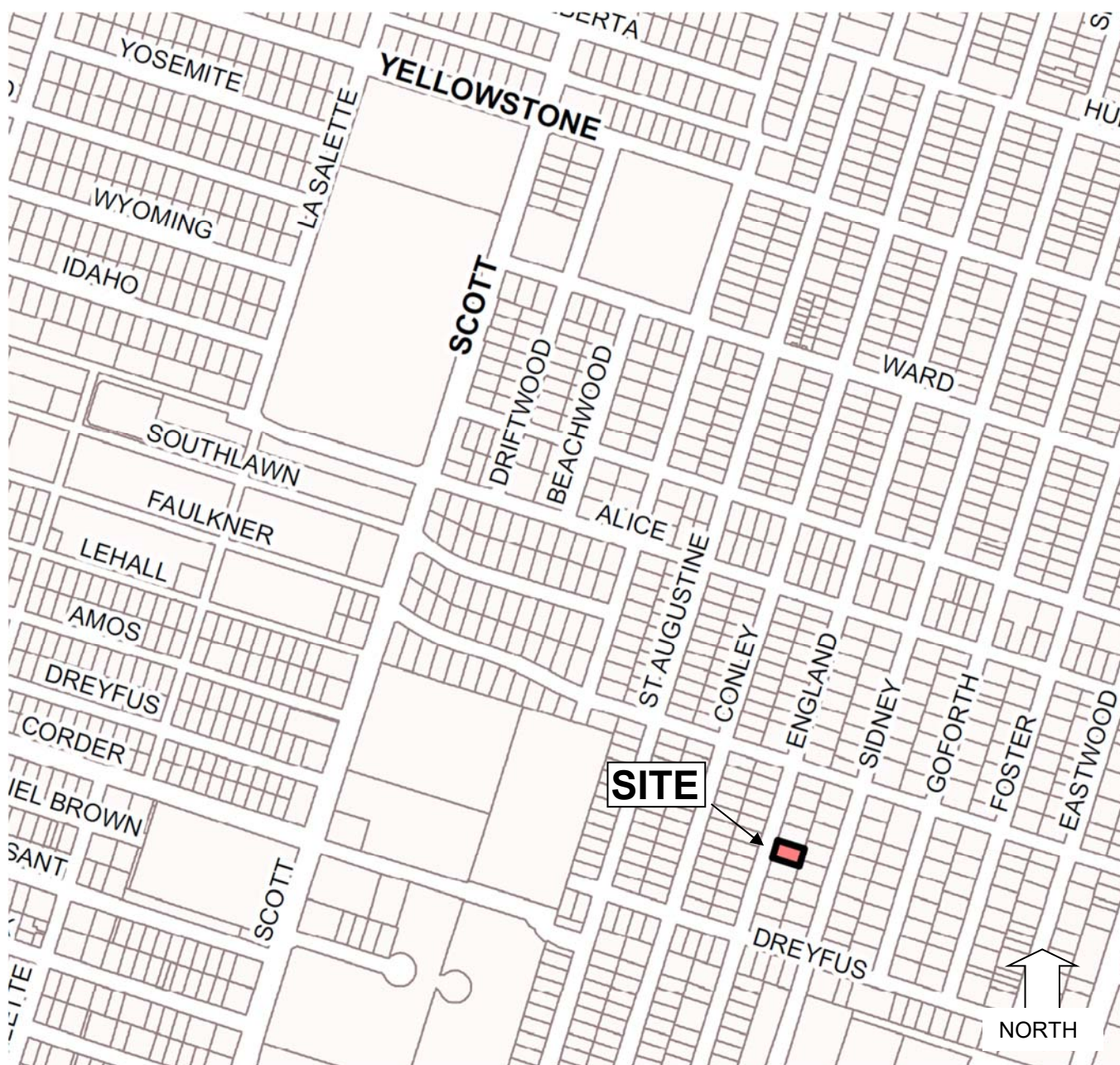
**ITEM: 117**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Foster Place partial replat no 9

Applicant: REKHA ENGINEERING, INC.



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

## ITEM: 117

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Foster Place partial replat no 9

Applicant: REKHA ENGINEERING, INC.



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 117

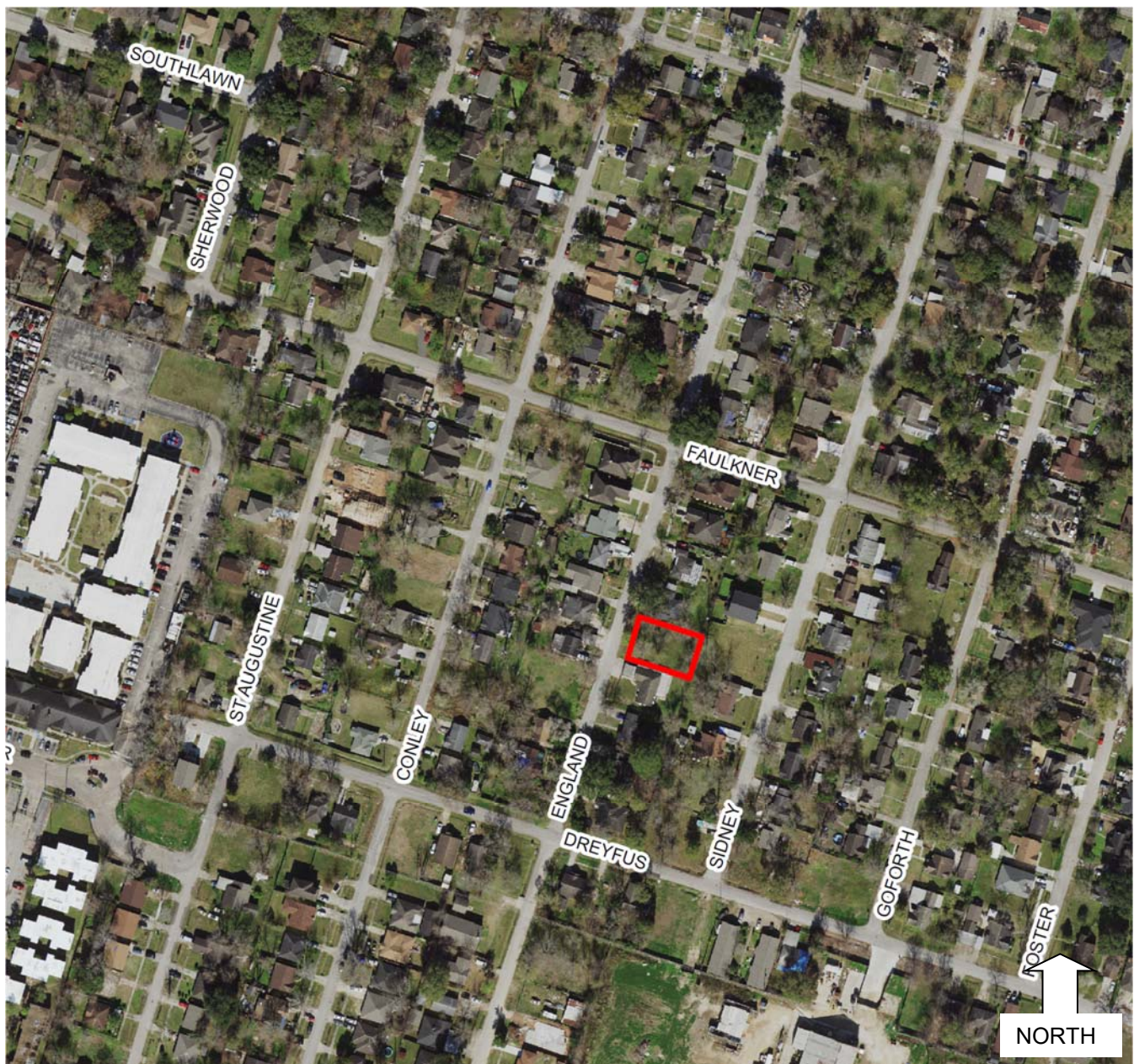
Planning and Development Department

Meeting Date: 04/29/2021

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Subdivision Name: Foster Place partial replat no 9

Applicant: REKHA ENGINEERING, INC.



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C – Public Hearings

Aerial

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# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

April 6, 2021

Dear Property Owner:

**Reference Number: 2021-0499, Foster Place partial replat no 9;** partial replat of " Foster Place," being the South 44 feet of Lot 6 and the North 25 feet of Lot 7, in Block 52 as recorded in Film Code No. 655598 of the Harris County Deed Records.

The property is located at 7119 England Street, north of Dreyfus Street. The purpose of the replat is to create three (3) single-family lots. The applicant, **John English**, with REKHA ENGINEERING, INC., on behalf of URBAN LIFE VENTURES, LLC, can be contacted at **713-895-8080**.

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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1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

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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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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 118  
**Action Date:** 04/29/2021  
**Plat Name:** Houston Acreage Estates partial replat no 4  
**Developer:** ADC CONSTRUCTION INC  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2021-0476 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.2066	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77087	534V	City

#### ***Conditions and Requirements for Approval***

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 118  
**Action Date:** 04/29/2021  
**Plat Name:** Houston Acreage Estates partial replat no 4  
**Developer:** ADC CONSTRUCTION INC  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2021-0476 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 04/26/2021

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

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

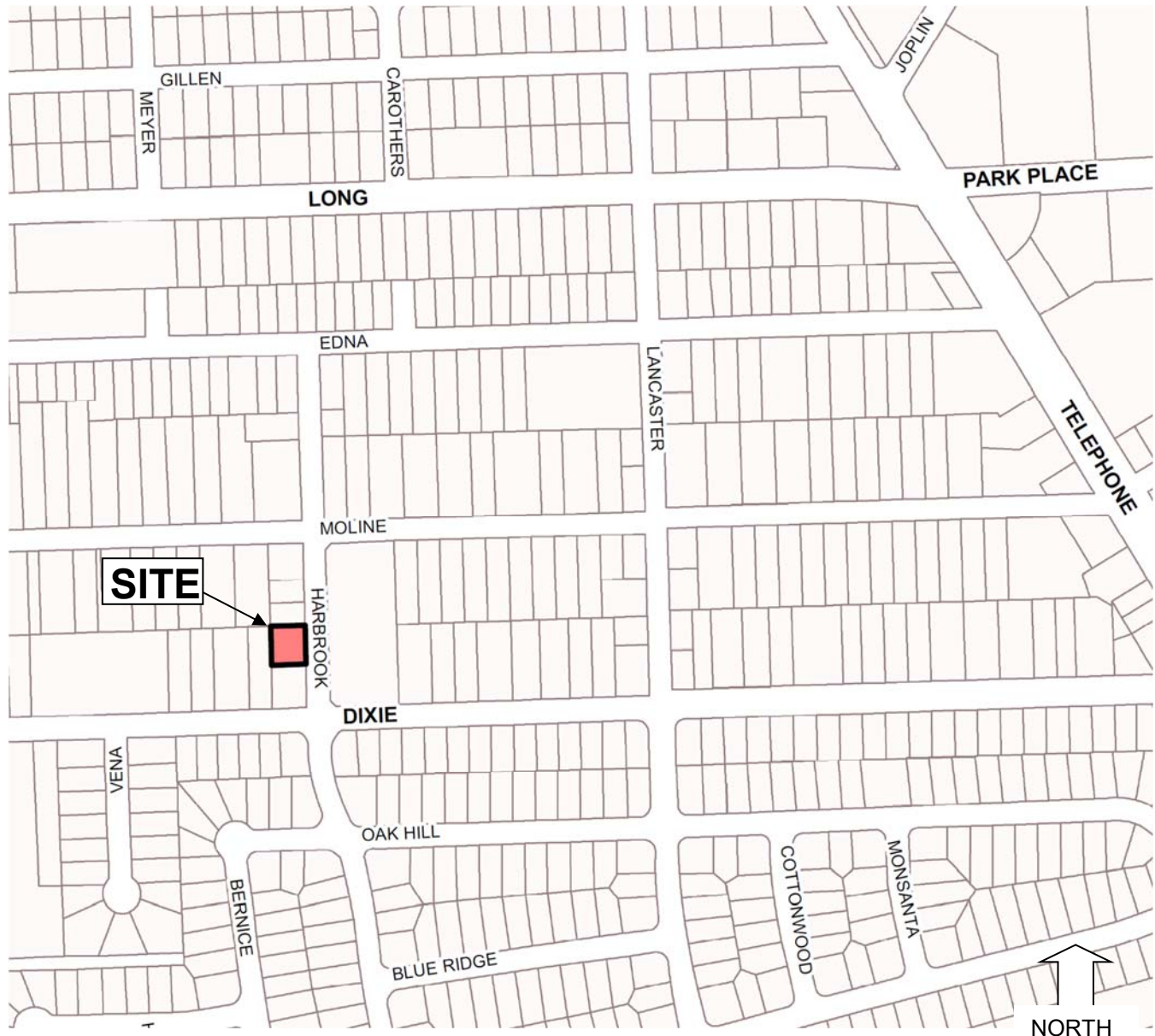
**ITEM: 118**

Planning and Development Department

Meeting Date: 04/29/2021

**Subdivision Name: Houston Acreage Estates partial replat no 4**

**Applicant: PLS CONSTRUCTION LAYOUT, INC**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

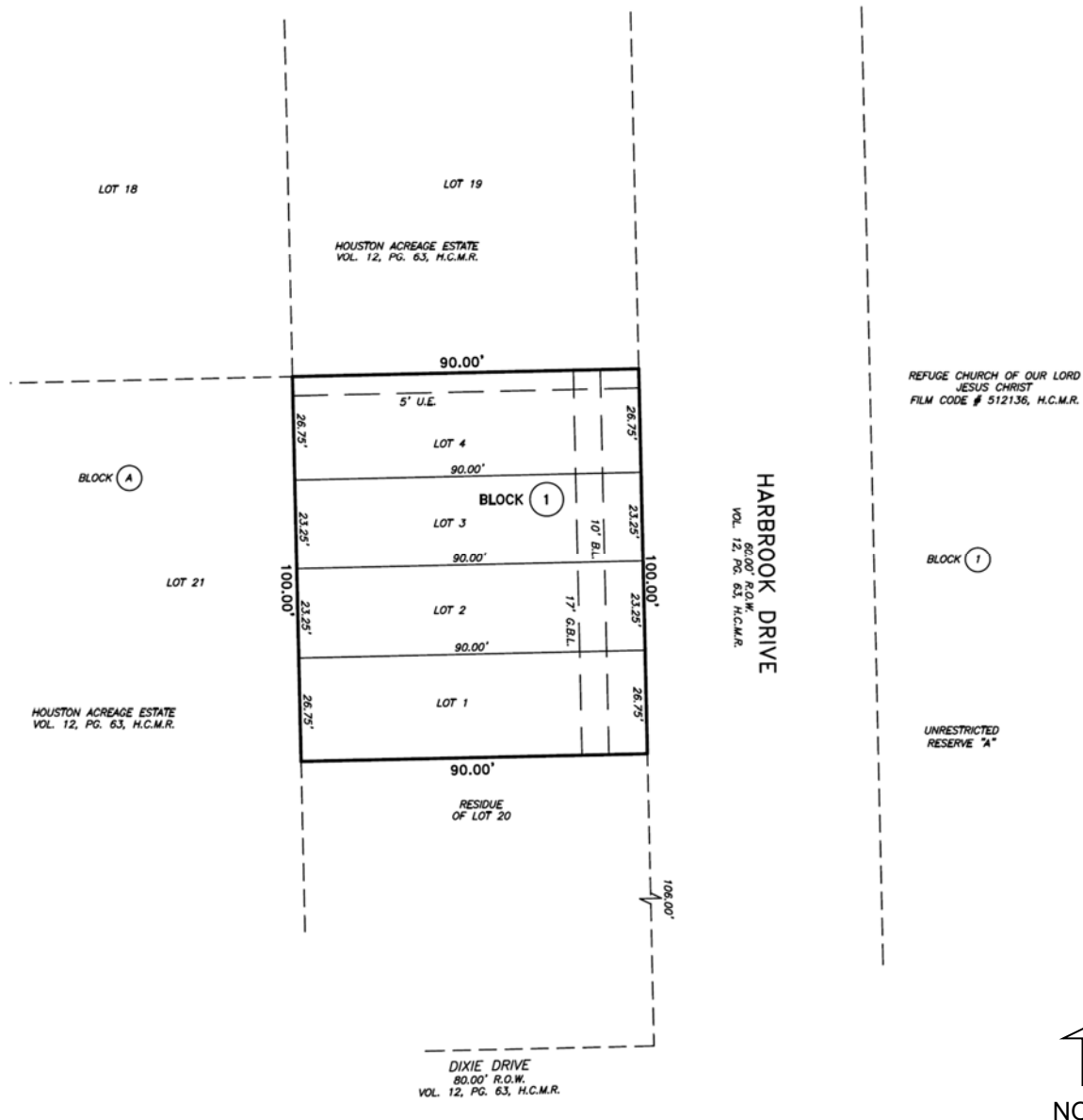
## ITEM: 118

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Houston Acreage Estates partial replat no 4

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 118

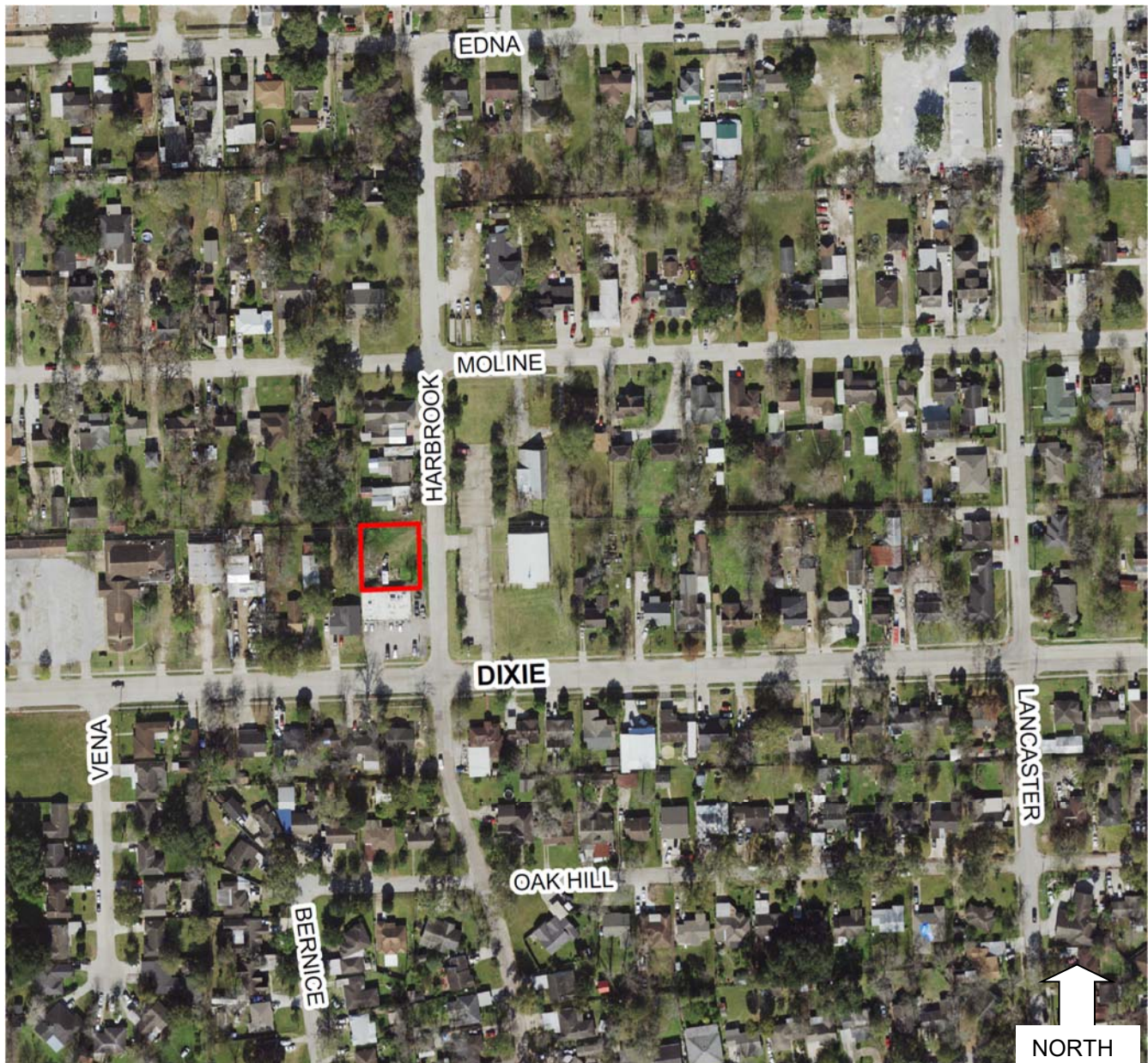
Planning and Development Department

Meeting Date: 04/29/2021

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Subdivision Name: Houston Acreage Estates partial replat no 4

Applicant: PLS CONSTRUCTION LAYOUT, INC



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C – Public Hearings

Aerial

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

April 7, 2021

Dear Property Owner:

**Reference Number: 2021-0476; Houston Acreage Estates partial replat no 4;** replatting a portion of Lot 20 of Block A of "Houston Acreage Estates" as recorded at Volume 12 Page 63 of the Harris County Map Records.

The property is located along and west of Harbrook Drive, north of Dixie Drive. The purpose of the replat is to create four (4) single-family residential lots. The applicant, Uriel Figueroa, with PLS Construction, on behalf of ADC Construction Inc., can be contacted at 713-480-4075.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

**Virtual Planning Commission Meeting**

**Thursday, April 29, 2021 at 2:30 PM**

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

[www.houstonplanning.com](http://www.houstonplanning.com)

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to [speakercomments.pc@houstontx.gov](mailto: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.

You may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 119

**Action Date:** 04/29/2021

**Plat Name:** Houston Heights partial replat no 28

**Developer:** Houston Heights Association

**Applicant:** The Interfield Group

**App No/Type:** 2021-0569 C3N

**Staff Recommendation:**

Defer Applicant request

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Total Acreage:	0.8620	Total Reserve Acreage:	0.8620
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493A	City

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#### ***Conditions and Requirements for Approval***

007.5. Provide written approval from PWE, Joint Referral Committee regarding the abandonment of a street, alley, or easement inside the City of Houston prior to recordation. If it is determined that public utilities are involved a copy of the ordinance to abandon must be provided prior to recordation. Contact JRC at <http://www.publicworks.cityofhouston.gov/documents/JRC/index.htm> for the application process or call 713-837-0050.

209. Applicant has requested that this item be deferred for two weeks.

Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713-207-0430. To abandon any street, alley, and/or easements, a Street/Alley Closure and/or Release of Easement application is required to be submitted for formal review and approval. (Street-Alley-Closure-Application-Form uploaded hereto

Provide the Council Motion to abandon the 15' alley within the subject property prior to final plat 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.



**Agenda Item:** 119

**Action Date:** 04/29/2021

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**Applicant:** The Interfield Group

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**Staff Recommendation:**

Defer Applicant request

---

HPW- TDO- Traffic: 04/26/2021

Is the sanitary sewer line being relocated?

CenterPoint: 1) To abandon any street, alley, and/or easements, a Street/Alley Closure and/or Release of Easement application is required to be submitted for formal review and approval. (Street-Alley-Closure-Application-Form uploaded hereto.)

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

#### 3. Alley Access for Commercial property (COH IDM Chapter 10, Section 10.3.03.G):

A commercial property shall only connect to a COH accepted Alley. Please comply with the IDM requirements for alley access. For a list of COH accepted alleys please visit <https://www.houstonpermittingcenter.org/office-city-engineer/engineering-services-right-way#agency-links-1791>

#### 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. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](https://www.houstonpermittingcenter.org)

The continuation of the sanitary sewer easement along the east property line to the north property line over the existing sanitary sewer is required.

HPW-OCE- Drainage and Utility: Detention is required.

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:** 119  
**Action Date:** 04/29/2021  
**Plat Name:** Houston Heights partial replat no 28  
**Developer:** Houston Heights Association  
**Applicant:** The Interfield Group  
**App No/Type:** 2021-0569 C3N

**Staff Recommendation:**  
Defer Applicant request

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

**ITEM: 119**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Houston Heights partial replat no 28

Applicant: The Interfield Group

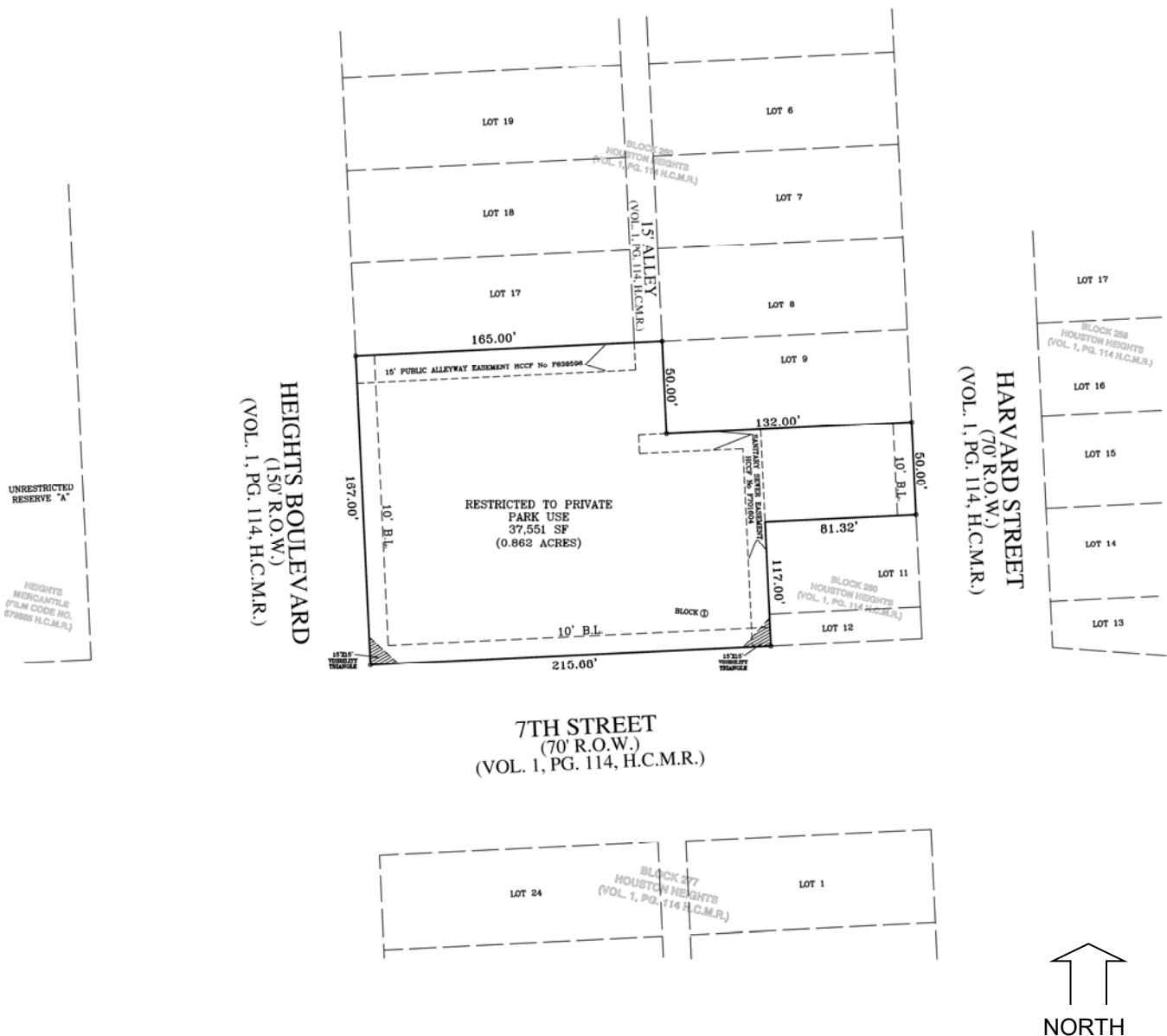


**C – Public Hearings**

**Site Location**

**Meeting Date: 04/29/2021**

## Applicant: The Interfield Group





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# Houston Planning Commission

## ITEM: 119

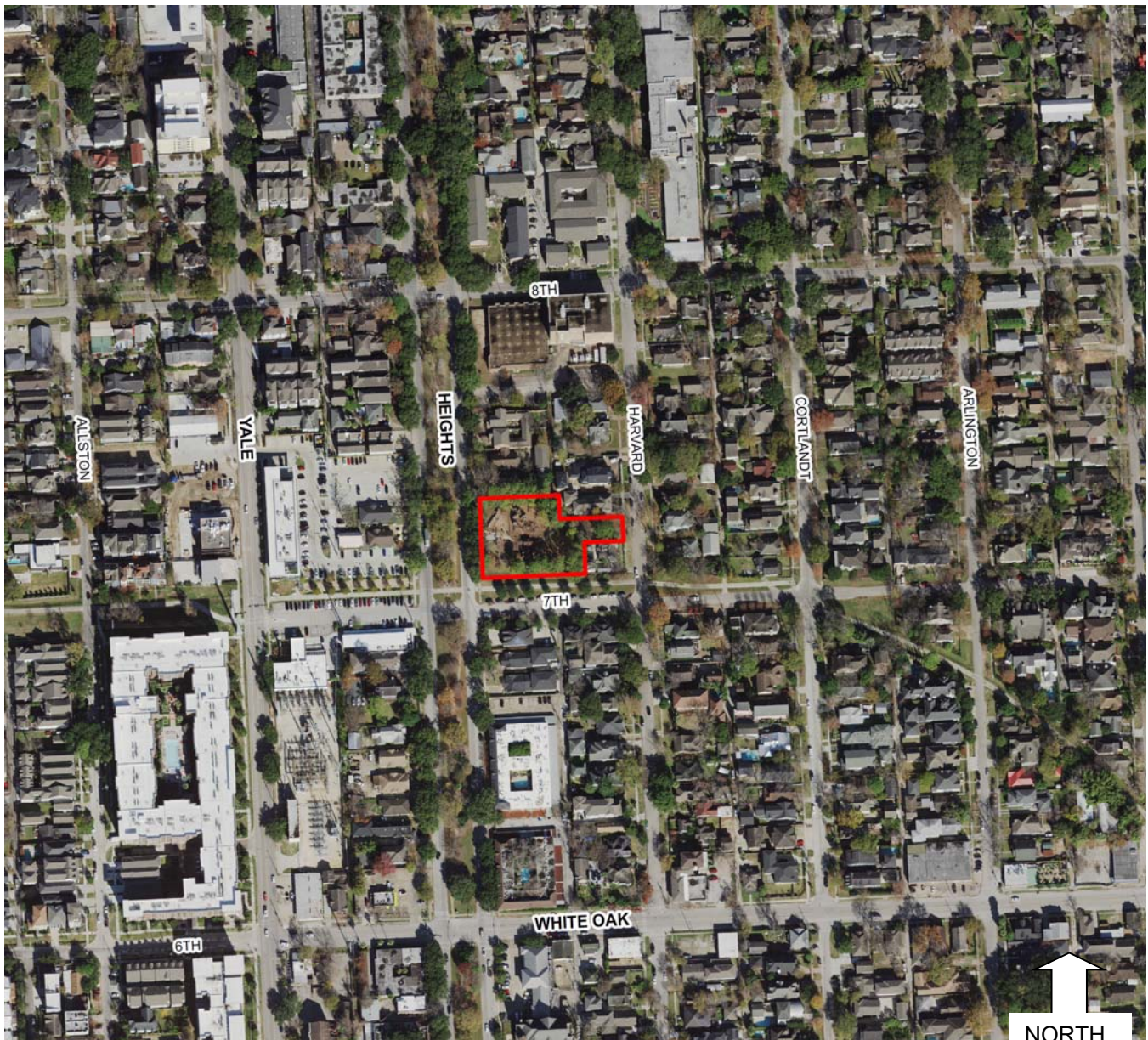
Planning and Development Department

Meeting Date: 04/29/2021

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Subdivision Name: Houston Heights partial replat no 28

Applicant: The Interfield Group



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C – Public Hearings

Aerial

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# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

April 5, 2021

Dear Property Owner:

**Reference Number: 2021-0569, Houston Heights partial replat no 28; partial replatting of " Houston Heights,"** being all of Lot 14, 15, 16, the north 17 feet of Lot 13, the west 50.68 feet of Lots 10 and 11, the west 50.68 feet of the north 17 feet of Lot 12 and the east 82 feet of Lot 10, all in Block 260, as recorded in Volume 1. Page 114 of the Harris County Map Records.

The property is located at the northern intersection of Heights Boulevard and 7<sup>th</sup> Street. The purpose of the replat is to create one (1) reserve restricted to private park use. The applicant, **Mary Villareal**, with The Interfield Group, on behalf of Houston Heights Association, 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, April 29, 2021 at 2:30 PM**

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Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

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***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 120  
**Action Date:** 04/29/2021  
**Plat Name:** Houstons Skyscraper Shadows Sec 1 partial replat no 3  
**Developer:** JOT Construction  
**Applicant:** RED CONSULTANTS  
**App No/Type:** 2021-0506 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Total Acreage:	0.4636	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575T	City

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

053. Change street name(s) as indicated on the file copy to avoid duplication. Please correct spelling of RANDOLL STREET to RANDOLPH STREET on Plat.

A02. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 2. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting [www.Fly2Houston.com](http://www.Fly2Houston.com). For more details call 281-233-1366 or email [Airport.Landuse.Regulations@houston.tx.gov](mailto:Airport.Landuse.Regulations@houston.tx.gov)

A04. Add the following note to the face of the plat: The land within this subdivision plat is located within a Controlled Compatible Land Use Area established by City of Houston Ordinance No. 2008-1052 and may be subject to regulations restricting the use of the land.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 120  
**Action Date:** 04/29/2021  
**Plat Name:** Houstons Skyscraper Shadows Sec 1 partial replat no 3  
**Developer:** JOT Construction  
**Applicant:** RED CONSULTANTS  
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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 04/26/2021

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.

Parks and Recreation: Incorrect park sector

Addressing: Please correct spelling of RANDOLL STREET to RANDOLPH 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

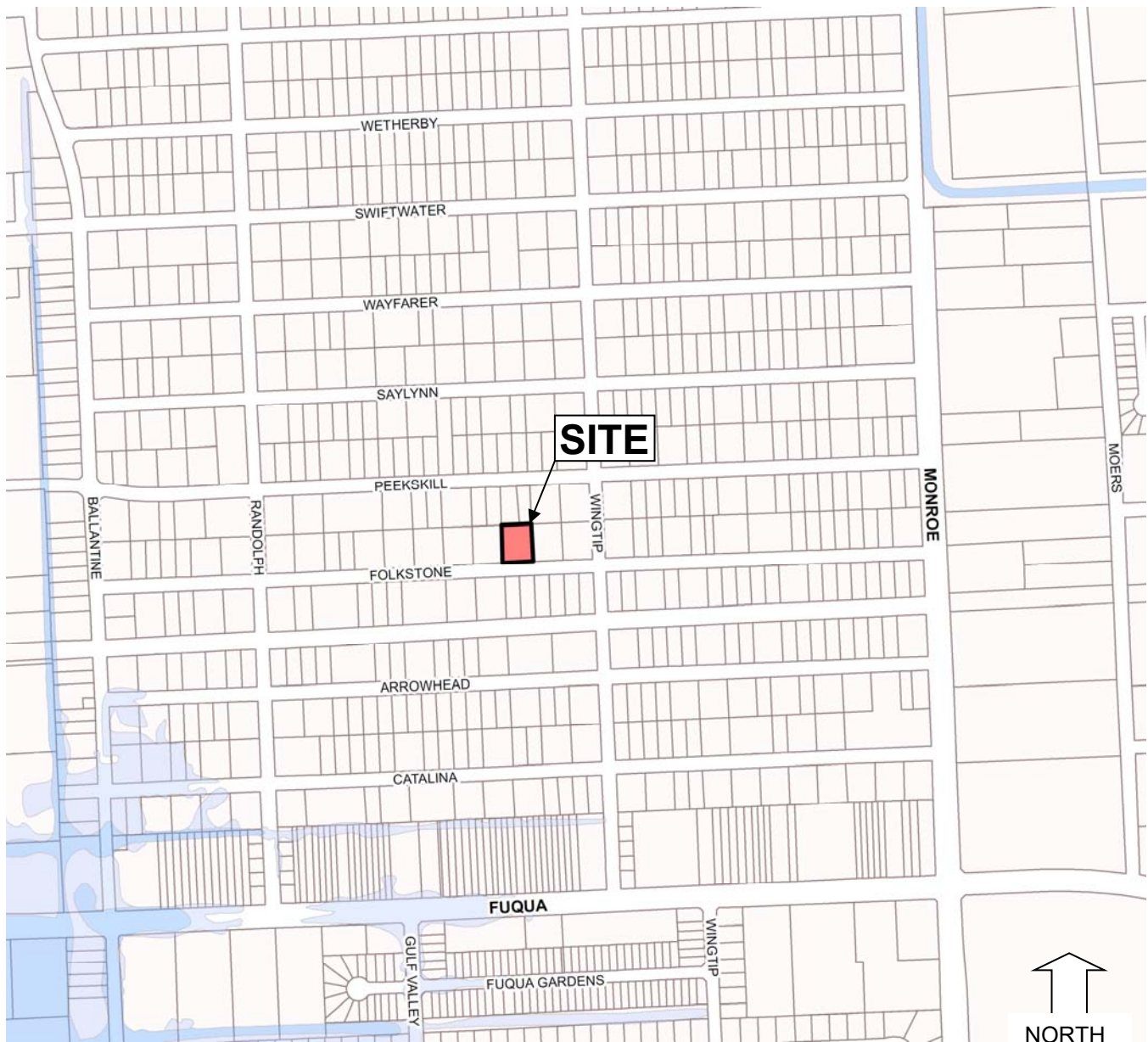
**ITEM: 120**

Planning and Development Department

Meeting Date: 04/29/2021

**Subdivision Name: Houstons Skyscraper Shadows Sec 1 partial replat no 3**

**Applicant: RED Consultants**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

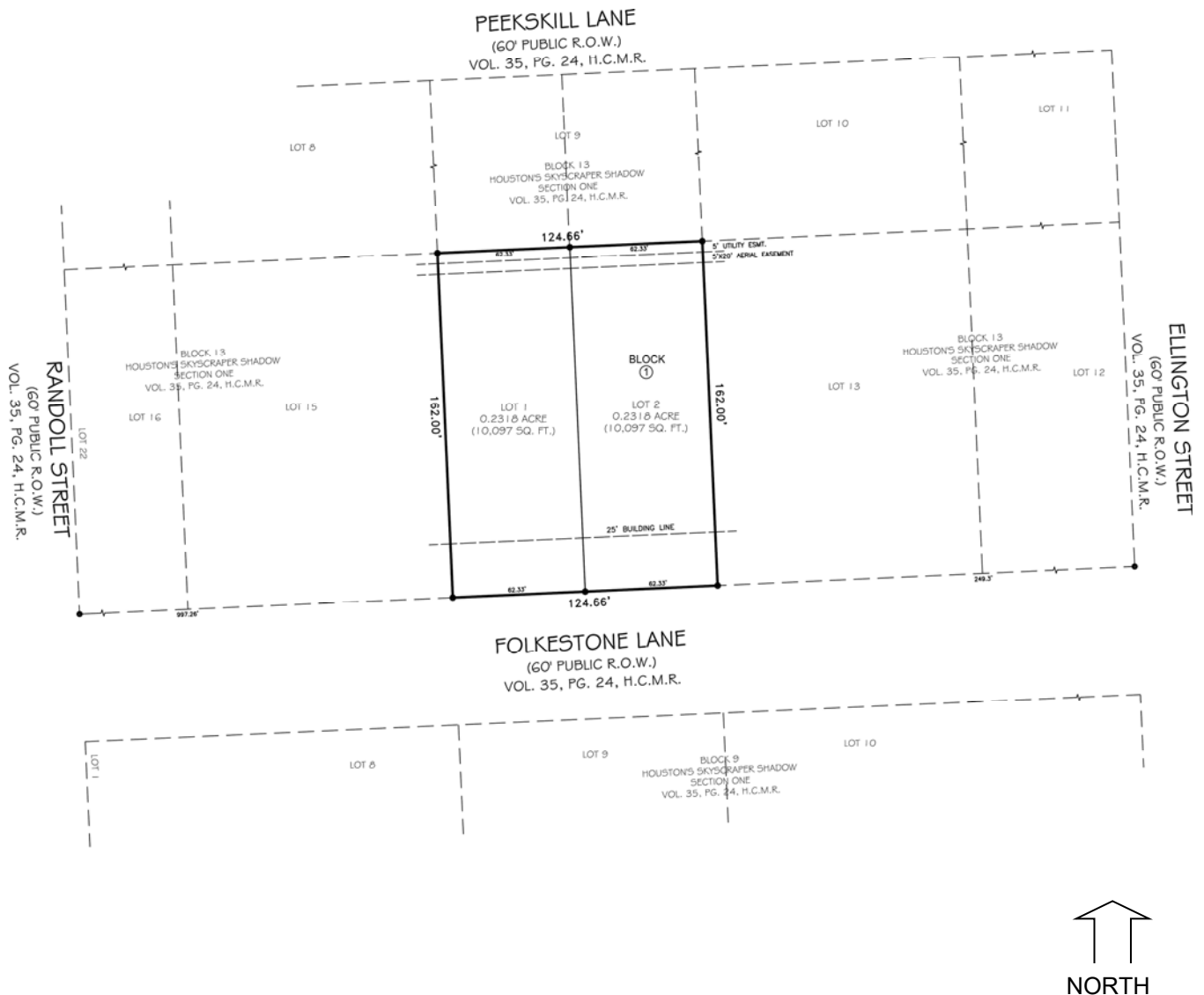
## ITEM: 120

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Houstons Skyscraper Shadows Sec 1 partial replat no 3

Applicant: RED Consultants



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 120

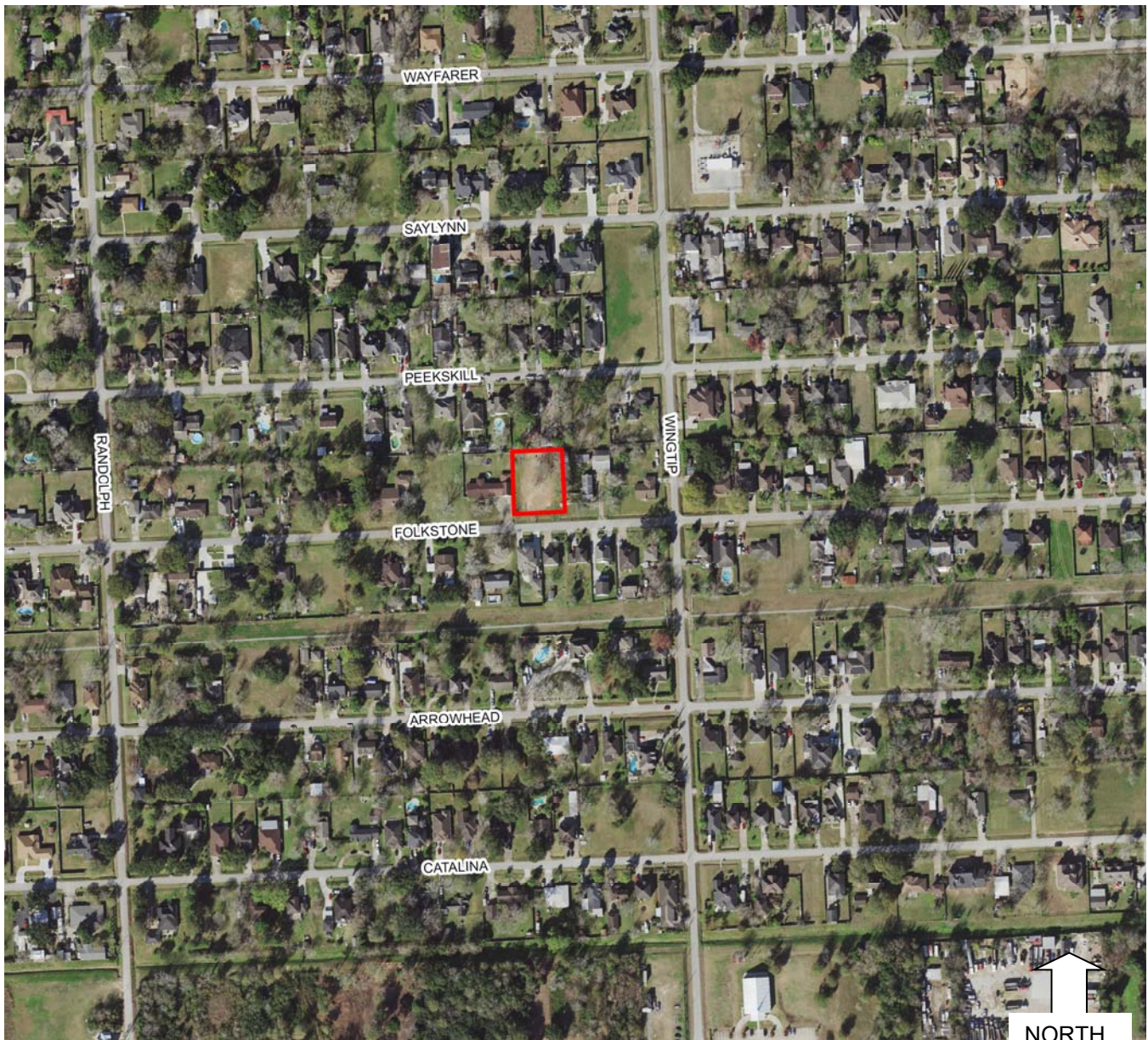
Planning and Development Department

Meeting Date: 04/29/2021

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**Subdivision Name: Houstons Skyscraper Shadows Sec 1 partial replat no 3**

**Applicant: RED Consultants**



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

April 7, 2021

Dear Property Owner:

**Reference Number: 2021-0506; Houston Skyscraper Shadows Sec 1 partial replat no 3; replatting of Lot 14 of Block 13 of "Houston Skyscraper Shadows" as recorded at Volume 25 Page 34 of the Harris County Map Records.**

The property is located along and north of Folkstone Lane, west of Ellington Street and east of Randall Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, Deirde Brock, with Red Consultants, on behalf of JOT Construction, can be contacted at 281 948 2438.

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, April 29, 2021 at 2:30 PM**

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You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

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**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

### ***Terminology***

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- **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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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 121  
**Action Date:** 04/29/2021  
**Plat Name:** Hyde Park partial replat no 11  
**Developer:** Brownstone Living, LLC  
**Applicant:** Interland Surveying  
**App No/Type:** 2021-0565 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Total Acreage:	0.1263	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

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#### ***Conditions and Requirements for Approval***

012.2. Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713-207-0430 No dedicated easements found. CenterPoint requires a 14' UE in front/rear of lots, or a 16' UE if wet utilities are needed.

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.



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### Meeting CPC 101 Form

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Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 04/12/2021

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Harris County Flood Control District: Flood Control review - No comments.

CenterPoint: No dedicated easements found. CenterPoint requires a 14' UE in front/rear of lots, or a 16' UE if wet utilities are needed.

Addressing: Please change MARYLAND AVENUE to MARYLAND "STREET". This is in accordance to COH addressing, COH Roads, GHC911 Roads, and HEC Roads.

HPW-OCE- Drainage and Utility: Tract size larger than 15,000 square feet and subdivided into 15,000 square feet, there is no exemption for detention. See supplement Ch 9 just published in March, 2021.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

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# Houston Planning Commission      ITEM: 121

Planning and Development Department

Meeting Date: 04/29/2021

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**Subdivision Name:** Hyde Park partial replat no 11 (DEF 1)

**Applicant:** Interland Surveying



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

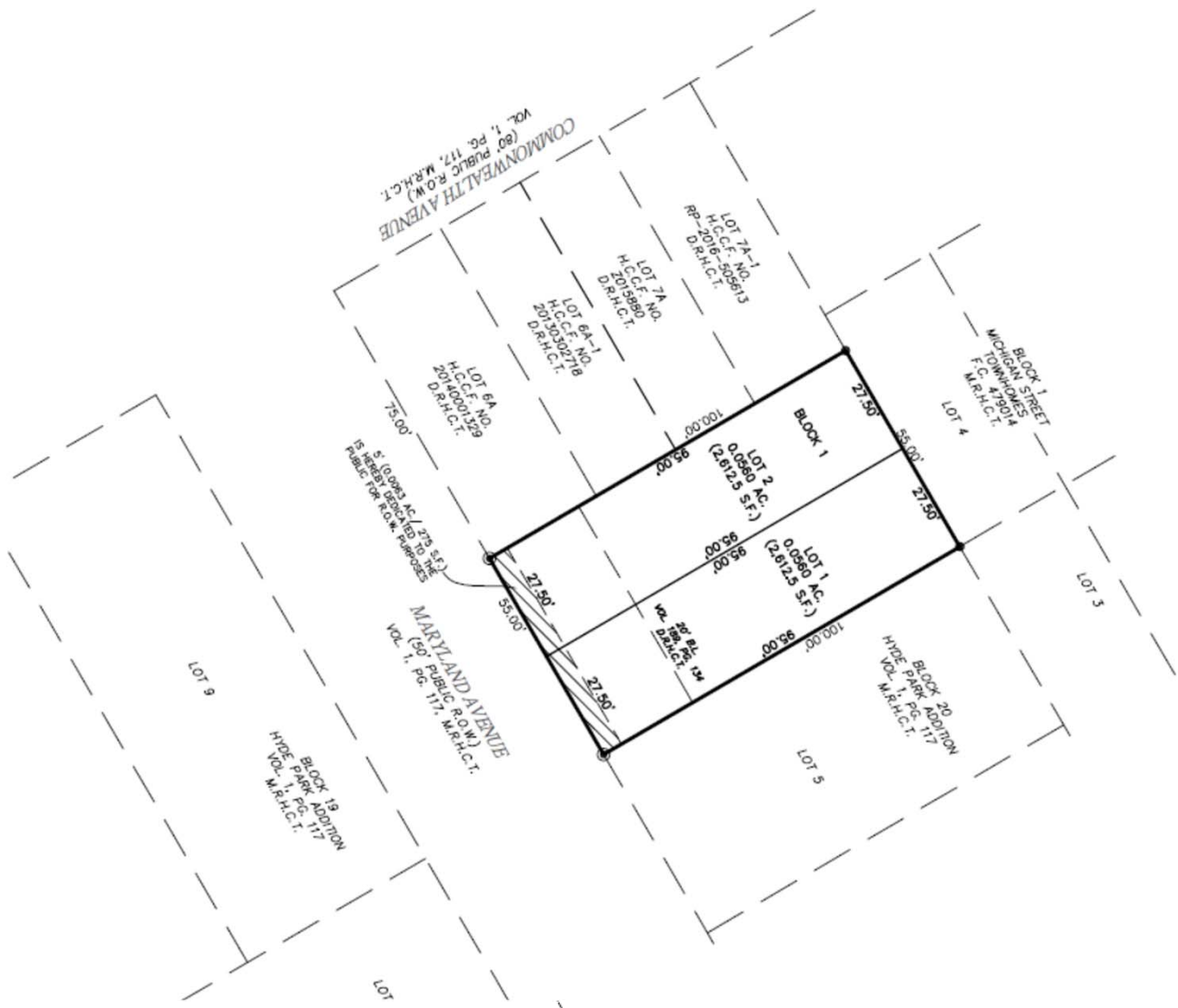
## ITEM: 121

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Hyde Park partial replat no 11 (DEF 1)

Applicant: Interland Surveying



C – Public Hearings

Subdivision



# Houston Planning Commission

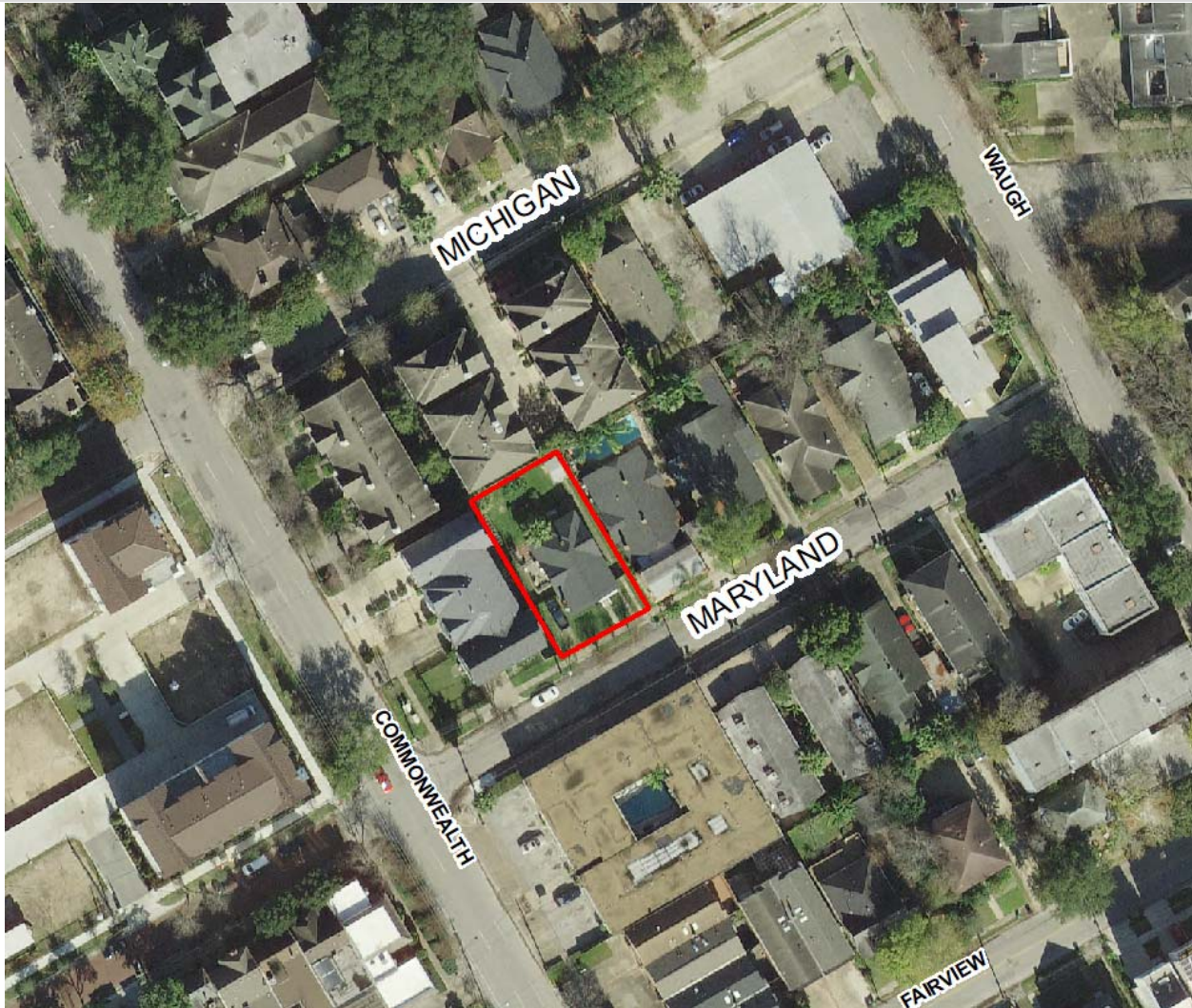
## ITEM: 121

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Hyde Park partial replat no 11 (DEF 1)

Applicant: Interland Surveying



C – Public Hearings

Aerial





**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
T. 832.393.6600  
F. 832.393.6661  
[www.houston.tx.gov](http://www.houston.tx.gov)

March 25, 2021

Dear Property Owner:

**Reference Number: 2021-0565; Hyde Park partial replat no 11;** the replatting of " Hyde Park". This proposal includes the partial replatting of the East 55' of lots 6-7 of Block 20, as recorded in Volume 1 Page 117 of the Harris County Map Records.

The property is located north along Maryland Street east of Commonwealth Street, west of Waugh Drive. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Carlos Cuevas**, with **Interland Surveying**, on behalf of **Brownstone Living, LLC** can be contacted at **713-880-0516**.

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, April 15, 2021 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:

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 122  
**Action Date:** 04/29/2021  
**Plat Name:** Knox Views  
**Developer:** Mohsen Javadian  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2021-0680 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	77007	492G	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.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

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---

Parks and Recreation: - Change from "net" to "incremental" in parks table

HPW- TDO- Traffic: 04/26/2021

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](mailto:Planningdepartment@houstontx.gov)

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2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.

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# Houston Planning Commission

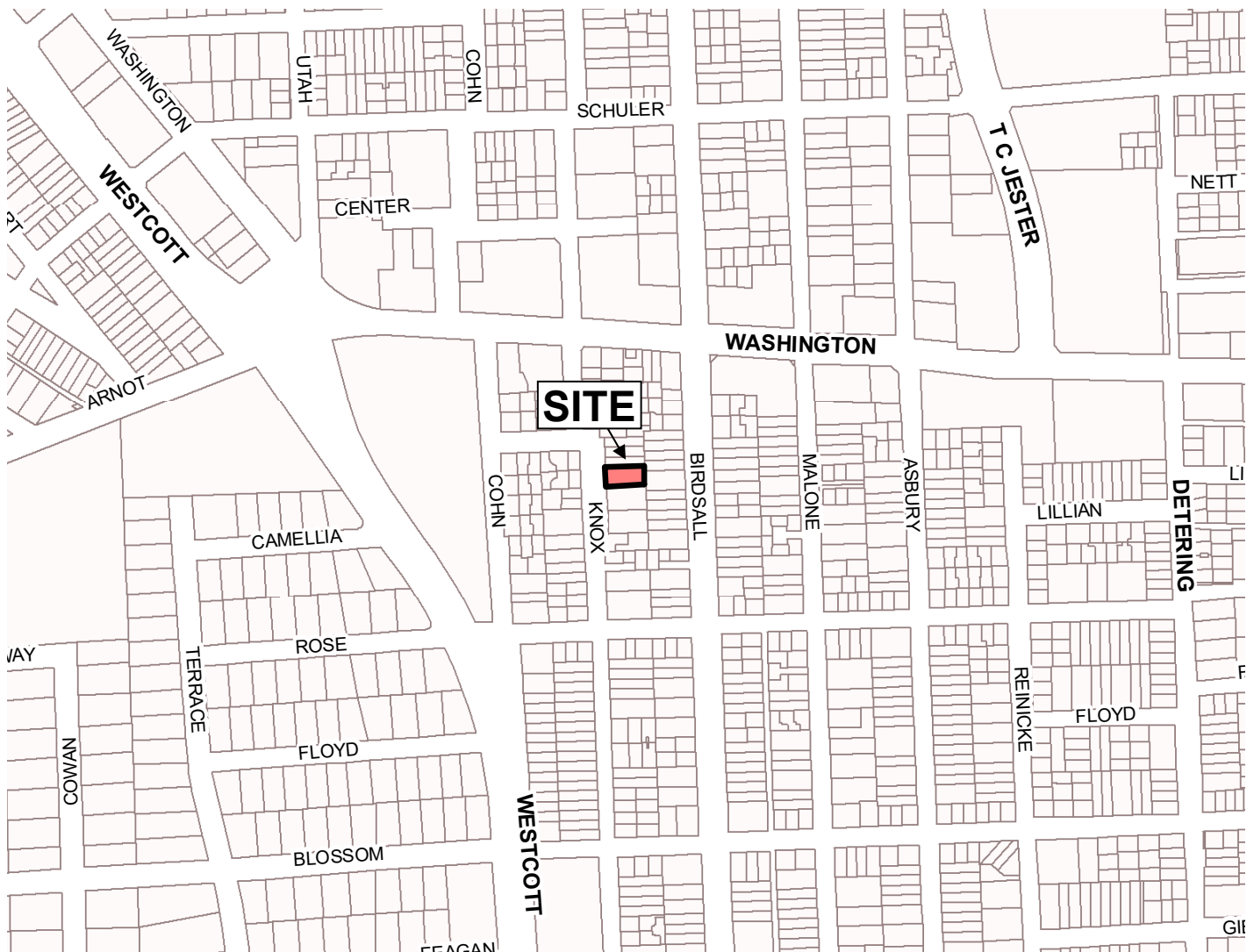
**ITEM: 122**

Planning and Development Department

Meeting Date: 04/29/2021

**Subdivision Name: Knox Views**

**Applicant: Total Surveyors, Inc.**



**C – Public Hearings**

**Site Location**

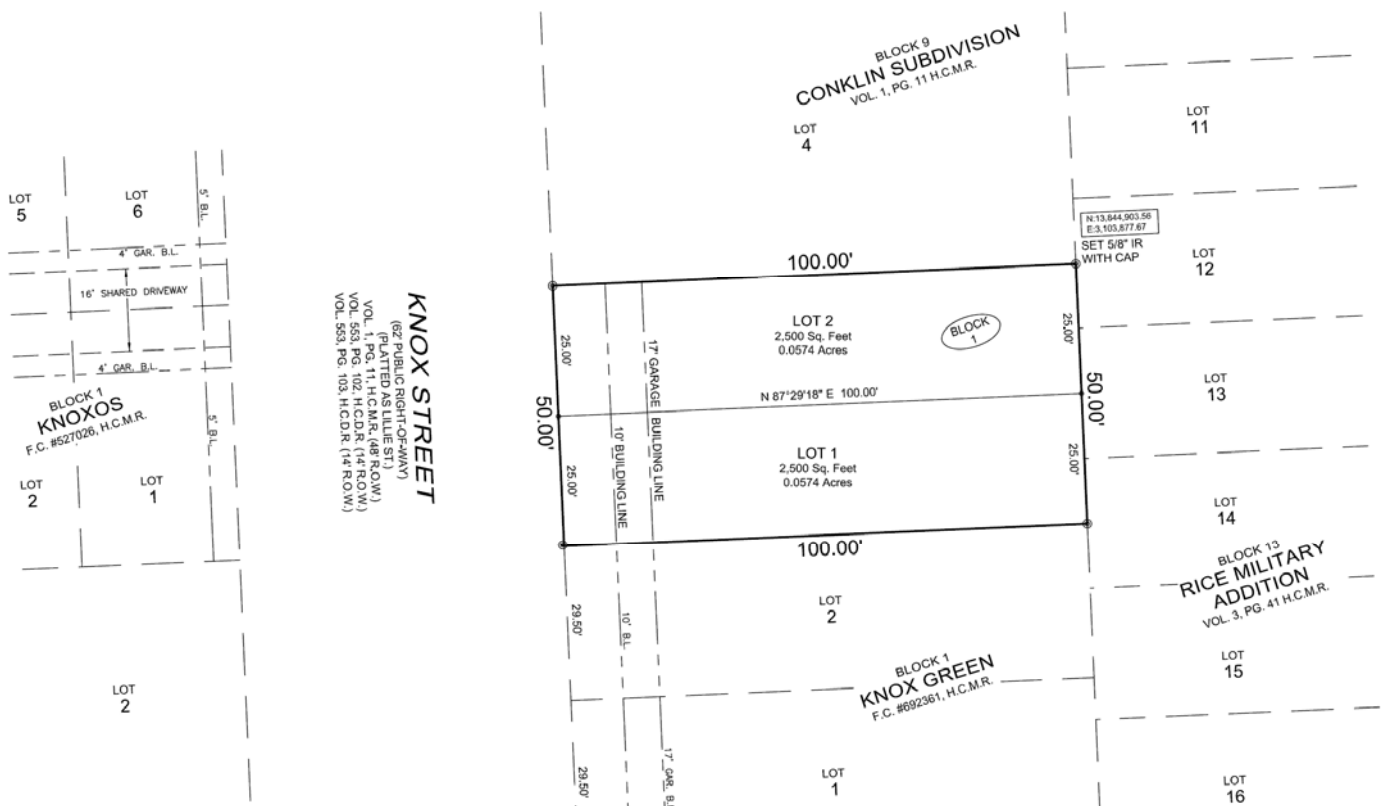
# Houston Planning Commission      ITEM: 122

## Planning and Development Department

**Meeting Date: 04/29/2021**

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## C – Public Hearings

## Subdivision



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# Houston Planning Commission

## ITEM: 122

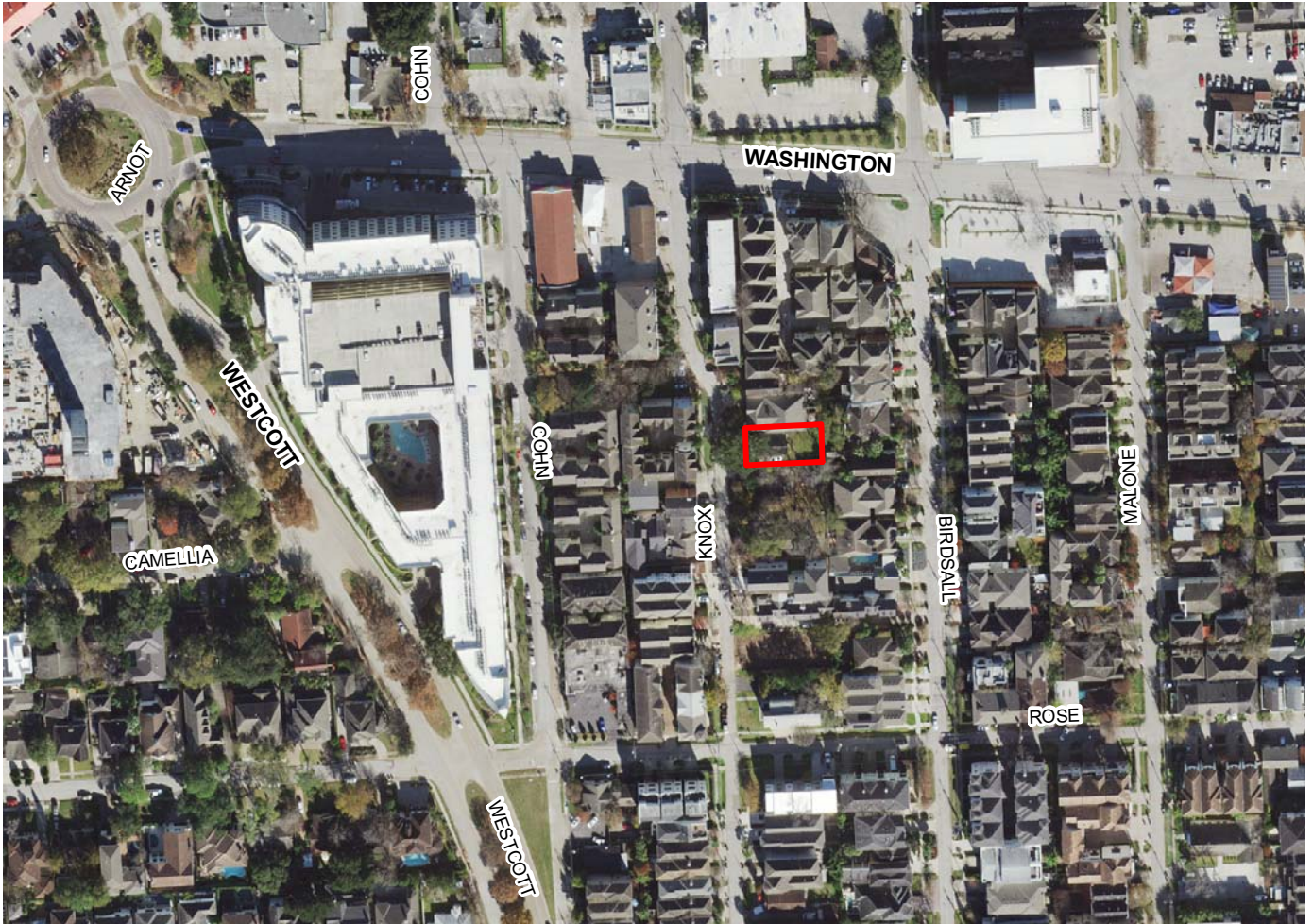
Planning and Development Department

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---

Subdivision Name: Knox Views

Applicant: Total Surveyors, Inc.



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
  
T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

April 7, 2021

Dear Property Owner:

**Reference Number: 2021-0680; Knox Views;** replatting of all of "Knox Villas" as recorded at Film Code No. 655036 of the Harris County Map Records.

The property is located east along Knox Street, south of Washington Avenue and east of Westcott Street. The purpose of the replat is to create two (2) narrow, front-loading single-family lots. The applicant, Kevin Kolb, with Total Surveyors, Inc., on behalf of Pretty Home Ma, LLC, can be contacted at 281-479-8719.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 123  
**Action Date:** 04/29/2021  
**Plat Name:** Oaks of Park Row replat no 1  
**Developer:** Kimley-Horn  
**Applicant:** Windrose  
**App No/Type:** 2021-0591 C3N

**Staff Recommendation:**  
Withdraw

---

Total Acreage:	6.0140	Total Reserve Acreage:	0.4910
Number of Lots:	87	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77084	447Y	City

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#### ***Conditions and Requirements for Approval***

- 1.) Provide for ROW dedication
- 2.) Provide COS table or Lot size coverage table.

#### ***For Your Information:***

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**Staff Recommendation:**  
Withdraw

---

HPW- TDO- Traffic: 04/12/2021

No comments.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to  
PWEACCESSFORM@HOUSTONTX.GOV

## 2. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - No comments.

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

CenterPoint: Please see the comments below:

- The streets appear to be private. If so, please add the annotation "P.U.E." (Public Utility Easement) in addition to the P.A.E. currently shown.
- I did not see any easements shown in Block 2 and Block 3, are the facilities planning to be in the road row?
- Blanket Easement must be noted on plat

Please identify all abbreviations on the Legend.

Please note all easements with recording information on the plat.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

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# Houston Planning Commission

## ITEM: 123

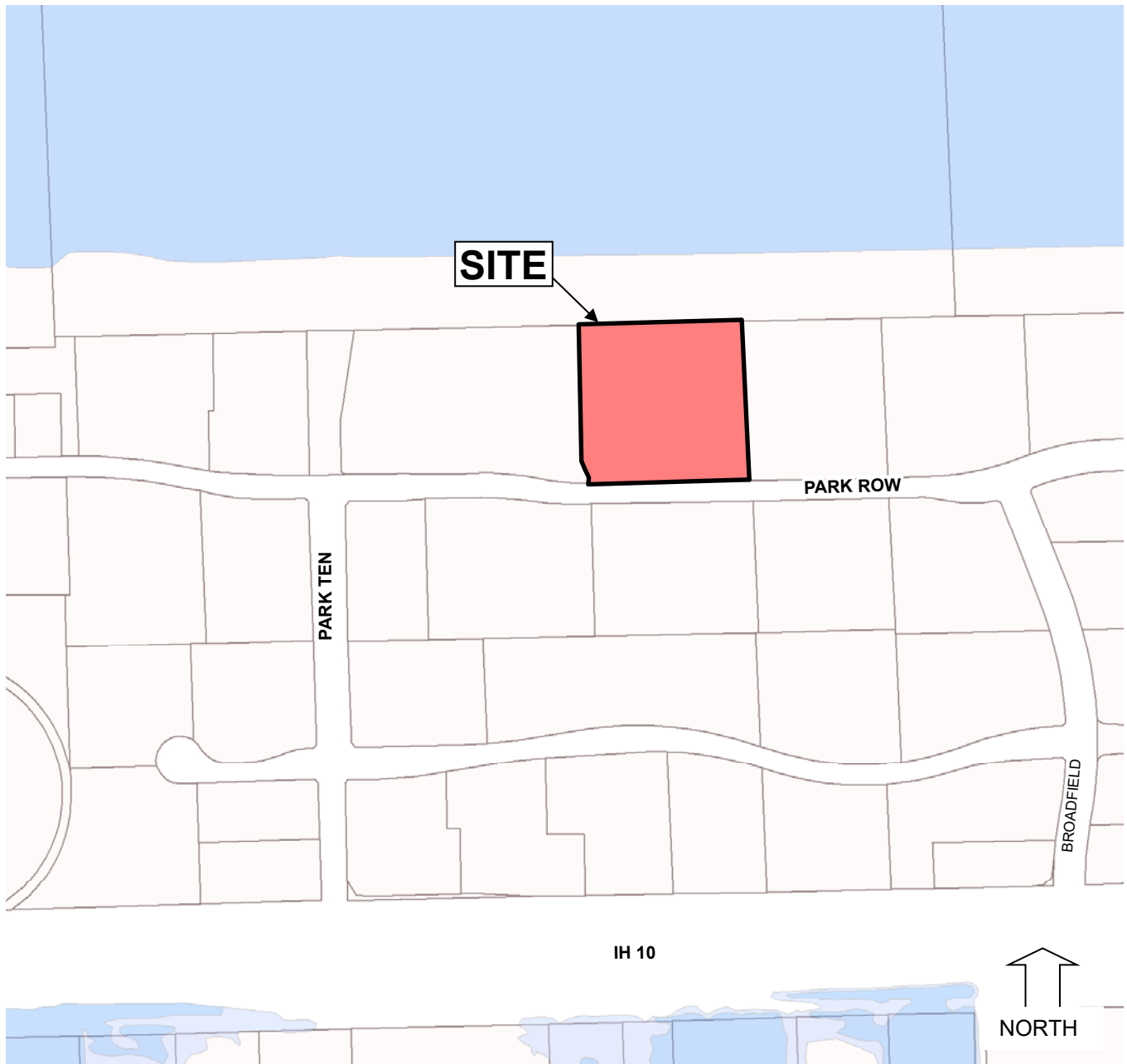
Planning and Development Department

Meeting Date: 04/29/2021

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Subdivision Name: Oaks of Park Row replat no 1 (DEF 1)

Applicant: Windrose



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

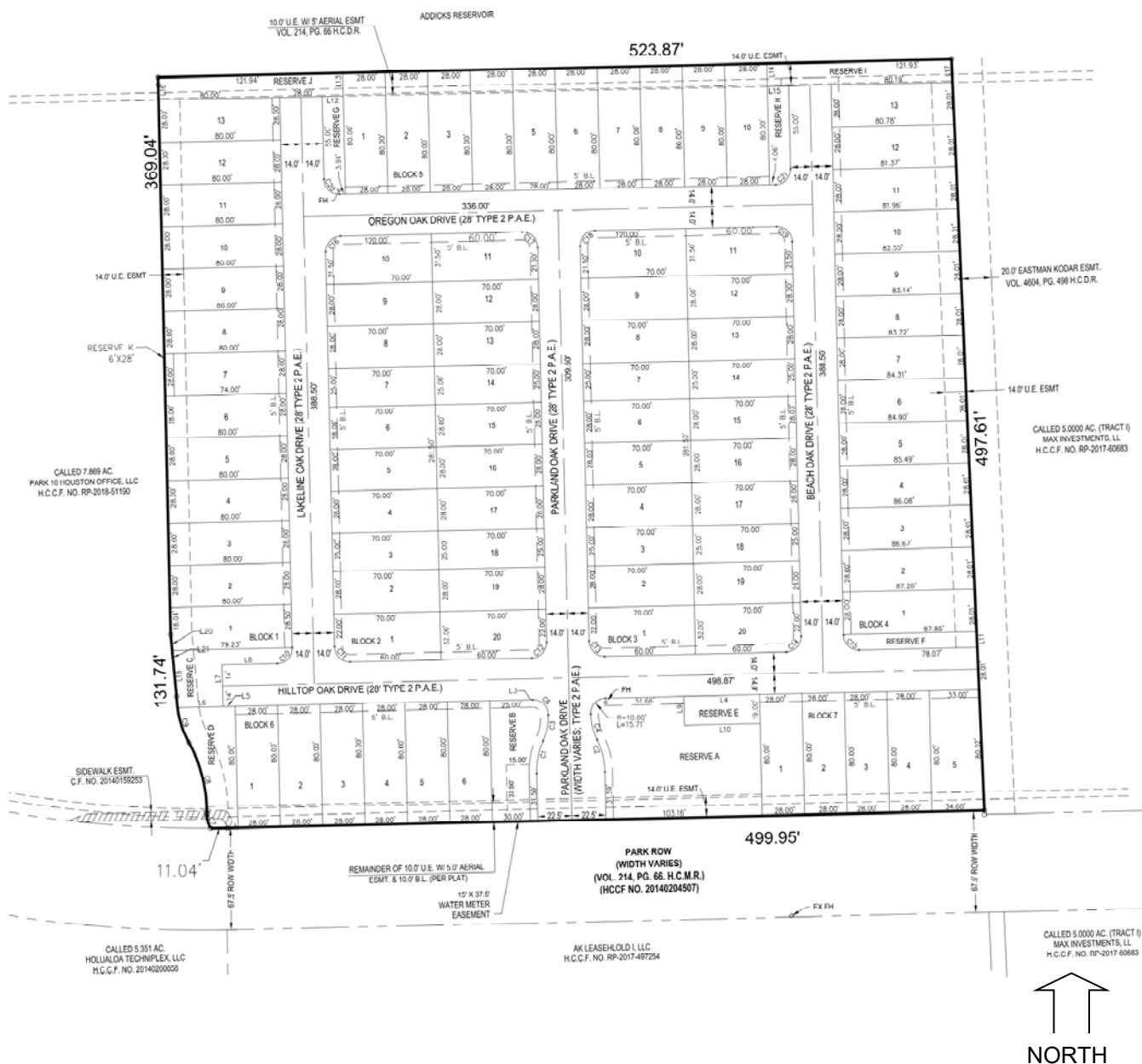
## ITEM: 123

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Oaks of Park Row replat no 1 (DEF 1)

Applicant: Windrose



C – Public Hearings

Subdivision



---

# Houston Planning Commission **ITEM: 123**

Planning and Development Department

Meeting Date: 04/29/2021

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Subdivision Name: Oaks of Park Row replat no 1 (DEF 1)

Applicant: Windrose



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**C – Public Hearings**

**Aerial**

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# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

April 23, 2021

Dear Property Owner:

**Reference Number: 2021-0591, Oaks of Park Row replat no 1;** full replatting of " **Oaks of Park Row,**" being all lots and reserves recorded in Film Code 692355 of the Harris County Map Records.

The property is located north along Park Row Drive between Park Ten Blvd and Broadfield Blvd. The purpose of the replat is to create 87 single-family residential lot and 11 reserves. The applicant, **Chris Ripkowski**, with **Windrose** on behalf of **Kimley-Horn**, can be contacted at **713-458-2281**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

### **Virtual Planning Commission Meeting**

**Thursday, April 15, 2021 at 2:30 PM**

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

[www.houstonplanning.com](http://www.houstonplanning.com)

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 124  
**Action Date:** 04/29/2021  
**Plat Name:** Park Place partial replat no 5  
**Developer:** Rezcom  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2021-0480 C3N

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	0.2961	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	535P	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.

Legal has determined that plat does violate deed restrictions in its current configuration.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**Agenda Item:** 124  
**Action Date:** 04/29/2021  
**Plat Name:** Park Place partial replat no 5  
**Developer:** Rezcom  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2021-0480 C3N

**Staff Recommendation:**  
Defer Applicant request

---

HPW- TDO- Traffic: 04/14/2021

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

2. Driveway Placement on Corner Lot (Residential)(Lot 1)

Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

3. Alley Access for Residential property (COH IDM Chapter 10, Section 10.3.03.G):

Residential properties can have access from either City Maintained alleys or Private Rights of access alley. Please comply with the IDM requirements for alley access.

4. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

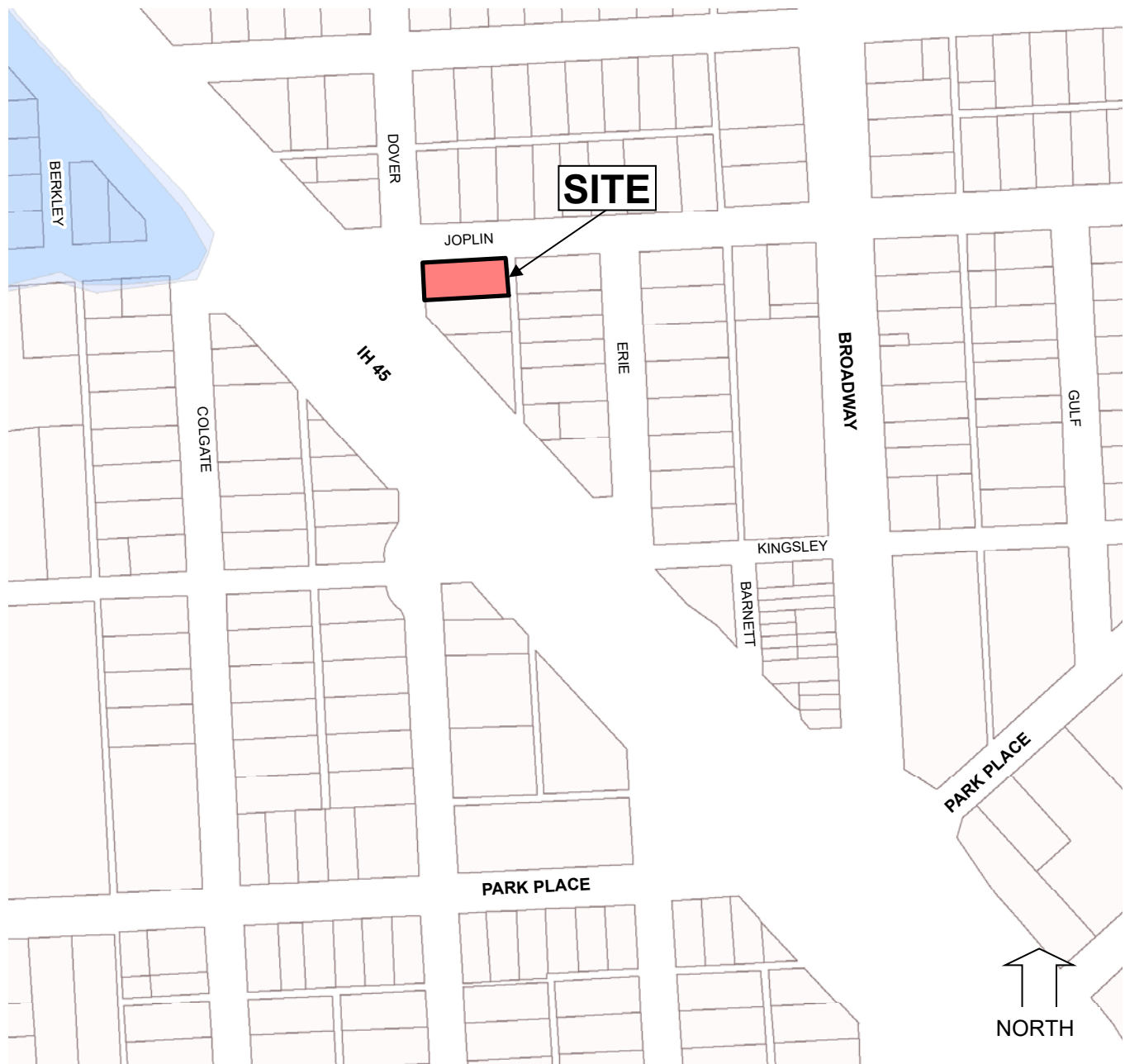
**ITEM: 124**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Park Place partial replat no 5 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

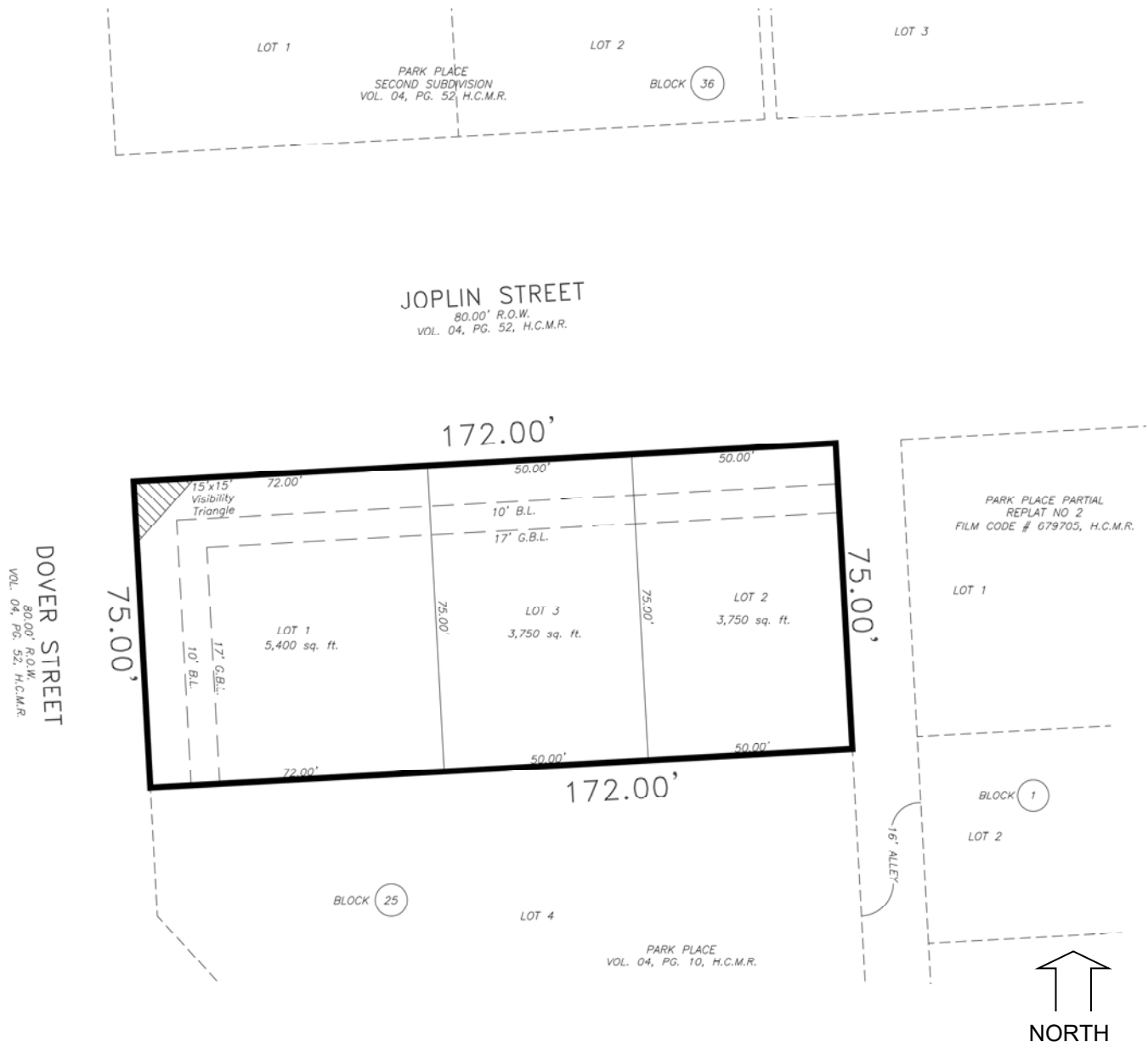
## ITEM: 124

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Park Place partial replat no 5 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 124

Planning and Development Department

Meeting Date: 04/29/2021

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Subdivision Name: Park Place partial replat no 5 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



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C – Public Hearings

Aerial

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# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

March 23, 2021

Dear Property Owner:

**Reference Number: 2021-0480, Park Place partial replat no 5** replatting of " **Park Place**," being all of Lot 5, Block 25, as recorded in Volume 4 Page 10 of the Harris County Map Records.

The property is located east of interstate 45 south along Joplin St.

The purpose of the replat is to create three (3) single family lots. The applicant, **Uriel Figueroa**, with **PLS CONSTRUCTION LAYOUT, INC**, on **Rezcom**, can be contacted at **713-480-4075**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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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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**Agenda Item:** 125  
**Action Date:** 04/29/2021  
**Plat Name:** River Oaks Sec 8 partial replat no 1  
**Developer:** Michael Hsu Office of Architecture  
**Applicant:** Windrose  
**App No/Type:** 2021-0397 C3N

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	0.1730	Total Reserve Acreage:	0.1730
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	492S	City

**Conditions and Requirements for Approval**

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

- 1) Provide sidewalk easement

**For Your Information:**

The below comments were made by other agencies during this review period. These comments 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: 04/10/2021

No comments.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>



**Agenda Item:** 125  
**Action Date:** 04/29/2021  
**Plat Name:** River Oaks Sec 8 partial replat no 1  
**Developer:** Michael Hsu Office of Architecture  
**Applicant:** Windrose  
**App No/Type:** 2021-0397 C3N

**Staff Recommendation:**  
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 variance(s) and Approve  
 the plat subject to the  
 conditions listed

(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](mailto:Planningdepartment@houstontx.gov)  
 Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.  
 Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.

HPW- TDO- Traffic: 04/10/2021

No comments.

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 Planning Department Information  
 Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)  
 Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

3. Driveways shall comply with Ch. 15 of the IDM for dimensions and placement. Driveway width should be between 24 and 35 ft and radius should be 10 to 20 ft (for commercial properties). Driveways should be aligned to provide adequate access for all ingress and egress movements.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 125  
**Action Date:** 04/29/2021  
**Plat Name:** River Oaks Sec 8 partial replat no 1  
**Developer:** Michael Hsu Office of Architecture  
**Applicant:** Windrose  
**App No/Type:** 2021-0397 C3N

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

---

attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.

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# Houston Planning Commission      ITEM: 125

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: River Oaks Sec 8 partial replat no 1 (DEF 1)

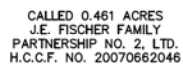
Applicant: Windrose



**C – Public Hearings with Variance      Site Location**

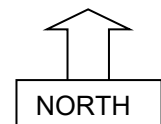
**Meeting Date: 04/29/2021**

**Applicant: Windrose**



**TIMMONS LANE**  
R.O.W. VARIES  
VOL. 34, PG. 250, H.C.D.R.  
F.C. NO. 557229, H.C.M.R.  
H.C.C.F. NO. F853146

RESTRICTED RESERVE "A"  
BLOCK 1  
BRIAR CLUB REPLAT NO 1  
F.C. NO. 678192, H.C.M.R.





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# Houston Planning Commission **ITEM: 125**

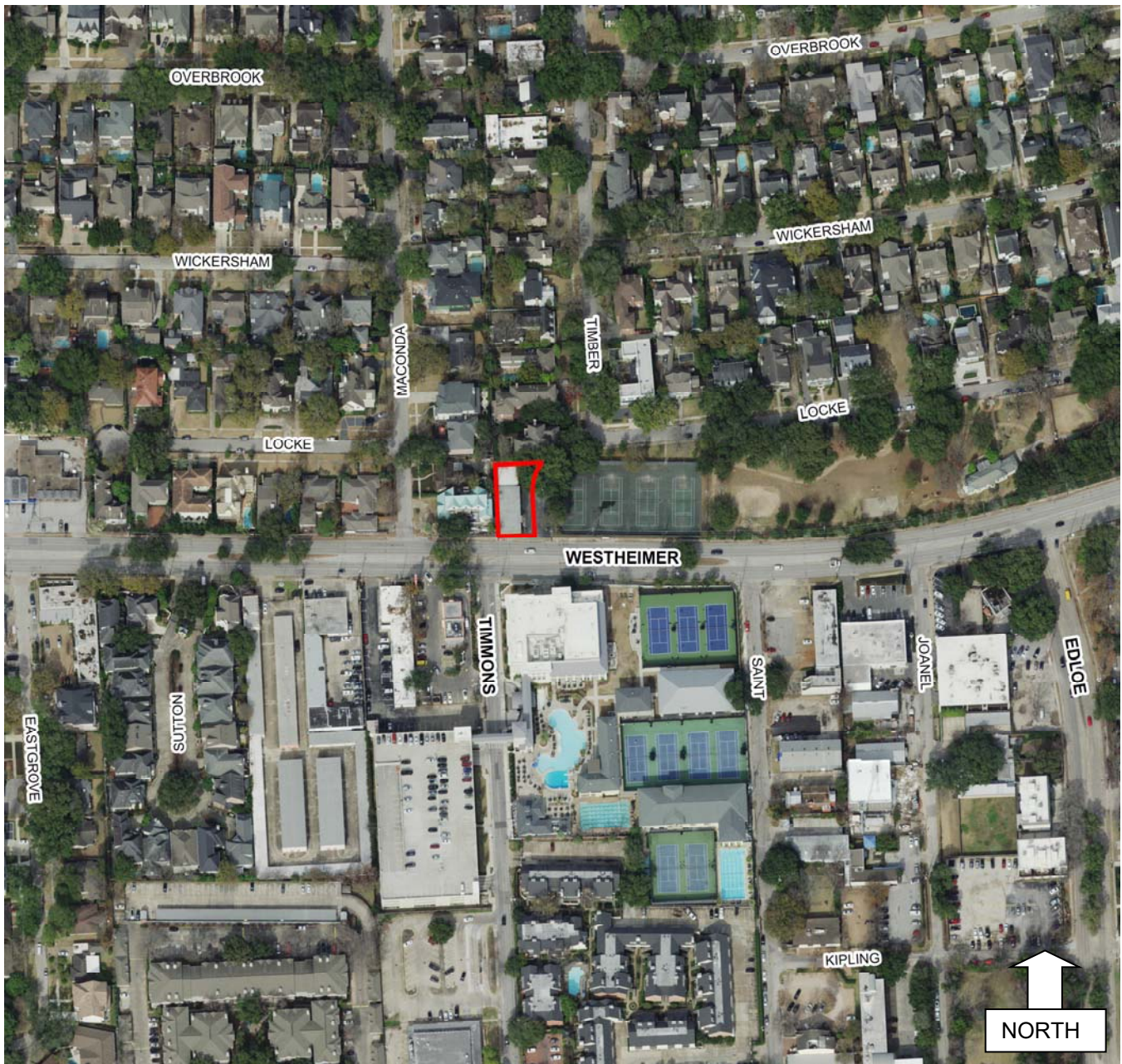
Planning and Development Department

Meeting Date: 04/29/2021

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Subdivision Name: River Oaks Sec 8 partial replat no 1 (DEF 1)

Applicant: Windrose



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**C – Public Hearings with Variance**

**Aerial**

---

**NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING, OR  
CONSTRUCTION**

Project  
**Westlake Dermatology River Oaks**  
3636 Westheimer Rd  
Houston, TX 77027  
Set  
Sheet Issue Description

Issue:

<input type="text"/>	03/08/21	Repl
<input type="text"/>	-	-
<input type="text"/>	-	-
<input type="text"/>	-	-
<input type="text"/>	-	-
<input type="text"/>	-	-

☒ Revisions:

Drawing Title

## Site Plan

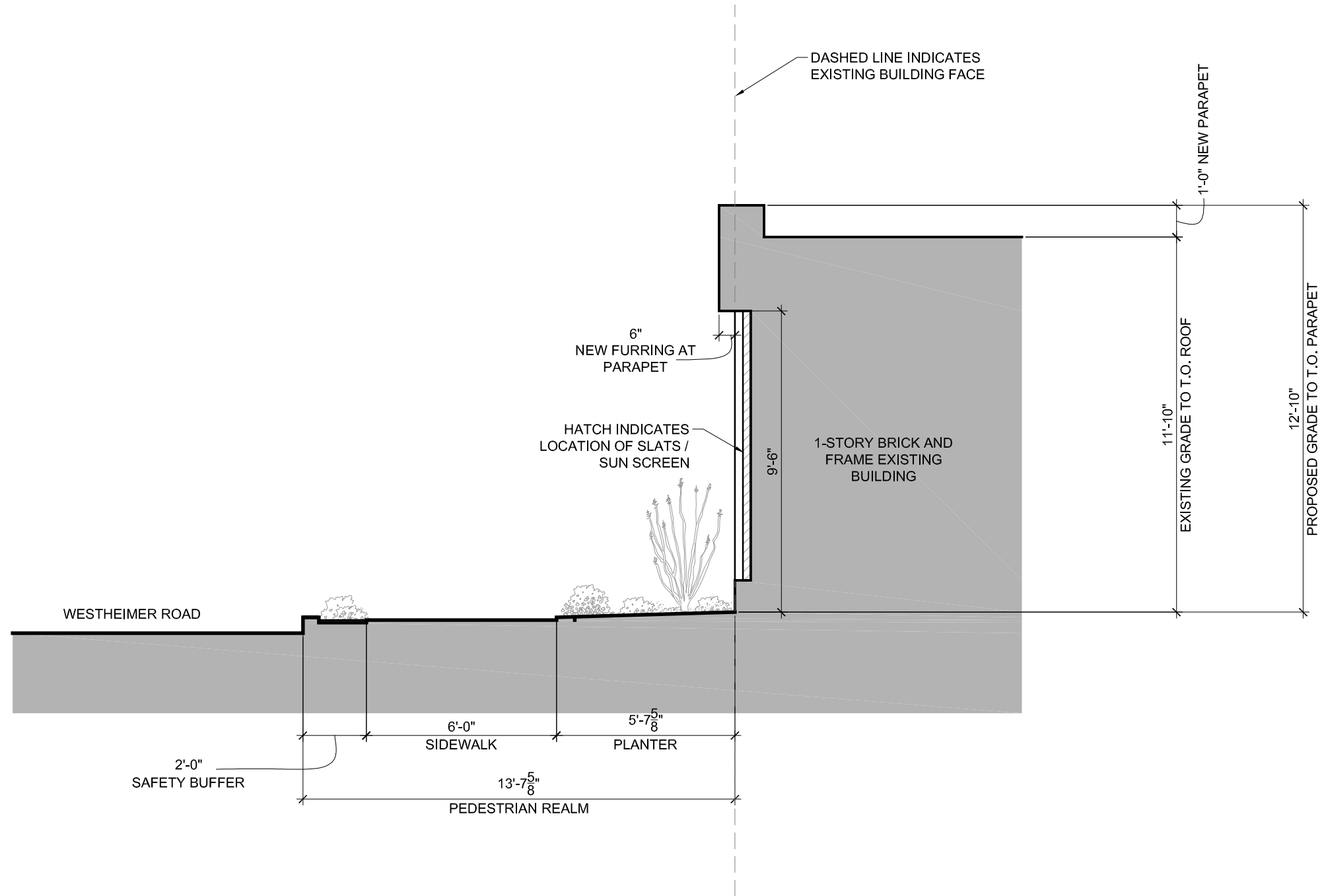
Sheet

## A1.10

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Copyright © 2020 Michael Hsu Office of  
Architecture





Contact

Client

Location

Date

Image





## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Plat Name:** - River Oaks Section No 8 Partial Replat No 1  
**Company Name:** - Windrose Land Services  
**Date Submitted:** - 3-12-21

### Specific variance is being sought and extent of variance:

A dual building line variance setback along Westheimer to allow for a parapet and furring on the façade to encroach the building line from .1' – 1.3'.

### Chapter 42 Reference:

Section 42-150 "Building Line Requirement", paragraph (d) states, "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; Major Thoroughfares, In General – 25 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;*

The subject property is approximately 0.1730 acre located at 3636 Westheimer in the Neartown-Montrose Super Neighborhood. The applicant is intending to renovate the interior of the existing brick office building and modernize the façade. The building was built in 1975 and now sits approximately 4.2' - 5.6' from the Westheimer right-of-way.

The property was platted as a reserve area in 1939 with River Oaks Section 8 without a platted building. As a result the standard 25' building line for Major Thoroughfares applies and severely limits the ability for the existing building to be renovated and modernized without seeking a replat and variance. Chapter 42 does allow for a building line of 5' for commercial retail centers (on a major thoroughfare with a planned right-of-way of 80' or less) if the development meets the performance standards of Section 42-154, however because the existing building is located beyond the allowed 5' building line the applicant needs a variance to improve the façade. The planned improvements will increase the encroachment vertically by approximately 1.5' with the addition of a new parapet and horizontally by 6" with the addition of new furring at the parapet. The building façade at the ground floor will remain at the same location, however there are structural modifications being made to the windows.

Granting the variance for a dual building line to encroach from .1' – 1.3' for the parapet and furring will allow the applicant to modernize the façade and renovate the interior of the building.

*(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;*

The circumstances supporting the variance are the physical limitations of the site and the location of the building as it was originally built in 1975.

*(3) The intent and general purposes of this chapter will be preserved and maintained;*

The applicant is proposing to improve the 11' + pedestrian realm by re-introducing a 1.6' safety buffer and providing a 6' sidewalk in order to allow for safe passage in front of the building. The proposed improvements to the façade are increasing the encroachment by only 6" at the level of the parapet which technically requires a variance but will have no impact on the ability of pedestrians to use the sidewalk. Chapter 42 encourages commercial retail centers to build close to the street if all performance standards of Sec 154 are met. Granting the variance will be in line with the intent and general purpose of the performance standard.

*(4) The granting of the variance will not be injurious to the public health, safety or welfare; and*

The proposed development will not be injurious to the public health, safety or welfare as safe pedestrian access to and across the adjacent public right-of-way will be maintained. The applicant is providing a 6' sidewalk and re-introducing the 2' pedestrian buffer between the sidewalk and the curb, which is line with the adjacent property to the east.

*(5) Economic hardship is not the sole justification of the variance.*

Economic hardship is not the justification of the variance – the physical limitations of the site and the location of the building as it was originally built in 1975 require a variance in order for the building to be renovated and modernized.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

March 24, 2021

Dear Property Owner:

**Reference Number: 2021-0397; River Oaks Sec 8 partial replat no 1;** a partial replatting of "River Oaks Sec 8," being a portion of Park Reserve, Block 73 as recorded in Vol. 15, Pg. 47, H.C.M.R.

The property is located north along Westheimer Road, north east of Timmons Lane. The purpose of the replat is to create one (1) Unrestricted Reserve. The applicant, Jeff Boutte, with Windrose, on behalf of Michael Hsu Office of Architecture, can be contacted at 713-458-2281, Ext 1687.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat. A variance is being requested with this application. The variance(s) request are attached.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

## Virtual Planning Commission Meeting

**Thursday, April 15, 2021 at 2:30 PM**

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

[www.houstonplanning.com](http://www.houstonplanning.com)

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to [speakercomments.pc@houstontx.gov](mailto: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.

You may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

**NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.





## PLANNING & DEVELOPMENT DEPARTMENT

## STAFF REPORT Variance Request Form

**Application No:** 2021-0397

**Agenda Item:** 125

**PC Action Date:** 04/29/2021

**Plat Name:** River Oaks Sec 8 partial replat no 1

**Applicant:** Windrose

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

### Chapter 42 Sections: 42-150

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To allow A dual building line variance setback along Westheimer to allow for a parapet and furring on the façade to encroach the building line from .1' – 1.3'.

### Basis of Recommendation:

The site is located north along Westheimer road and west of Edloe street. The purpose of the replat is to create one unrestricted reserve. The applicant is requesting a dual B.L variance for an existing structure and parapet wall. Staff is in support of the request.

The applicant intends to renovate an existing brick office building built in the 1970's. The improvement to the façade will include a parapet wall and furring which is triggering the building line variance.

Westheimer is an 80' M.T.F sufficient in width. The current condition shows a 5' sidewalk with no landscaping buffer to protect pedestrians using the sidewalk.

The existing back of curb distance to the building transitions from 11' on the west end of the building to about 12.5' on the east end. Even though this area is limited in space, staff has coordinated with the applicant to make improvements to the pedestrian realm along Westheimer. The applicant has agreed to maintain an unobstructed sidewalk along the length of the property ranging from 7' to 8' and a landscaping buffer 4' in width.

Review by legal indicates this plat does not violate separately filed restrictions.

Staff recommendation is to grant the requested variance dual building line variance and approve the plat subject to the conditions listed.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The building predates the ordinance and is grandfathered. The additional improvements to the façade are minor and above the average walking height.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

na

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The hardship was not created by the applicant, the building was constructed in the early 1970's. The additional changes that comes with renovation is triggering the variance request.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained. The building is being reused instead of being torn down and constructing a brand new building. This helps preserve the character of the street.

**(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 additional improvement will only extend an additional 6" towards the property line and the parapet wall will not obstruct residents.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The applicant is making additional improvements by widening the sidewalk and providing a landscaping buffer.



**Agenda Item:** 126  
**Action Date:** 04/29/2021  
**Plat Name:** Riverside Terrace Sec 6 partial replat no 2  
**Developer:** Gardner Capital  
**Applicant:** HPCivil engineering  
**App No/Type:** 2021-0607 C3N

**Staff Recommendation:**  
 Grant the requested  
 variance(s) and Approve  
 the plat subject to the  
 conditions listed

Total Acreage:	1.1958	Total Reserve Acreage:	1.1958
Number of Lots:	0	Number of Multifamily Units:	85
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	533B	City

#### ***Conditions and Requirements for Approval***

047.1. Make minor corrections and additions as indicated on scanned image file attached to the application.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

Provide a minimum 6' wide unobstructed sidewalk along the adjacent public rights-of-way, minimum. 3" caliper trees pursuant to Chapter 33 space and species requirements, Any proposed fencing along must be a maximum 8' in height, non-opaque wrought-iron decorative fence. Houses, Facade along Highway 288 must retain a front door, a pedestrian gate, and pedestrian access way to the Street. Provide 50" opaque exterior cover for all garage faces on all tiers except for garage faces interior to the site on campus style developments. For ramps and other sloped surfaces, the exterior cover shall be positioned to block headlights from emitting any light into adjacent properties. The exterior cover shall be made of an opaque surface or screen mesh material of sufficient rating to block headlights. Screening must meet the "openness" and ventilation requirements of the code.

The applicant is required to provide proof of an approved conceptual drainage plan, with two signatures from Public Works (PWE), is required at submission, for all final plats in City, and in 100 and 500 year floodplain. Contact City Engineer's Office and Floodplain Management Office regarding Sec. 19-13 for plan requirements and details.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 126

**Action Date:** 04/29/2021

**Plat Name:** Riverside Terrace Sec 6 partial replat no 2

**Developer:** Gardner Capital

**Applicant:** HPcivil engineering

**App No/Type:** 2021-0607 C3N

**Staff Recommendation:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

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HPW- TDO- Traffic: 04/21/2021

No comments.

HPW-OCE-Traffic: 1. Please coordinate with TxDOT. Any work in the state right-of-way requires TxDOT approval.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

For additional easement requirements over the existing sanitary on-site please contact the Office of City Engineers or for the abandonment/relocation of the existing sewer contact the Joint Referral Committee.

HPW-OCE- Drainage and Utility: Detention is required.

The old drainage plan has expired. Need to resubmit drainage plan.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



# Houston Planning Commission

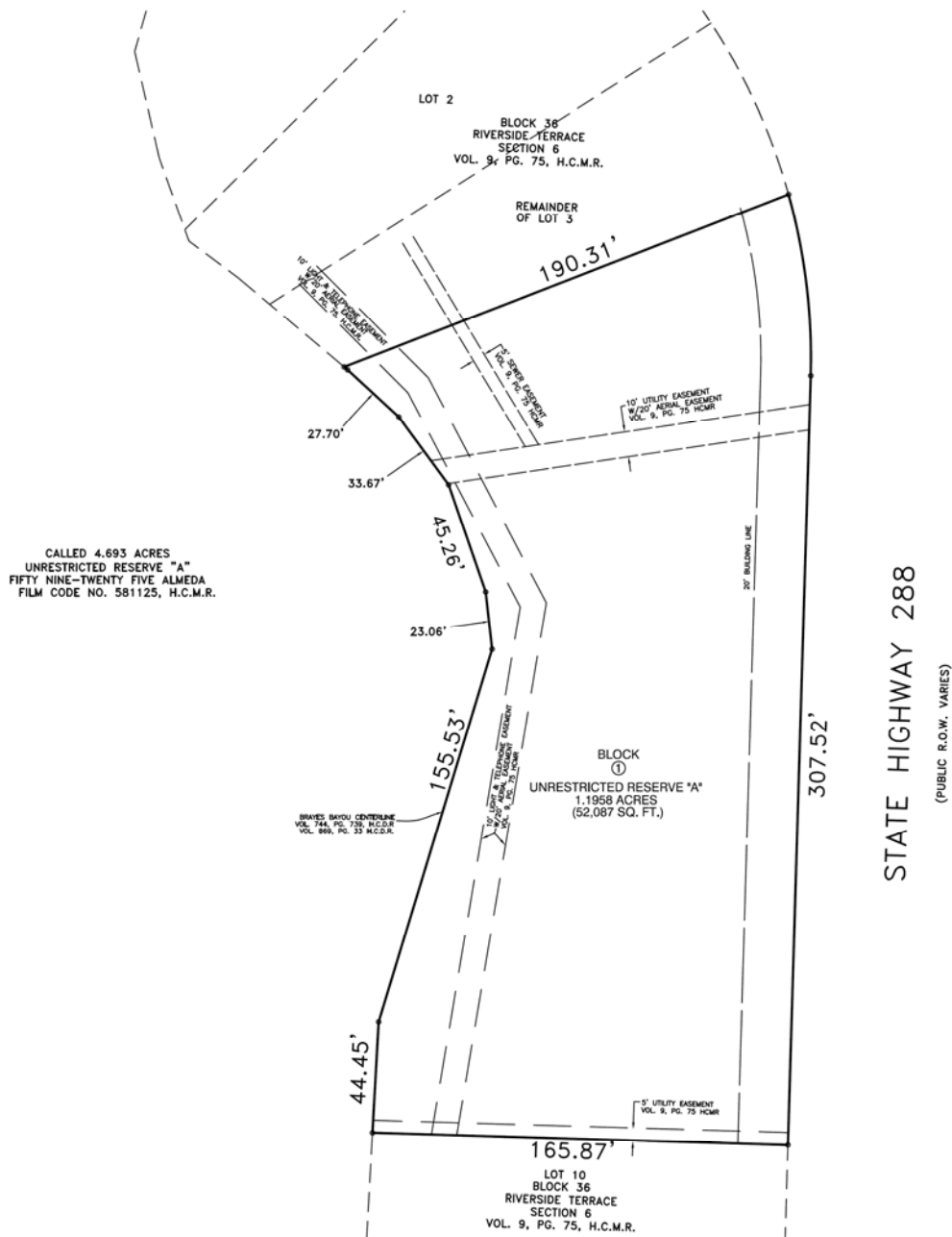
## ITEM: 126

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Riverside Terrace Sec 6 partial replat no 2

Applicant: HPcivil engineering



C – Public Hearings with Variance

Subdivision



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# Houston Planning Commission

## ITEM: 126

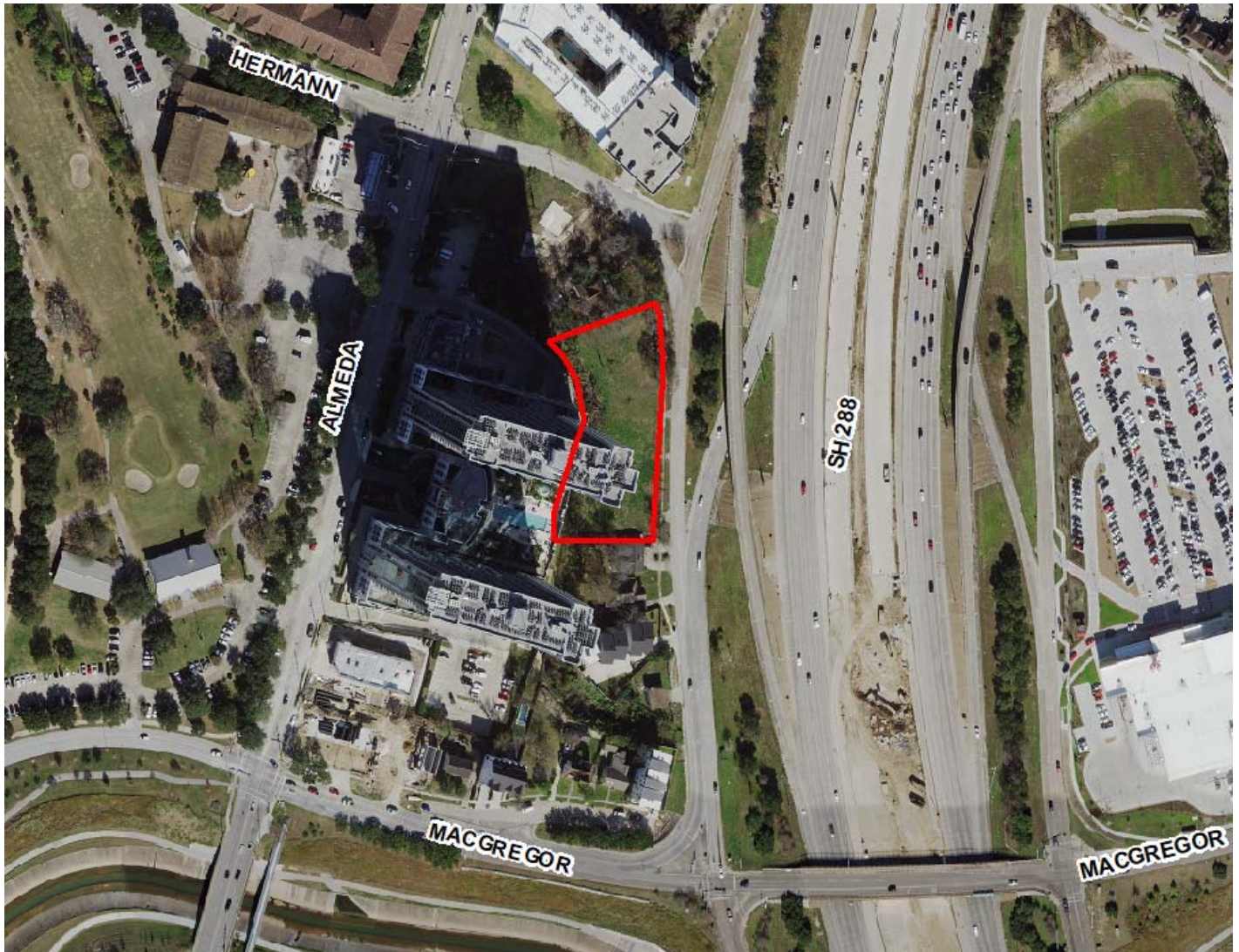
Planning and Development Department

Meeting Date: 04/29/2021

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Subdivision Name: Riverside Terrace Sec 6 partial replat no 2

Applicant: HPcivil engineering



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**C – Public Hearings with Variance**

**Aerial**

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# SITE LAYOUT

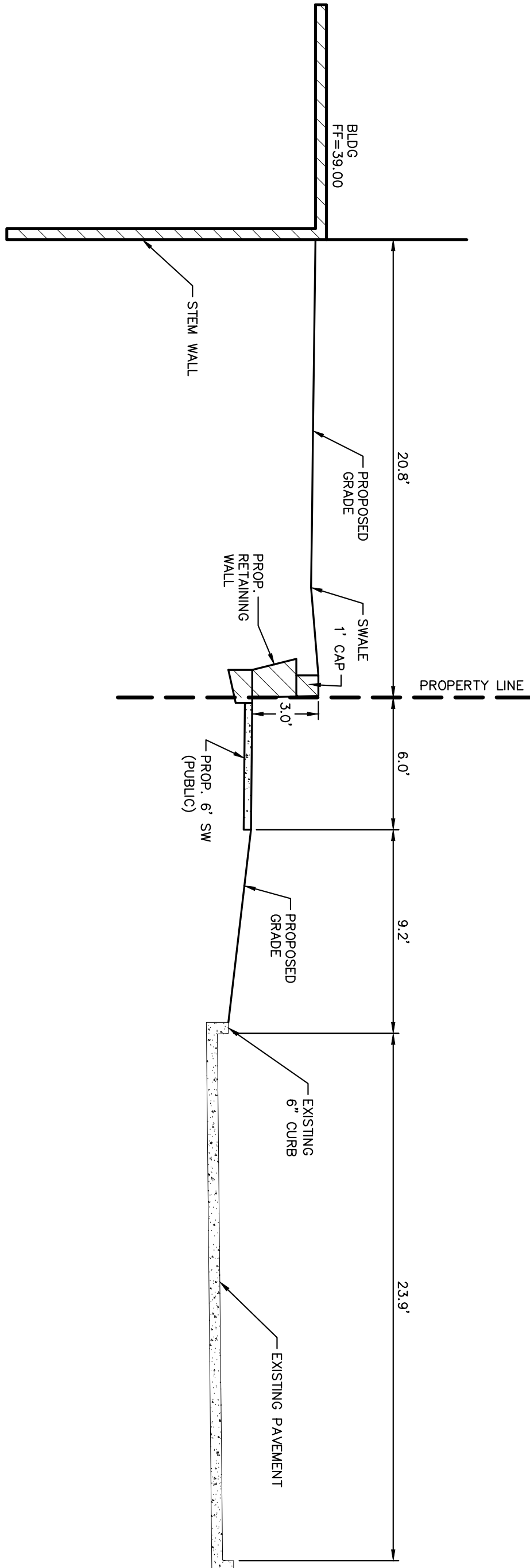
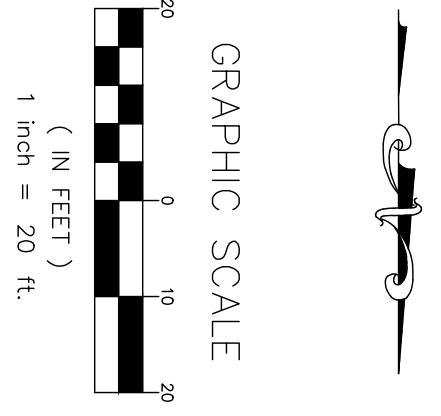
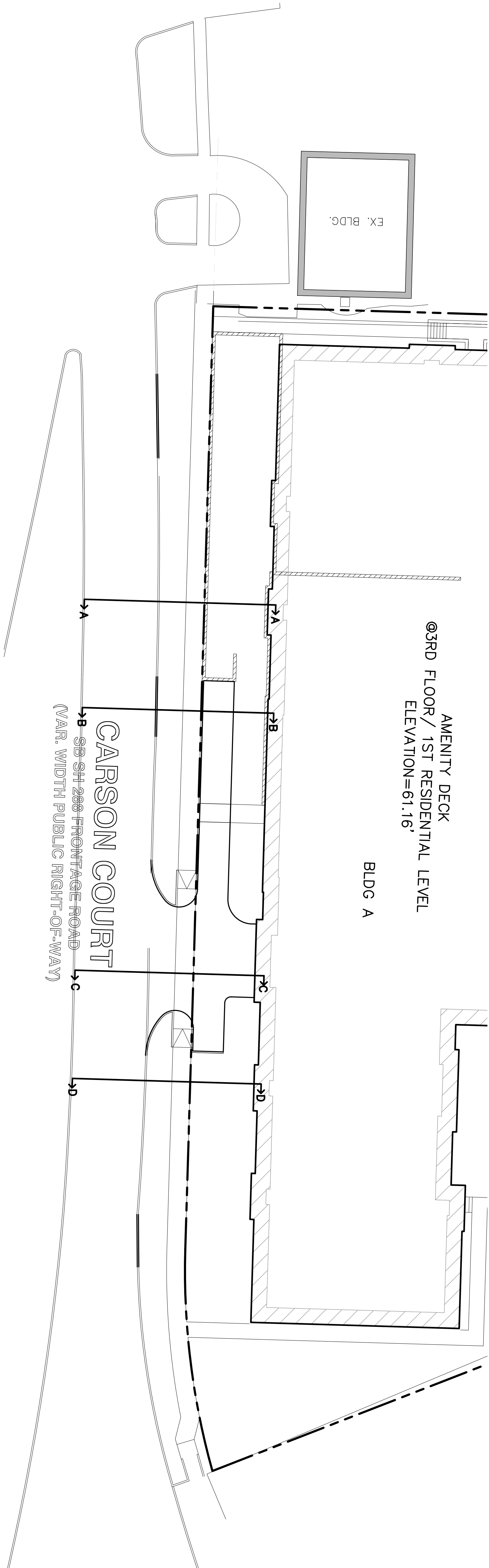


20 Foot Building Line

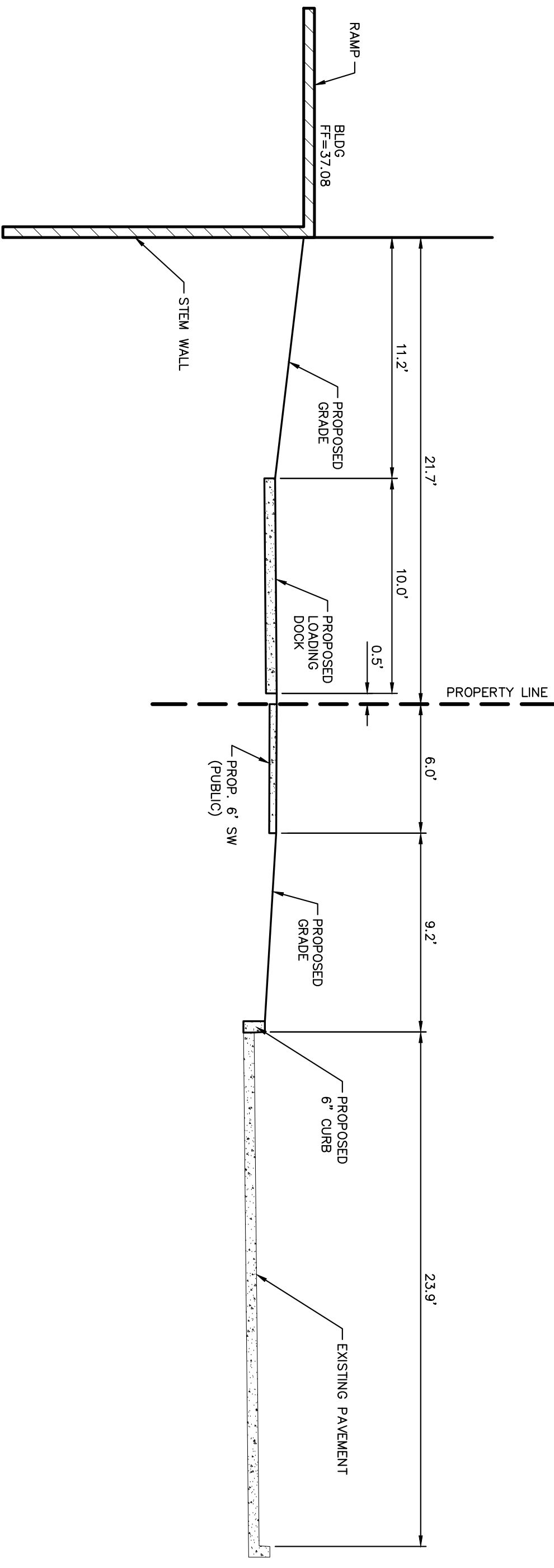
6 Foot Sidewalk

Planting Zone Varies  
+/-6 Feet to +/-10 Feet

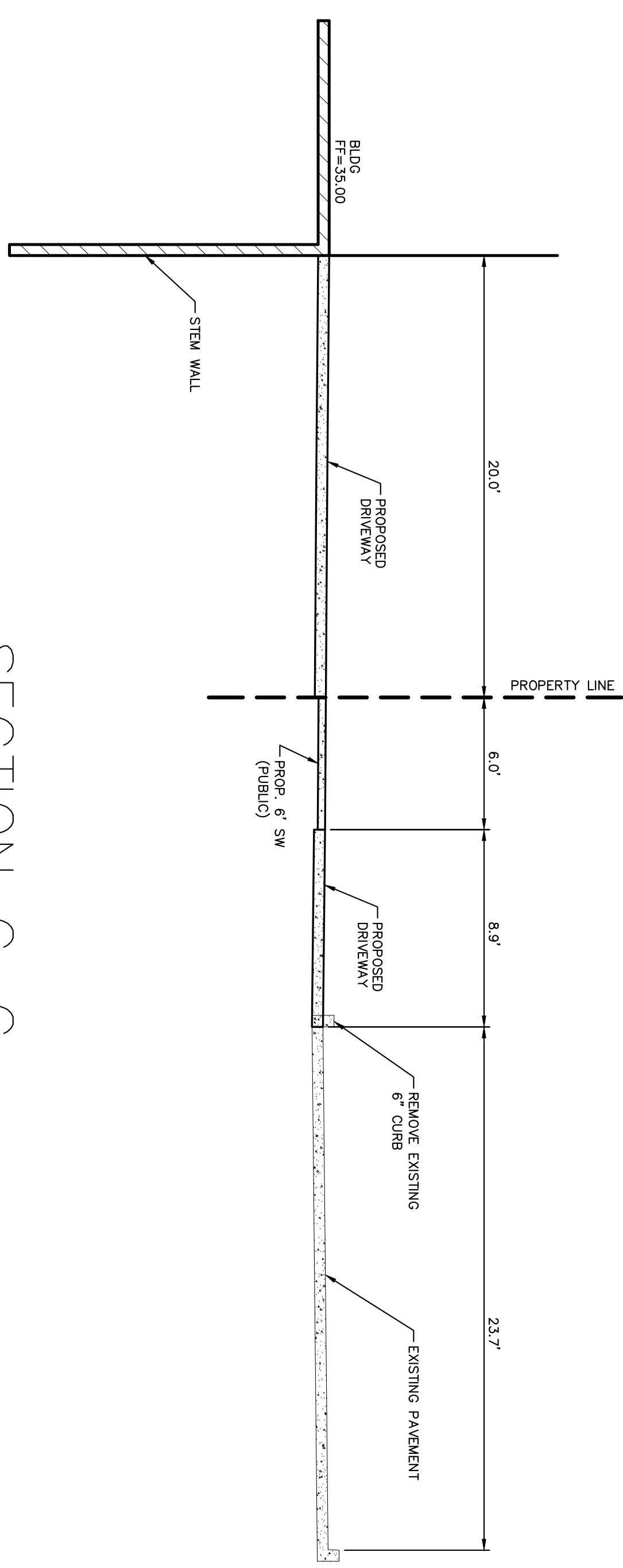




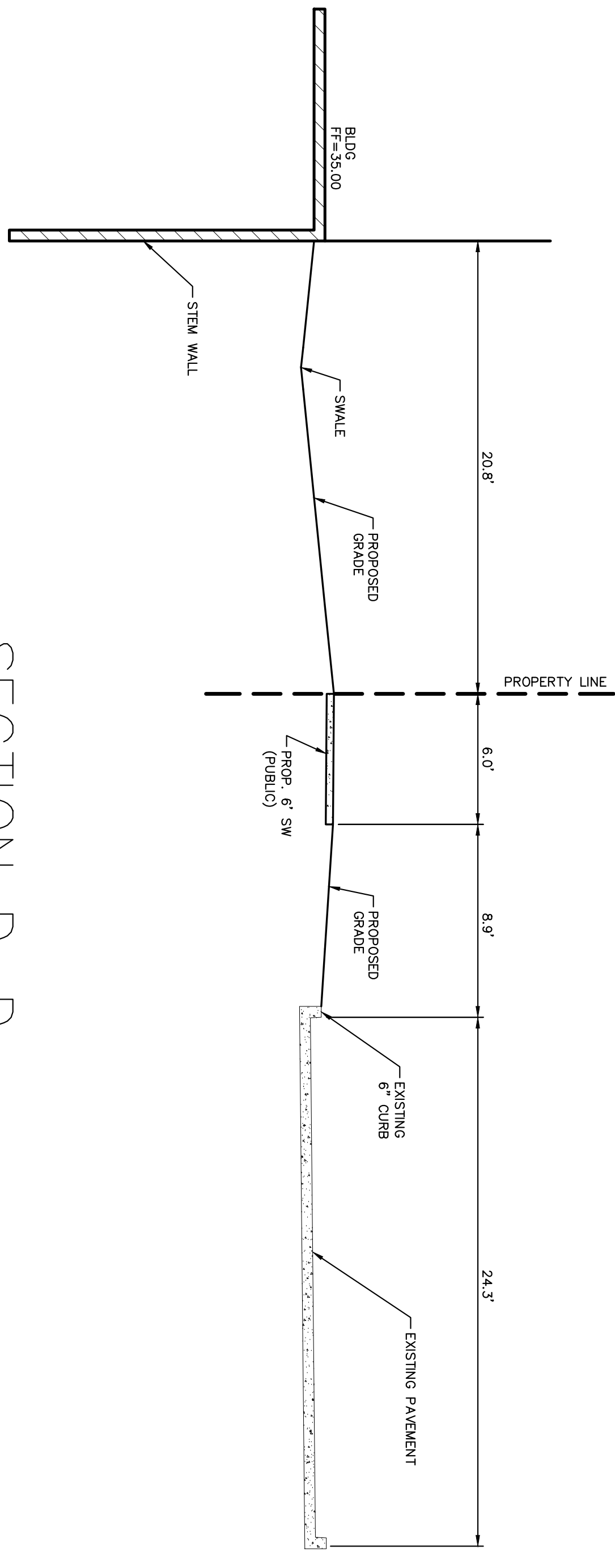
SECTION A-A  
SCALE: 1"=5'



SECTION B-B  
SCALE: 1"=5'



SECTION C-C  
SCALE: 1"=5'



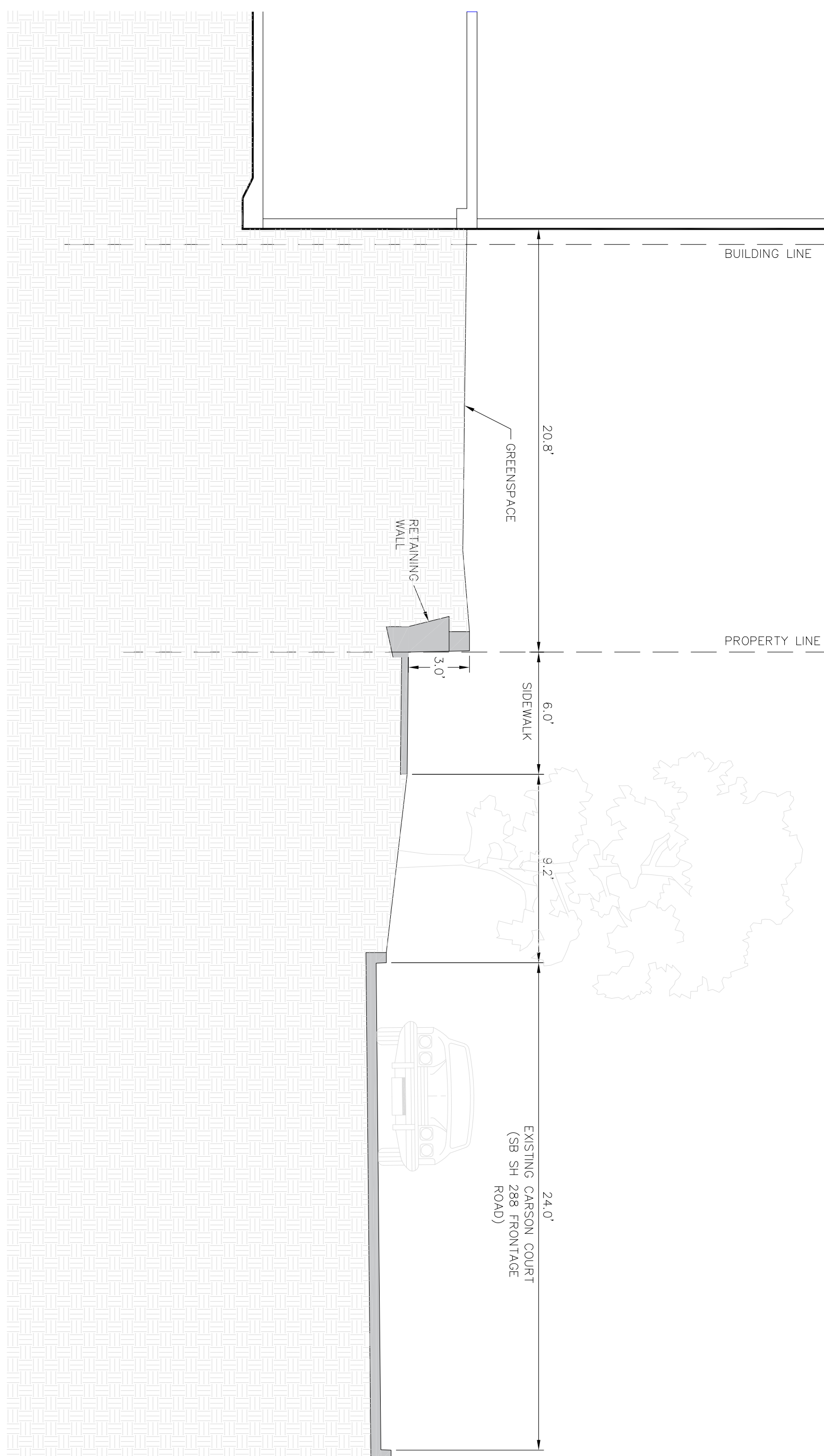
SECTION D-D  
SCALE: 1"=5'

Engine of Record:		CHB
Drawn by:	TFT	
Date Plotted:	03/18/2021	
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
REVISIONS:		
#	DATE	COMMENTS

GALA AT MACGREGOR  
MULTIFAMILY DEVELOPMENT  
GARDNER CAPITAL  
102 CARSON COURT  
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

**hpcivil engineering, LLC.**  
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240  
972.701.9636 • 972.701.9639 FAX  
TX REGISTERED ENGINEERING FIRM F-12600  
[www.hpcivileng.com](http://www.hpcivileng.com)





CARSON COURT LOOKING NORTH  
FROM SOUTH END OF PROPERTY



CARSON COURT LOOKING NORTH  
FROM NORTH END OF PROPERTY



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2021-0607

**Plat Name:** Riverside Terrace Sec 6 partial replat no 2

**Applicant:** HPcivil engineering

**Date Submitted:** 03/19/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

We are requesting the building line be moved from 25 feet to 20 feet along the SH 288 Frontage Road

**Chapter 42 Section: 152**

**Chapter 42 Reference:**

Sec. 42-152. - Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Physical characteristics of this property include a City drainage ditch along the back of the property with the existing contours of the ditch making the property hard to fit a building pad. We have planned a retaining wall along the ditch to make the size of the property as efficient as possible while maintaining the storm water flow in the ditch per City of Houston requirements. A preliminary drainage study was performed and approved for this design scenario. Additionally, an existing Centerpoint overhead electrical line runs along the back of the property along the drainage ditch. We have worked with Centerpoint to place this line underground and relocate their easement along the retaining wall to retain the most efficient developable area possible and meet their requirements. City of Houston underground detention requirements reduce the buildable area further. Finally we are relocating a City sanitary sewer main from the middle of the property to the north property line and have JRC approval for this relocation. There are many site constraints on this property as described above reducing the developable area and the 20 foot building line allows the project to work within these constraints. All other approvals to date have been based on the 20 foot building line (compliance site plan, building permit)

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The site constraints described above are all existing constraints we have worked out to make the minimum depth building work with a 20 foot building line.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

We believe the general intent of this chapter will be preserved as we have attempted to work through the constraints to make the site as efficient as possible and request to adjust the building line the minimal amount possible to make the project fit within the constraints.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The building line variance would have no negative affect on the public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The depth of the building was minimized as much as possible to achieve the parking required on the two lower levels of the building. Combined with the other site constraints listed above we believe the variance is justified by means other than economic hardship.



Application No: 2021-0607

Agenda Item: 126

PC Action Date: 04/29/2021

Plat Name: Riverside Terrace Sec 6 partial replat no 2

Applicant: HPcivil engineering

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 152

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

We are requesting the building line be moved from 25 feet to 20 feet along the SH 288 Frontage Road ;

**Basis of Recommendation:**

The site is located west along State Highway 288 feeder road east of Almeda Road and south of MacGregor Way in Houston Corporate Limits. The reason for replat is to create one unrestricted reserve and reduce the building line along State Highway 288. The applicant is also seeking a variance to allow a building line of 20 feet instead of the required 25 feet along the State Highway 288 Frontage Road. Staff is in support of this request. The site is located in the 100 year flood plain and south along a city ditch and there is an existing CenterPoint overhead electrical line runs along back of the property along the drainage ditch and with the existing contours of the ditch makes it difficult to a building pad. There are many constraints to the site and reduce building line of 20 feet would be appropriate for this site. The applicant has agreed to provide a 6' unobstructed sidewalk along the Highway 288 feeder road, 3" caliper trees pursuant to Chapter 33 space and species requirements and Provide 50" opaque exterior cover for all garage faces on all tiers except for garage faces interior to the site on campus style developments. For ramps and other sloped surfaces, the exterior cover shall be positioned to block headlights from emitting any light into adjacent properties. The exterior cover shall be made of an opaque surface or screen mesh material of sufficient rating to block headlights. Screening must meet the "openness" and ventilation requirements of the code. Proposed fencing along Highway 288 feeder must be a maximum 8' in height, non-opaque and decorative/wrought iron. Houston Public Works have no objection to the requested variance. Staff's recommendation is to Grant the requested and approve the plat subject to the conditions listed.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

There are many physical constraints to this property. The applicant has planned a retaining wall along the ditch to make the size of the property as efficient as possible. A reduced building line of 20 feet would be appropriate for this site and the property will be approximately 35 feet from the back of the curb to the building.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Because of the many physical constraints to the property, strict application would make this project infeasible. The applicant has planned a retaining wall along the ditch to make the size of the property as efficient as possible. A reduced building line of 20 feet would be appropriate for this site and the property will be approximately 35 feet from the back of the curb to the building.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The property sits along a city drainage ditch and because of the contours of the ditch it is hard to fit a building pad. The reduce building line of 20 feet is appropriate for this site and the building will be approximately 35 feet from the back of the curb to the building.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The applicant will provide a 6' unobstructed sidewalk, 3 inch caliper trees and the building will be approximately 35 feet from the back of the curb to the building and the travel lanes of the State Highway 288 feeder road. The intent and general purposes of this chapter will be preserved and maintained;



**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare. The applicant has planned a retaining wall along the ditch to make the size of the property as efficient as possible. A reduced building line of 20 feet would be appropriate for this site and the proposed building will be approximately 35 feet from the back of the curb to the building. The applicant has also agreed to a 6' unobstructed sidewalk and garage screening to reduce headlights in the adjacent single family residences.

**(5) Economic hardship is not the sole justification of the variance.**

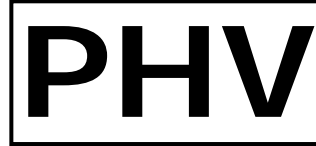
There are many physical constraints to this property. The applicant has planned a retaining wall along the ditch to make the size of the property as efficient as possible. A reduced building line of 20 feet would be appropriate for this site and the property will be approximately 35 feet from the back of the curb to the building. The applicant has also agreed to a 6' unobstructed sidewalk and garage screening to reduce headlights in the adjacent single family residences. Economic hardship is not the sole justification of the variance



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

April 7, 2021

Dear Property Owner:

**Reference Number: 2021-0607; Riverside Terrace Sec 6 partial replat no 2;** partial replatting of **Riverside Terrace Sec 6**, a part of lot 3, and all of lots 4,5,6,7,8 and 9 in block thirty six (36) as recorded in Vol. 9, Pg. 75 of the Harris County Map Records.

The property is located east of Almeda Road at 102 Carson Court west of State Highway 288. The purpose of the replat is to create 1 unrestricted reserve and revise the building line. The applicant, Christopher Blevins, with HPCivil engineering, on behalf of Gardner Capital, can be contacted at 972-701-9636 Ext 6237.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat. A variance is being requested with this application. The variance(s) request are attached.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

**Virtual Planning Commission Meeting**

**Thursday, April 29, 2021 at 2:30 PM**

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website: [www.houstonplanning.com](http://www.houstonplanning.com)

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to [speakercomments.pc@houstontx.gov](mailto: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.

You may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

**NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 127  
**Action Date:** 04/29/2021  
**Plat Name:** Southgate partial replat no 4  
**Developer:** 1969 Dryden LLC  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2021-0605 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Total Acreage:	0.1680	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77030	532H	City

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.
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.) Provide full NAD note  
2.) Plat will require approved drainage plan with final submission

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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

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Parks and Recreation: - Dwelling units in plat notes 24 does not match table

HPW- TDO- Traffic: 04/26/2021

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

#### 2. Driveway Placement on Corner Lot (Residential)(Lot 1)

Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

#### 3. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Show existing easement per Vol. 10, Pg. 49 H.C.M.R. to accommodate the existing sanitary sewer along the south property line.

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

In the floodplain, need approved drainage plan.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



## Houston Planning Commission

### Meeting CPC 101 Form

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Total Acreage:	0.1680	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77030	532H	City

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## Houston Planning Commission

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Planner of the day phone #: 832-393-6600

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# Houston Planning Commission

## ITEM: 127

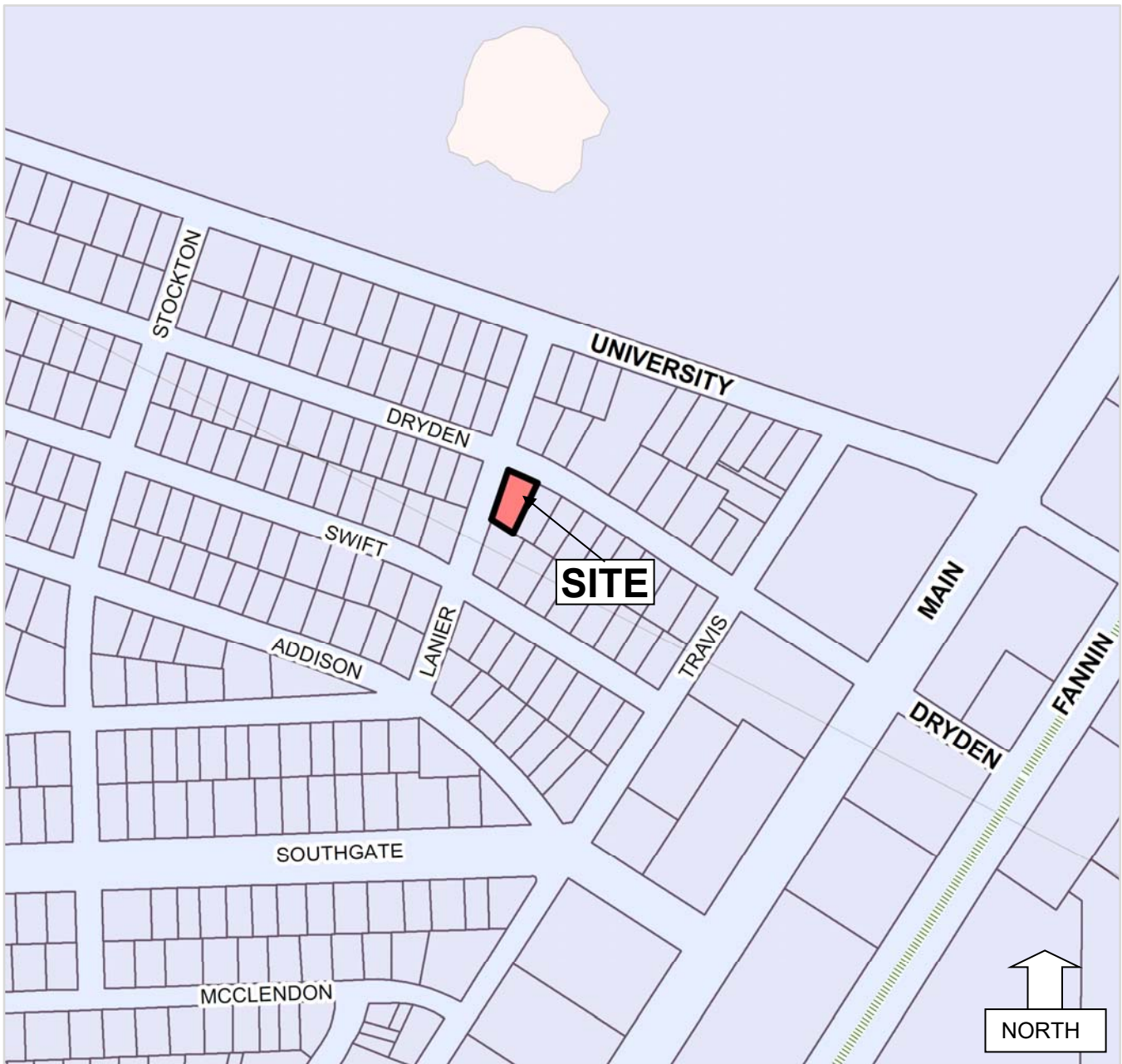
Planning and Development Department

Meeting Date: 04/29/2021

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**Subdivision Name:** Southgate partial replat no 4

**Applicant:** Vernon G. Henry & Associates, Inc.



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

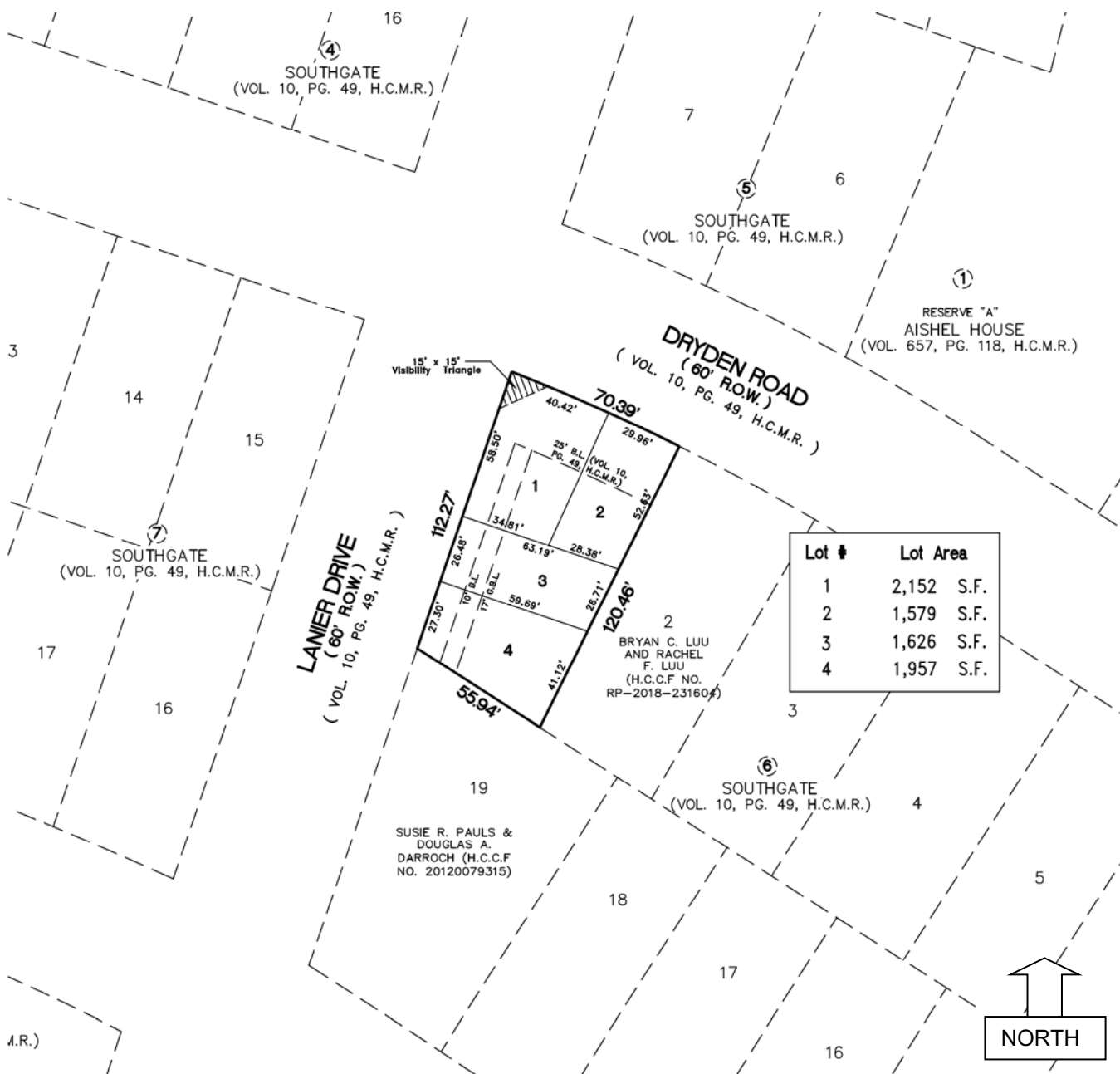
## ITEM: 127

Planning and Development Department

Meeting Date: 04/29/2021

**Subdivision Name: Southgate partial replat no 4**

**Applicant: Vernon G. Henry & Associates, Inc.**



**C – Public Hearings**

**Subdivision**



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# Houston Planning Commission

## ITEM: 127

Planning and Development Department

Meeting Date: 04/29/2021

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Subdivision Name: Southgate partial replat no 4

Applicant: Vernon G. Henry & Associates, Inc.



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C – Public Hearings

Aerial

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# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

April 5, 2021

Dear Property Owner:

**Reference Number: 2021-0605, Southgate partial replat no 4;** partial replatting of " **Southgate Addition,**" being all of Lot 1, in Block 6, as recorded in Volume 10, Page 49 of the Harris County Map Records.

The property is located east of Main Street south of University Boulevard. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Jake Patrick**, with **Vernon G. Henry & Associates, Inc.**, on behalf of **1969 Dryden LLC**, can be contacted at **713-627-8666**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 128  
**Action Date:** 04/29/2021  
**Plat Name:** Wrenwood partial replat no 2  
**Developer:** DacasaHomes  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2021-0297 C3N

**Staff Recommendation:**  
Defer further deed rests  
review reqd

---

Total Acreage:	0.6713	Total Reserve Acreage:	0.0045
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449X	City

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

1) Add E.A.E

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**Agenda Item:** 128  
**Action Date:** 04/29/2021  
**Plat Name:** Wrenwood partial replat no 2  
**Developer:** DacasaHomes  
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**Staff Recommendation:**  
Defer further deed rests  
review reqd

---

HPW- TDO- Traffic: 04/09/2021

No comments.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to  
PWEACCESSFORM@HOUSTONTX.GOV

## 2. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

Master W.M.E. is required.

Harris County Flood Control District: Flood Control review - No comments.

CenterPoint: Transmission Review

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



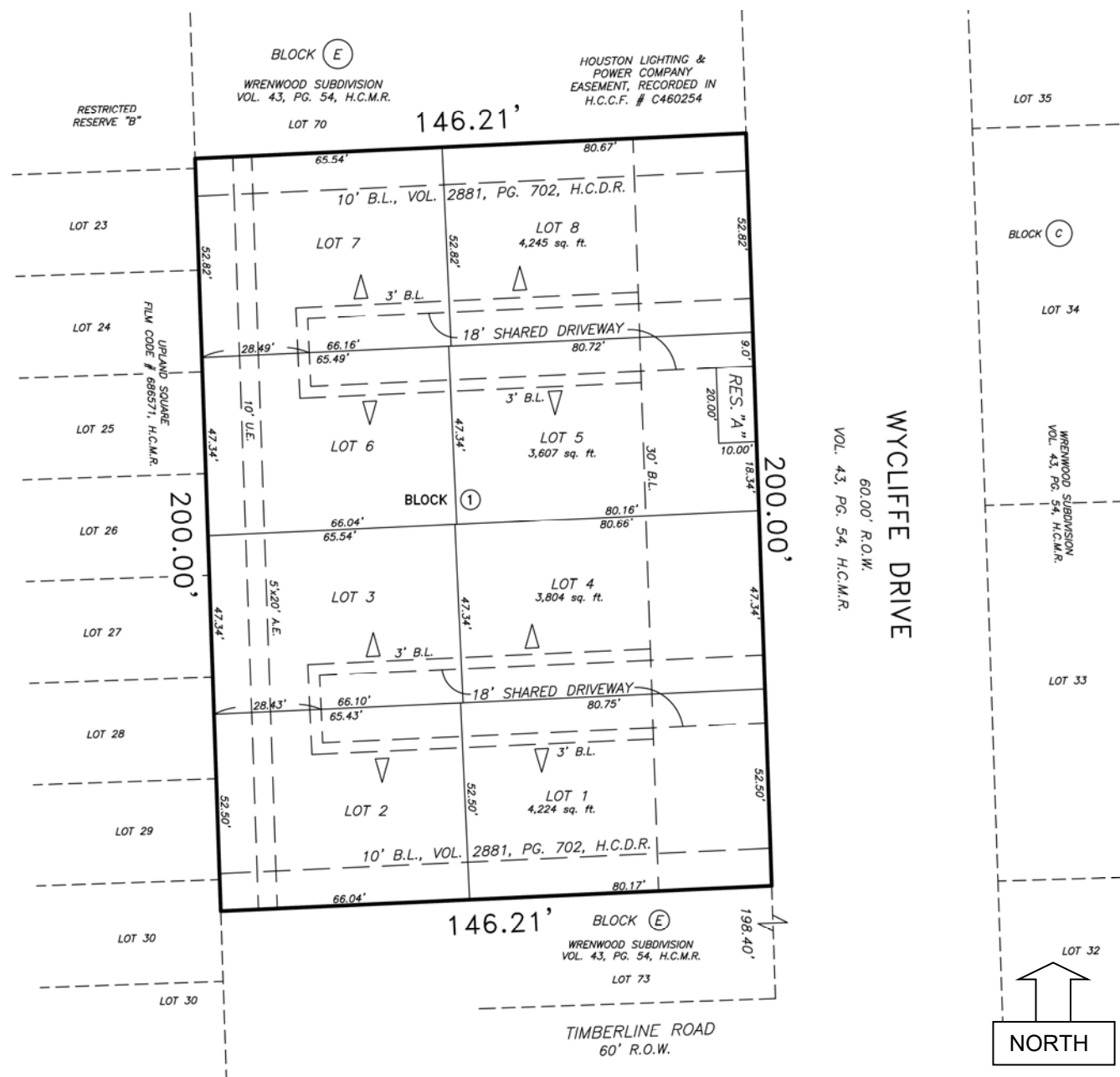
**Meeting Date: 04/29/2021**

**Applicant: PLS Construction, Inc.**



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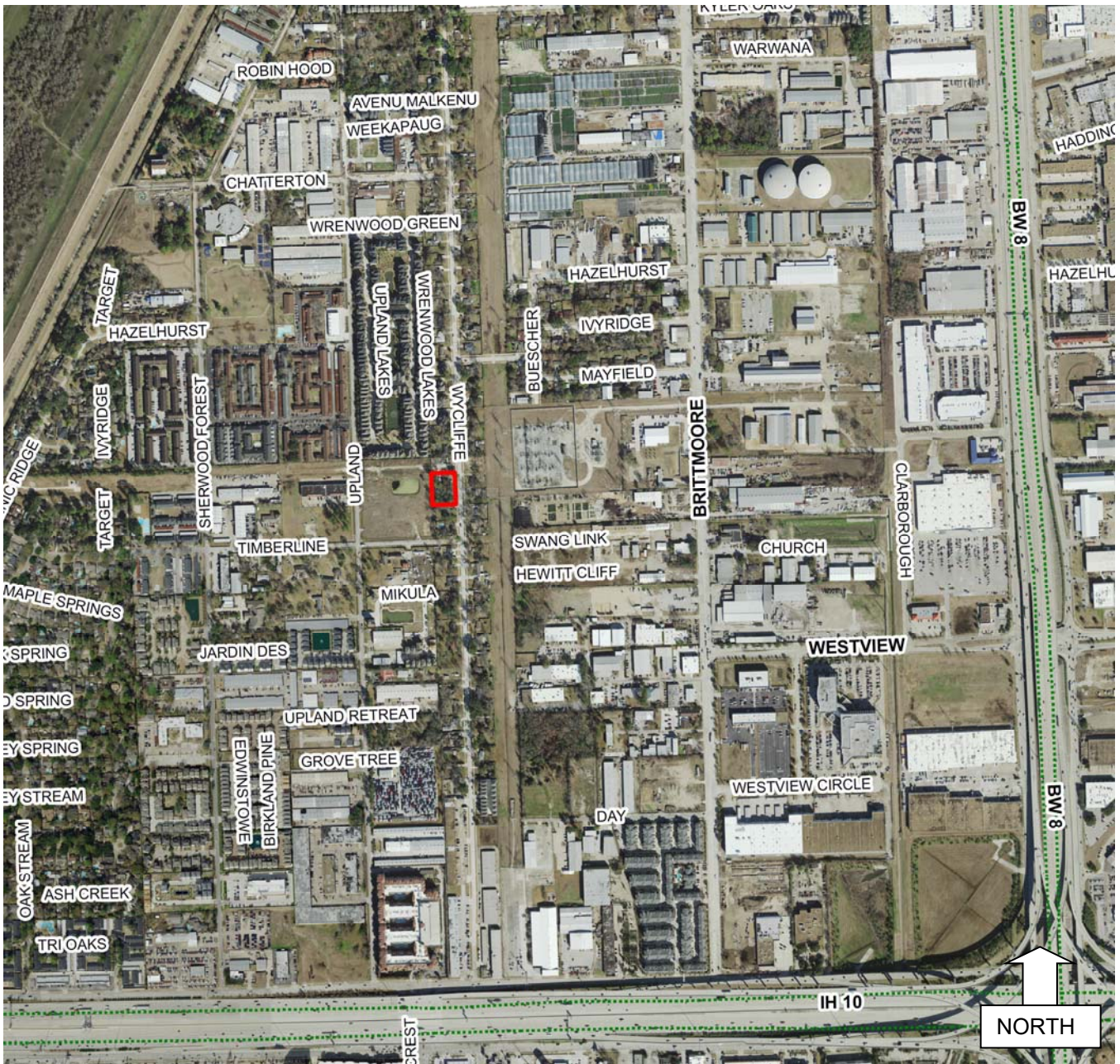
**ITEM: 128**

## Planning and Development Department

**Meeting Date: 04/29/2021**

**Subdivision Name: Wrenwood partial replat no 2 (DEF 1)**

**Applicant: PLS Construction, Inc.**



## C – Public Hearings

## Aerial



# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

March 24, 2021

Dear Property Owner:

**Reference Number: 2021-0297, Wrenwood partial replat no 2;** partial replatting of " **Wrenwood**," being all of Lots 71 and 72, in Block E, as recorded in Volume 43, Page 54 of the Harris County Map Records.

The property is located along and west of Wycliffe Drive, north of Timberline Road.

The purpose of the replat is to create eight (8) single-family residential lots and one (1) parking reserve. The applicant, **Uriel Figueroa**, with **PLS CONSTRUCTION LAYOUT, INC.**, on behalf of Dacasa Homes and Construction LP, can be contacted at **713-480-4075**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

#### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

#### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

#### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 129

**Action Date:** 04/29/2021

**Plat Name:** Yaupon Grove partial replat no 2

**Developer:** American Good Investment

**Applicant:** Pioneer Engineering, LLC

**App No/Type:** 2021-0615 C3N

**Staff Recommendation:**

Defer Applicant request

---

Total Acreage:	0.3214	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77040	450C	City

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#### ***Conditions and Requirements for Approval***

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

047. Make minor corrections and additions as indicated on the marked file copy.

209. Applicant has requested that this item be deferred for two weeks.

1.) Show and label 10' interior building lines as required by deed restrictions

2.) Deferred per applicant to consider nate designs.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**Agenda Item:** 129

**Action Date:** 04/29/2021

**Plat Name:** Yaupon Grove partial replat no 2

**Developer:** American Good Investment

**Applicant:** Pioneer Engineering, LLC

**App No/Type:** 2021-0615 C3N

**Staff Recommendation:**

Defer Applicant request

---

HPW- TDO- Traffic: 04/26/2021

We recommend right-in and right-out movements into the new development if the entrance of the site is not aligned with a median opening along West Tidwell Road.

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."

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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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

In the floodplain, need approved drainage plan.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



# Houston Planning Commission

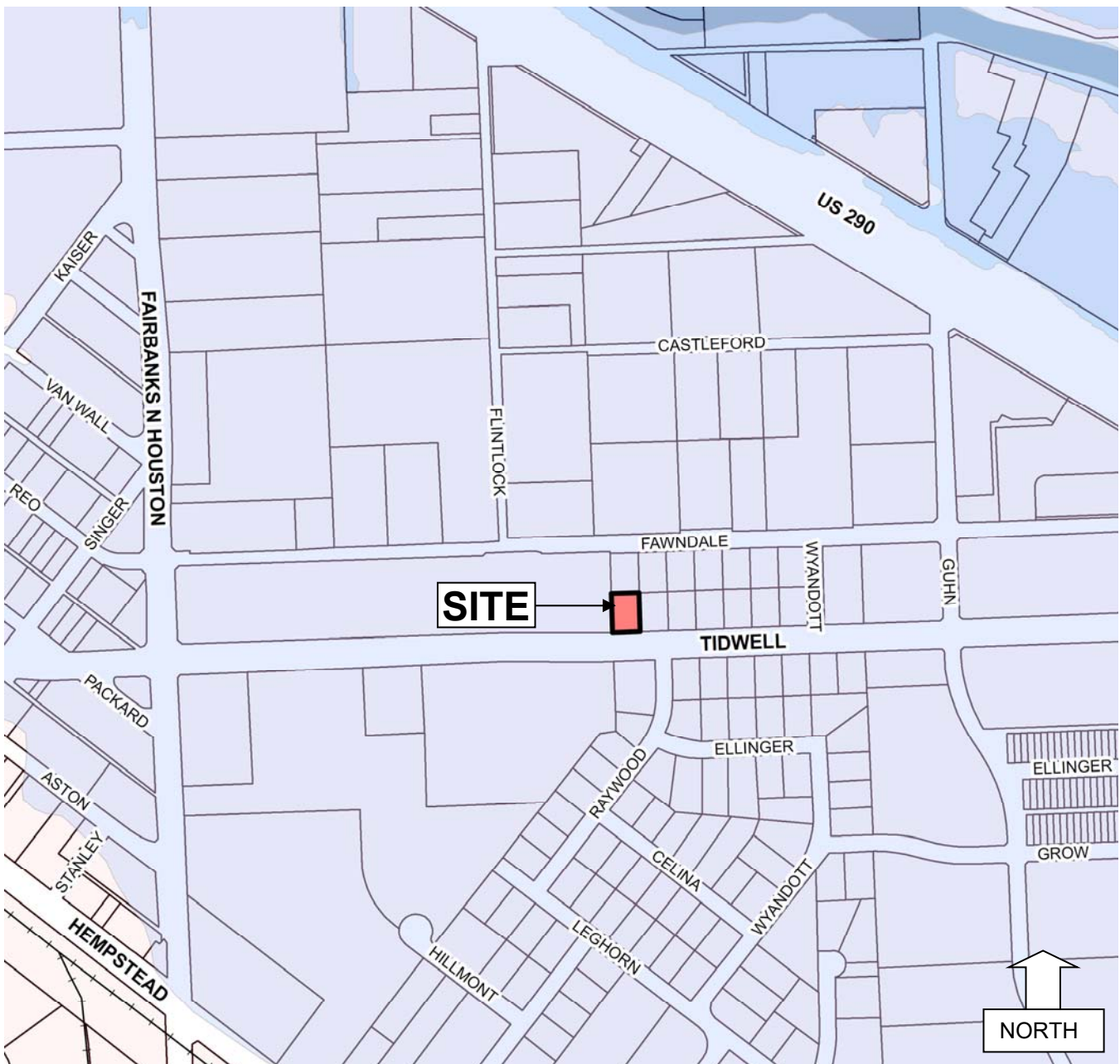
**ITEM: 129**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Yaupon Grove partial replat no 2

Applicant: Pioneer Engineering, LLC



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

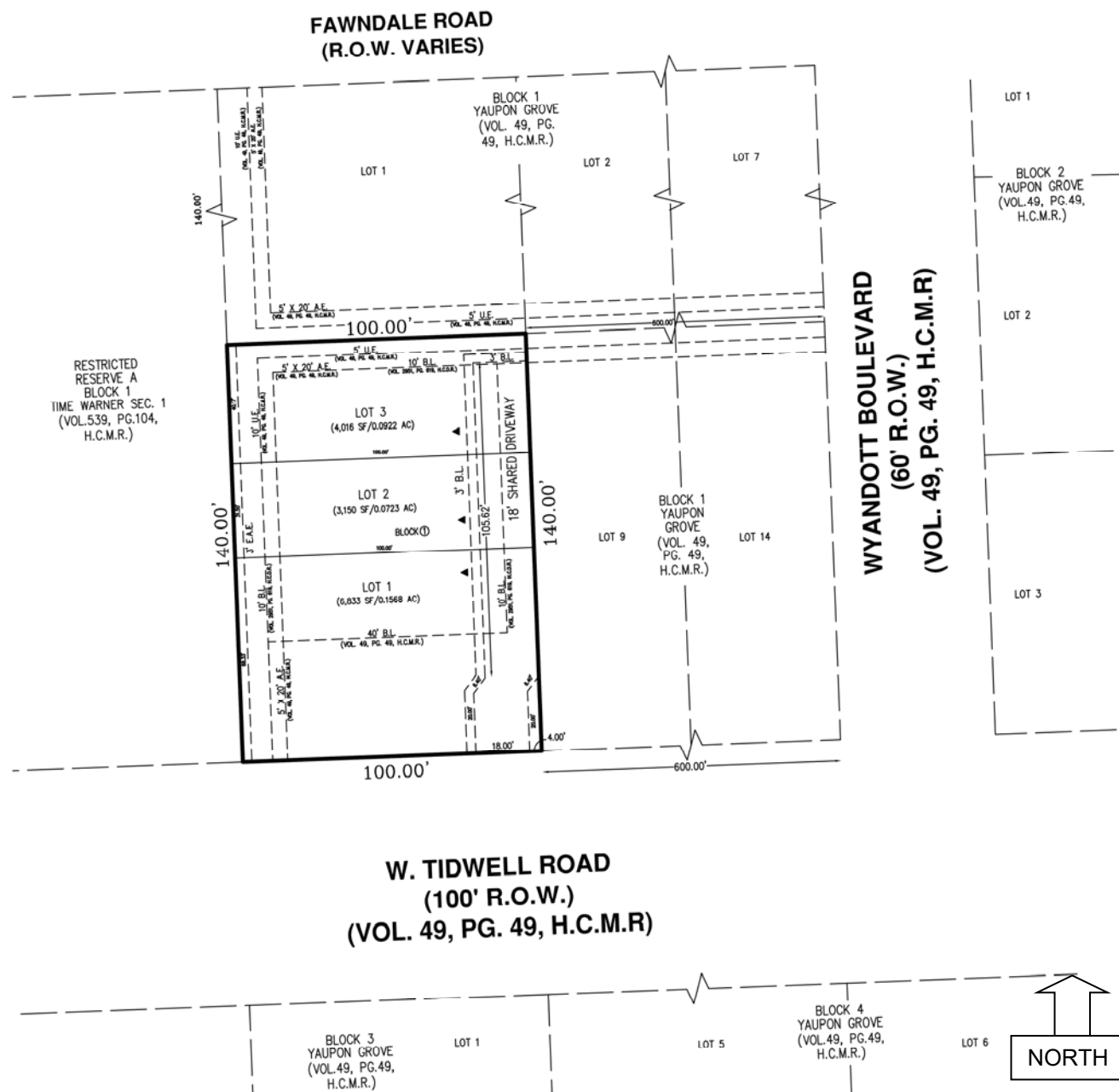
## ITEM: 129

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Yaupon Grove partial replat no 2

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 129

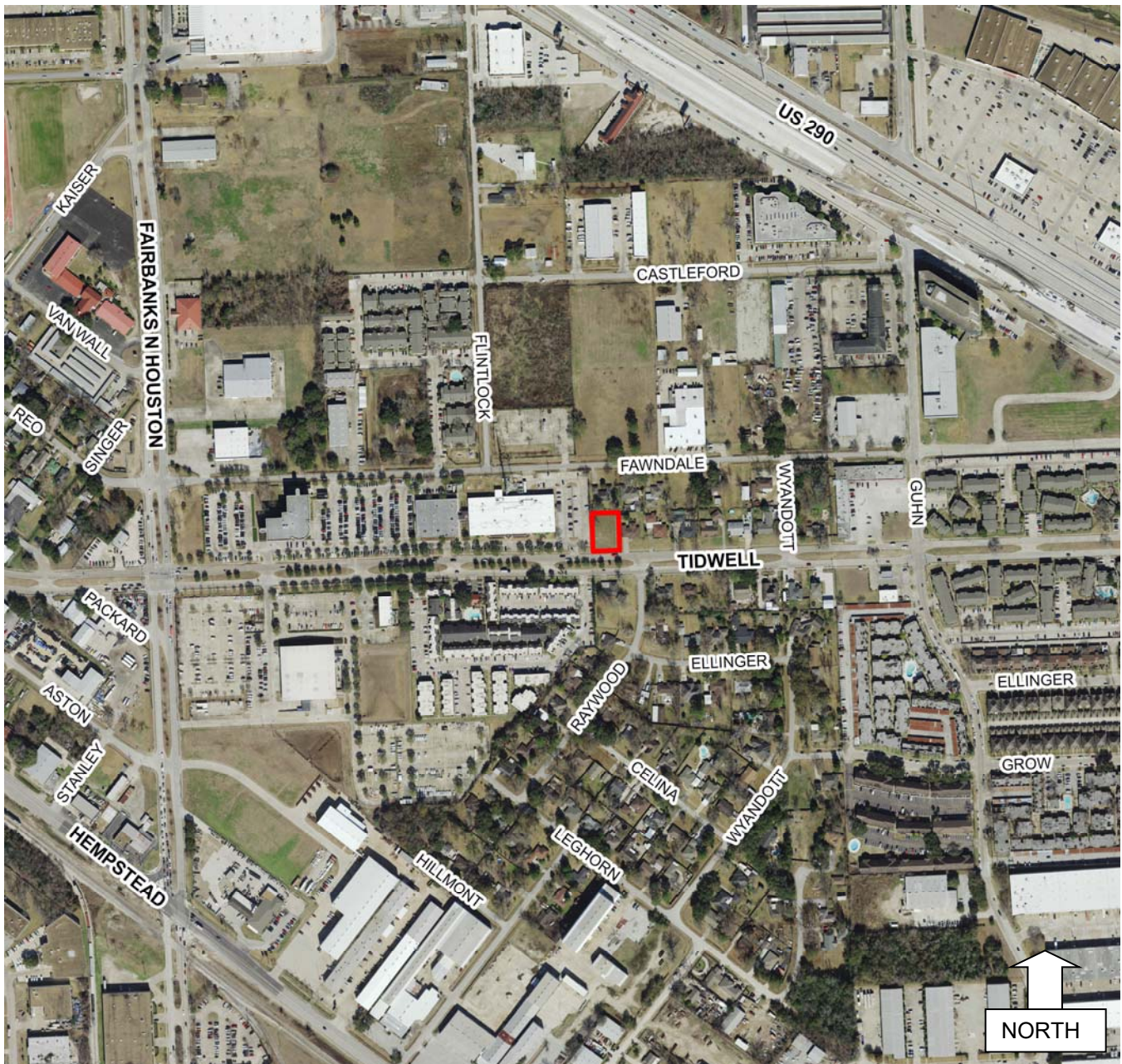
Planning and Development Department

Meeting Date: 04/29/2021

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Subdivision Name: Yaupon Grove partial replat no 2

Applicant: Pioneer Engineering, LLC



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**C – Public Hearings**

**Aerial**

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# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

April 6, 2021

Dear Property Owner:

**Reference Number: 2021-0615, Yaupon Grove Sec 2** partial replat of " Yaupon Grove," being Lot 8, Block 1, as recorded in Volume 49, Page 49 of the Harris County Map Records.

The property is located north along W. Tidwell road, west of Wyandoff Blvd. and east Fairbanks North Houston Rd. The purpose of the replat is to create three (3) single-family lots. The applicant, **Ruby Nunez**, with Pioneer Engineering, LLC Group, can be contacted at **832-307-0010 Ext 101**.

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, April 29, 2021 at 2:30 PM**

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

[www.houstonplanning.com](http://www.houstonplanning.com)

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

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**Agenda Item:** 130  
**Action Date:** 04/29/2021  
**Plat Name:** Connect South Housing  
**Developer:** Southwest Houston Redevelopment Authority  
**Applicant:** Terra Associates, Inc.  
**App No/Type:** 2021-0626 C2R

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	1.5120	Total Reserve Acreage:	1.5120
Number of Lots:	0	Number of Multifamily Units:	77
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77074	531E	City

#### **Conditions and Requirements for Approval**

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.

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)

Add the following note on face of the plat: The Planning Commission granted a variance to allow: 1) a reduced building line varying from 0' to 6.5' along High Star Dr, 2) to allow 6.5' building line along Hillcroft Ave subject to specific conditions on 04/29/2021. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

Provide min 6' unobstructed sidewalk along High Star Dr, min 8' unobstructed sidewalk along Hillcroft Ave.

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**App No/Type:** 2021-0626 C2R

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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HPW- TDO- Traffic: 04/26/2021

Recommend to coordinate impacts of new development with on-going Capital Improvement design for the intersection of Hillcroft and Highstar for pedestrian and sidewalk improvements.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

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Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Metro: Coordination is required with METRO before a final plat can be submitted. Contact METRO at [busstops@ridemetrol.org](mailto:busstops@ridemetrol.org). After a final plat is approved, two weeks prior to project site mobilization, coordination with METRO is required for removal of existing bus stop Bus Stop ID 6110 and any transit amenities for impacts to bus operations during construction. Contractor shall notify METRO at least 72 hours prior to the construction of standard bus pad and landings per COH PWE Infrastructure Design Manual, 10-60. Contractor shall allow METRO to inspect the slab form foundation for the bus stop prior to placement of concrete and notify METRO at least 72 hours in advance. Contractor shall coordinate with METRO, as necessary, for installation of various amenities at finished bus stop locations.

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.



# Houston Planning Commission

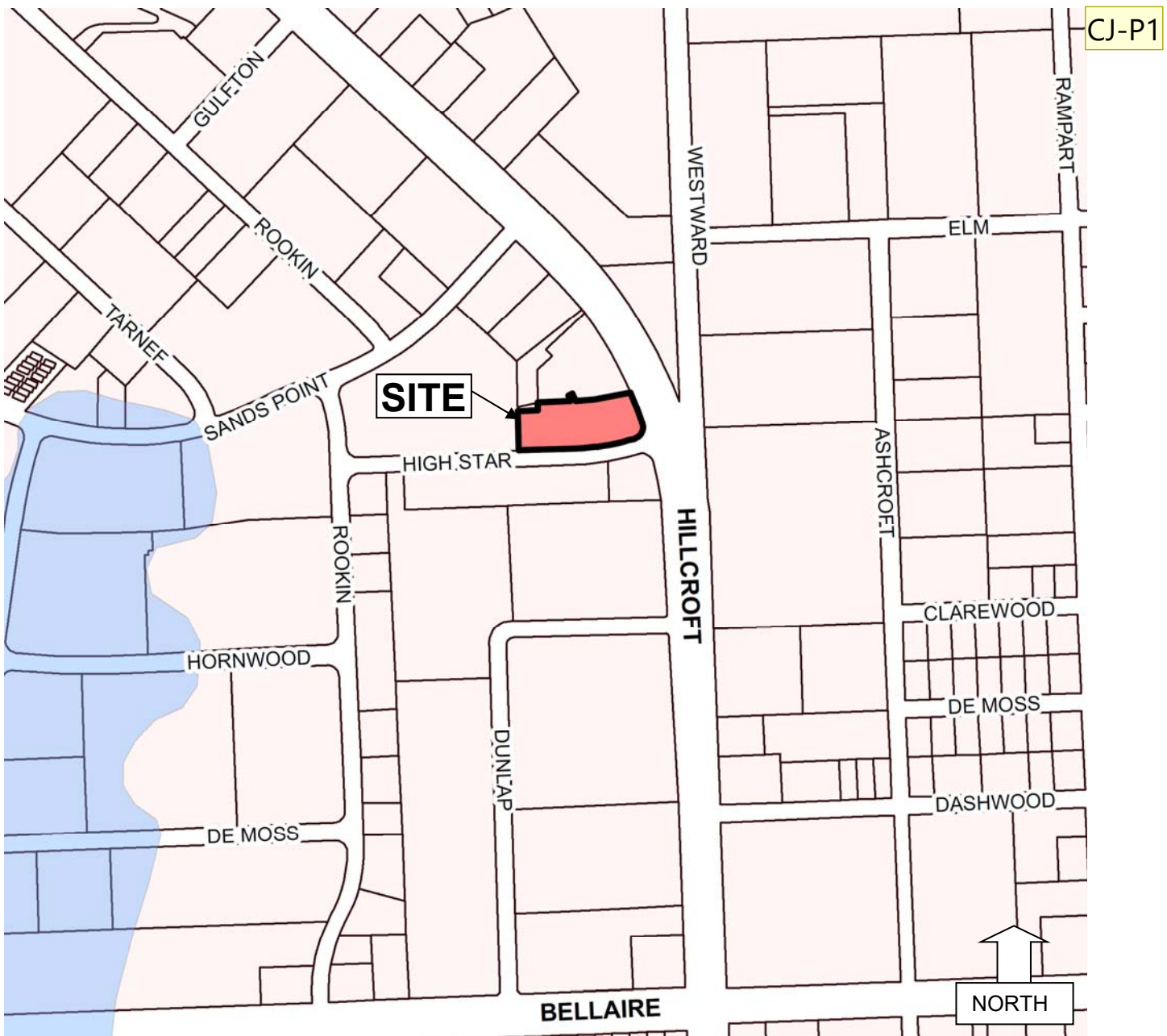
**ITEM: 130**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Connect South Housing

Applicant: Terra Associates, Inc.



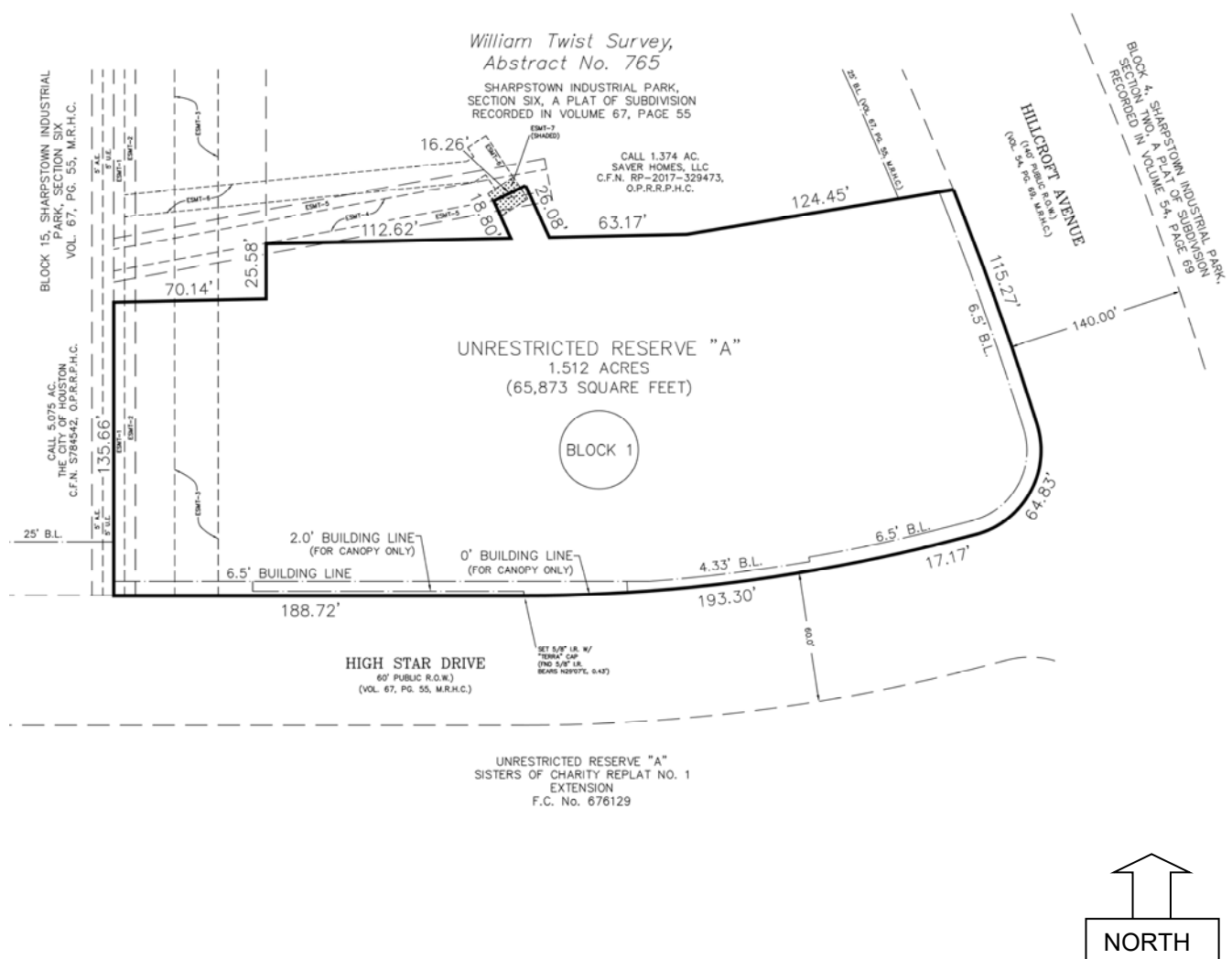
**D – Variances**

**Site Location**

**ITEM: 130**

**Meeting Date: 04/29/2021**

**Applicant: Terra Associates, Inc.**



## Subdivision

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# Houston Planning Commission

## ITEM: 130

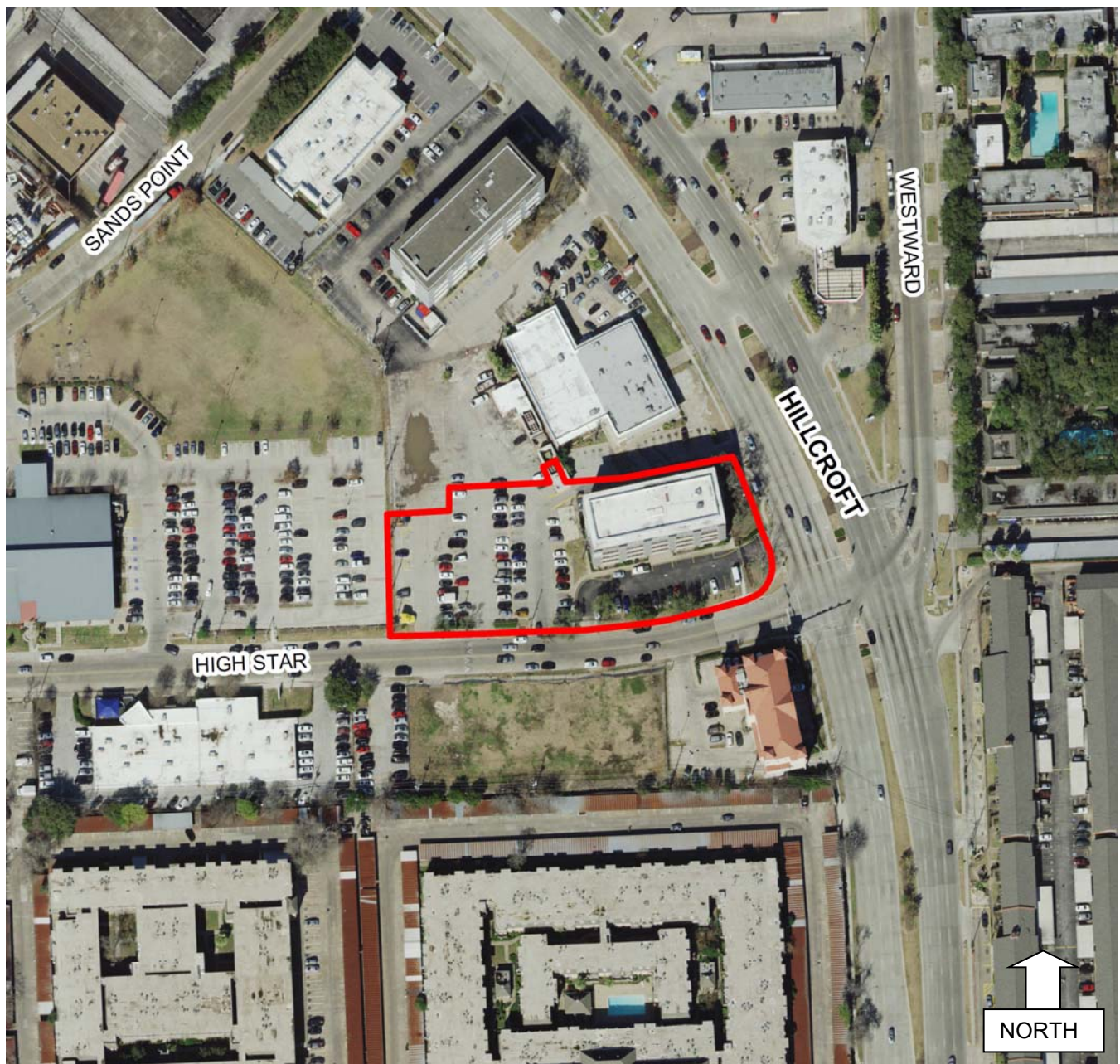
Planning and Development Department

Meeting Date: 04/29/2021

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Subdivision Name: Connect South Housing

Applicant: Terra Associates, Inc.



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**D – Variances**

**Aerial**

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Binshore  
Houston Connect  
South  
6400 Victoria Ave  
Houston, TX 77059

AGENCY APPROVAL

ALLEY-POYNER  
MACCHIETTO  
ARCHITECTURE



REVISIONS  
DATE  
BY  
DESCRIPTION  
1  
01/11/2024  
JPM  
REVISED PER COMMENTS  
2  
01/11/2024  
JPM  
REVISED PER COMMENTS  
3  
01/11/2024  
JPM  
REVISED PER COMMENTS

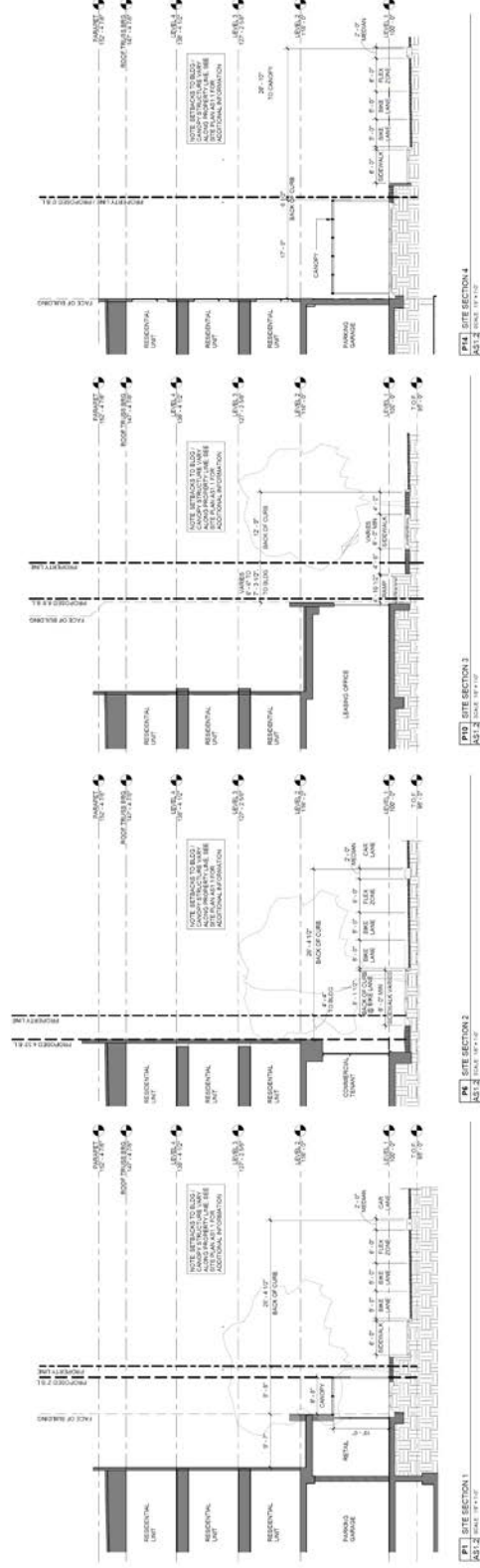
SITE SECTIONS & RENDERINGS

AS1.2

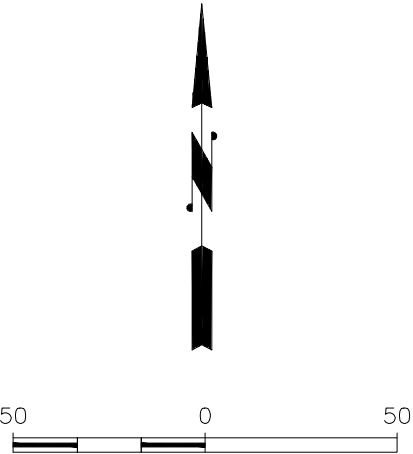
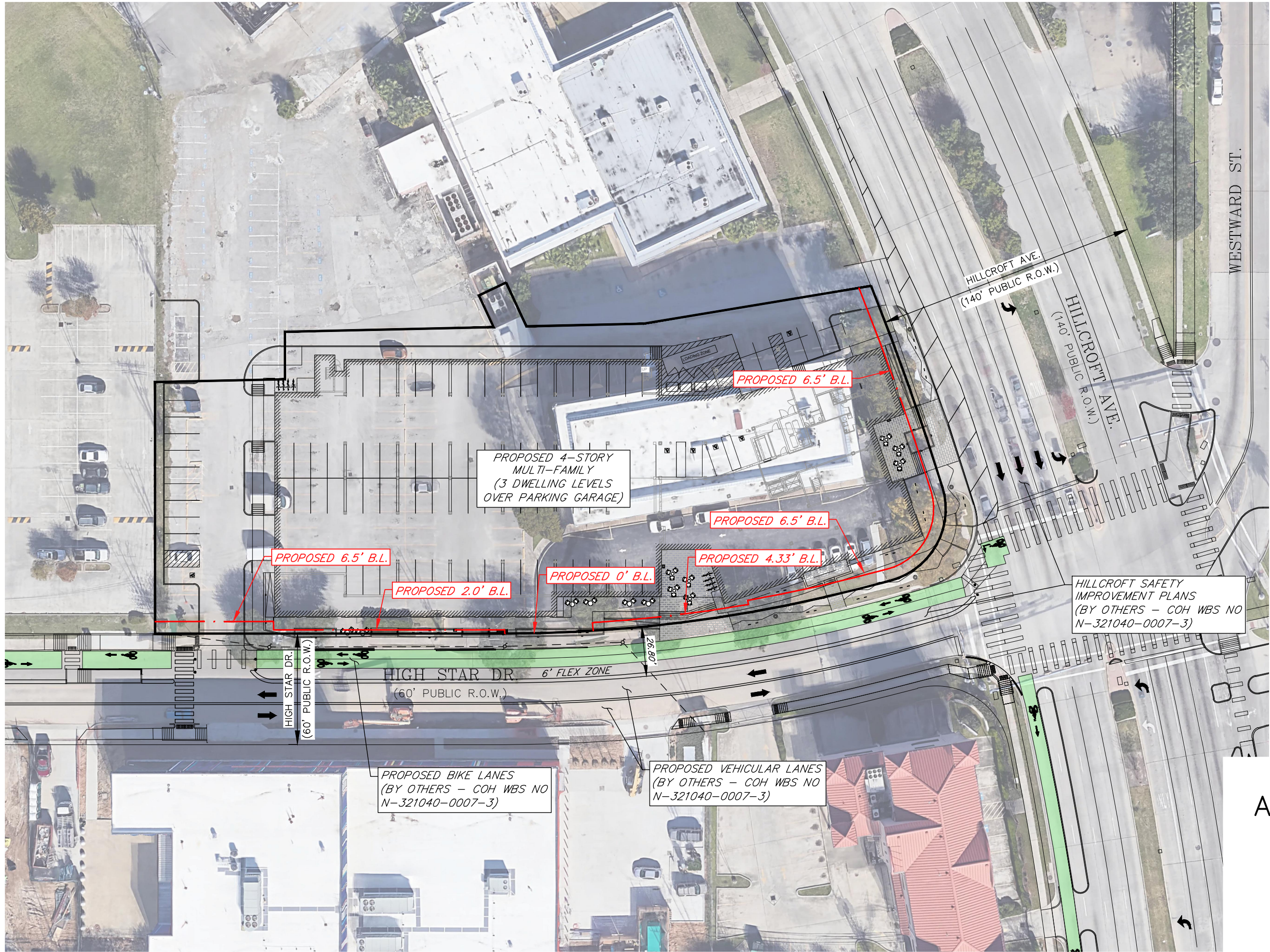


NOTE: RENDERING IS AN ARTIST'S CONCEPT AND DOES NOT REPRESENT THE FINAL DESIGN. THE FINAL DESIGN SHALL BE DETERMINED BY THE ARCHITECT.

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AERIAL EXHIBIT  
**TERRA**  
ASSOCIATES, INC.  
CONSULTING ENGINEERS  
LANDSCAPE ARCHITECTS  
1445 N. LOOP WEST - SUITE 450  
713-993-0333 HOUSTON, TEXAS 77008  
TBPE Registration No.: F-003832





## PLANNING & DEVELOPMENT DEPARTMENT

# APPLICANT'S Variance Request Form

**Application Number:** 2021-0626

**Plat Name:** Connect South Housing

**Applicant:** Terra Associates, Inc.

**Date Submitted:** 03/19/2021

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 6.5 foot building line along the west side of Hillcroft Avenue and varying building line along north side of High Star Drive to allow for architectural features, overhangs, commercial mixed use, and habitable building area. **Chapter 42 Section: 152 & 155**

#### **Chapter 42 Reference:**

(155) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25-feet unless otherwise authorized by this chapter.

(152) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be 10-feet unless otherwise required or authorized by this chapter.

#### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

#### **Building Line Variance**

The subject site is a  $\pm$  1.512-acre tract bounded by commercial property on the north, Hillcroft Avenue on the east, High Star Drive on the south and commercial property on the west. The subject site was formerly the headquarters for the non-profit organization The Alliance for Multicultural Community Services. The Alliance for Multicultural Community Service development is undergoing a complete redesign to create a new mixed-use community including residential units. This project is intended to be phase one of this re-development. Hillcroft Avenue is a designated Major Thoroughfare street with sufficient width of 140-feet, and High Star Drive is a designated Minor Street with a sufficient width right of way of 60-feet. The proposed development will be a mixed-use retail/educational/ governmentally supported affordable multi-family residential building with a podium garage, outdoor seating areas, and pop up commercial retail buildings with significant landscaping incorporating the most current COH philosophies of walkable places, green space and exterior architectural features. This development has been designed to engage the community with a focus on pedestrian and public transportation safety improvements that the City of Houston is currently implementing at this intersection and on Hillcroft and High star as part of the Mayor's Vision Zero program. There has been close coordination with project manager, Mr. Patrick Nguyen, to ensure this development compliments the sidewalk, bike lane, metro bus stop and traffic signal improvements that the City is currently designing. There have been several community meetings where this project has presented to the local community. The proposed redevelopment contemplates transforming Hillcroft Avenue and High Star Drive into an aesthetically pleasing pedestrian realm to serve and enhance the commercial and residential uses. The redevelopment will establish a variable pedestrian realm of x feet minimum along Hillcroft Avenue and a variable width pedestrian realm of x-ft along High Star Drive. A minimum 8 foot, 6-foot (CLEAR), sidewalk will be provided along both the west side of Hillcroft Avenue and the north side of High Star Drive. The proposed sidewalks will be variable width due to landscape buffers and tree wells along both rights-of-way. The landscape buffers provided will be a minimum of x-feet wide to accommodate both new landscaping, and to create a pedestrian environment that is more comfortable for pedestrians walking along both Hillcroft Avenue and High Star Drive. Additionally, ornamental planting wells will be created on the west side of the 6-foot sidewalk along Hillcroft Avenue, as well as on the north side of the 6-foot sidewalk along High Star Drive. Further incorporation of relocated utility poles and other elements in the ROW will be coordinated.

The uses for the ground floor of the building will be leasing for the multi-family component, classrooms for community education and outreach programs, commercial retail, small cafe and outdoor seating areas allowing for engagement and activity at the street level to create a meaningful pedestrian experience for both residents/users of the site and pedestrians traveling along both Hillcroft Avenue and High Star Drive.

**(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 the result of a hardship created by the applicant; the circumstances are a result of the existing conditions created by the inadequate pedestrian facilities within the urban context of the site and the limited availability of true mixed-income housing and the strategic location of the site, existing easements and its size and shape.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained; the subject streets will have improved function with an enhanced pedestrian experience with this project. Pedestrian safety will be enhanced by the proposed improvements to Hillcroft Avenue and High Star Drive including clear delineation and separation of the pedestrian realm and bike lanes versus the vehicular travel way.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The redevelopment of the site will enhance the public health, safety, and welfare by creating a pedestrian realm separate from the travel way of Hillcroft Avenue and High Star Drive. Today, the pedestrian realm has sidewalks immediately adjacent to the back of curb and vehicular traffic. The proposed improvements will be significantly safer than the existing conditions providing clear delineation and separation for pedestrians and vehicular traffic and provide a new stock of much needed affordable housing serving the community.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the justification of the variance; the proposed improvements will only enhance the community experience, allow for true affordable housing, and provide many needed services that will benefit this area for years to come and will lead to the implementation of the overall vision Connect Communities is working with the Community to implement.





**Application No:** 2021-0626

**Agenda Item:** 130

**PC Action Date:** 04/29/2021

**Plat Name:** Connect South Housing

**Applicant:** Terra Associates, Inc.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 152 and 155

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To allow a 6.5 foot building line along the west side of Hillcroft Avenue and varying building line along north side of High Star Drive to allow for architectural features, overhangs, commercial mixed use, and habitable building area. ;

**Basis of Recommendation:**

The site is located south of US 59, at the northwest corner of Hillcroft Avenue and High Star Drive. The applicant requests two variances: 1. to allow 6.5' instead of the required 25' building line along Hillcroft Avenue; 2. to allow a reduced building line varies from 4.33' to 6.5' for the proposed building and a reduced building line varies from 0' to 2.5' for the proposed canopy along High Star Drive. Staff recommends granting the requested variances and approving the plat subject to CPC 101 Form conditions.

The site is located within the Gulfton Complete Community. Southwest Houston Redevelopment Authority propose to create a new mixed-use community including residential units in this area. The proposed development on the site is Phase 1 of the project. The applicant proposes to develop a 4 story mixed-use building with ground floor retail and 3 level apartment units on the top. The applicant proposes to bring the building closer to the street to create a pedestrian friendly environment.

There is an ongoing CIP project to improve pedestrian and bicyclist safety in front of the subject site along Hillcroft Avenue and High Star Drive. The applicant has worked closely with HPW to ensure the proposed design is consistent with the CIP project design. With the reduced building line, the pedestrian realm along Hillcroft varies from 18' to 24' with an 8' unobstructed sidewalk. The 8' unobstructed sidewalk will be separated from the traffic lane either by a safety buffer or the stripping which is part of the CIP project. The pedestrian realm along High Star varies from 10' to 16' with a 6' unobstructed sidewalk. The 6' unobstructed sidewalk will be separated from the traffic lane by the CIP bike lane. The proposed design will provide a safe and pedestrian friendly environment. It meets the intent of the Walkable Places Ordinance. HPW poses no objection to this project.

Therefore, staff recommends granting the requested variances and approving the plat subject to CPC 101 Form conditions.

---

## Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;  
OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

There is an ongoing CIP project to improve pedestrian and bicyclist safety in front of the subject site along Hillcroft Avenue and High Star Drive. The applicant has worked closely with HPW to ensure the proposed design is consistent with the CIP project design.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The proposed design will provide a safe and pedestrian friendly environment. It meets the intent of the Walkable Places Ordinance.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The proposed design will provide a safe and pedestrian friendly environment.

**(5) Economic hardship is not the sole justification of the variance.**

The main justification for granting the requested variance is based on the fact that the proposed project is consistent with the COH ongoing initiative and meets the intent of the ordinance.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 131  
**Action Date:** 04/29/2021  
**Plat Name:** Crosby Farms GP  
**Developer:** Skymark Development Corporation  
**Applicant:** EHRA  
**App No/Type:** 2021-0904 GP

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	271.9100	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77532	379Y	ETJ

#### ***Conditions and Requirements for Approval***

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)

046. General Plan approval is for street patterns as shown on the plat only. (24)

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

047. Make minor corrections and additions as indicated on the marked file copy.

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)

Portions of the property included in this General Plan lie within the known floodway and the 100 and 500 year floodplains. As each section or parcel is platted and developed, the then-current standards of Harris County drainage, elevation, and building regulations must be adhered to.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 131  
**Action Date:** 04/29/2021  
**Plat Name:** Crosby Farms GP  
**Developer:** Skymark Development Corporation  
**Applicant:** EHRA  
**App No/Type:** 2021-0904 GP

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

---

HPW-HW- IDS: approve

Harris County Flood Control District: Flood Control review - Will need to comply with floodplain regulations. While the GP has a note for "future detention" in most of the floodplain area, the plat will need to account for whatever floodplain fill mitigation it will need plus detention storage, for a site with this detention facilities (see uploaded PDF).

HPW-OCE- Drainage and Utility: No comments

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Coordinate with LJA on location of street stub. Approved Newport Pointe GP to the north shows stub closer to pipeline easement

One entrance to Miller Wilson road is recommended to be a minimum of width of 60 feet

Verify if curve radii for Miller Wilson Road meets chapter 42 standards (Chapter 42). Add buttonhook design to connect proposed Miller Wilson to existing Miller Wilson.

Dedicate additional ROW along FM 2100 if required by ordinance. Coordinate with TxDOT for existing ROW width for FM 2100 (Chapter 42)

Limited scope TIA will be required to determine driveway location and left turn lane requirements on Miller Wilson Rd for future development (HC-permit regs, 12.02)

UVE, ROW cutbacks and corner radii will be checked when section Plats are submitted

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

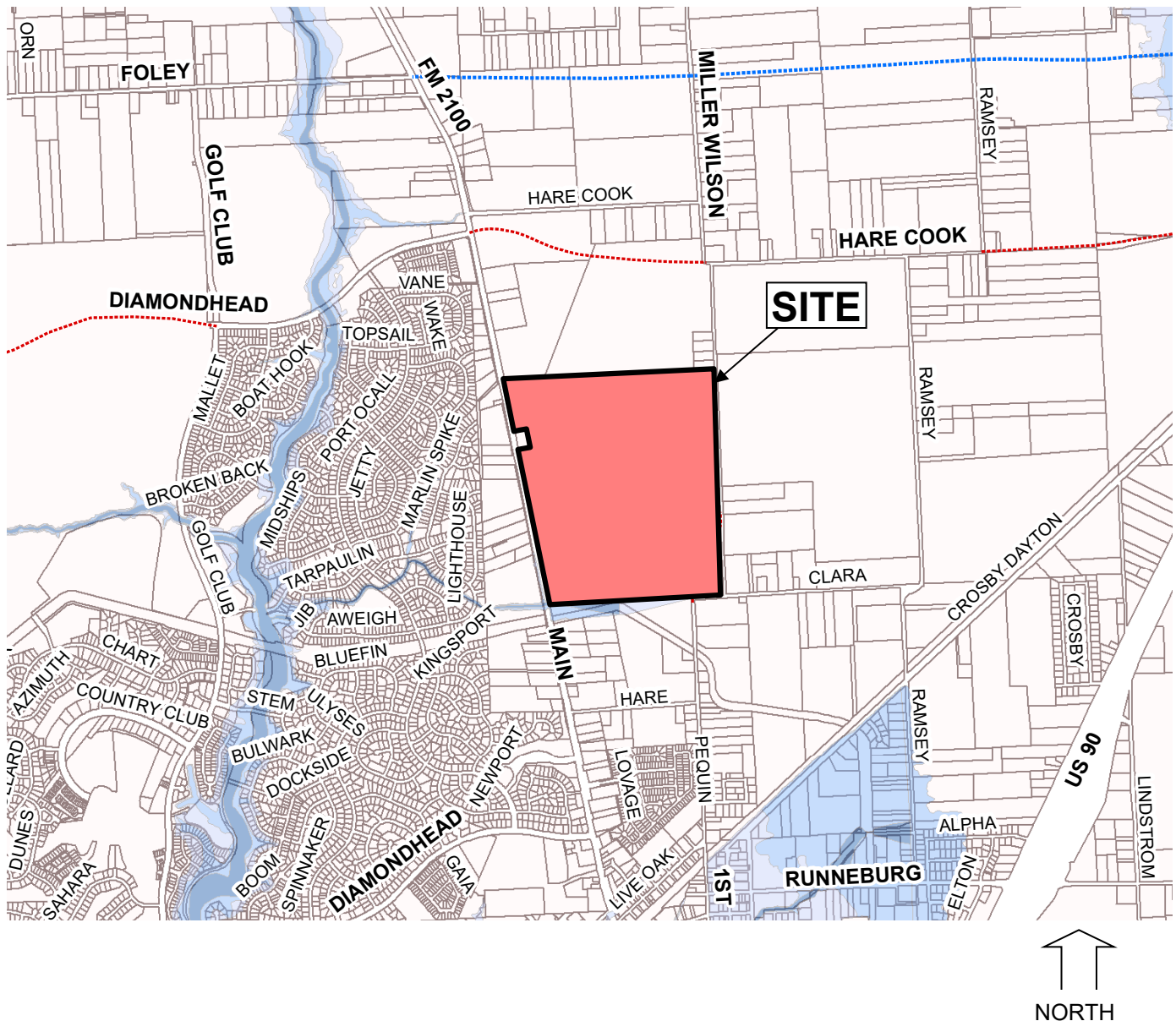
ITEM: 130

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Crosby Farms GP

Applicant: EHRA



D – Variances

Site Location

# Houston Planning Commission

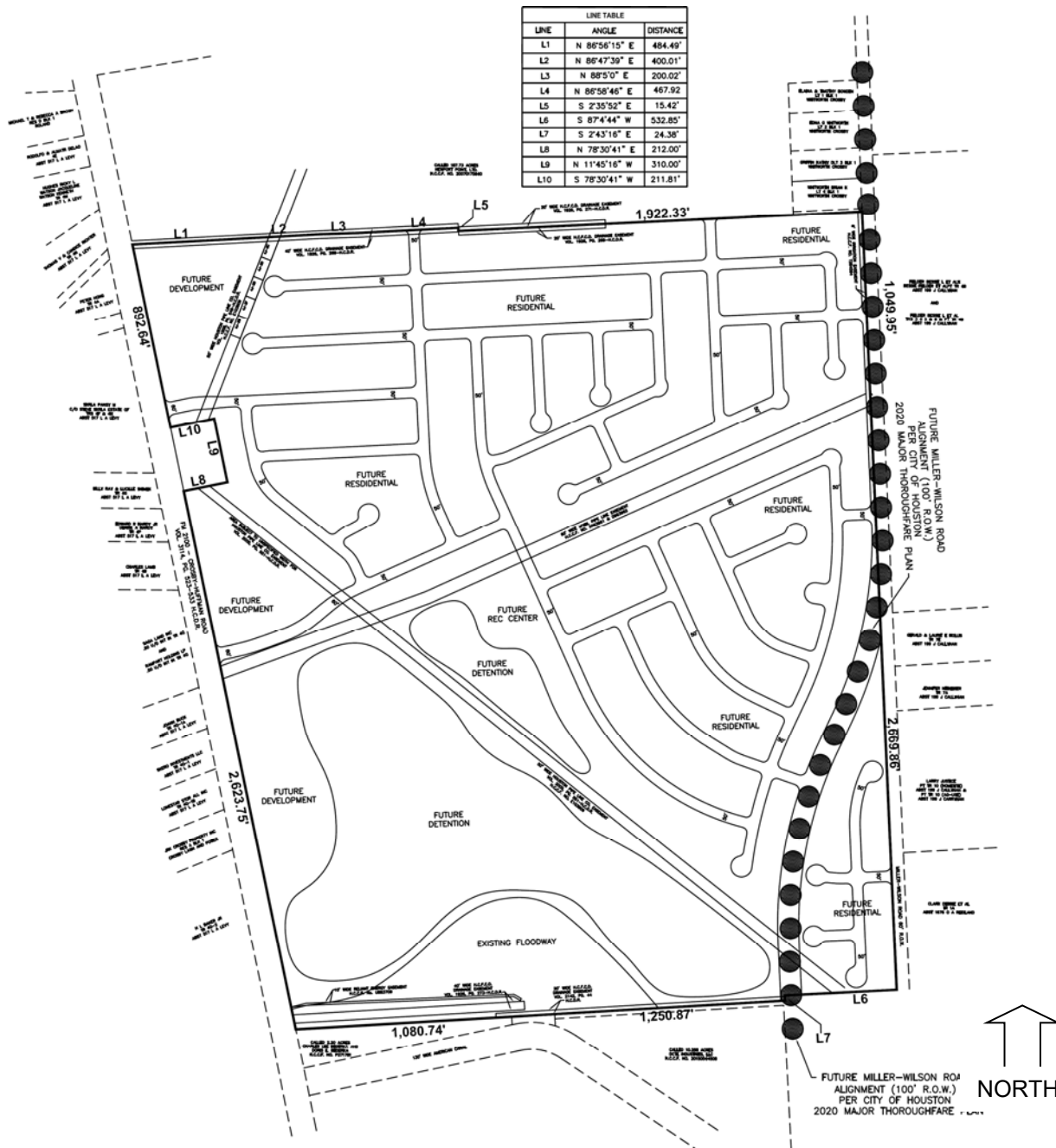
## ITEM: 130

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Crosby Farms GP

Applicant: EHRA



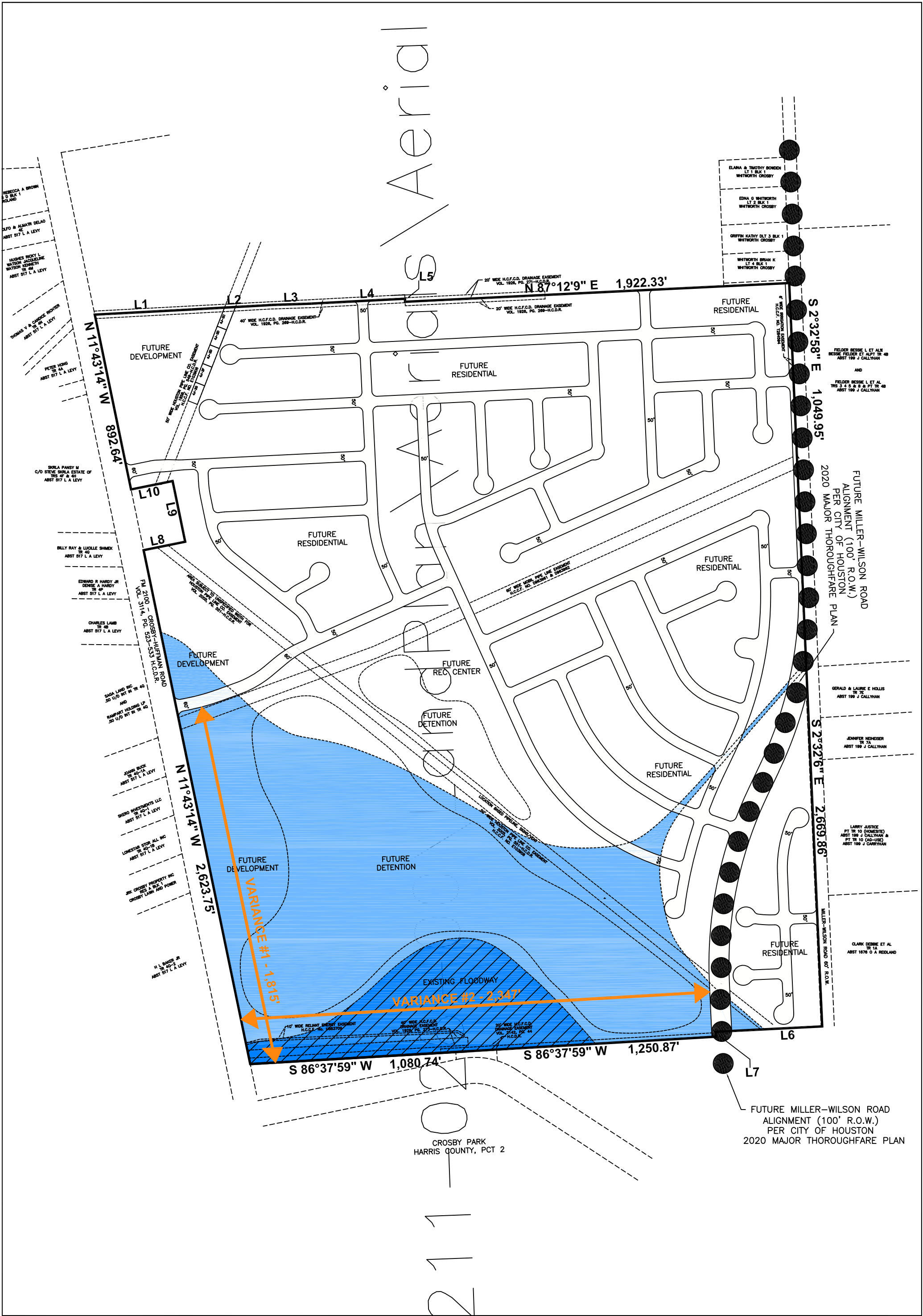
D – Variances

Subdivision









**Crosby Farms General Plan**  
Variance Exhibit

Owner: Skymark Development Corporation

April 19, 2021



10011 MEADOWGLEN LANE  
HOUSTON, TEXAS 77042  
713.784.4500  
EHRACOM.COM  
TBPE No. F-728  
TBPLS No. 10062300

EHRA JOB NO. 211-026-00  
No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2021-0904

**Plat Name:** Crosby Farms GP

**Applicant:** EHRA

**Date Submitted:** 04/19/2021

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 exceed 1,400' block length 1) along FM 2100, and 2) along the southern boundary of the tract.

**Chapter 42 Section:** 42-128(a)

**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;**

Crosby Farms GP is proposed as a single-family residential community with several commercial tracts along FM 2100 on the project's western boundary. The location of existing pipeline easements, floodway and floodplain on the project's southern boundary are the reasons for three variance requests. Variance #1 along FM 2100 is needed because there is extensive floodplain in the southwest portion of the tract. Some commercial tracts will be proposed along FM 2100 and two entry roads into the community are located to the north, however the 100-year floodplain covers a significant area on the south frontage of FM 2100. This is therefore an excellent location to create the detention basins for the property. Street connections would be infeasible due to the new basins and secondary access can be achieved on the east side of the property via existing Miller Wilson Road. This road is on the Major Thoroughfare and Freeway Plan and widening will be dedicated within Crosby Farms providing distributed access to a second major thoroughfare. The resulting block length with this variance request is 1,815' along FM 2100. Variance #2 along the project's southern boundary is affected by extensive existing floodway and the location of a 130' wide U.S. Government freshwater canal south of the property. The location of floodway and floodplain in this corner of the property indicates that the predominant topography slopes to this location. In fact, the project's stormwater outfall exits the tract in this southwest corner, thus the project's detention features will be located here. Street connections through this part of the tract would thus be infeasible because of the future detention basin, however the canal is an existing infrastructure which cannot be crossed, and even if it could, streets to the south would intersect an existing Harris County park site (Crosby Park, Harris County Pct. 2). The resulting block length between FM 2100 and future Miller Wilson Road is 2,347' along the south property line

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

All the hardships for the variances are existing physical features which must be dealt with for development to occur. The pipelines, floodway, floodplain, canal location and thoroughfare alignments are features which were not created by the applicant

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The land plan for Crosby Farms has multiple connections to FM 2100 (2 connections) and Miller Wilson Road (3 connections) which will distribute traffic appropriately without the need for additional streets meeting the exact criteria of

Chapter 42. Internally, the single crossing of the pipeline is being made at a location which will tie the two sides of the community in front of the recreation center.

**(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 five total connections are being made to adjacent major thoroughfares, the block lengths resulting from the variance requests do not equate to a lack of connectivity. Internal circulation and connectivity are being maintained

**(5) Economic hardship is not the sole justification of the variance.**

Justification for the three variance requests are due to existing physical constraints. Variance #1 is necessary because of the depth of the existing pipeline; Variance #2 is needed because existing site topography necessitates placing the project's detention in the lowest part of the tract; and Variance #3 is required since the applicant will not be modifying the existing floodway and it would be impossible to extend streets further south because of the freshwater canal.



Application No: 2021-0904

Agenda Item: 131

PC Action Date: 04/29/2021

Plat Name: Crosby Farms GP

Applicant: EHRA

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 42-128(a)**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

Variance to exceed 1,400' block length 1) along FM 2100, and 2) along the southern boundary of the tract.;

**Basis of Recommendation:**

The site is located within the Harris County ETJ east of FM 2100 and north of US Highway 90.

The applicant proposes a general plan for a single-family lot development. The applicant is requesting a variance to exceed intersection spacing along the southern and southwestern boundary.

Staff is in support of this request.

The site is located within northeast Harris County between FM 2100 and the proposed Miller-Wilson major thoroughfare.

The applicant is proposing a large detention area on the southwestern portion of the tract to utilize the site's southward sloping topography to mitigate stormwater. The proposed street plan will create an approximately 2400' intersection interval along the southern boundary and a 3400' interval along FM 2100.

The site is directly north of a Harris County park and a federal freshwater channel. These site conditions would make any street extension beyond the southern boundary impractical. In addition, the proposed street system includes several points of access to adjacent tracts, allowing for ample opportunity for traffic dispersion. Staff finds that the unique site conditions and street pattern justify the requested variance to exceed intersection spacing along the southern and southwestern boundary.

Harris County has expressed no objection to staff's recommendation.

Staff recommends approving the variance and GP per the cpc 101 form conditions.

Staff has received no advance written comment on this application. This concludes staff's presentation.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

NA

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The site is directly north of a Harris County park and a federal freshwater channel. These site conditions would make any street extension beyond the southern boundary impractical. In addition, the proposed street system includes several points of access to adjacent tracts, allowing for ample opportunity for traffic dispersion. Staff finds that the unique site conditions and street pattern justify the requested variance to exceed intersection spacing along the southern and southwestern boundary.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The variance is justified by unique site conditions and the proposed street system. These do not represent a hardship of the applicant's creation.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The site is directly north of a Harris County park and a federal freshwater channel. These site conditions would make any street extension beyond the southern boundary impractical. In addition, the proposed street system includes several points of access to adjacent tracts, allowing for ample opportunity for traffic dispersion. Staff finds that the unique site conditions and street pattern justify the requested variance to exceed intersection spacing along the southern and southwestern boundary.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Traffic will be able to safely circulate without strict interpretation of Chapter 42.

**(5) Economic hardship is not the sole justification of the variance.**

The variance is justified by unique site conditions and the proposed street system. These do not represent an economic hardship.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 132

**Action Date:** 04/29/2021

**Plat Name:** Cygne North Main

**Developer:** ALJ Lindsey

**Applicant:** Windrose

**App No/Type:** 2021-0797 C2R

**Staff Recommendation:**

Defer for further study and review

---

Total Acreage:	1.3310	Total Reserve Acreage:	1.3310
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493H	City

---

#### ***Conditions and Requirements for Approval***

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

- Provide an elevation along North Main and Brooks. These will be needed to evaluate TOD compliance.
  - Provide an elevation along Trenham that shows the grade change from N Main to Keene.
  - Provide a first floor plan showing the proposed ground floor uses.
  - Show the proposed paving width along Keene on the site plan. I assume that the street will be new but if not, show the width of the existing pavement.
  - Show the paving width and distance between retaining walls along Trenham.
- Trenham is a designated route for trucks and Metro Busses that cannot clear the North Main Street underpass. The request to not dedicate 10' of ROW to this substandard street could negatively affect this traffic corridor. Please consider addressing this concern with this portion of the request. Coordinate with Metro regarding their proposed improvements to the area and make modifications if applicable.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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: 04/09/2021

Recommend to show in the layout plat the distance from a proposed driveway to the signalized intersection the signal operation could be impacted by driveways access.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 132

**Action Date:** 04/29/2021

**Plat Name:** Cygne North Main

**Developer:** ALJ Lindsey

**Applicant:** Windrose

**App No/Type:** 2021-0797 C2R

**Staff Recommendation:**

Defer for further study and review

---

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](mailto: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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

#### 4. Street Widening Requirements

Provide an d survey calling out the pavement width of all adjacent streets. 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). Please contact Ms. Paula Hunter from Traffic Operations at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@houstontx.gov)

Parks and Recreation: Add park sector to general notes

CenterPoint: CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: Brooks St.

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 reserve, a Wastewater and Water Capacity Reservation letter is required.

When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at [houstonpermittingcenter.org](https://www.houstonpermittingcenter.org)

**\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

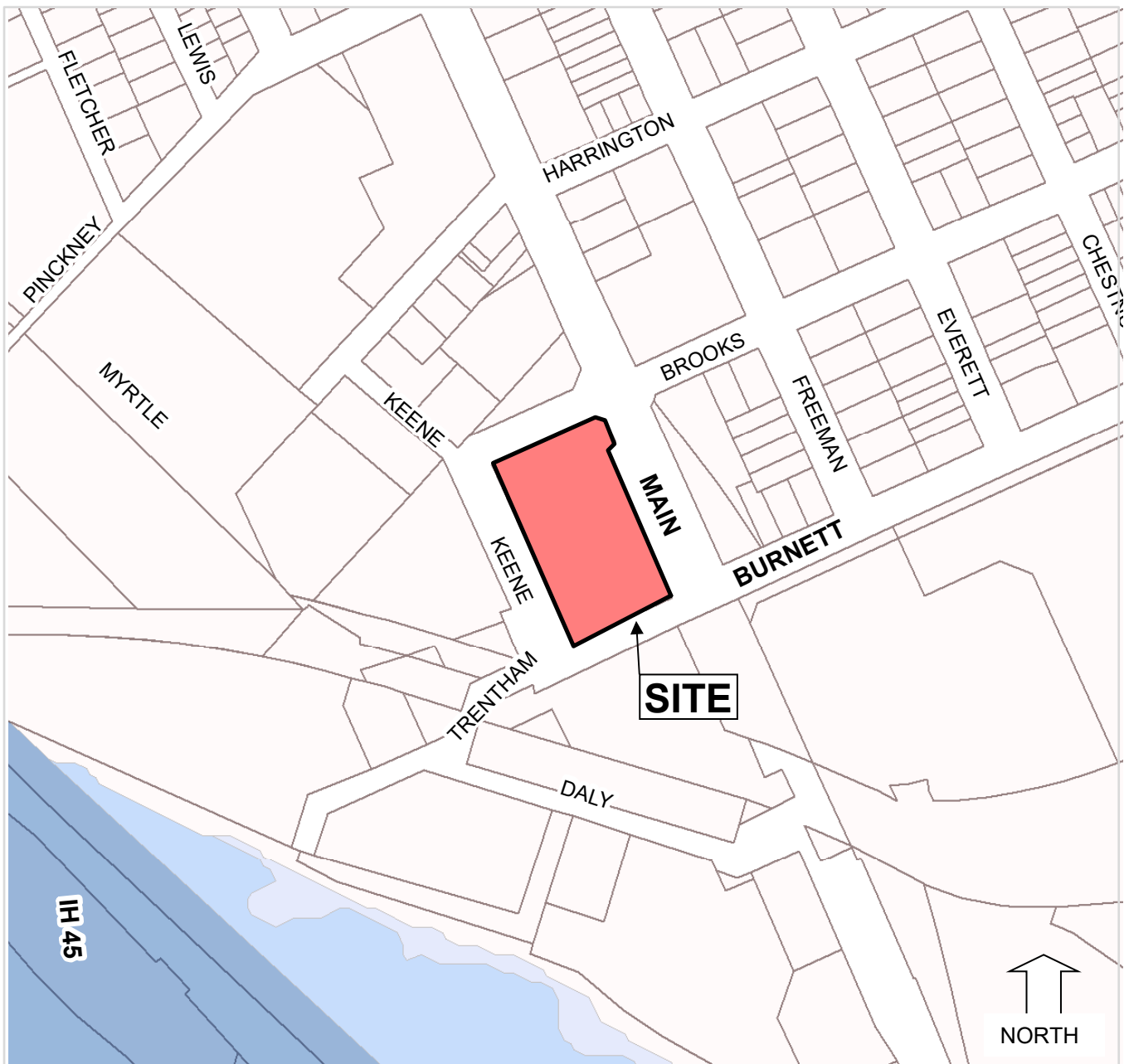
**ITEM: 132**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Cygne North Main (DEF 1)

Applicant: Windrose



**D – Variances**

**Site Location**

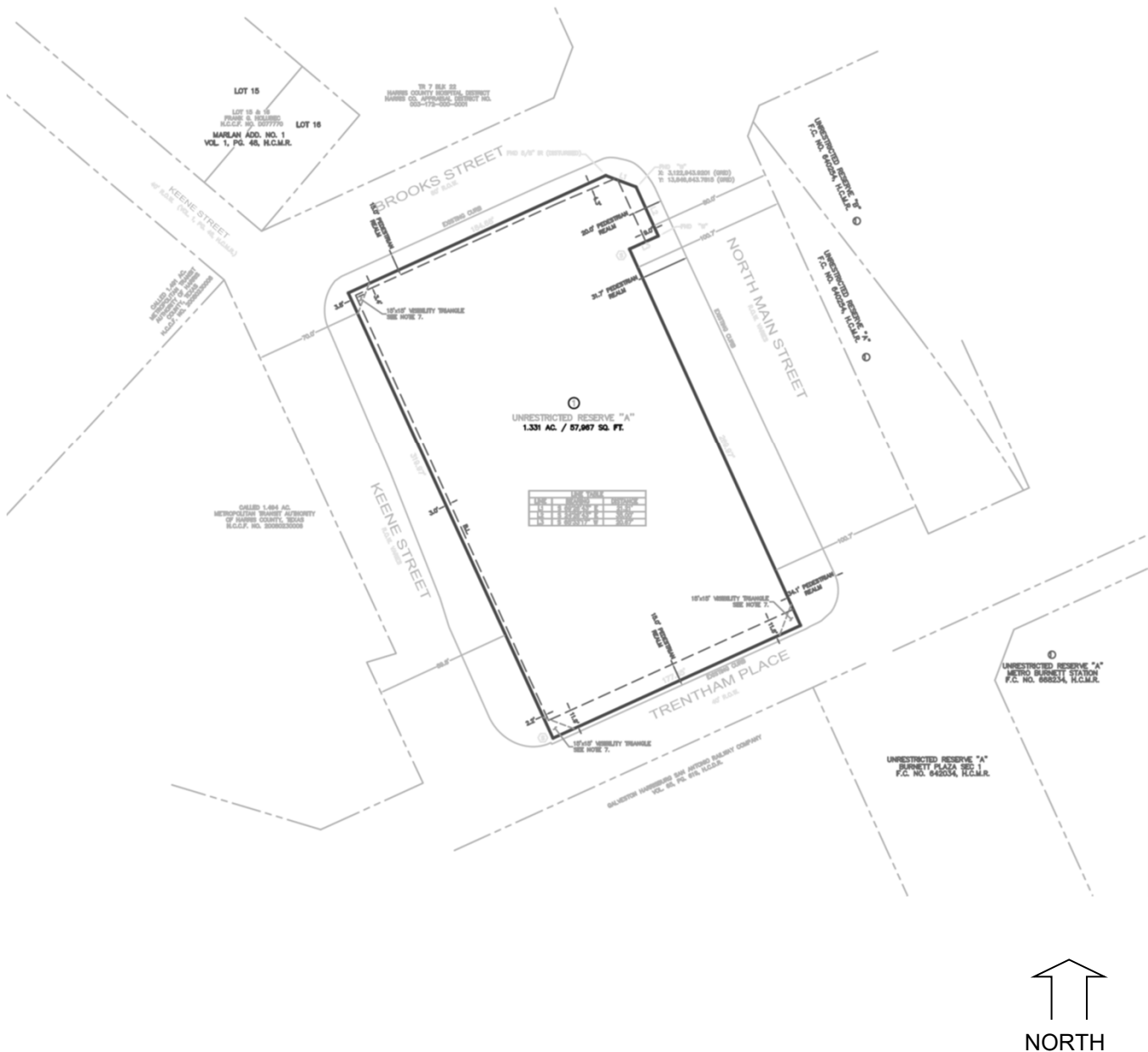
## Planning and Development Department

**ITEM: 132**

**Meeting Date: 04/29/2021**

**Subdivision Name: Cygne North Main (DEF 1)**

**Applicant: Windrose**



## D – Variances

## Subdivision



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# Houston Planning Commission

## ITEM: 132

Planning and Development Department

Meeting Date: 04/29/2021

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Subdivision Name: Cygne North Main (DEF 1)

Applicant: Windrose



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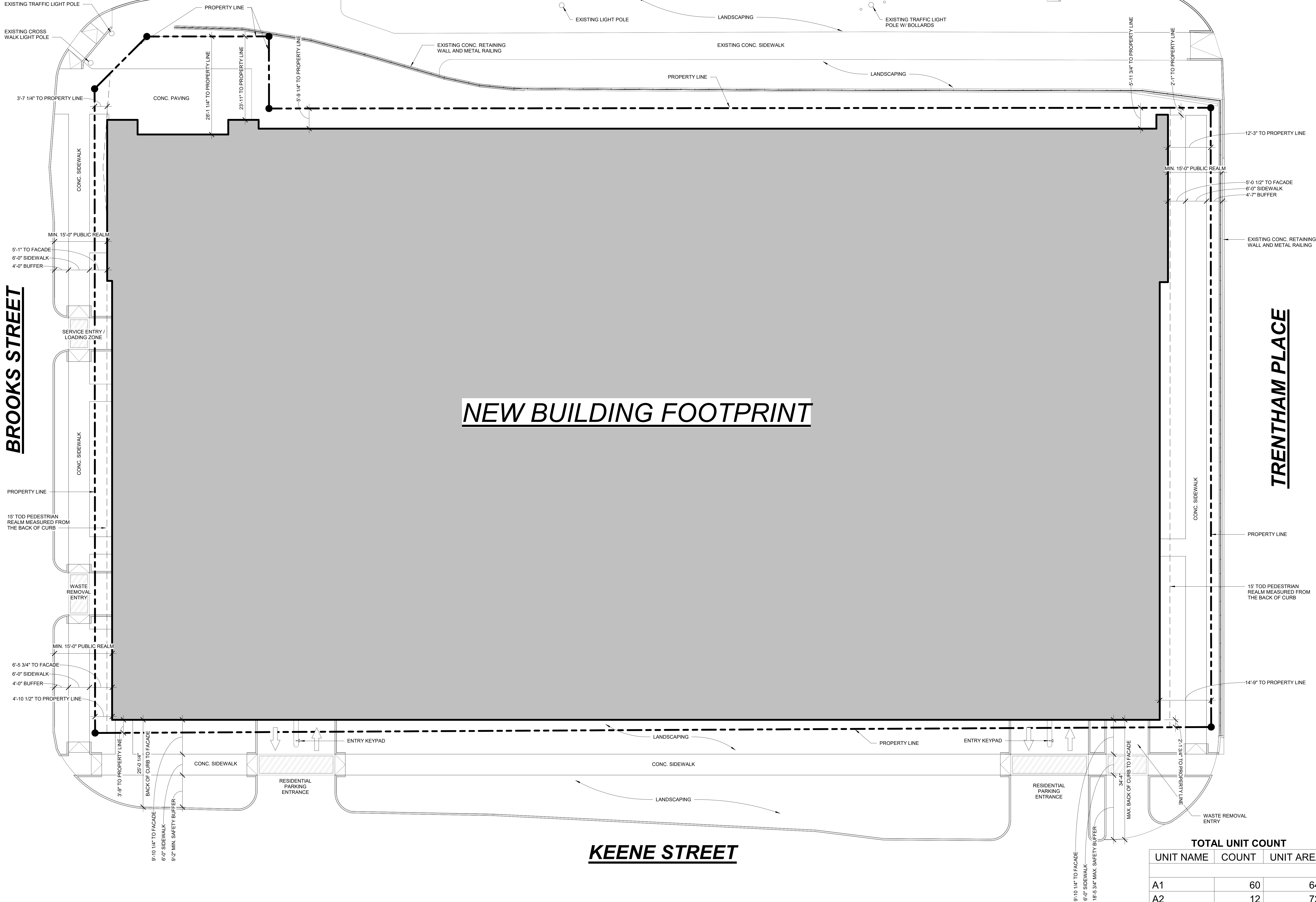
**D – Variances**

**Aerial**

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NORTH MAIN STREET



NORTH MAIN APARTMENTS

1515 N. MAIN HOUSTON, TX 77009

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**e**studio  
1824 SPRING STREET - SUITE 100 | HOUSTON, TX 77007  
VOICE: 713.433.5000  
FAX: 832.565.8900  
www.estudiogroup.com

**KEYPLAN**  
TRUE NORTH  
PLAN NORTH

Issue Description	YYYY-MM-DD
SD SET	2021-01-20
SD SET	2021-02-03

TOTAL UNIT COUNT		
UNIT NAME	COUNT	UNIT AREA
A1	60	641
A2	12	724
A3	4	591
B1	11	118
B2	9	1292
S1	23	475
S2	69	490
S3	10	534
TOTAL:	198	

SITE PLAN

Project number	20.233.07
Project Manager	PM
Drawn by	PR,MV
Checked by	JB

A11.01





# NORTH MAIN APARTMENTS

1515 N. MAIN HOUSTON, TX 77009

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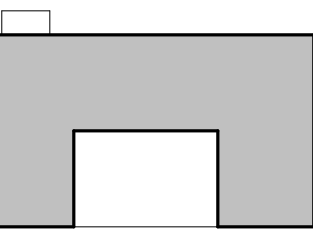
INTERIM REVIEW  
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1824 SPRING STREET - SUITE 100 | HOUSTON, TX 77007

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KEYPLAN  
TRUE NORTH  
PLAN NORTH

Issue Description	YYYY-MM-DD

## BUILDING SECTIONS

Project number	20.233.07
Project Manager	Designer
Drawn by	Author
Checked by	Checker

A32.01



RENDERING



NORTH MAIN APARTMENTS  
CYGNE DEVELOPMENT





**Application Number:** 2021-0797

**Plat Name:** Cygne North Main

**Applicant:** Windrose

**Date Submitted:** 04/05/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

A variance is requested to not dedicate 10 feet for ROW dedication to Trentham Street

**Chapter 42 Section:** 121

**Chapter 42 Reference:**

(a) The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

NA

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property and would create a more impractical development. The site is located within Houston's corporate limits north of Downtown within the Mayor's Office of Complete Communities Near Northside. The applicant is proposing a multi-family development with frontage on North Main Street, a designated primary TOD street, as well as Brooks and Trentham, both also primary TOD streets. These street designations require special rules that must be adhered to which limit access options, designs options and layout. Due to the TOD rules, site access for ingress/egress has been moved to the rear of the site. There are curb-cut limits for primary TOD streets and for this development a drop-off design would not work on any of the TOD streets, especially not Trentham. This street is bound by a metal guard-rail wall and limited curb access. Due to this uncommon characteristic, the proposed multi-family development isn't able to take advantage of the lessor building line setback and gain more buildable area. Most of the 15 feet pedestrian realm is having to be dedicated within the property line so to require an additional taking of property of 10 feet would greatly impact the buildable area.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant but due to the existing guardrail wall along the street and the street being below-grade. It is highly unlikely this street will ever be widened as the property across the street is owned by the rail company and the likelihood of them platting is low which means the additional ROW needed to make 60 feet will not be achieved. This site is east of the White Oak Bayou as well as multiple rail lines so there is a very low chance of a street ever being extended west. The widening of the street would encourage more vehicular traffic but with no possible destination going west so the need for widening is not justifiable for this immediate area.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposed of this chapter will be preserved and maintained as this street has been designated as a primary TOD street meaning it's within 1000 feet walking distance to a train station. The Main Street train line is perpendicular to Trentham Place and to require additional dedication of ROW completely contradicts the intent of the newly adopted TOD ordinance. The intent of the TOD and Walkable Places Ordinance and enhanced pedestrian realms is to enhance the interaction of people walking along these designated rights-of way and limit vehicular trips. Trentham Place has a paving width of about 20+ feet still allowing for two driving lanes.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of this variance will not be injurious to the public health, safety or welfare as this will preserve the proposed 15 feet pedestrian realm and still allow pedestrians a comfortable walk to and from the Main Street Train Station as well as their new home with the proposed multi-family development. Vehicular traffic can still flow as this site is bound by 3 other 60+ feet wide street and Trentham is not the only street that can distribute car traffic to Main Street as there are no other outlets going west due to train rail lines and the bayou.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance but due to losing the required parking spaces based on the number of proposed apartment units. Due to the design and layout constraints imposed by the TOD ordinance, there are access limitations that require all site functions be moved to the Keene Street side. Also because of the wall along Trentham, there is not a standard back of curb and the pedestrian realm, sidewalk, etc. are all within the property line, thus the developer is losing buildable area, which is supposed to be an incentive for developing along a TOD street.



**Application Number:** 2021-0797

**Plat Name:** Cygne North Main

**Applicant:** Windrose

**Date Submitted:** 04/05/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

A variance is requested to allow a varying building line of 2.2'-3.8' building line setback along Keene Street.

**Chapter 42 Section:** 155

**Chapter 42 Reference:**

Sec. 42-155. – Collector and local streets- uses other than single-family residential. (a)The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property and would create an impractical development. The site is located within Houston's corporate limits north of Downtown within the Mayor's Office of Complete Communities Near Northside. The applicant is proposing a multi-family development with frontage on North Main Street, a designated primary TOD street, as well as Brooks and Trentham, both also primary TOD streets. These street designations require special rules that must be adhered to which limit access options, designs options and layout. Due to the TOD rules, most functions for the proposed development must be moved to the adjacent local street, Keene Street. A 10 feet setback would be the standard for an unrestricted reserve. If this site was to meet the ordinance required setback, the required parking wouldn't be met thus requiring the need for a parking variance in addition. This Northside area is seeing redevelopment especially along the Main Street train line; however, this location is secluded in that it is highly unlikely the adjacent streets will be extended to the White Oak Bayou. For all vehicular traffic to be moved to the rear of the proposed development will provide a sort of buffer and illusion of a car free zone. Along the site's southeastern boundary, there is a guard rail wall bounding that side of the site and is below grade which limits the buildable area due to the pedestrian realm having to moved within the property line. Along the Keene Street side, there will be a varying pedestrian realm ranging from 25 to 34 feet and safety buffer and 6 feet sidewalks continuing the requirements of the TOD ordinance.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are not a result of a hardship created or imposed by the applicant but due to the three adjacent streets that are primary TOD designated streets with mandatory rules that constrain the standard function of the proposed site. All activity for this site must take place on the Keene Street side of this site. The Trentham Place side has a guard rail wall and is below grade which will not allow for access even if it were not a primary TOD street. This side also does not allow for the true pedestrian realm as everything is proposed within the property line, therefore the intent of the TOD ordinance is being loss. Buildable area is being loss because a 15 feet

pedestrian realm is required, and most is required to be within the property line. Main Street is newly built thus eliminating options for building placement.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained as there will be a pedestrian realm width ranging from 25 feet to 34 feet. Keene Street is a local street and with the 10 foot building line the site would not be required to provide an enhanced pedestrian realm especially since all activity will be handled due to the site being bound on three sides by primary TOD streets and they not allowing curb-cuts unless for drop off or other requirements set in the TOD ordinance. North Main street is already built, and a curb-cut would not be allowed there. Trentham is a below grade street bound by a guard rail wall which will not allow for a curb-cut.

**(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 safety or welfare as there will be a pedestrian realm ranging from 25 feet to 34 feet with side walks along the entire site of 6 feet. There will also be a safety buffer on all sides of the side, excluding the Trentham side due to the guard rail location. These side streets, especially Keene are low traffic generating streets so pedestrian activity should not be highly impacted by vehicular travel.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance but due to losing the required parking spaces need based on the number of apartment units. Due to the constraints of the site due to losing an access point on the Trentham Place side because of the guard rail wall, the normal layout of the side had to be confined to the Keene Street side. Also because of the wall along Trentham, there isn't a standard back of curb and the pedestrian realm, sidewalk, etc. are all within the property line, thus the developer is losing buildable area.





Application No: 2021-0797

Agenda Item: 132

PC Action Date: 04/29/2021

Plat Name: Cygne North Main

Applicant: Windrose

Staff Recommendation: [Defer for further study and review](#)

Chapter 42 Sections: [155](#); [121](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[A variance is requested to allow a varying building line of 2.2'-3.8' building line setback along Keene Street.;](#)

[A variance is requested to not dedicate 10 feet for ROW dedication to Trentham Street ;](#)

Basis of Recommendation:

[Defer for further study and review.](#)

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## Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[NA](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[NA](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[NA](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[NA](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[NA](#)

(5) Economic hardship is not the sole justification of the variance.

[NA](#)



# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

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[www.houstontx.gov](http://www.houstontx.gov)



April 8, 2021

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Cygne North Main

**REFERENCE NUMBER:** 2021-0797

Dear Property Owner:

The Planning and Development Department has received a subdivision plat variance request with a for a property located on a block bound by North Main Street, Brooks Street, Trentham Place, and Keene Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this reconsideration of requirement request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to plat a reduced building line along Keene Street. Enclosed are copies of the variance request and proposed 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, April 15, 2021, at 2:30 p.m.**

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

[www.houstonplanning.com](http://www.houstonplanning.com)

## 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](mailto:speakercomments.pc@houstontx.gov).
- You may also call the Planning Department at [832-393-6624](tel:832-393-6624). A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **Arica Bailey** with Windrose at **713-458-2281**. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

## TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **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:** 04/29/2021  
**Plat Name:** Dunvale Village  
**Developer:** Meritage Homes of Texas, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2021-0704 C3R

**Staff Recommendation:**  
 Deny the requested  
 variance(s) and  
 Disapprove the plat

Total Acreage:	21.5560	Total Reserve Acreage:	3.9840
Number of Lots:	243	Number of Multifamily Units:	0
COH Park Sector:	9	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	77063	490Y	City

#### ***Conditions and Requirements for Approval***

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

051. Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)

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)

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

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)

180. Reverse curves for type 2 PAEs shall have a center-line radius of at least 65 feet and be separated by a tangent distance of not less than 25 feet. (132)

206. Staff recommendation is disapproval for the following reasons.

Extend Meadowglen Lane stub street through the site as indicated on the marked file copy.

Provide parking plan for review.

Per Sec 42-189, any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

#### ***For Your Information:***



**Agenda Item:** 133  
**Action Date:** 04/29/2021  
**Plat Name:** Dunvale Village  
**Developer:** Meritage Homes of Texas, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2021-0704 C3R

**Staff Recommendation:**  
 Deny the requested  
 variance(s) and  
 Disapprove the plat

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The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 03/29/2021

Recommend to provide a third street connection on Dunvale Rd, south of Meadowcroft Drive.

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

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](http://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](mailto:wcrtechs@houstontx.gov).**

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

CenterPoint: Plat name is not identified as Preliminary Plat on the plat itself

Any private roads and/or Private Access Easements (PAE) would be preferred to be also dedicated as PUE and identified as such within the notes or legend.

HPW-OCE- Drainage and Utility: Stormwater quality permit is required.



# Houston Planning Commission

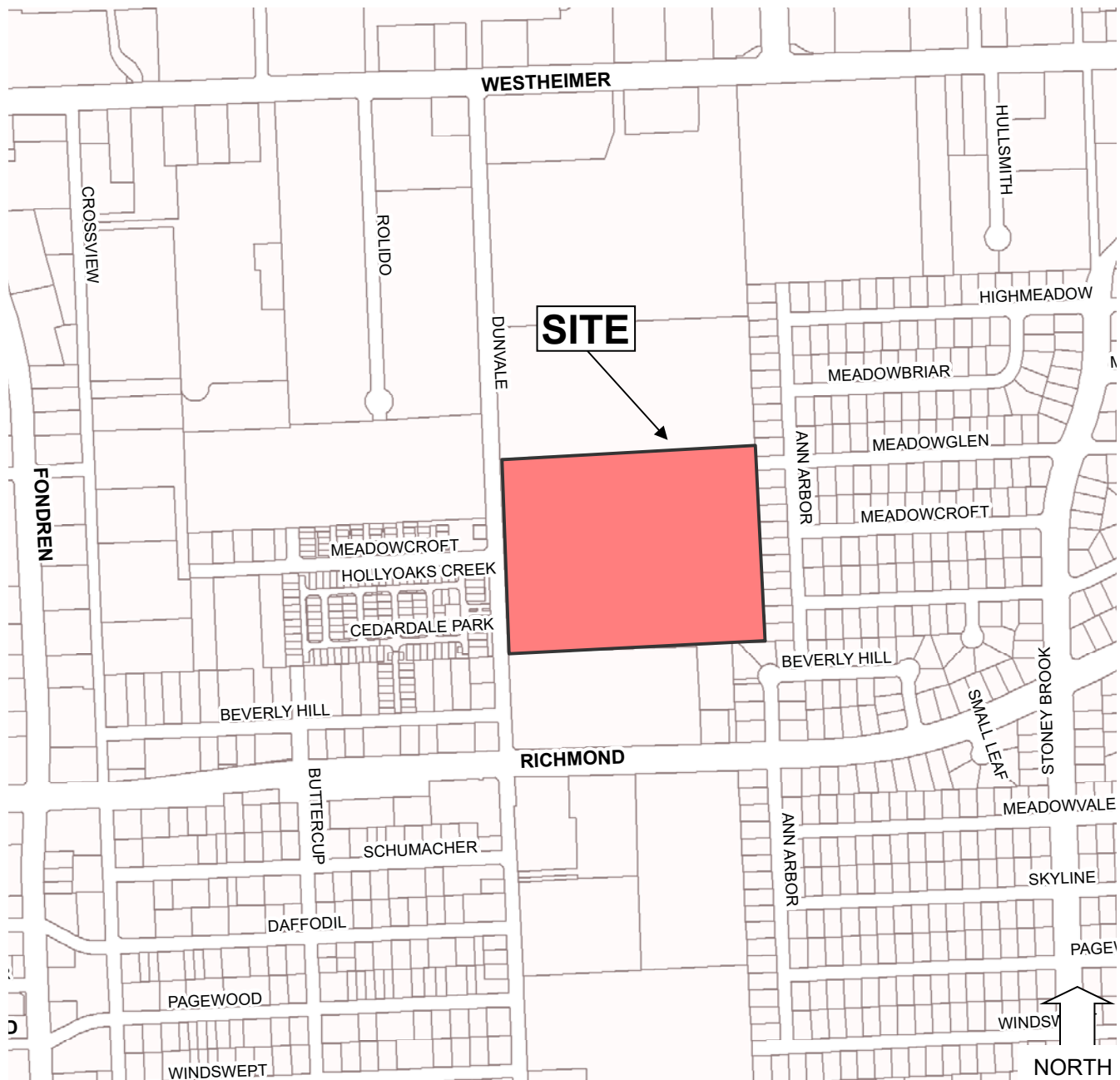
ITEM: 133

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Dunvale Village (DEF 2)

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

# Houston Planning Commission

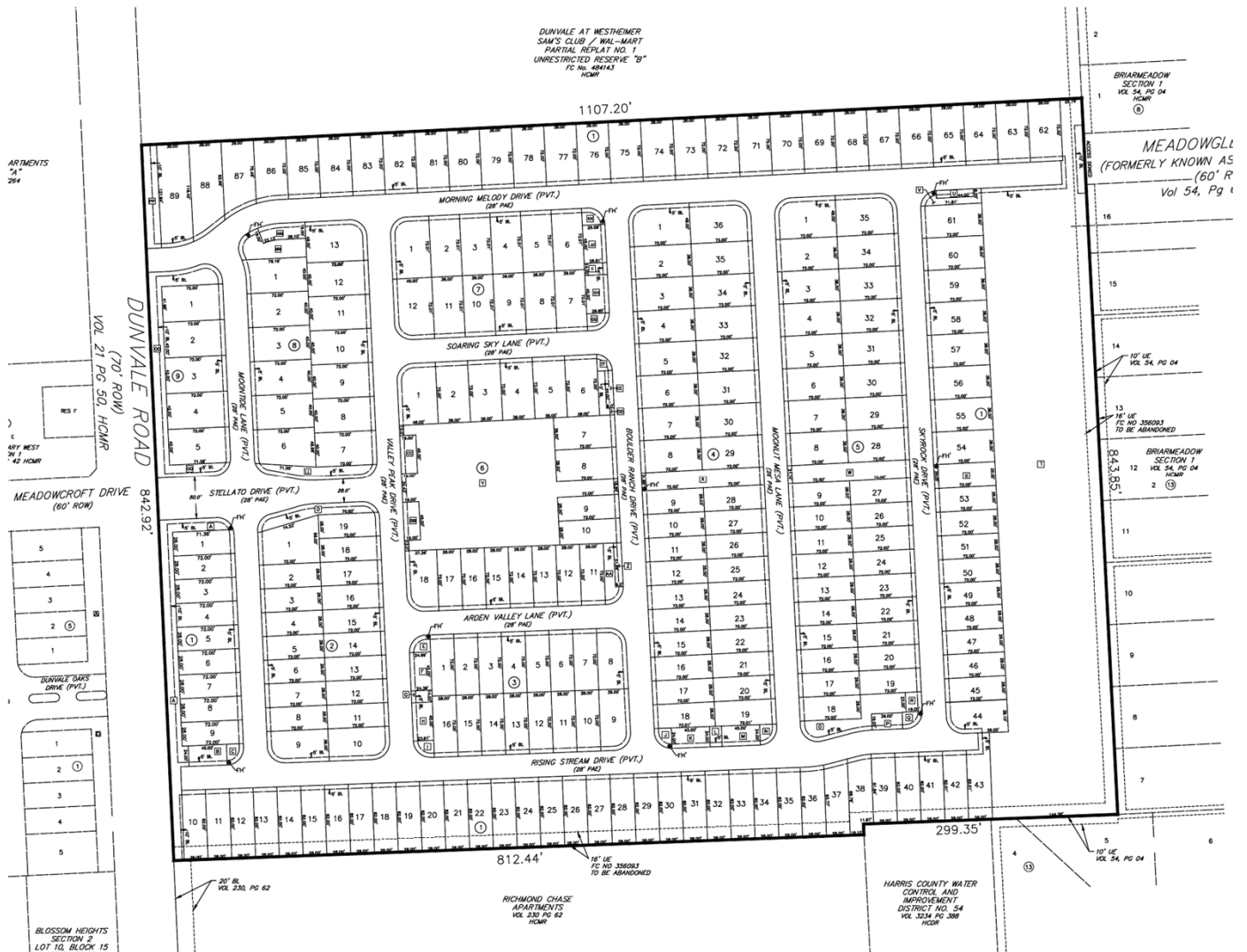
## ITEM: 133

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Dunvale Village (DEF 2)

Applicant: Jones|Carter - Woodlands Office



### D – Variances

### Subdivision



# Houston Planning Commission

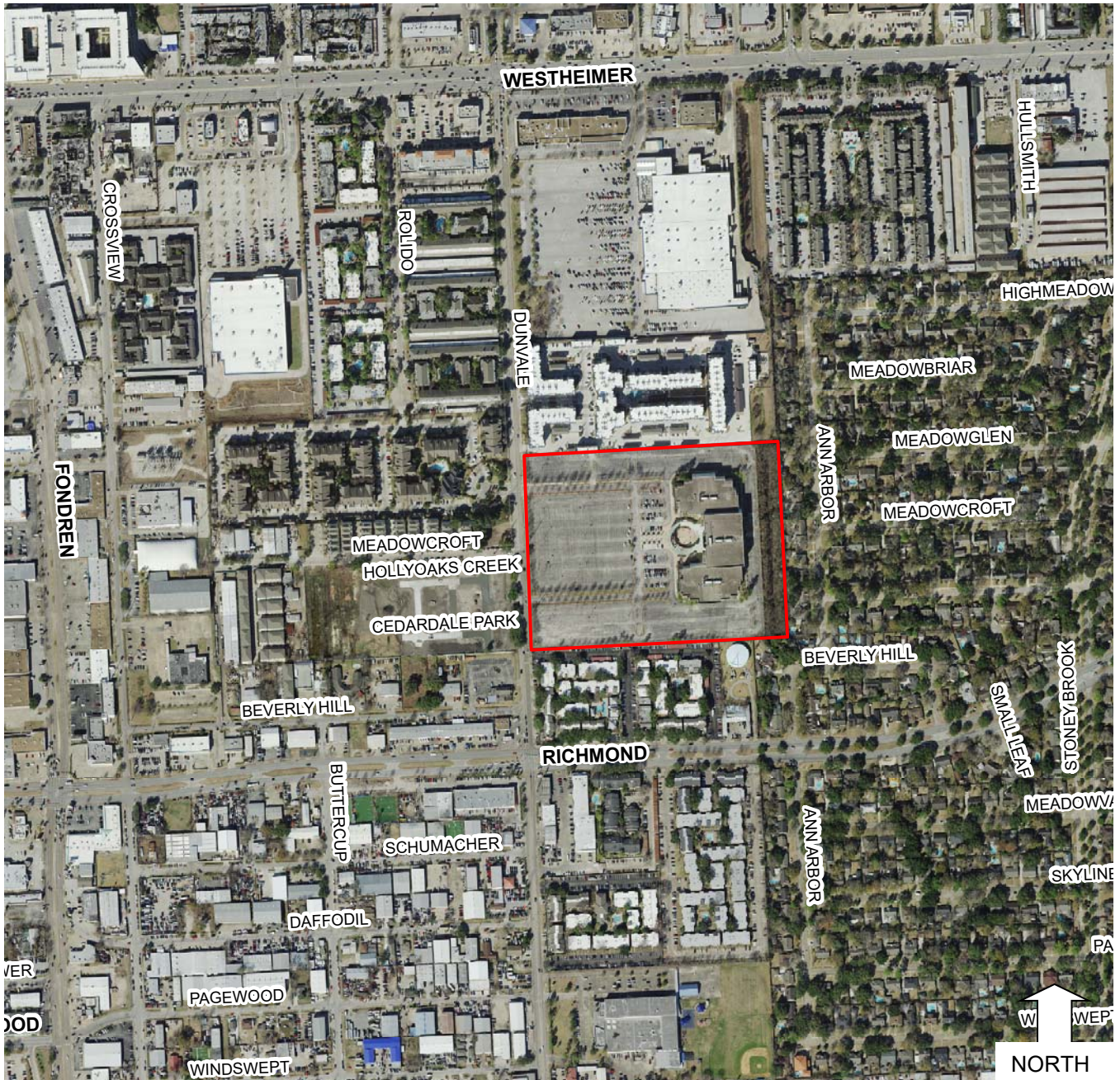
ITEM: 133

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Dunvale Village (DEF 2)

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**APPLICANT'S  
Variance Request Form**

**Application Number:** 2021-0704

**Plat Name:** Dunvale Village

**Applicant:** Jones|Carter - Woodlands Office

**Date Submitted:** 03/22/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not extend Meadowglen Lane through the site or provide a cul-de-sac for vehicular turnaround purposes.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

(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 subject tract is 21.556 acres in the City of Houston Corporate Limits. The tract is located on Dunvale Road, a COH designated Major Collector, approximately 400' north of Richmond Avenue, a COH designated Major Thoroughfare. The site was platted in 1993 as Unrestricted Reserve "A" as part of the Dunvale at Westheimer Sam's Club/Wal-Mart plat. The site has been the location of an AMC Theatre for just over 20 years, but the recent closing of the Theater has presented redevelopment opportunities. Directly to the east of the site is Briar Meadow Sec 1 which was platted in 1956 and developed shortly thereafter when this part of the City was still rural and predominately undeveloped. The Section 1 plat established the Dolores Street (Now known as Meadowglen Lane) stub along the subject tract's eastern boundary approximately 1,150' north of Richmond Avenue. At the time the subdivision was developed, the surrounding area was mainly being developed into lower density single-family residential subdivisions. By the time the subject tract was platted in 1993, the surrounding character of the neighborhood had changed drastically as the area had primarily developed into a mix of commercial and high-density residential uses. As such, the stub street was not required to be extended though the site in 1993 in order to discourage traffic through the dissimilar land uses of the existing residential subdivision and the commercial uses that would front on Dunvale. As shown on the submitted subdivision plat, the current developer is proposing a higher-density residential subdivision of 243 lots with all access coming off Dunvale Road. To require that the street be extended now would be detrimental to the public health, safety, and welfare of the existing residential subdivision. Any street connections would result in increased cut-through traffic through the neighborhood for those trying to avoid the traffic light at Dunvale and Richmond. The street extension would serve no practical purpose to the existing subdivision as Stoney Brook Drive to the east provides sufficient circulation to the adjacent major thoroughfares and other surrounding areas. Furthermore, the developer has decided to locate the detention pond for the project along the tracts' eastern boundary to further minimize any disturbances to the existing neighborhood. The northern boundary of the site is approximately 1,270' north of Richmond Avenue. Following the current Chapter 42 Standards, this would place the required street intersection at 1,400' within the tract to the north of the subject site. Measuring south from Westheimer would also place the required street connection within the same tract to the north.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The hardship was not created by the applicant, but rather by the preceding plat which did not extend the stub street through the subject tract.



**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained as the existing traffic circulation pattern has sufficiently served the area for over 60 years. The extension of the street will result in increased traffic through the existing neighborhood.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting of the variance will not be injurious to the public health safety and welfare as the existing public street pattern has provided sufficient traffic circulation for over 60 years. By not extending the stub street through the site, the public health, safety and welfare of the residents will be maintained.

**(5) Economic hardship is not the sole justification of the variance.**

The justification for the variance is the desire of the developer to prevent disturbances to the existing neighborhood and to maintain the character that has existed there for over 60 years.



**Application No:** 2021-0704

**Agenda Item:** 133

**PC Action Date:** 04/29/2021

**Plat Name:** Dunvale Village

**Applicant:** Jones|Carter - Woodlands Office

**Staff Recommendation:** Deny the requested variance(s) and Disapprove the plat

**Chapter 42 Sections:** 128

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To not extend Meadowglen Lane through the site or provide a cul-de-sac for vehicular turnaround purposes.;

**Basis of Recommendation:**

The site is located within the city limits, along east of Dunvale Road between Westheimer Road and Richmond Avenue. The applicant requests a variance to not extend Meadowglen Lane into the subject site. This plat has been deferred twice. After further study and discussion with Houston Public Works and the Chief Transportation Planner, staff recommends denying the requested variance and disapproving the plat.

The applicant is proposing a private street single-family residential development with 243 lots. This development is proposed to take its sole access from Dunvale Road. Meadowglen Lane is a 60' wide local street in Briarmeadow Sec 1. It stubs at the eastern boundary of the subject tract. According to Sec 42-134, Meadowglen Lane is required to be extended to meet intersection spacing requirement. During the plat review process, staff received petitions from the residents in the Briarmeadow neighborhood. The residents oppose extending Meadowglen Lane because they believe extending the street could potentially increase the cut through traffic and jeopardize pedestrian safety in the neighborhood.

After thoroughly reviewing the data and information provided by the applicant, staff believes that it's important and necessary to extend Meadowglen Lane for the following reasons:

1. The intersection spacing along Dunvale Road between Westheimer Road and Richmond Avenue is about 2,800'. The ordinance requires at least one east-west public street to ensure a complete network to serve traffic circulation in the overall area. Extending Meadowglen Lane is required to meet the intersection spacing requirement.
2. Dunvale Road is a 70' wide public street. With the proposed 243 single family residential homes, there will be about 2000 residential units taking access from Dunvale. By not extending the stub street through the site connecting with Dunvale, the proposed development would have its sole access from Dunvale. If an emergency happens on Dunvale and blocks the roadway, the future residents in the proposed development would not be able to maneuver safely from the site. Extending Meadowglen Lane will not only improve the street connectivity and provide mobility options for residents in this area, but also preserve emergency access when needed.
3. According to the traffic analysis provided by the applicant, a very minimal amount of daily trips would be added on Meadowglen if the street connected to Dunvale. After further discussion with Houston Public Works, City Engineering Office, and the Chief Transportation Planner, we determine that connected smaller roads are preferable to fewer, wider roads because they carry traffic more evenly and provides options for multimodal connectivity.
4. We understand Briarmeadow Sec 1 community's concerns regarding potential cut through traffic. We believe cut through traffic would be discouraged by adding intersection with turns within the subdivision. If designed properly, the street extension will improve the mobility within the area while preserve traffic safety.

In brief, this is a green field development. the applicant failed to demonstrate a hardship to support the variance request. With the reasons listed, staff recommends denying the requested variance and disapproving the plat.



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## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;  
OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

n/a

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

n/a

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

n/a

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

n/a

**(5) Economic hardship is not the sole justification of the variance.**

n/a



# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

March 25, 2021

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Dunvale Village

**REFERENCE NUMBER:** 2021-0704



Dear Property Owner:

The Planning and Development Department has received a subdivision plat with a variance request for a property located north of Richmond Avenue, west of Hillcroft Avenue. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Jones|Carter - Woodlands Office, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend Meadowglen through the subject site nor terminate it on a cul-de-sac. Enclosed are copies of the special exception request and proposed 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, April 1, 2021, at 2:30 p.m.**

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

[www.houstonplanning.com](http://www.houstonplanning.com)

### **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](mailto:speakercomments.pc@houstontx.gov).
- You may also call the Planning Department at [832-393-6624](tel:832-393-6624). A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **Mikalla Hodges** with **Jones|Carter - Woodlands Office** at **281-363-4039**. You may also contact Homero Guajardo with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **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:** 134  
**Action Date:** 04/29/2021  
**Plat Name:** Enclave at Lexington Woods  
**Developer:** Houston LD, LLC  
**Applicant:** Meta Planning + Design LLC  
**App No/Type:** 2021-0698 C3P

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

---

Total Acreage:	33.6000	Total Reserve Acreage:	11.3300
Number of Lots:	123	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77373	292R	ETJ

---

#### ***Conditions and Requirements for Approval***

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
159. Provide centerline tie.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 134  
**Action Date:** 04/29/2021  
**Plat Name:** Enclave at Lexington Woods  
**Developer:** Houston LD, LLC  
**Applicant:** Meta Planning + Design LLC  
**App No/Type:** 2021-0698 C3P

**Staff Recommendation:**  
Grant the requested variance(s) and Approve the plat subject to the conditions listed

---

**Addressing:**

Harris County Flood Control District: Flood Control review - Label HCFCD Easement as channel ID#: J110-00-00 there may be the need for more drainage ROW (standard channel width is 150', see uploaded PDF).  
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

CenterPoint: Please identify all abbreviations that appear on Preliminary Plat in the Legend.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

INO letter may be needed for pipeline crossing prior to plan approval (HC-permit regs)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation (.TLGC-242.001h)

UVE should be checked at Lexington Woods Dr and Hardy Toll Rd. UVE exhibit should be emailed to

TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)

Recommend minimum 21' tangent for driveway placement for lot 3-block 5

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 04/29/2021

**Subdivision Name: Enclave at Lexington Woods (DEF 2)**

**Applicant: Meta Planning + Design LLC**



**D – Variances**

**Site Location**

# Houston Planning Commission

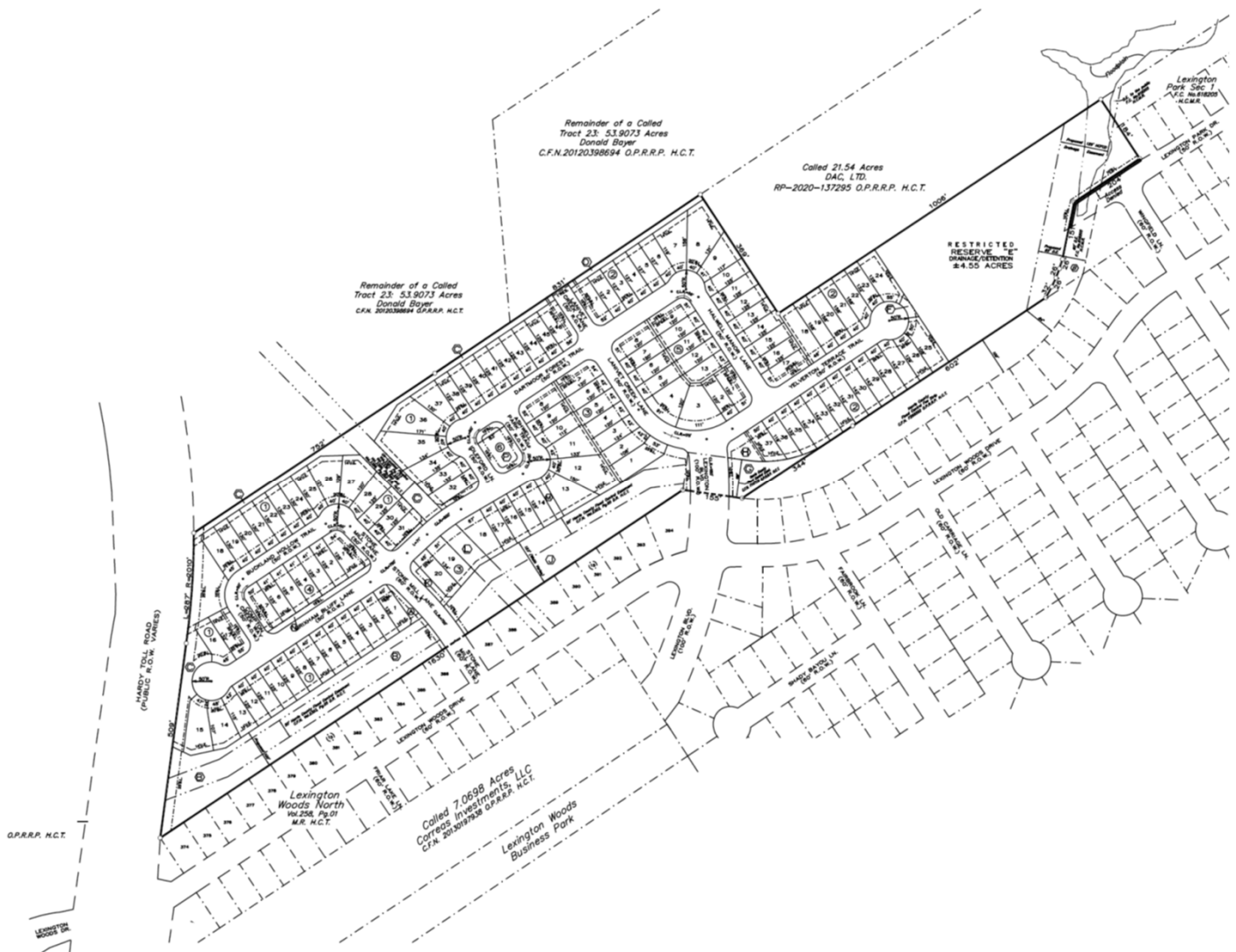
## ITEM: 134

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Enclave at Lexington Woods (DEF 2)

Applicant: Meta Planning + Design LLC



**D – Variances**

**Subdivision**



# Houston Planning Commission

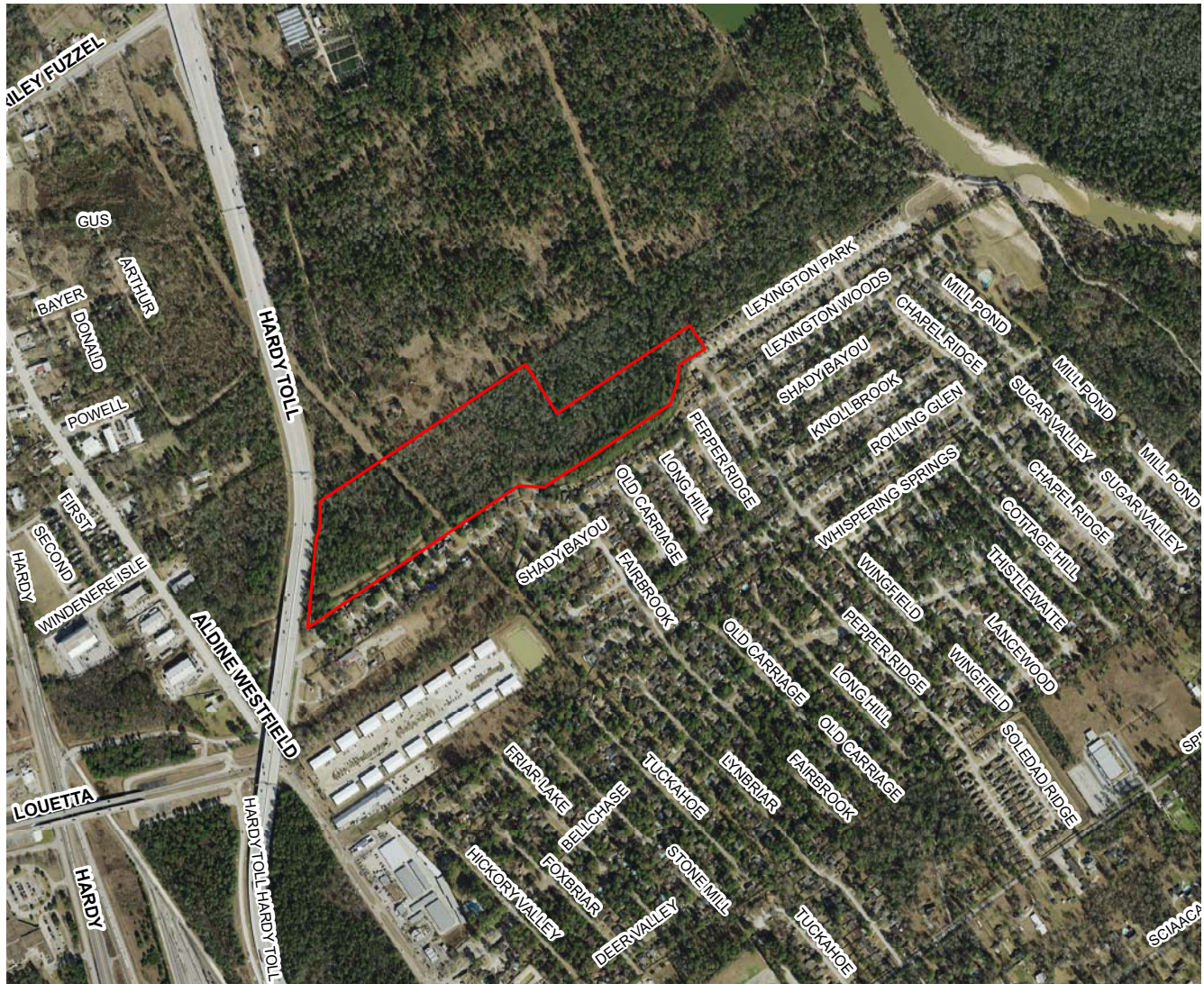
ITEM: 134

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Enclave at Lexington Woods (DEF 2)

Applicant: Meta Planning + Design LLC



D – Variances

Aerial

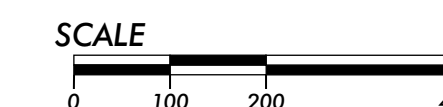




an exhibit for  
**ENCLAVE AT  
LEXINGTON WOODS**  
**± 33.5 ACRES OF LAND**  
prepared for  
**TEJAS ENGINEERING**



24275 Katy Freeway, Ste. 200  
Katy, Texas 77494  
Tel: 281-810-1422



MTA-59005  
MARCH 17, 2021

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## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2021-0698

**Plat Name:** Enclave at Lexington Woods

**Applicant:** Meta Planning + Design LLC

**Date Submitted:** 03/22/2021

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 for a distance of  $\pm 2,490'$  along the property line between existing stub street Chapel Ridge Lane and proposed stub street Tremaine Drive, and to not extend nor terminate with a cul-de-sac the stub street of Lexington Park Drive.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

Chapter 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or...

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Enclave at Lexington Woods is a  $\pm 33.6$ -acre tract located far north of central Houston in the Spring area, generally south of the Grand Parkway and directly east of the Hardy Toll Road. The site is bisected by an existing pipeline easement, and a HCFCD drainage channel weaves in and out of the property on its way to Spring Creek just northeast of the site. Access comes across the HCFCD channel via stub streets from the existing neighborhoods Lexington Park and Lexington Woods North south of the site. The subject site is in an unusually narrow configuration and is controlled by existing encumbrances. The development proposes on-site detention which must outfall into the HCFCD channel – see attached exhibit. The channel mostly follows the southwest boundary before swerving northeast toward Spring Creek at the eastern edge of the site. The lowest topographic area on the site is at the northeast, and this is where the on-site detention is proposed to be located, with the outfall to the channel at the lowest point in the northeast corner. It would be impractical to locate the required on-site detention further west because it would run counter to the natural topography of the site – the outfall into the HCFCD channel would be at a higher (shallower) depth on the site, with lots developed lower (deeper) than the pond. Not only would this require a larger detention pond, since the effective pond depth would become shallower, but it would also render the western-most portion of the site effectively undevelopable. Storm sewer pipes must cross underneath the existing pipeline that bisects the property in order to collect drainage from any development west of the pipeline. If the on-site detention is too shallow, storm sewer pipes cannot get deep enough to safely cross under the pipeline. The western property could outfall separately into the channel, but with such a small total area and at such a height that the western portion would be taken up mostly with detention, not developable land, rendering separate outfalls an impractical solution. For these reasons, it would be impractical to require the on-site detention and the outfall to the HCFCD to be located further upstream than the proposed location. As a result, the proposed pond blocks the existing stub street of Lexington Park Drive, which is currently platted into the center of the ultimate channel (the pavement stops short of the channel). It would be impractical to extend this street for several hundred feet across both the channel and the detention pond. It would also be impractical to provide a cul-de-sac for the current stub street, since the current right-of-way ends at the midpoint of the channel; a cul-de-sac would fall directly over the channel. The subject site proposes a north-bound stub street called Tremaine Drive, which is located approximately  $\pm 2,490'$  from the existing stub street Chapel Ridge Lane, coming out of Lexington Park to the east in generally the same direction. This places one local stub street to either side of the drainage channel, with sufficient

separation from the channel to have no significant barriers to future extension. This offset is not dissimilar to the intent of the ordinance for local streets navigating between drainage channels and detention facilities. Portions of the HCFCD channel are proposed to have an ultimate width of 125', which falls in the range contemplated by the ordinance (110'-220') for which local streets have an automatic intersection spacing of 2000'. The ordinance also makes allowances for local street crossings of detention facilities for up to 2000' as well. Not extending nor terminating any stub streets through the drainage pond and detention channel meets the intent of these requirements.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The existing physical encumbrances and property characteristics are pre-existing conditions not created or imposed by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The subject plat proposes a stub street to the north where is practical to extend, while removing an unnecessary street crossing of a drainage channel which is not needed for either current or future residents, which will preserve and maintain the intent and general purposes of this chapter.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not create any unsafe traffic conditions nor frustrate traffic circulation, and is therefore not injurious to the public health, safety, or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The existing physical encumbrances and property characteristics are the justifications for the granting of the variance.





**Application No:** 2021-0698

**Agenda Item:** 134

**PC Action Date:** 04/29/2021

**Plat Name:** Enclave at Lexington Woods

**Applicant:** Meta Planning + Design LLC

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 128**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To exceed intersection spacing for a distance of  $\pm 2,490'$  along the property line between existing stub street Chapel Ridge Lane and proposed stub street Tremaine Drive, and to not extend nor terminate with a cul-de-sac the stub street of Lexington Park Drive.;

**Basis of Recommendation:**

The site is located in Houston's ETJ, in Harris County, along the eastern boundary of Hardy Toll Road, south of Riley Fuzzel Road and north of Cypresswood Drive. The applicant is requesting two variances: 1. to exceed intersection spacing along the northern boundary; 2. to not extend or terminate Lexington Park Drive with a cul-de-sac. Staff's recommendation is to grant the requested variances and approving the plat subject to CPC 101 Form conditions.

The applicant proposes to develop 123 lots on the site. Strict compliance of the ordinance would require two stub streets along the northern boundary to meet the intersecting spacing requirement. The applicant proposes to provide one stub street. The proposed street is about 1100' east of Hardy Toll Road. Considering the Harris County Flood Control channel and the existing residential neighborhood located northeast of the site, the proposed street pattern will be sufficient to address traffic circulation in the overall area.

Lexington Park Drive is a local street in Lexington Park neighborhood. The street stubs at the northeastern boundary of the subject site. It's infeasible to extend Lexington Park Drive or terminate it with a cul-de-sac as this area is proposed for drainage and detention. The location of the drainage/ detention reserve is determined by the Harris County flood control channel and the natural topography of the site. In addition, extending the street into the site will not significantly improve traffic circulation in the neighborhood. Harris County Engineer's Office pose no objection to the requested variances.

Therefore, staff recommends granting the requested variances and approving the plat subject to CPC 101 Form conditions.

---

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

It's infeasible to extend Lexington Park Drive or terminate it with a cul-de-sac as this area is proposed for drainage and detention. The location of the drainage/ detention reserve is determined by the Harris County flood control channel and the natural topography of the site.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Granting of the requested variances is based on the existing conditions surrounding the site and the fact that the proposed street pattern will be sufficient to address traffic circulation in the overall area.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The proposed street pattern will be sufficient to address traffic circulation in the overall area.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The main justification is based on the existing conditions surrounding the site.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 135  
**Action Date:** 04/29/2021  
**Plat Name:** Estates De Espinoza  
**Developer:** Action Surveying  
**Applicant:** Action Surveying  
**App No/Type:** 2021-0631 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning standards

Total Acreage:	2.3030	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611T	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 \*\*\*\*\*.

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)

075. Add Single Family Residential note to the plat. (42-1)

139. Provide for widening of 10' along Evergreen per Fort Bend County request. (122)

185.3. Appendix A: Add single family paragraph in the dedicatory language.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Provide a draft easement document indicating the proposed perpetual, non-exclusive access easement.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 135  
**Action Date:** 04/29/2021  
**Plat Name:** Estates De Espinoza  
**Developer:** Action Surveying  
**Applicant:** Action Surveying  
**App No/Type:** 2021-0631 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning  
standards

---

Fort Bend Engineer: 1) Provide recording information for access easement  
2) Label Evergreen as a 60' ROW  
3) Provide 10' ROW dedication, as Evergreen is now an FBC mobility project  
4) Submit FP to FBC for formal review  
5) This is not considered a formal review by FBC as not all review comments are provided in this portal

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

**ITEM: 135**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Estates De Espinoza

Applicant: Action Surveying



**D – Variances**

**Site Location**

# Houston Planning Commission

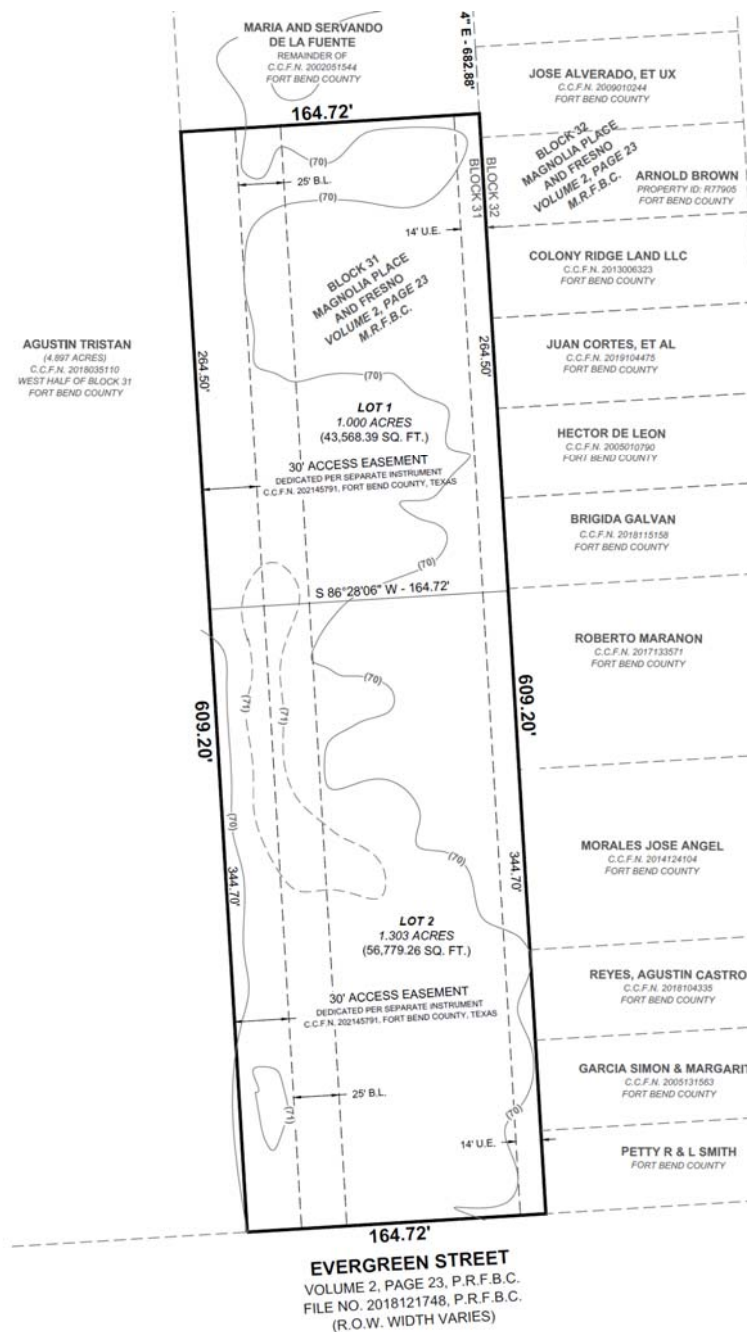
## ITEM: 135

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Estates De Espinoza

Applicant: Action Surveying



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 135

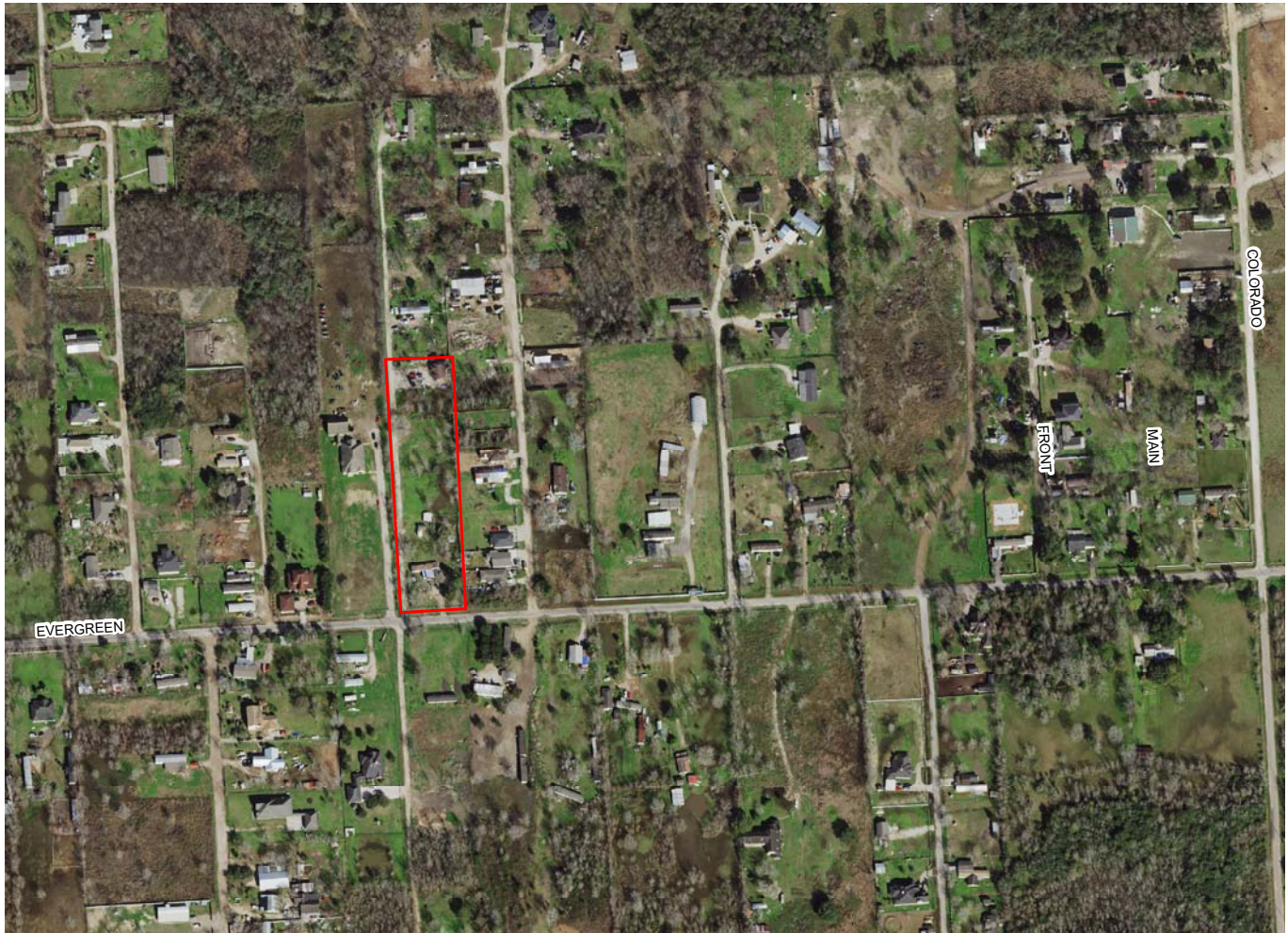
Planning and Development Department

Meeting Date: 04/29/2021

---

Subdivision Name: Estates De Espinoza

Applicant: Action Surveying



---

### D – Variances

### Aerial

---

**EXHIBIT**

**S 03°26'44" E - 682.88'**

**N 86°28'06" E - 164.72'**

BLOCK 31  
MAGNOLIA PLACE  
AND FRESNO  
VOLUME 2, PAGE 23  
M.R.F.B.C.

N 03°26'44" W - 264.50'

S 03°26'44" E - 264.50'

**L2**

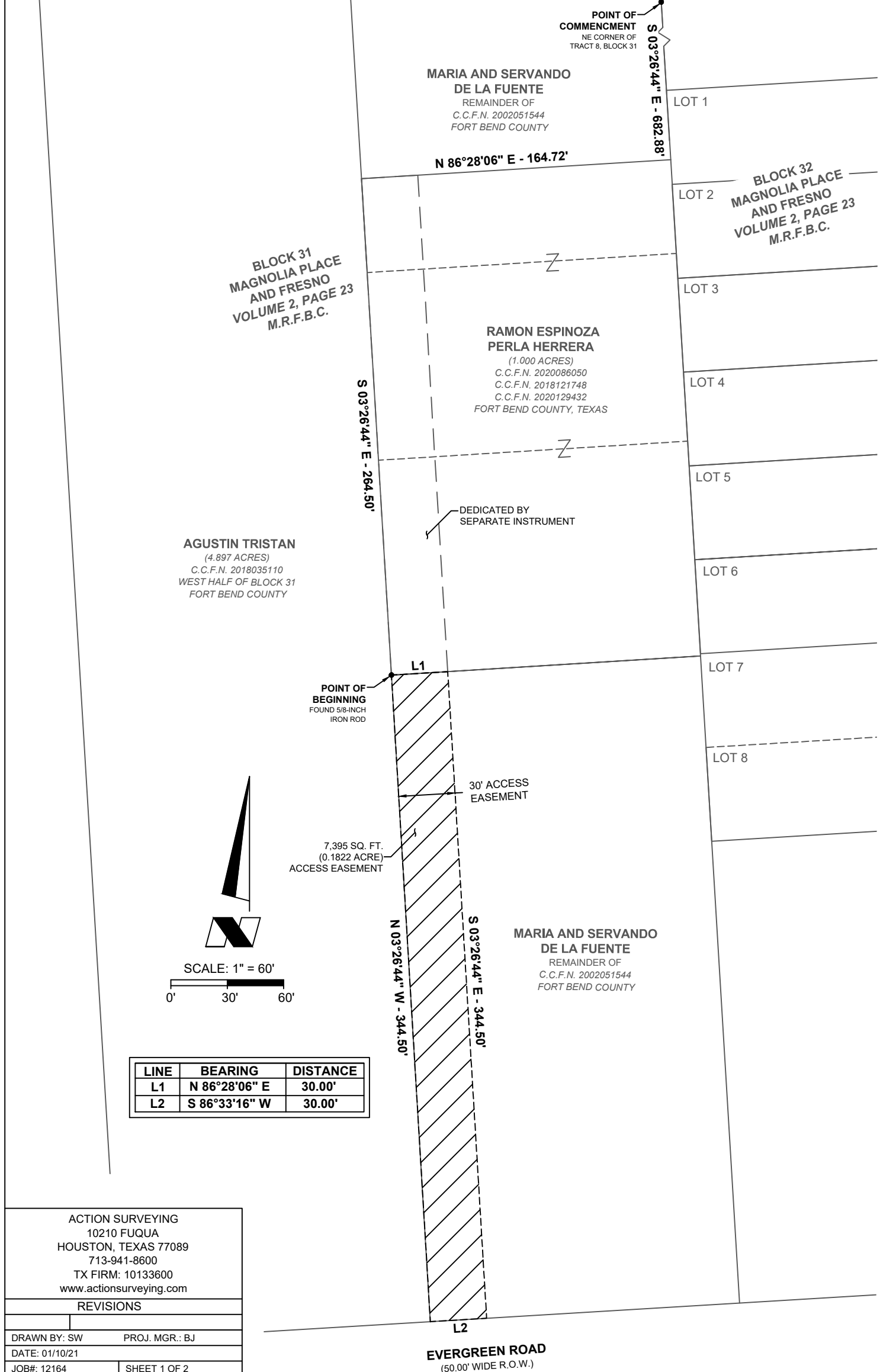
LOT 8

**ACTION SURVEYING**  
10210 FUQUA  
HOUSTON, TEXAS 77089  
713-941-8600  
TX FIRM: 10133600  
[www.actionsurveying.com](http://www.actionsurveying.com)

FILENAME: J:\12164\DWG\ESPINOZA ESTATES ACC ESMT.DWG

**EVERGREEN ROAD**  
(50.00' WIDE R.O.W.)

EXHIBIT  
30' ACCESS EASEMENT



ACTION SURVEYING  
10210 FUQUA  
HOUSTON, TEXAS 77089  
713-941-8600  
TX FIRM: 10133600  
www.actionsurveying.com

REVISIONS

DRAWN BY: SW

PROJ. MGR.: BJ

DATE: 01/10/21

JOB#: 12164

SHEET 1 OF 2

FILENAME: J:\12164\DWG\IESPINOZA ESTATES ACC ESMT.DWG



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2021-0631

**Plat Name:** Estates De Espinoza

**Applicant:** Action Surveying

**Date Submitted:** 03/20/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

The Variance requested is to provide legal access to newly created 1-acre residential lot of the Espinoza family across the De La Fuente property via a 30-foot access easement.

**Chapter 42 Section:** 42-146.2.a

**Chapter 42 Reference:**

42-146.2.a

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The proposed plat is located in Fresno, Texas, Fort Bend County. The property lies within the City of Houston ETJ. The purpose of this variance request is to allow the applicants to record an access easement through Fort Bend County, in lieu of a dedicated private street or private access easement (PAE) as required by Chapter 42.

**(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 intent of this platting project is to provide legal access to the public right-of-way for a small community in Fresno, Texas. I have been in contact with the Fort Bend County (FBC) Engineers' office, and they have informed me that a 30-foot public or private street would not be acceptable per the Fort Bend County road requirements. Further, FBC has concerns that a private road can be sold to a new owner and access can then be denied, a situation they are currently dealing with and would like to avoid in the future. The Fort Bend County Engineers' Office is in support of this variance request and would prefer an access easement to provide legal access to these properties.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The hardship experienced was not created by the applicant. The original plat for this area was recorded in 1911. At that time the law allowed original landowners to subdivide the original 10 acre lots by metes and bounds legal descriptions, with no legal access to a public right-of-way required. This platting project is attempting to provide legal access to public right-of-way for the families involved.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this particular chapter will be maintained if this variance is granted because legal access will be provided to the public right-of-way that does not currently exist.

**(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 as it provides a solution to a problem that was created when the plat was recorded over a century ago.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The purpose of this variance request to rectify the conflicting road requirements of 3 three municipalities in the southeast Texas region, Fort Bend County, Harris County, and the City of Houston and to provide legal access to the public right-of-way for the families involved.



Application No: 2021-0631

Agenda Item: 135

PC Action Date: 04/29/2021

Plat Name: Estates De Espinoza

Applicant: Action Surveying

Staff Recommendation: Defer Chapter 42 planning standards

Chapter 42 Sections: 42-146.2.a

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The Variance requested is to provide legal access to newly created 1-acre residential lot of the Espinoza family across the De La Fuente property via a 30-foot access easement. ;

Basis of Recommendation:

The site is located along the northern boundary of Evergreen Street between California Street and South Post Oak Boulevard in Fort Bend County ETJ. The applicant requests a variance to allow a single family residential lot to take access from a 30' access easement. Staff recommends deferring this application for two weeks to allow the applicant time to submit revised information by noon next Wednesday.

### Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;  
OR

.

(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;

.

(3) The intent and general purposes of this chapter will be preserved and maintained;

.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

.

(5) Economic hardship is not the sole justification of the variance.

.



# Houston Planning Commission

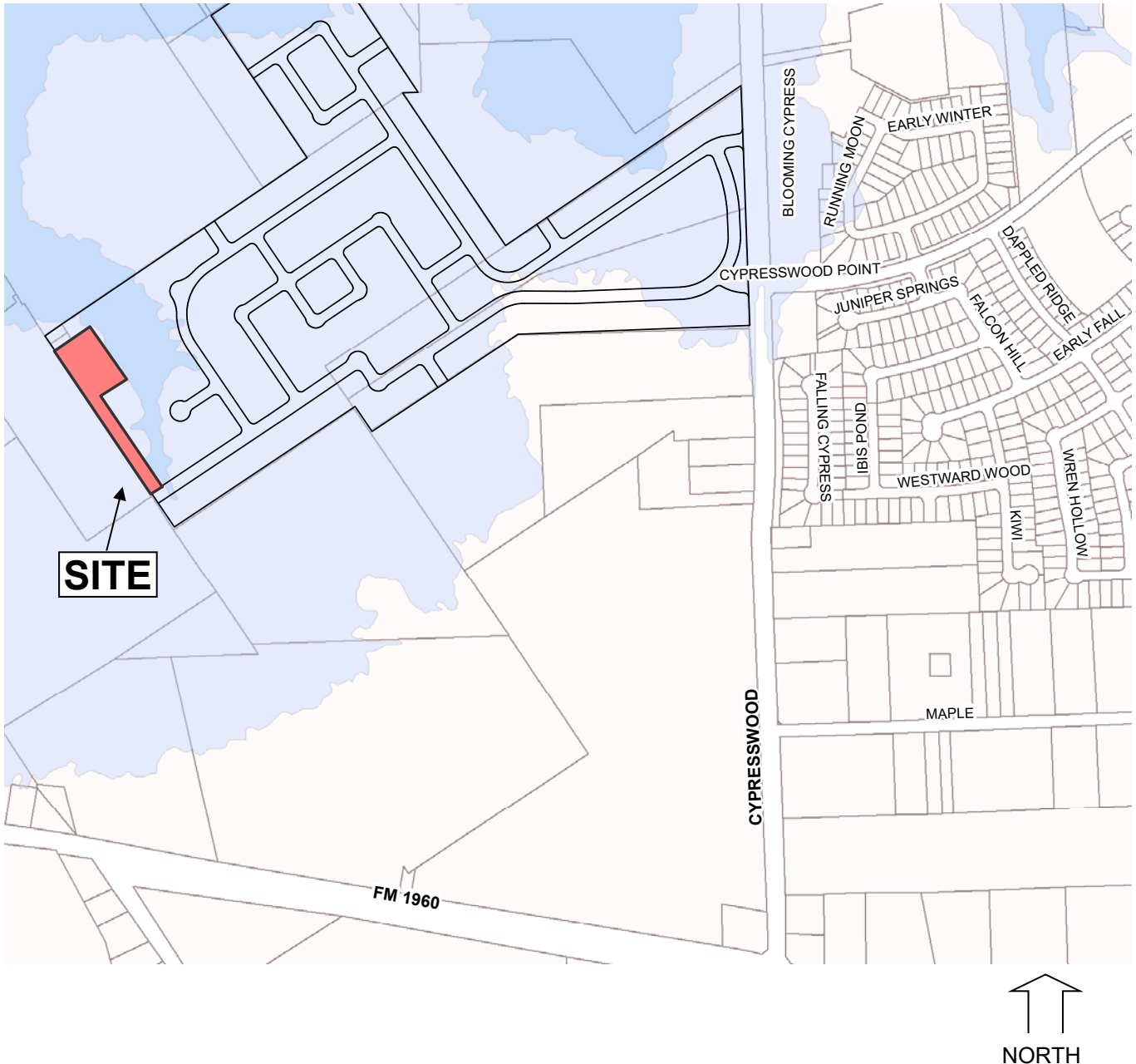
**ITEM: 136**

Planning and Development Department

Meeting Date: 04/29/2021

**Subdivision Name: Flagstone Wastewater Treatment Plant**

**Applicant: Meta Planning + Design LLC**



**D – Variances**

**Site Location**

# Houston Planning Commission

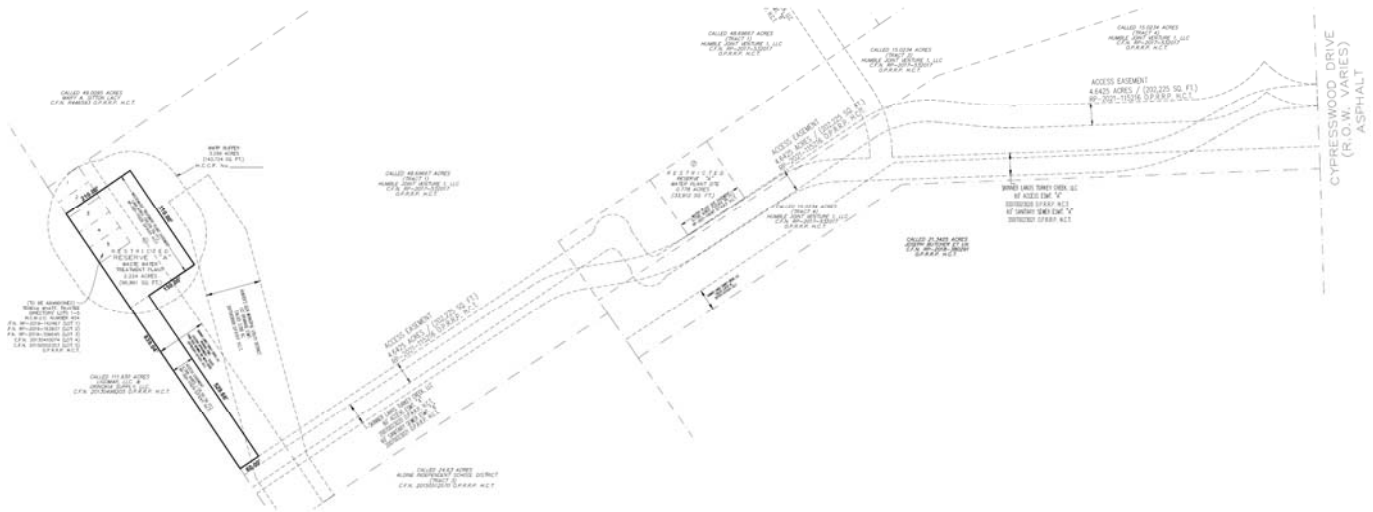
ITEM: 136

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Flagstone Wastewater Treatment Plant

Applicant: Meta Planning + Design LLC



D – Variances

Subdivision

# Houston Planning Commission

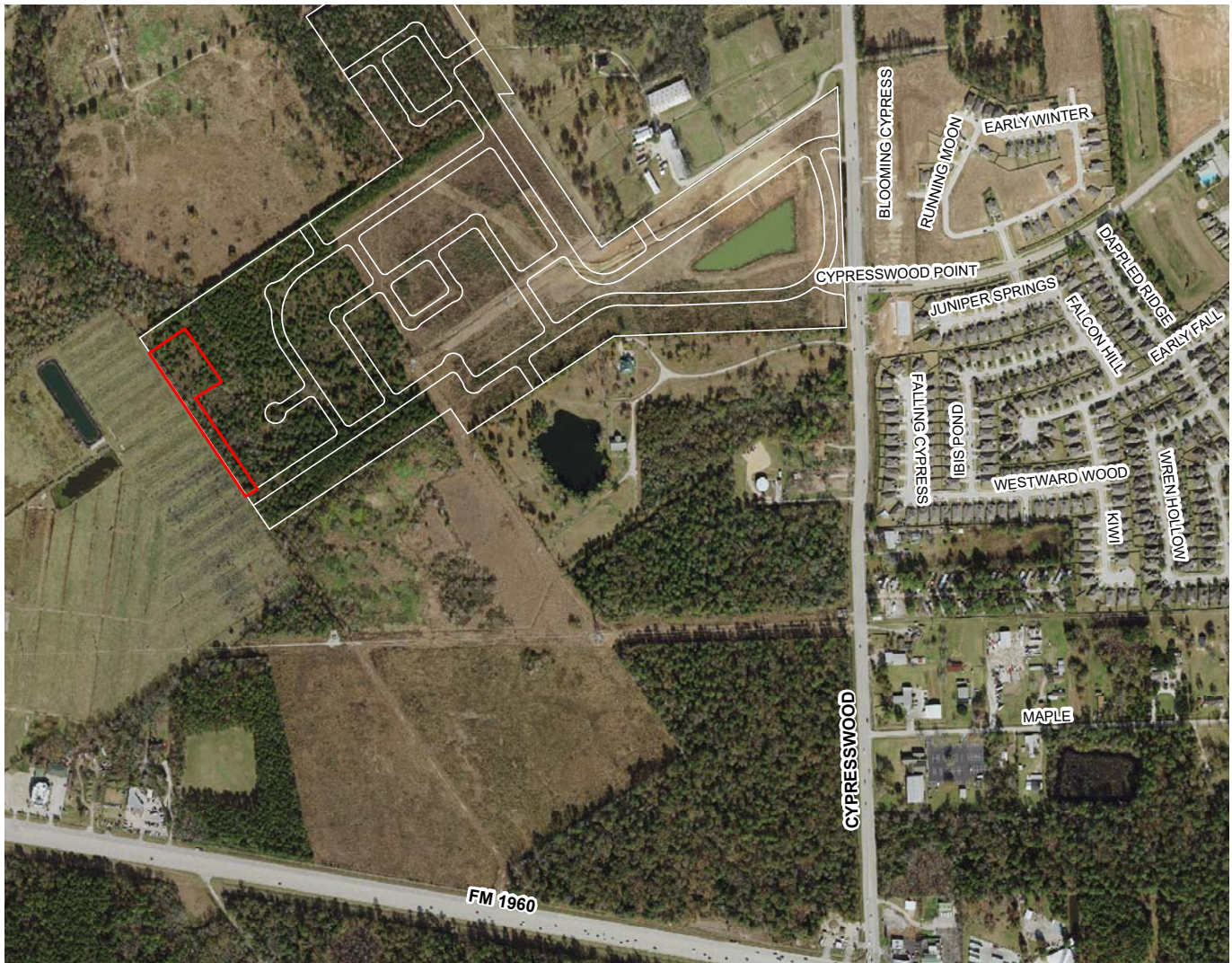
**ITEM: 136**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Flagstone Wastewater Treatment Plant

Applicant: Meta Planning + Design LLC



**D – Variances**

**Aerial**





## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2021-0938

**Plat Name:** Flagstone Wastewater Treatment Plant

**Applicant:** Meta Planning + Design LLC

**Date Submitted:** 04/19/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow the proposed wastewater treatment plant to have temporary access and frontage via an access easement until the adjacent public street is platted with future phases of the Flagstone GP development.

**Chapter 42 Section: 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: Restricted reserve—Wastewater treatment, water production or water repressurization 5,000 sq. ft. public street or type 1 permanent access easement 50 feet 50 feet

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The sequence of development for the Flagstone GP subdivision will be east-to-west beginning at Cypresswood Drive. The preliminary and final plats for the first phase of development have already been submitted to the City of Houston and have been approved. Per the approved General Plan, the proposed wastewater treatment plant reserve is located along the western end of the overall Flagstone development and along a proposed 60' east-west street, called Morning Fern Way. Wastewater Treatment Plants provide utility infrastructure for the overall development and are often constructed in advance of the lots they serve. The variance being requested is to allow the proposed wastewater treatment plant to take temporary access via a 60' access easement until such time as the adjacent public streets are platted with a section plat. The access easement follows the alignment of a future segment of the Morning Fern Way, per the approved Sec. 1 plat and per the street pattern on the approved GP.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are based on the necessity and ability to provide utility infrastructure in advance of lot development. The plat is being submitted ahead of the recordation of Phase I and remaining development sections to allow for the service provider to coordinate TCEQ approvals. The variance being requested is to allow the proposed wastewater treatment plant to take temporary access from a 60' recorded access easement until such time as future phases of the development plat the adjacent public street. The access easement will allow for an all-weather access road for the construction of the wastewater treatment plant. The access easement will automatically terminate upon the platting and recordation of the public streets.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The 4.6 acre access easement provides the needed access to a public street. This access easement follows the alignment of future public streets that will be platted within future phases of the development. At the time of recordation of the public streets, the access easement will automatically terminate.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The proposed wastewater treatment plant will have adequate public street frontage and access once the adjacent sections plat. The 60' access easement is temporary and necessary to facilitate the construction of the wastewater treatment plant, as utility facilities are needed in advance of the development of the adjacent lots. The access easement will automatically terminate upon the recordation of said public streets.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The hardship is based on the short term need for access prior to the public streets being platted and recorded. Wastewater Treatment Plants generally develop ahead of the lots in order to provide the required utility facilities.



## PLANNING & DEVELOPMENT DEPARTMENT

## STAFF REPORT Variance Request Form

**Application No:** 2021-0938

**Agenda Item:** 136

**PC Action Date:** 04/29/2021

**Plat Name:** Flagstone Wastewater Treatment Plant

**Applicant:** Meta Planning + Design LLC

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 190 (c)

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To allow the proposed wastewater treatment plant to have temporary access and frontage via an access easement until the adjacent public street is platted with future phases of the Flagstone GP development. ;

**Basis of Recommendation:**

The site is located in Harris County ETJ's west of Cypreswood north of FM 1960. The applicant is proposing a reserve restricted to wastewater treatment plant and requesting a variance to have frontage and access via a 30-foot access easement instead of the required 50 feet of frontage on a public street. Staff is in support of the requests. The site is located within the Flagstone GP. The proposed wastewater treatment plant will give service to the future development within the GP. The access easement keeps the intent of the ordinance by providing access to the site in order to allow required wastewater infrastructure to function before anticipated development. The access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ). The access easement follows the street pattern proposed on the general plan and will go away once the proposed streets adjacent to the proposed reserve are dedicated with future section. Harris County Engineering Department has voice 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;**

Strict application of the ordinance wouldn't allow for a wastewater treatment plant to be built prior to development due to the required access and frontage to a public right of way. Granting the variance to build the water plant accessible by easement is an example of sound public policy as will allow required water infrastructure to function before anticipated development.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The variance is supportable because it will allow wastewater service to be in place before development happens to accommodate future development in an orderly manner. This is not a hardship created by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

In addition, the easement will allow for a paved all-weather road for construction and maintenance staff to access the site. Granting the variance is consistent with the intent and general purpose of Chapter 42 as the easement will allow for vehicular access to the site.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Allowing vehicular access to the site via an access easement will benefit public health, safety, and welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The variance is supportable because of the need to establish water service before development happens to accommodate future development in an orderly manner



# Houston Planning Commission

**ITEM: 137**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Flagstone Water Plant

Applicant: Meta Planning + Design LLC



**D – Variances**

**Site Location**

# Houston Planning Commission

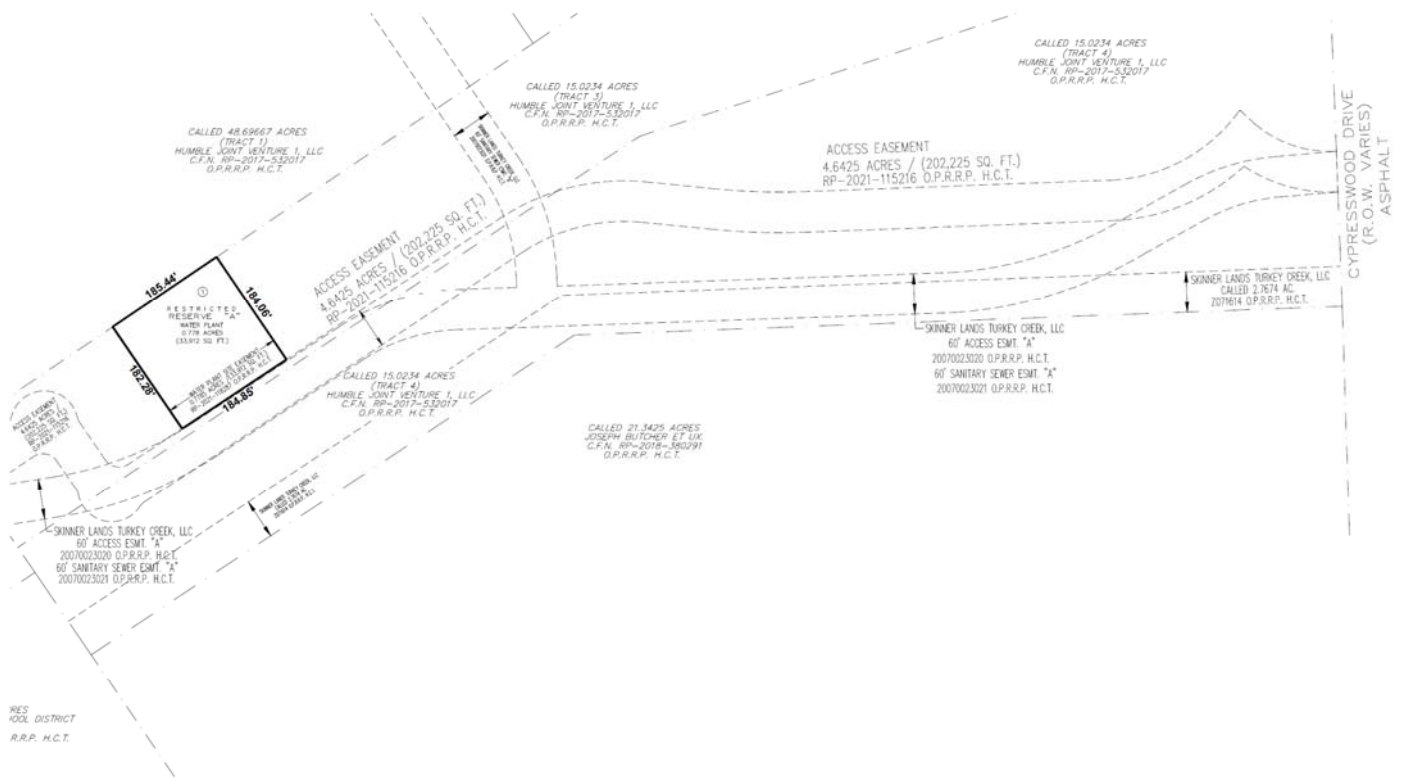
**ITEM: 137**

## Planning and Development Department

**Meeting Date: 04/29/2021**

**Subdivision Name: Flagstone Water Plant**

**Applicant: Meta Planning + Design LLC**



## D – Variances

## Subdivision

# Houston Planning Commission

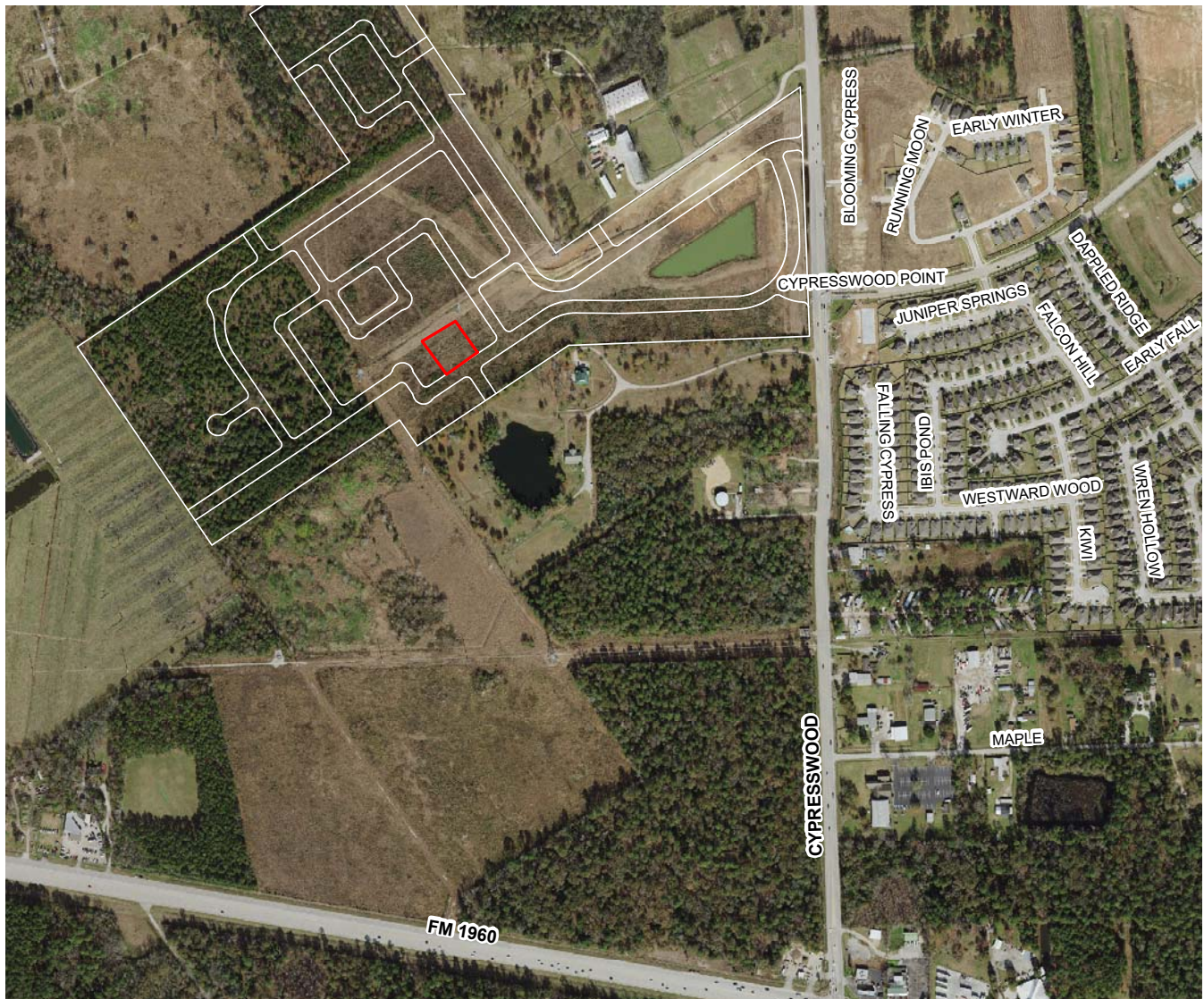
ITEM: 137

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Flagstone Water Plant

Applicant: Meta Planning + Design LLC



D – Variances

Aerial





## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2021-0931

**Plat Name:** Flagstone Water Plant

**Applicant:** Meta Planning + Design LLC

**Date Submitted:** 04/19/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow the proposed water plant site to have temporary access and frontage via an access easement until the adjacent public street is platted with future phases of the Flagstone GP development.

**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: Restricted reserve—Wastewater treatment, water production or water repressurization 5,000 sq. ft. public street or type 1 permanent access easement 50 feet 50 feet

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The sequence of development for the Flagstone GP subdivision will be east-to-west beginning at Cypresswood Drive. The preliminary and final plats for the first phase of development have already been submitted to the City of Houston and have been approved. Per the approved General Plan, the proposed Water Plant reserve is located just west of the first phase of development and along a proposed 60' east-west street, called Morning Fern Way. Water plants provide utility infrastructure for the overall development and are often constructed in advance of the lots they serve. The variance being requested is to allow the proposed water plant to take temporary access via a 60' access easement until such time as the adjacent public streets are platted with a section plat. The access easement follows the alignment of a future segment of the Morning Fern Way, per the approved Sec. 1 plat and per the street pattern on the approved GP.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are based on the necessity and ability to provide utility infrastructure in advance of lot development. The plat is being submitted ahead of the recordation of Phase I and remaining development sections to allow for the MUD to coordinate TCEQ approvals. The variance being requested is to allow the proposed water plant to take temporary access from a 60' recorded access easement until such time as future phases of the development plat the adjacent public street. The access easement will allow for an all-weather access road for the construction of the water plant. The access easement will automatically terminate upon the platting and recordation of the public streets.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The 4.6 acre access easement provides the needed access to a public street. This access easement follows the alignment of future public streets that will be platted within future phases of the development. At the time of recordation of the public streets, the access easement will automatically terminate.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The proposed water plant will have adequate public street frontage and access once the adjacent sections plat. The 60' access easement is temporary and necessary to facilitate the construction of the water plant, as utility facilities are needed in advance of the development of the adjacent lots. The access easement will automatically terminate upon the recordation of said public streets.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The hardship is based on the short term need for access prior to the public streets being platted and recorded. Water Plants generally develop ahead of the lots in order to provide the required utility facilities.



## PLANNING & DEVELOPMENT DEPARTMENT

## STAFF REPORT Variance Request Form

**Application No:** 2021-0931

**Agenda Item:** 137

**PC Action Date:** 04/29/2021

**Plat Name:** Flagstone Water Plant

**Applicant:** Meta Planning + Design LLC

**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)**

To allow the proposed water plant site to have temporary access and frontage via an access easement until the adjacent public street is platted with future phases of the Flagstone GP development. ;

### **Basis of Recommendation:**

The site is located in Harris County ETJ's west of Cypresswood north of FM 1960. The applicant is proposing a reserve restricted to water production and requesting a variance to have frontage and access via a 30-foot access easement instead of the required 50 feet of frontage on a public street. Staff is in support of the requests. The site is located within the Flagstone GP. The proposed water plant will give service to the future development within the GP. The access easement keeps the intent of the ordinance by providing access to the site in order to allow required water infrastructure to function before anticipated development. The access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ). The access easement follows the street pattern proposed on the general plan and will go away once the proposed streets adjacent to the proposed reserve are dedicated with future section. Harris County Engineering Department has voice 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;**

Strict application of the ordinance wouldn't allow for a water plant to be built prior to development due to the required access and frontage to a public right of way. Granting the variance to build the water plant accessible by easement is an example of sound public policy as will allow required water infrastructure to function before anticipated development.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The variance is supportable because it will allow water service to be in place before development happens to accommodate future development in an orderly manner. This is not a hardship created by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

In addition, the easement will allow for a paved all-weather road for construction and maintenance staff to access the site. Granting the variance is consistent with the intent and general purpose of Chapter 42 as the easement will allow for vehicular access to the site.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Allowing vehicular access to the site via an access easement will benefit public health, safety, and welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The variance is supportable because of the need to establish water service before development happens to accommodate future development in an orderly manner.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 138

**Action Date:** 04/29/2021

**Plat Name:** Houston Foam and Plastic Replat and Extension replat no 1 and extension

**Developer:** Kurtz Properties LTD

**Applicant:** Hovis Surveying Company Inc.

**App No/Type:** 2021-0872 C2R

**Staff Recommendation:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	10.7473	Total Reserve Acreage:	10.7473
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	493H	City

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#### **Conditions and Requirements for Approval**

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

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)

Add the following note on face of the plat:

The Planning Commission granted a variance to allow a zero foot dual building line for the existing structures along Harrington Street and Maffitt Street subject to specific conditions on 04/29/2021.

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**Agenda Item:** 138

**Action Date:** 04/29/2021

**Plat Name:** Houston Foam and Plastic Replat and Extension replat no 1 and extension

**Developer:** Kurtz Properties LTD

**Applicant:** Hovis Surveying Company Inc.

**App No/Type:** 2021-0872 C2R

HPW- TDO- Traffic: 04/23/2021

**Staff Recommendation:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Is there a plan for a future gate at the termination of Harrington Street that might require a three-point turnaround?

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

This project will require Joint Referral Committee action for the abandonment/relocation of the existing water and sanitary sewer lines on-site.

HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

No building is allowed within any public utility easement.

Parks and Recreation: Does not apply to parks

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

Harris County Flood Control District: Flood Control review - No comments.

# Houston Planning Commission

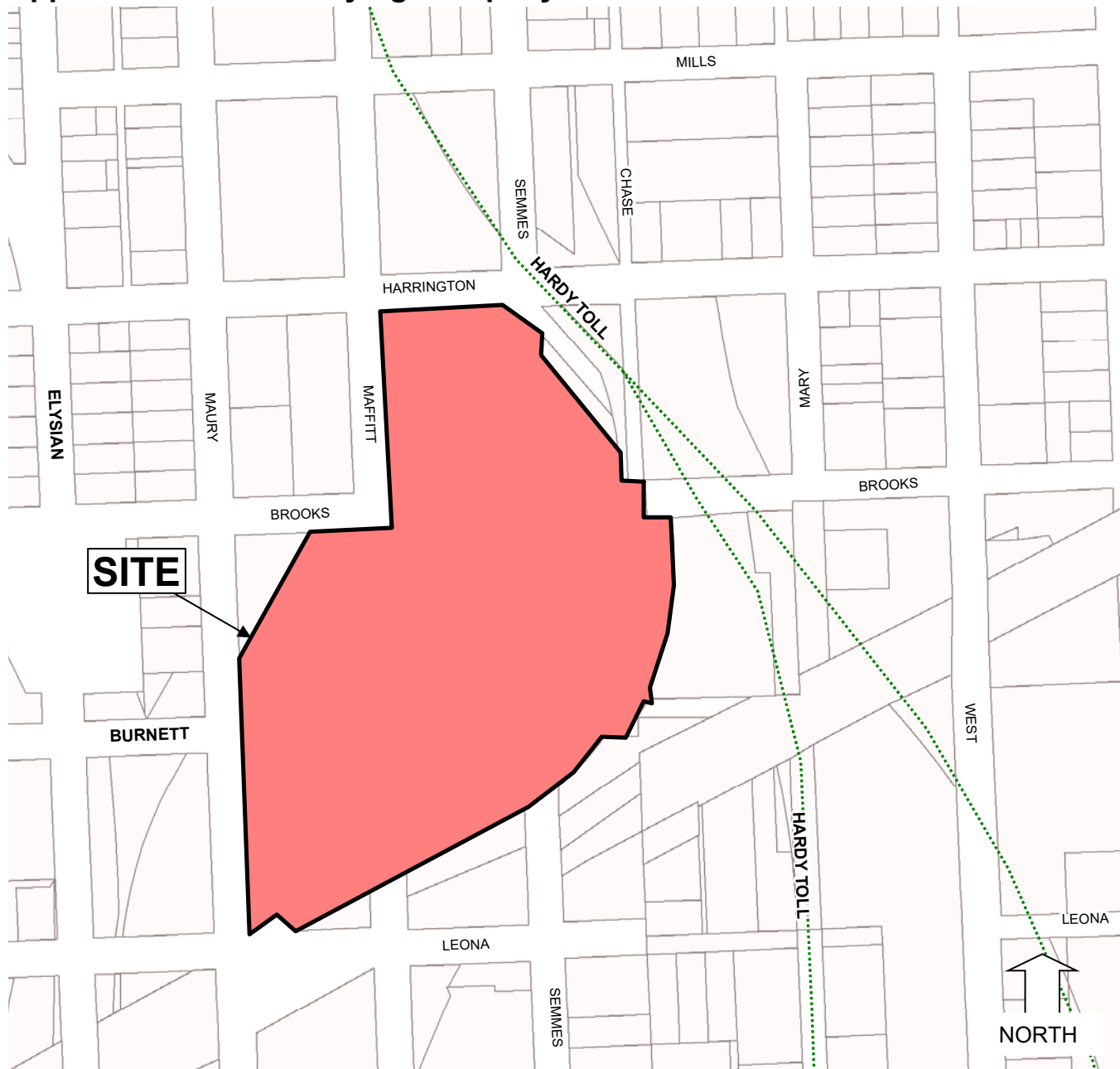
ITEM: 138

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Houston Foam and Plastic Replat and Extension  
replat no 1 and extension

Applicant: Hovis Surveying Company Inc.



D – Variances

Site Location

# Houston Planning Commission

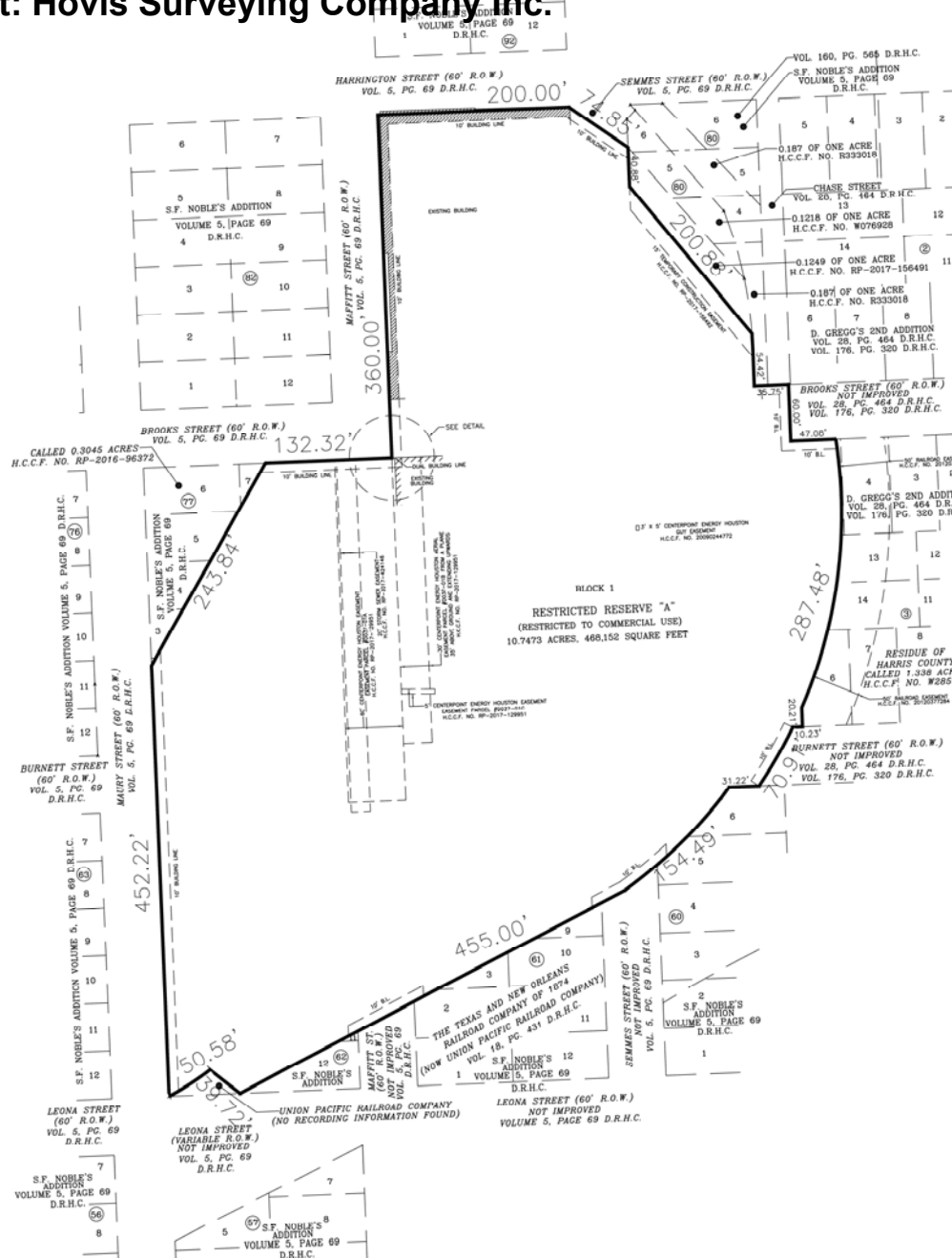
# ITEM: 138

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Houston Foam and Plastic Replat and Extension  
replat no 1 and extension

Applicant: Hovis Surveying Company Inc.



D – Variances

Subdivision



# Houston Planning Commission

ITEM: 138

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Houston Foam and Plastic Replat and Extension  
replat no 1 and extension

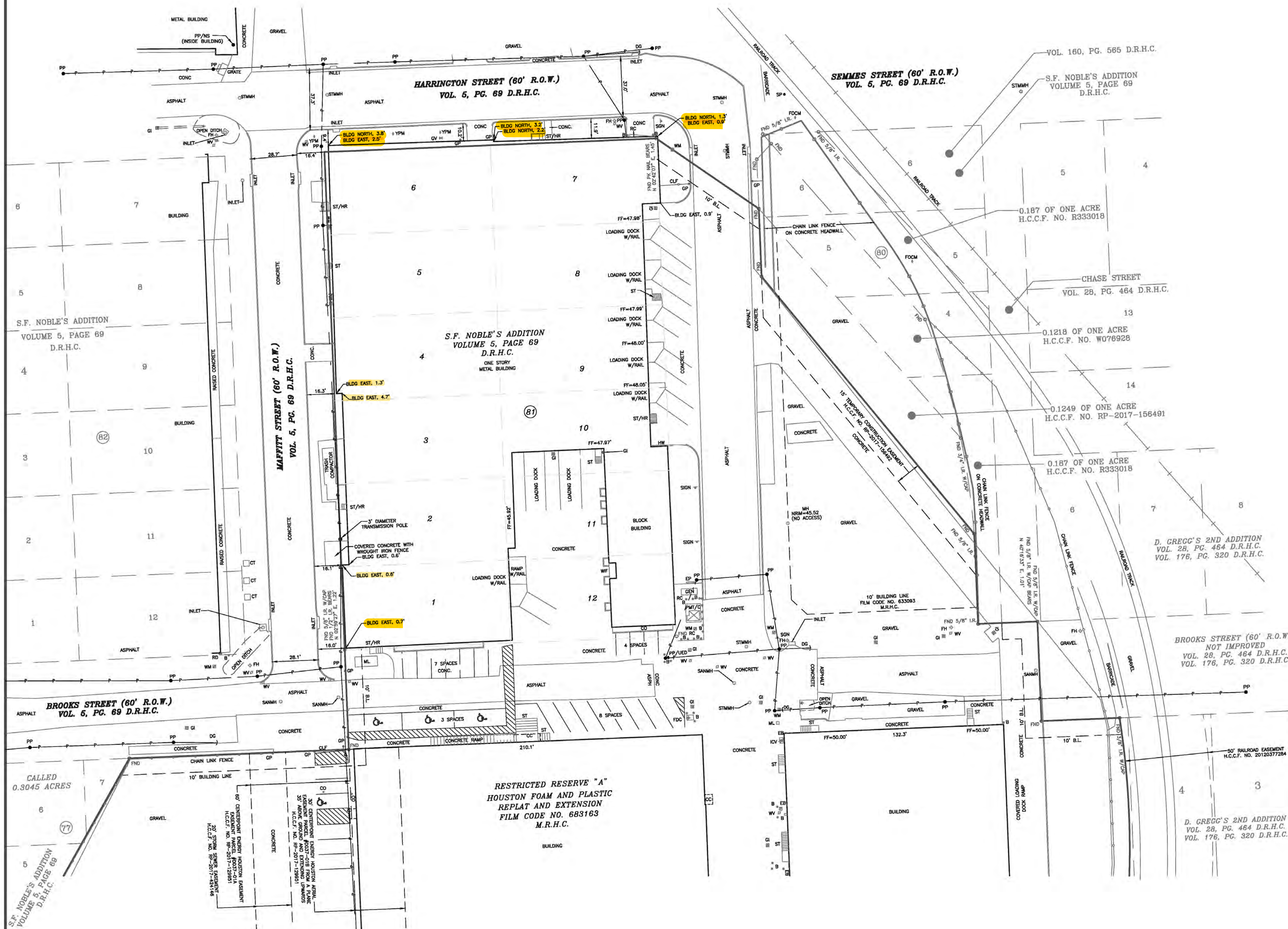
Applicant: Hovis Surveying Company Inc.



D – Variances

Aerial





- LEGEND:
- A/ASPH = ASPHALT
  - B.L. = BUILDING LINE
  - B = BOLLARD
  - BP = BOTTOM OF POND
  - BPV = BACK FLOW PREVENTOR
  - BTM = BOTTOM
  - CBLMH = CABLE MANHOLE
  - C/CONC = CONCRETE
  - CC = COVERED CONCRETE
  - CLF = CHAIN LINK FENCE
  - CO = CLEAN OUT
  - CP = CENTERPOINT ENERGY
  - CPTS = CENTERPOINT ENERGY TEST STATION
  - CT = CONCRETE TABLE
  - DC = DOWN GUY
  - D.R.H.C. = DEED RECORDS HARRIS COUNTY, TEXAS
  - EB/EBP = ELECTRIC JUNCTION BOX
  - EP = ELECTRIC PANEL
  - FDC = FIRE DEPARTMENT CONNECTION
  - FF = FINISHED FLOOR
  - FI = FIRE HYDRANT
  - FND = FOUND 5/8" I.R. W/CAP
  - FOCM = FIBER OPTIC CABLE MARKER
  - GEN = GENERATOR
  - GP = GATE POST
  - GV = GAS VALVE
  - HR = HANDRAIL
  - HW = HEADWALL
  - ICV = IRRIGATION CONTROL VALVE
  - M.R.H.C. = MAP RECORDS HARRIS COUNTY, TEXAS
  - ML = METAL LID
  - MM = MILE MARKER
  - NG = NATURAL GROUND
  - OPF = ORANGE PIN FLAG
  - OPM = ORANGE PAINT MARK
  - PG = PAGE
  - PH = PULL HOLE
  - PMT = PAD MOUNTED TRANSFORMER
  - PP = POWER POLE
  - PP/NS = POWER POLE/NO SERVICE
  - PP/UED = POWER POLE/UNDERGROUND ELECTRIC DUCT
  - PB = PLANTER BOX
  - RC = RAISED CONCRETE
  - RRL = RAILROAD LIGHT
  - S/SGN = SIGN
  - SANMH = SANITARY MANHOLE
  - SB = SIGNAL BOX
  - SET = SET 5/8" I.R. W/CAP
  - SGN = SIGN
  - SP = SERVICE POLE
  - ST = STEPS
  - ST/HR = STEPS W/HANDRAIL
  - STMMH = STORM MANHOLE
  - TR = TOP OF RAIL
  - UGCM = UNDERGROUND CABLE MARKER
  - VOL. = VOLUME
  - WIF = WROUGHT IRON FENCE
  - WM = WATER METER
  - WS = WATER SPIGOT
  - WV = WATER VALVE
  - YPF = YELLOW PIN FLAG (BURIED GAS)
  - YPM = YELLOW PAINT MARK (BURIED GAS)

- NOTES:
- This survey was performed without the benefit of a current title report therefore all easements and other matters of record which may have been granted may not be shown hereon.
  - Bearing orientation based on the Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204), derived from CORS site NETP.
  - Surveyor did not abstract tract.
  - ( ) indicates deed or plat call.
  - Based on graphical plotting no portion of this tract lies within a "100 year flood hazard area" as designated on the National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Number 480296 0690 N for the City of Houston, Texas dated January 6, 2017. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel conditions change.
  - All easements and building lines per plot of Houston Foam and Plastic Replat and Extension, a subdivision as shown on map or plat recorded under Film Code No. 683163 M.R.H.C., unless otherwise noted.
  - Revised April 22, 2021 to show dimensions from paving to building along Maffitt Street and Harrington Street.



J. L. Z.  
Registered Professional Land Surveyor

**H HOVIS SURVEYING COMPANY**  
Land Surveys - Computer Mapping  
5000 Cabbage - Spring, Texas 77379  
(281) 320-9591  
Acres - Residential - Industrial - Commercial  
Texas Firm Registration No. 10030400

EXISTING CONDITIONS SURVEY FOR SHOWING EXISTING BUILDING ON BLOCK 81 OF S.F. NOBLE'S ADDITION SITUATED IN THE S.M. HARRIS SURVEY, ABSTRACT NUMBER 327, CITY OF HOUSTON, HARRIS COUNTY, TEXAS

ID#: 123-045-001-0001  
99048908B.DWG  
HSC 01678-E-18

DATE: MARCH 3, 2021 SCALE: 1" = 30' JOB NO. 99-048-80





**Application Number:** 2021-0872

**Plat Name:** Houston Foam and Plastic Replat and Extension replat no 1 and extension

**Applicant:** Hovis Surveying Company Inc.

**Date Submitted:** 04/16/2021

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 dual building line along Maffitt Street and Harrington Street instead of the required 10' building line and to not provide the required 15'x15' visibility triangle at the intersection of Maffitt Street and Harrington Street.

**Chapter 42 Section: 156 & 162**

**Chapter 42 Reference:**

Sec. 42-156. - Streets other than major thoroughfares. (a)The building line requirement for property used or to be used for other than single-family residential purposes adjacent to a street that is not a major thoroughfare shall be ten feet unless otherwise required or authorized by this article. 42-162: Visibility Triangle The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

This 10.7473 acre development is being replatting to create one commercial reserve so that they can connect the existing building on Block 81 of the S.F. Noble's Addition with an existing building within Restricted Reserve "A" of Houston Foam and Plastic Replat and Extension. The existing building on Block 81 will remain intact This existing building is located 0.7 feet East of the Easterly right-of-way line of Maffitt Street at the Southwesterly corner of the building and 2.5 feet East at the Northwesterly corner. The creation of a 10 foot building line along Maffitt Street would create an encroachment with the existing building. The existing building is 3.8 feet North of the South right-of-way line Harrington Street at the Northwest corner of the building and 1.3' North at the Northeasterly corner of the existing building. The creation of a 10 foot building line along Harrington Street would create an encroachment with the existing building. The location of the existing building would also encroach into the required visibility at the intersection of Maffitt Street and Harrington Street. The existing building has been in this configuration since at least 1995 based on google earth and possibly longer.

**(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 because this building has been in this location for ±26 years. Traffic turning left from Maffitt Street onto Harrington Street are slightly North of the existing building based on the current paving in Maffitt Street and traffic turning left from Harrington Street onto Maffitt street are slightly pass the existing building.

**(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 the existing building has been in this location and configuration for many years. In addition, Harrington Street does not extend over the railroad tracks to the East of this development, it stops at a private drive into this development. Many of the streets in the area have been abandoned and some have not even been developed. This proposed addition to this development will not increase the outside traffic in the area and will be for employees of the development.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare because these existing circumstances have been in existence for many years and the traffic in the area has typically limited to employees of this development and the ones on the North side of Harrington Street. You can pull up passed the existing building to see oncoming traffic and the traffic in the area is minimal.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance because they are trying to construction a building which would connect their existing buildings within this development. The existing building will remain and the new construction will be occurring on the East side of the building. If this building is demolished any new construction would have to adhere to the 10 foot building line along Maffitt Street and Harrington Street as well as the visibility triangle.



**Application No:** 2021-0872

**Agenda Item:** 138

**PC Action Date:** 04/29/2021

**Plat Name:** Houston Foam and Plastic Replat and Extension replat no 1 and extension

**Applicant:** Hovis Surveying Company Inc.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 156 & 162

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To allow a dual building line along Maffitt Street and Harrington Street instead of the required 10' building line and to not provide the required 15'x15' visibility triangle at the intersection of Maffitt Street and Harrington Street.;

**Basis of Recommendation:**

The site is located south of Harrington Street, east of Maury Street and west of Chase Street in Near Northside. The applicant requests a zero foot dual building line for the existing structures along Harrington Street and Maffitt Street. Staff supports the requested variance.

The site is currently used for industrial purpose. The applicant proposes to construct a new structure on the site which requires a replat. The existing structures were constructed on the property line along Harrington Street and Maffitt Street. The applicant has no plan to add any new additions or demolish the existing structures. Considering the existing conditions on the site, granting the requested variance will meet the intent of the ordinance.

Therefore, staff recommends granting the requested variance and approving the plat subject to CPC 101 Form conditions. If the existing structures are ever demolished, any new structures or additions to the structure will be required to comply with the building line shown on the plat.

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### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;**  
**OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The applicant proposes to construct a new structure on the site which requires a replat. TThe applicant has no plan to add any new additions or demolish the existing structures. Considering the existing conditions on the site, granting the requested variance will meet the intent of the ordinance.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are based on the existing conditions on the site.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**  
The granting of the variance will not be injurious to the public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**  
Existing condition is the main justification for granting the variance.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 139

**Action Date:** 04/29/2021

**Plat Name:** Katy Lakes GP

**Developer:** Mini-B, Inc.

**Applicant:** LJA Engineering, Inc.- (Houston Office)

**App No/Type:** 2021-0870 GP

**Staff Recommendation:**

Withdraw

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Total Acreage:	536.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	405S	City/ETJ

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#### ***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.

HPW- TDO- Traffic: 04/26/2021

Is there connectivity for major streets connecting to the new development?

HPW-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - No comments.

Parks and Recreation: General plan add applicable parks table and notes upon adding dwelling units

HPW-OCE-Traffic: No comments, located within ETJ.

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)

Limited scope TIA will be required to determine driveway location and left turn lane requirements for future development (HC-permit regs, 12.02)

UVE, ROW cutbacks and corner radii will be checked when section Plats are submitted

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

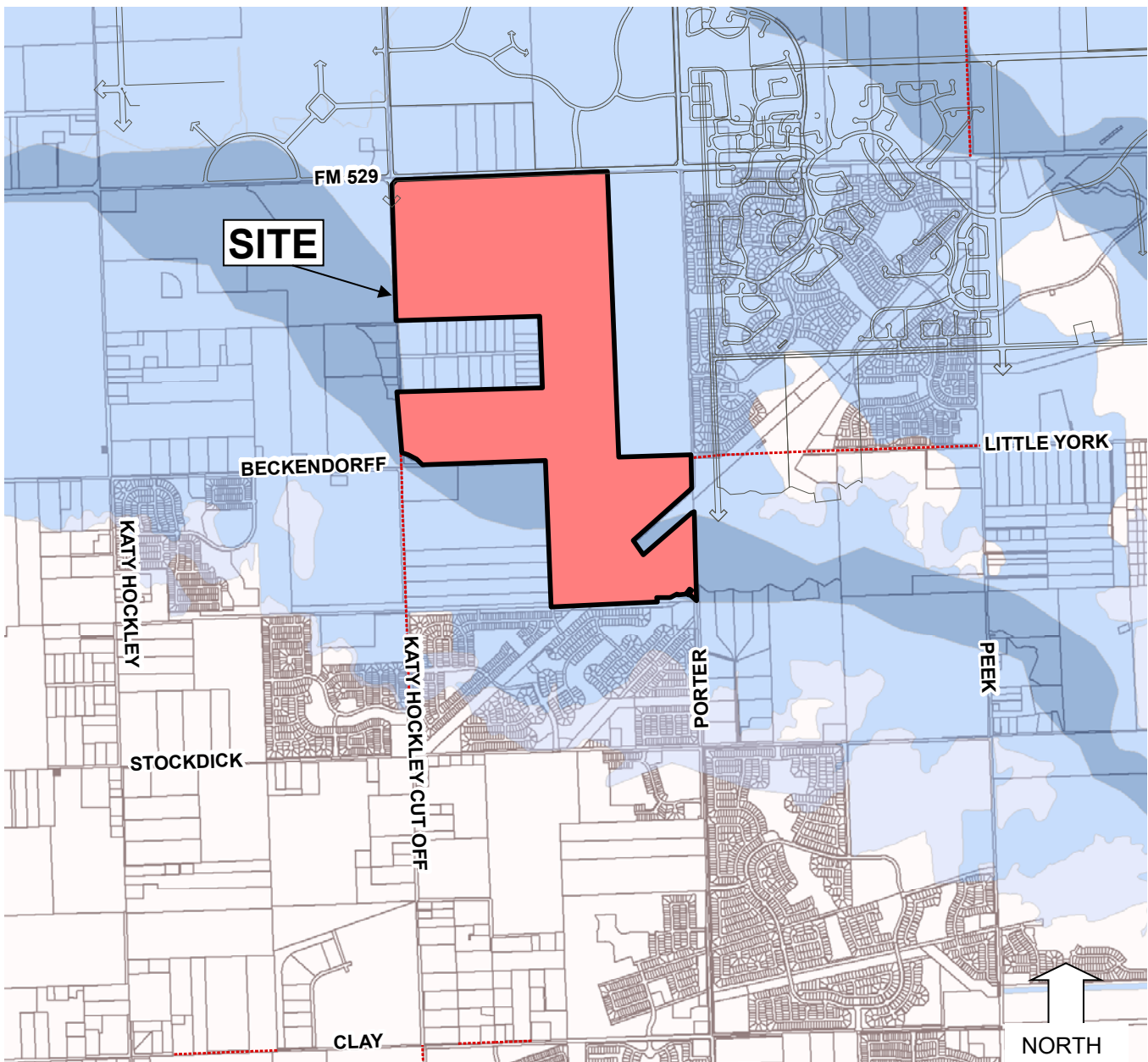
**ITEM: 139**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Katy Lakes GP

Applicant: LJA Engineering, Inc.- (Houston Office)



**D – Variances**

**Site Location**

# Houston Planning Commission

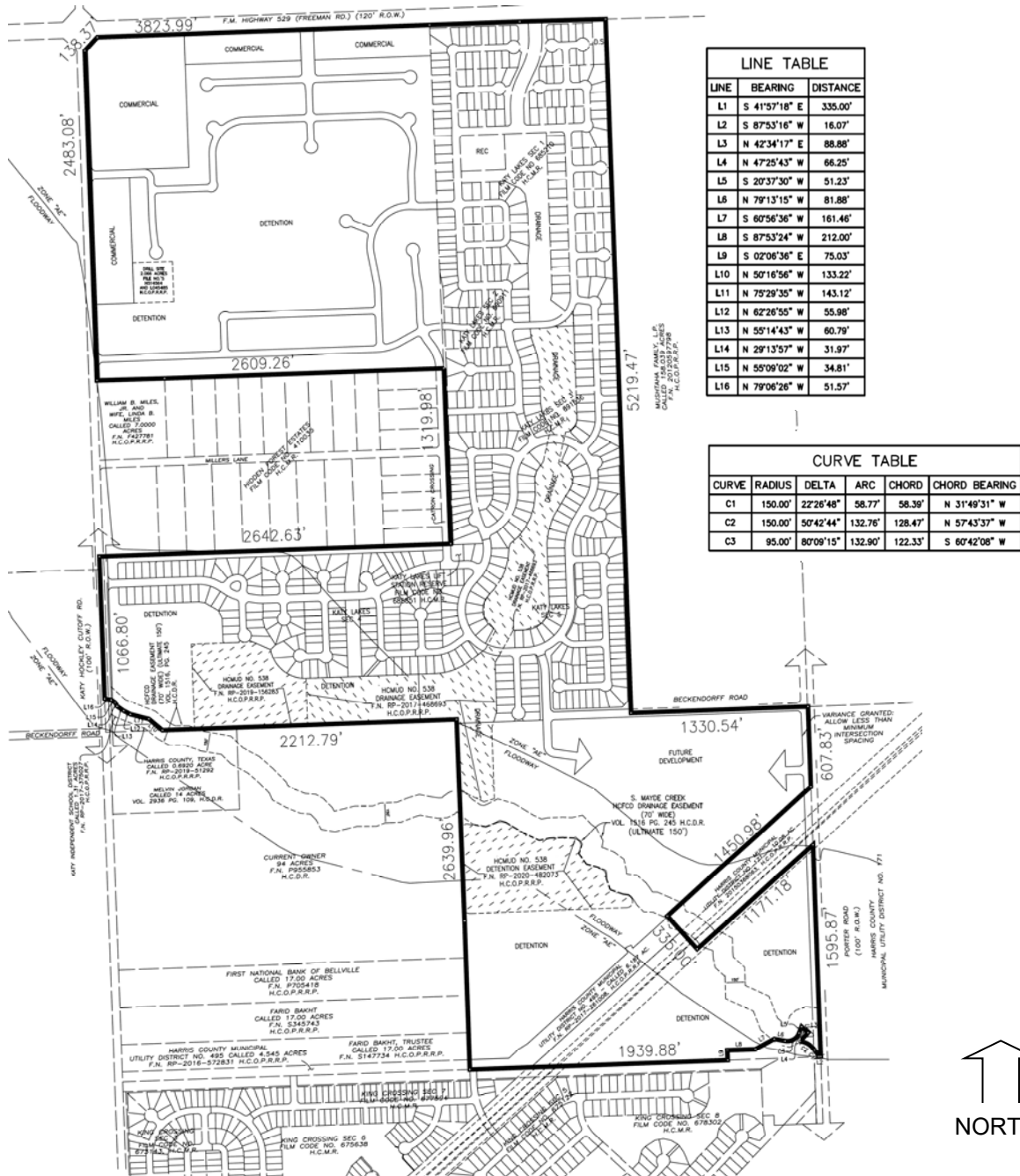
ITEM: 139

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Katy Lakes GP

Applicant: LJA Engineering, Inc.- (Houston Office)



D – Variances

Subdivision



# Houston Planning Commission

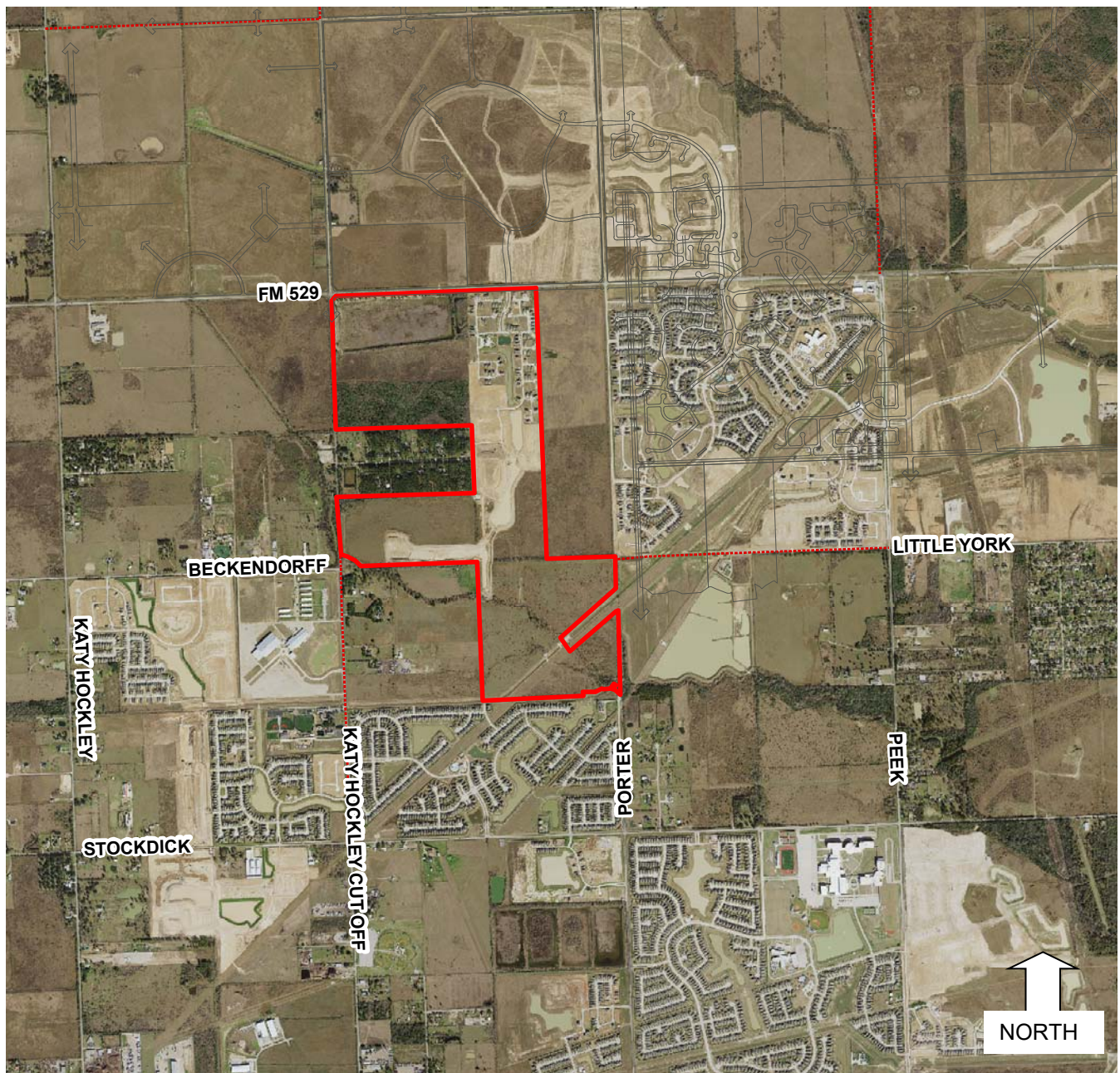
**ITEM: 139**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Katy Lakes GP

Applicant: LJA Engineering, Inc.- (Houston Office)



**D – Variances**

**Aerial**





# KATY LAKES GP VARIANCE EXHIBIT

A SUBDIVISION OF 539 ACRES OF LAND  
SITUATED IN THE  
WILLIAM SALYARS SURVEY, ABSTRACT 1532 AND  
THE H. & T.C. RAILROAD COMPANY SURVEY,  
SECTION 59, ABSTRACT 444, HARRIS COUNTY,  
TEXAS.

APRIL 21, 2021      JOB NO. 2636-0120.309

OWNERS:  
**MINI - B, INC.**  
**MICHAEL L. FUQUA, PRESIDENT**  
550 WAUGH, HOUSTON, TEXAS 77019  
PHONE: (281) 749-8000

ENGINEER:  
**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S      Phone 713.953.5200  
Suite 600      Fax 713.953.5026  
Houston, Texas 77042      FRN - F-1386





**Application Number:** 2021-0870

**Plat Name:** Katy Lakes GP

**Applicant:** LJA Engineering, Inc.- (Houston Office)

**Date Submitted:** 04/16/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To exceed 1,400' intersection spacing by not providing a north-south and east-west public street across a proposed detention pond in the proposed Katy Lakes GP.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec. 42-128. Intersections of local streets. (b) 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 Katy Lakes General Plan is a 540 acre development located in Harris County, in the Houston ETJ. A residential and commercial development is proposed in the northwest part of the development. This is bordered by F.M. 529 to the north, Katy Hockley Cutoff Road to the west, Katy Lakes Section 1 (Film Code No. 685210 H.C.M.R.) and section 2 to the east, and Hidden Forest Estates (Film Code No. 410035 H.C.M.R.) to the south. Katy Lakes is proposing commercial development fronting on F.M. 529 and Katy Hockley Cutoff Road. Both roads are major thoroughfares, with connecting streets into Katy Lakes providing access to the interior residential development. The proposed development is meeting intersection spacing along F.M. 529 by providing a proposed 100 foot R.O.W. connection for better traffic circulation. The development exceeds intersection spacing by providing two proposed streets along Katy Hockley Cutoff Road which will allow for improved circulation. Providing streets across the detention pond to meet intersection spacing would be impractical since this is the most beneficial location for the detention. Currently, rainfall sheet-flows southward from F.M. 529, and the proposed detention pond would mitigate this flow. This would be a benefit for not only Katy Lakes but the surrounding area as flooding is a tremendous concern. The current street pattern will allow for the best means of ingress and egress to F.M. 529 and Katy Hockley Cutoff Road for this part of the development. Traffic circulation internally will be efficiently met through this street pattern as well. Therefore, requiring street crossings across this detention would create an impractical development that is contrary to sound public policy.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are based on the existing physical characteristics of the property. This allows for the best location of the detention pond to help mitigate drainage for the development and surrounding areas. By granting the variance, the property will be able to develop a street pattern that will provide efficient circulation, reduce drainage problems and be a benefit to the local area. This not a hardship created or imposed by the applicant.



**(3) The intent and general purposes of this chapter will be preserved and maintained;**

By granting the variance, the purpose of this chapter will be preserved and maintained by allowing a detention pond to efficiently mitigate drainage while providing an efficient street layout. A north-south, and east-west street through the detention area, would severely impact the intent to provide an efficient residential development. Approval of the variance would preserve and maintain the intent and general purpose of this chapter.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety as this would inhibit the ability of the development to effectively mitigate detention/drainage for the subdivision. The residential development will have many options for traffic circulation and the commercial development will have direct access on the major thoroughfares. A north-south, and east-west street through the detention area, would severely impact the intent to provide an efficient residential development.

**(5) Economic hardship is not the sole justification of the variance.**

The justification for granting the variance is based on the existing physical characteristics and location of the proposed detention pond. The intent is to create a subdivision that exceeds drainage requirements and provides beneficial circulation. Economic hardship is not the sole justification of the variance.



## PLANNING & DEVELOPMENT DEPARTMENT

## STAFF REPORT Variance Request Form

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**Application No:** 2021-0870

**Agenda Item:** 139

**PC Action Date:** 04/29/2021

**Plat Name:** Katy Lakes GP

**Applicant:** LJA Engineering, Inc.- (Houston Office)

**Staff Recommendation:** Withdraw

**Chapter 42 Sections:** 128

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To exceed 1,400' intersection spacing by not providing a north-south and east-west public street across a proposed detention pond in the proposed Katy Lakes GP.;

**Basis of Recommendation:**

Withdrawn.

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### Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

NA

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

NA

(3) The intent and general purposes of this chapter will be preserved and maintained;

NA

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

NA

(5) Economic hardship is not the sole justification of the variance.

NA



**Agenda Item:** 140  
**Action Date:** 04/29/2021  
**Plat Name:** Lakes On Pederson  
**Developer:** WAN Properties, Inc.  
**Applicant:** Pioneer Engineering, LLC  
**App No/Type:** 2021-0727 C3P

**Staff Recommendation:**  
 Grant the requested  
 variance(s) and Approve  
 the plat subject to the  
 conditions listed

Total Acreage:	27.0420	Total Reserve Acreage:	18.2496
Number of Lots:	118	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77033	574A	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)

Terminate Wenda Street with a cul-de-sac.

Add note: The Planning Commission granted a variance to allow Wenda Street to not be extended subject to specific conditions on 4/29/2021. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat. (Sec 42-81)

***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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: 04/23/2021

Recommend to provide a turnaround at the end of Wenda Street, see IDM Street Paving Design Requirements Type 2 PAE for turnaround design.

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:** 140  
**Action Date:** 04/29/2021  
**Plat Name:** Lakes On Pederson  
**Developer:** WAN Properties, Inc.  
**Applicant:** Pioneer Engineering, LLC  
**App No/Type:** 2021-0727 C3P

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

**\*\*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. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

#### 4. 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 on one side (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](mailto:Paula.Hunter2@houstontx.gov)

- 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 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).

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](https://www.houstonpermittingcenter.org)

Harris County Flood Control District: Flood Control review - No comments.

HPW-OCE- Drainage and Utility: In the floodplain, need drainage plan.  
Stormwater quality permit is required.

CenterPoint: This plat is in close proximity to a CenterPoint Energy Transmission Corridor and requires further review with the transmission department. Your Transmission Contact is: Travis Drabek at [Travis.Drabek@centerpointenergy.com](mailto:Travis.Drabek@centerpointenergy.com)

# Houston Planning Commission

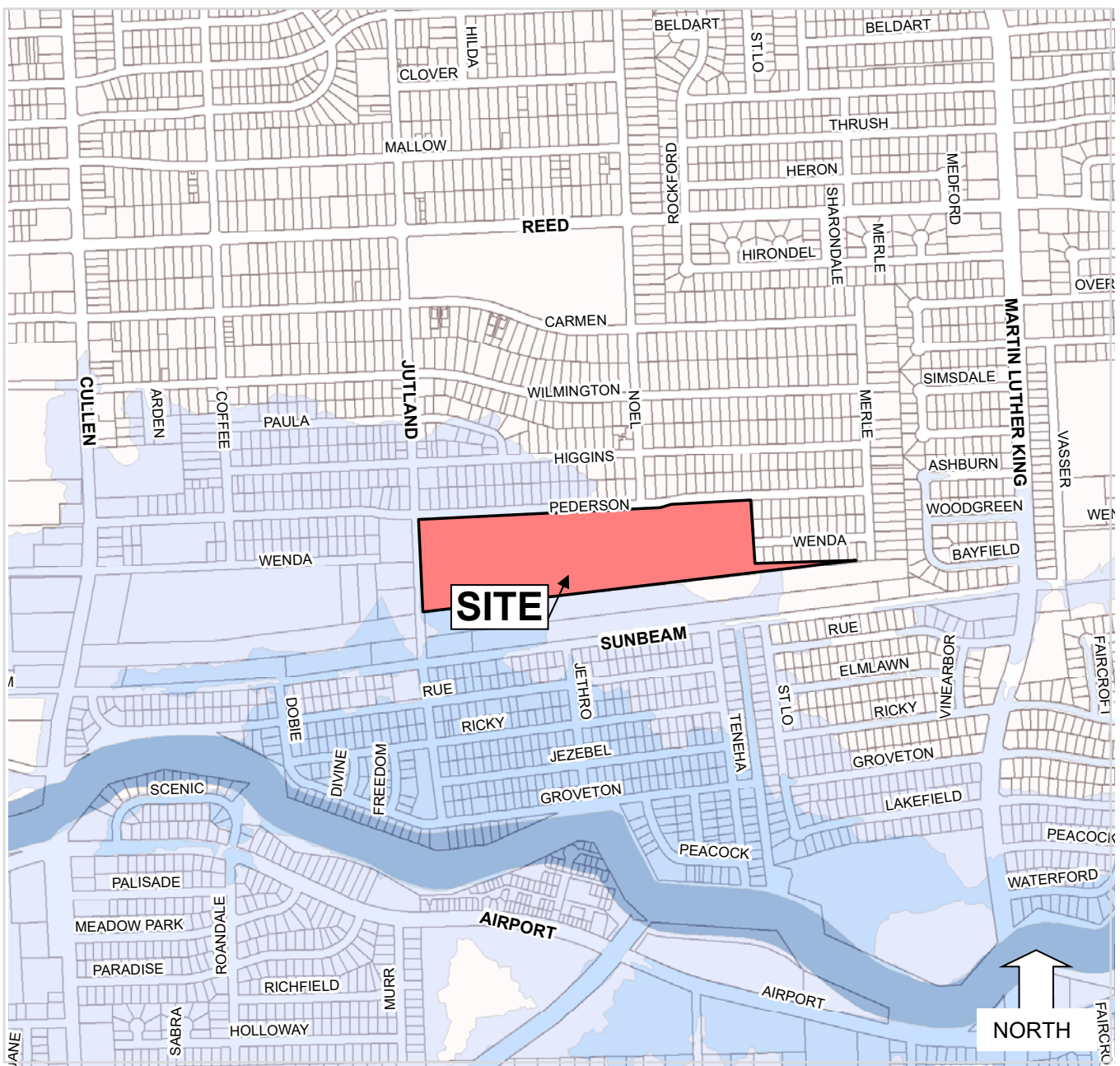
**ITEM: 140**

Planning and Development Department

Meeting Date: 04/29/2021

**Subdivision Name: Lakes on Pederson**

**Applicant: Pioneer Engineering, LLC**



**D – Variances**

**Site Location**



# Houston Planning Commission

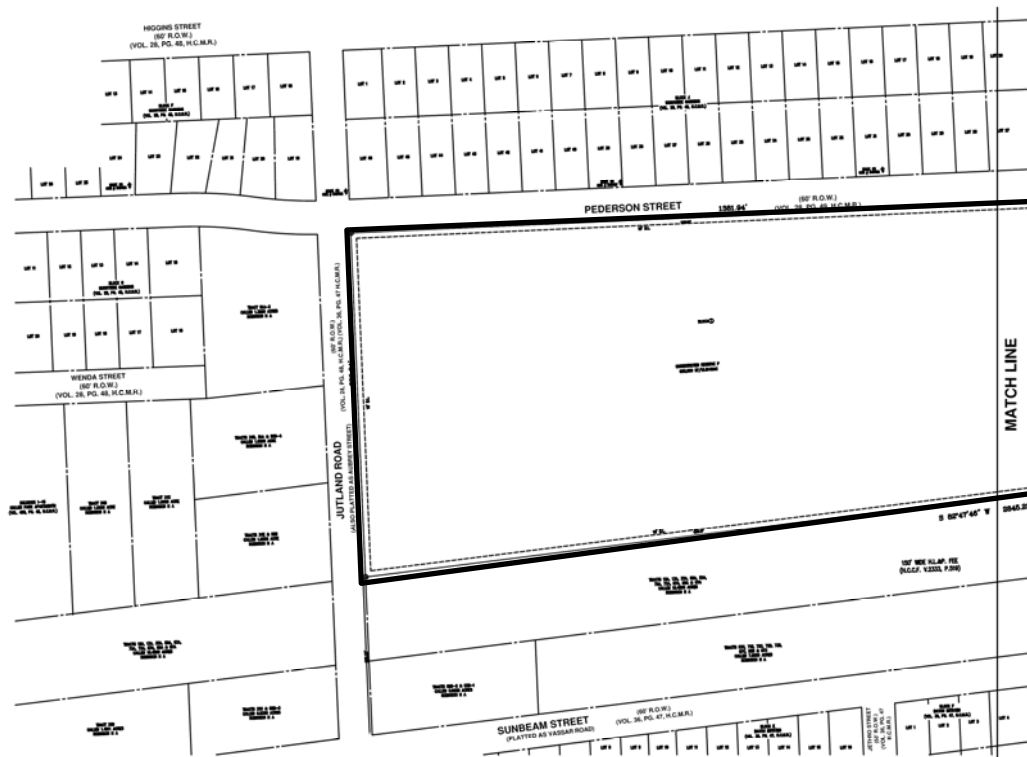
## ITEM: 140

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Lakes on Pederson

Applicant: Pioneer Engineering, LLC



D – Variances

Subdivision



# Houston Planning Commission      ITEM: 140

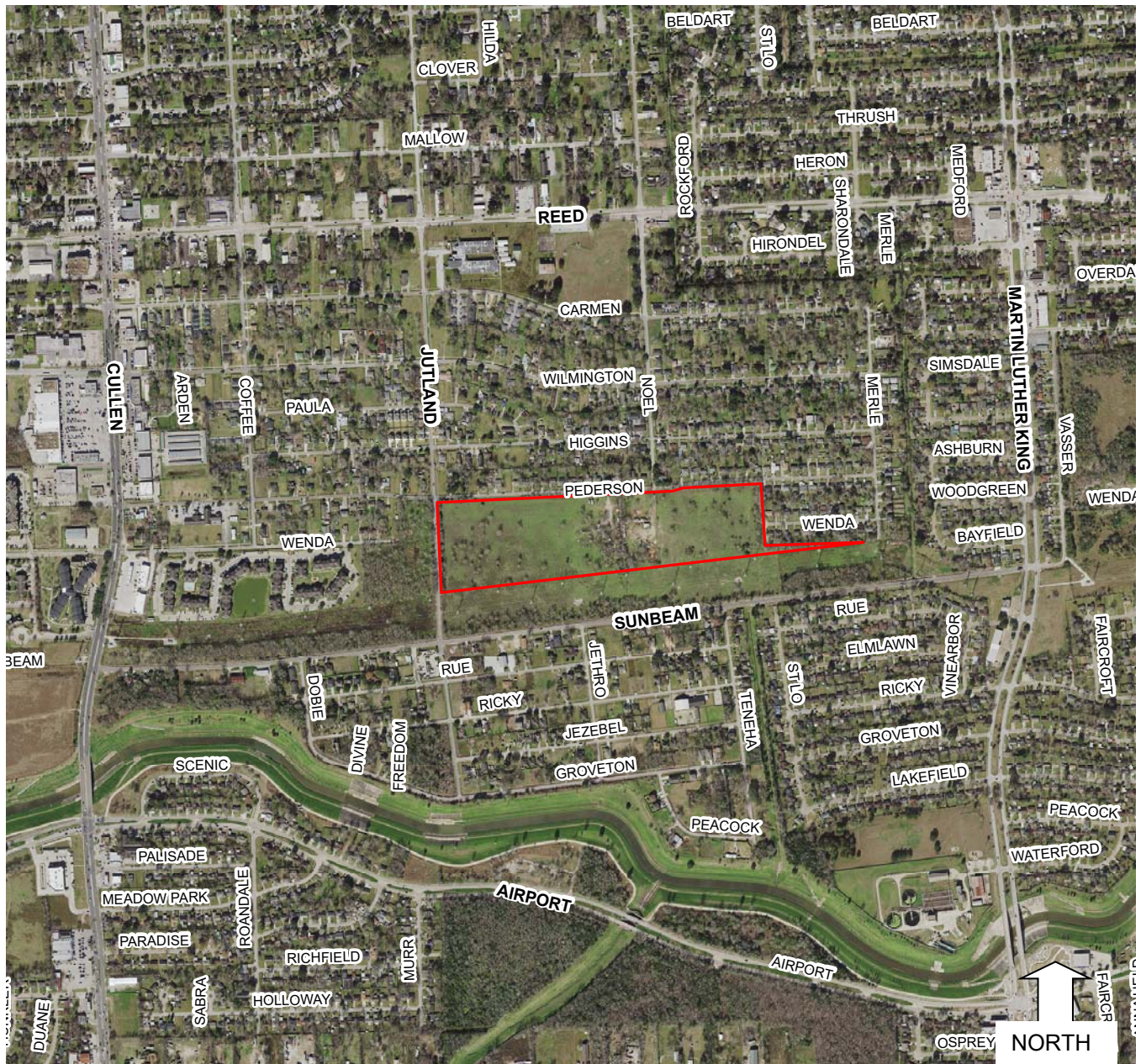
**ITEM: 140**

## Planning and Development Department

**Meeting Date: 04/29/2021**

**Subdivision Name: Lakes on Pederson**

**Applicant: Pioneer Engineering, LLC**

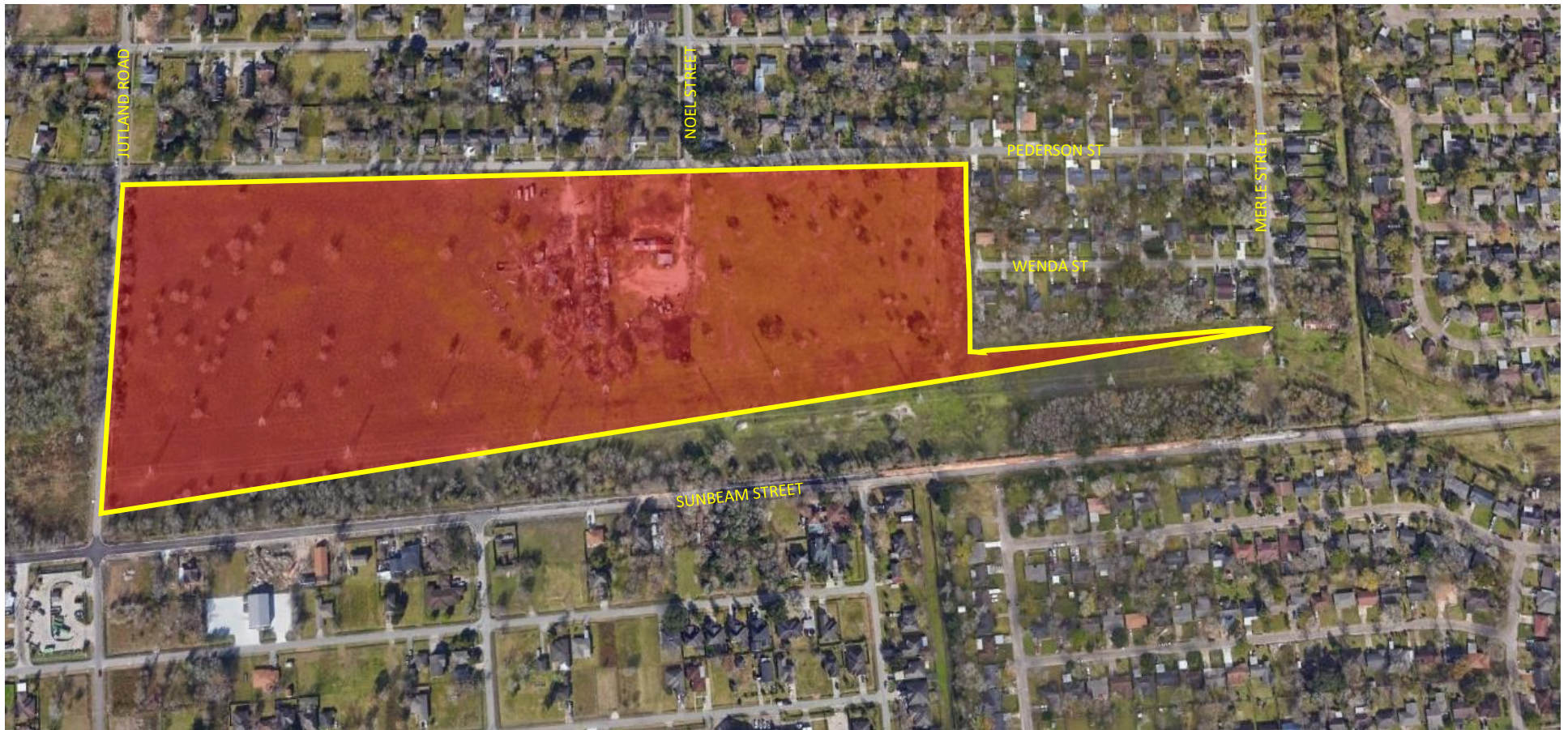


## D – Variances

## Aerial



## AERIAL EXHIBIT



**PIONEER ENGINEERING, LLC**  
Ruby Nuñez  
7050 East Freeway, Suite 1A  
Houston, Texas 77020  
(832) 307-0010





**Application Number:** 2021-0727

**Plat Name:** Lakes On Pederson

**Applicant:** Pioneer Engineering, LLC

**Date Submitted:** 04/02/2021

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 avoid extending Wenda Street, east to west, through this development property or terminate with a cul-de-sac.

**Chapter 42 Section: 134 (a)**

**Chapter 42 Reference:**

A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

### 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 owners are subdividing the property as mix-use for single-family residential and unrestricted reserve. Property is located at the intersection of Jutland Road (major collector), and Pederson Street (local street), which the reserve and single-family subdivision will take direct access from. Requiring extension of Wenda Street, these uses would be allowed to mix and cause traffic that frequently creates issues in many residential subdivisions due to the high rates of speed of those driving through. Wenda Street, a local street, terminates at the east property line of this development site and the west portion is across Jutland Road. Extending Wenda Street through this parcel would cause noncompliance with the 1,400' intersection spacing requirement along public streets, Jutland Road. The intersection spacing between Pederson and Sunbeam Street is approximately 890.50'.

**(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 are the result of the existing surrounding street design.

**(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 the intersecting spacing will not present as an issue when the surrounding properties continue to develop along Jutland Road.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health and safety or welfare; there is adequate circulation in the area with the existing street design.

**(5) Economic hardship is not the sole justification of the variance.**



Economic hardship is not the sole justification of the variance. Variance is based on both existing street layout and avoiding street intersection problems.



Application No: 2021-0727

Agenda Item: 140

PC Action Date: 04/29/2021

Plat Name: Lakes On Pederson

Applicant: Pioneer Engineering, LLC

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 134 (a)**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To avoid extending Wenda Street, east to west, through this development property or terminate with a cul-de-sac.;

**Basis of Recommendation:**

The site is located within Houston's corporate limit west of MLK Boulevard, east of Cullen, and south of Reed.

The applicant proposes a single-family lot subdivision with private streets and an unrestricted reserve for future development. The applicant is requesting a variance to not extend Wenda Street through this tract.

Staff is in support of the request.

The site is located on a block bound by Jutland, Peterson and Merle. The site abuts an electric transmission utility corridor, which precludes the applicant from creating a street along the southern plat boundary. Considering the barrier to the south, and the close proximity of Pederson street, extending Wenda completely through the site would not provide a significant practical benefit to traffic circulation. The applicant has agreed to provide a cul-de-sac at the terminus of Wenda, providing the public with a means for vehicular turnaround. Staff finds the request to be consistent with the intent of the street extension portion of Chapter 42.

Staff recommends granting the variance and approving the plat per the CPC 101 form conditions.

Staff has received two written comments on this item expressing concern for traffic and flooding.

This concludes staff's presentation.

**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;**

Considering the barrier to the south, and the close proximity of Pederson street, extending Wenda completely through the site would not provide a significant practical benefit to traffic circulation. The applicant has agreed to provide a cul-de-sac at the terminus of Wenda, providing the public with a means for vehicular turnaround. Staff finds the request to be consistent with the intent of the street extension portion of Chapter 42.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The variance is justified by the proximity of a utility corridor and the street being terminated with a cul-de-sac. These do not represent self-imposed hardships.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Considering the barrier to the south, and the close proximity of Pederson street, extending Wenda completely through the site would not provide a significant practical benefit to traffic circulation. The applicant has agreed to provide a cul-de-sac at the terminus of Wenda, providing the public with a means for vehicular turnaround. Staff finds the request to be consistent with the intent of the street extension portion of Chapter 42.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

A cul-de-sac on Wenda will allow for safe vehicular turn around.

**(5) Economic hardship is not the sole justification of the variance.**

The variance is justified by the proximity of a utility corridor and the street being terminated with a cul-de-sac. These do not represent economic hardships.



# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

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F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

April 22, 2021

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Lakes on Pederson

**REFERENCE NUMBER:** 2021-0727



Dear Property Owner:

The Planning and Development Department has received a subdivision plat variance request with a for a property located along Pederson Street north of Sunbeam Street and east of Jutland 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.

Pioneer Engineering, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend Wenda Street through their property. Enclosed are copies of the variance request and proposed 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, April 29, 2021, at 2:30 p.m.**

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

[www.houstonplanning.com](http://www.houstonplanning.com)

## Public Comments

The public may address the Planning Commission on agenda items. The deadline to submit comments or signing up to speak is the end of the day Wednesday before the Planning Commission meeting. All comments are made part of the public meeting record.

- Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to [speakercomments.pc@houston.tx.gov](mailto:speakercomments.pc@houston.tx.gov).
- You may also call the Planning Department at [832-393-6624](tel:832-393-6624). A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **Ruby Nunez** with Pioneer Engineering, LLC at **832-307-0010**. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at [planning.variances@houston.tx.gov](mailto:planning.variances@houston.tx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.



## TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 141  
**Action Date:** 04/29/2021  
**Plat Name:** Minomi Sunshine Estate  
**Developer:** Damscus Builders  
**Applicant:** The Interfield Group  
**App No/Type:** 2021-0948 C2R

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	0.1109	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	494T	City

#### **Conditions and Requirements for Approval**

047. Make minor corrections and additions as indicated on the marked file copy.

119. Add Dual BL plat note: Any additional structures or additions must adhere to the building line as shown on this plat. In addition, if the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Add note: The Planning Commission granted a variance to allow ("5.5' dual building line for an existing home along Sidney Street") subject to specific conditions on 4/29/2021. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance. (Sec 42-81)

Provide two 3" caliper street trees along Sidney Street.

Show dimensions of encroachments on the plat (5.42' and 5.87').

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments 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  
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conditions listed

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HPW- TDO- Traffic: 04/23/2021

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*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 City Maintained alleys or Private Rights of access alley. Please comply with the IDM requirements for alley access.

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-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention 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.

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# Houston Planning Commission

## ITEM: 141

Planning and Development Department

Meeting Date: 04/29/2021

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**Subdivision Name: Minomi Sunshine Estate**

**Applicant: The Interfield Group**



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**D – Variances**

**Site Location**

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# Houston Planning Commission

ITEM: 141

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Minomi Sunshine Estate

Applicant: The Interfield Group



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 141

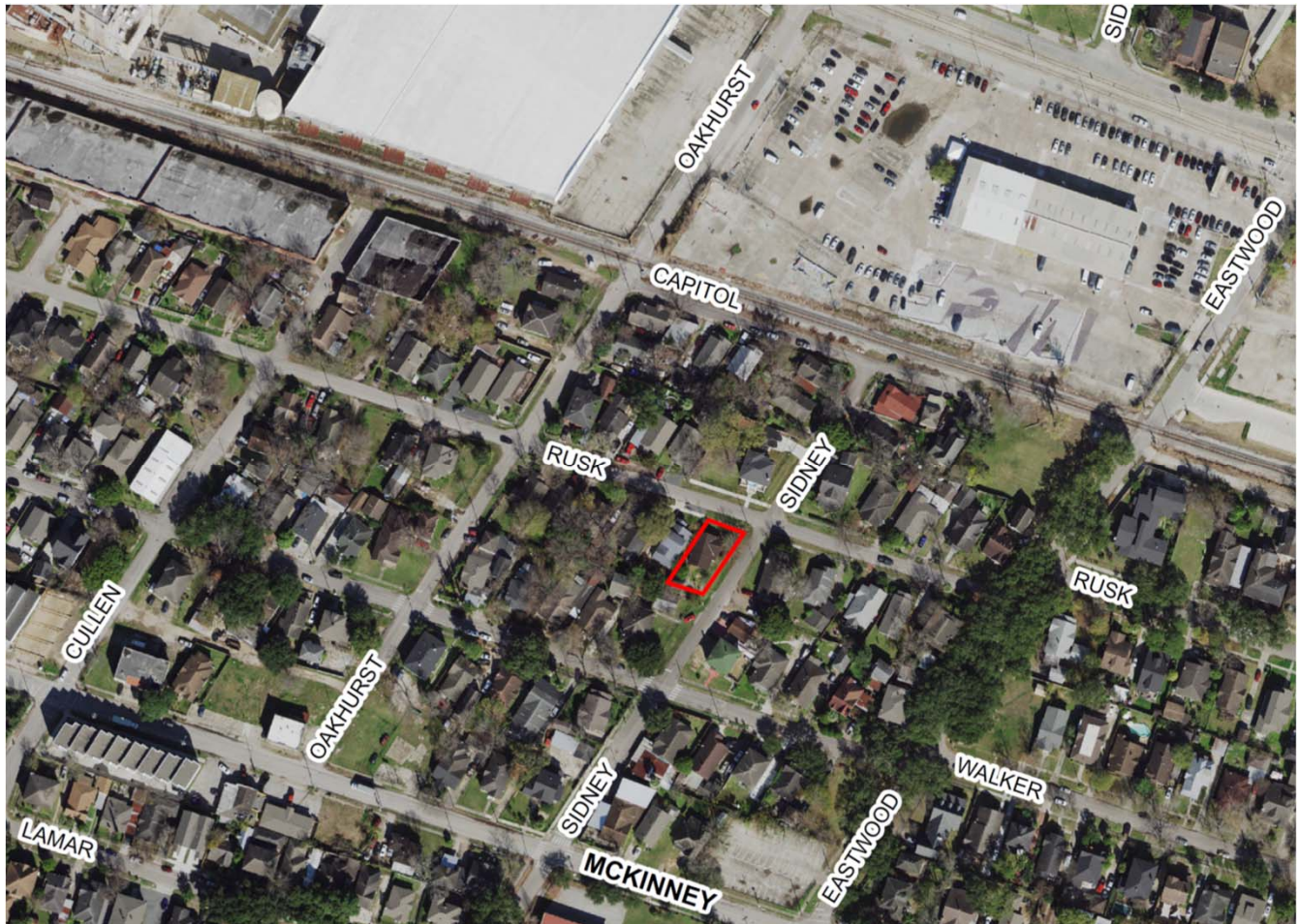
Planning and Development Department

Meeting Date: 04/29/2021

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Subdivision Name: Minomi Sunshine Estate

Applicant: The Interfield Group



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**D – Variances**

**Aerial**

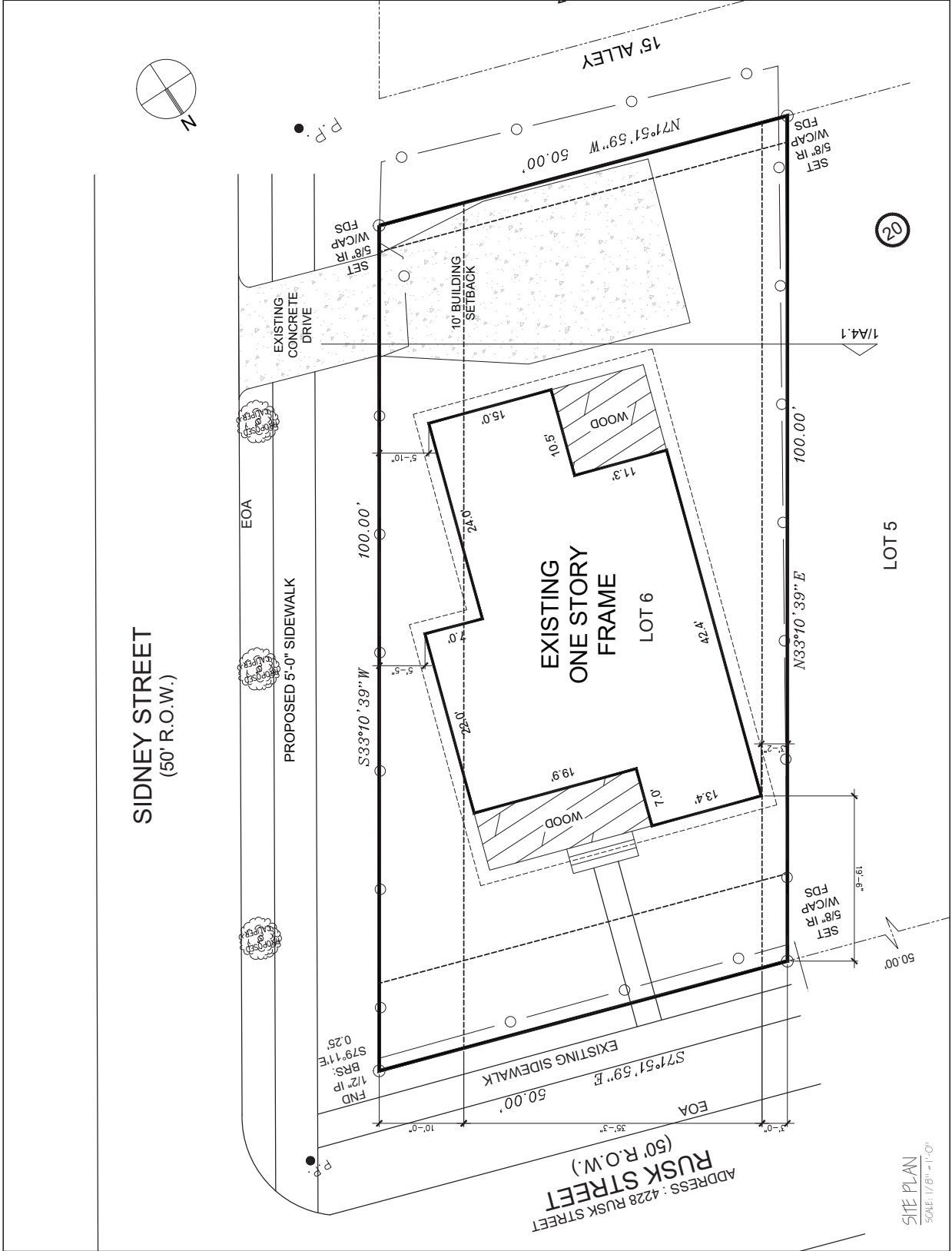
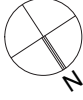
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DATE: 4.1.2021  
PROJECT NUMBER:

4228 RUSK STREET  
HOUSTON, TEXAS 77025

SITE PLAN  
S.I.O.I

NO.	DESCRIPTION	DATE



SITE PLAN  
SCALE: 1/8"=1'-0"

ADDRESS: 4228 RUSK STREET  
RUSK STREET  
(50' R.O.W.)





**Application Number:** 2021-0948

**Plat Name:** Minomi Sunshine Estate

**Applicant:** The Interfield Group

**Date Submitted:** 04/19/2021

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 for a 5.5' dual building line along Sidney Street

**Chapter 42 Section:** 156 (b)

**Chapter 42 Reference:**

Chapter 42 Reference: 42-159 – Collector and Local Streets – Urban Area (b) (1) Sec. 42-159. - Collector and local streets—Single-family residential. (b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Minomi Sunshine Estate is located south of Rusk Street, north of Walker Street, west of Sidney Street and east of Oakhurst Street. Project consists of renovating an existing one-story residence of which included enclosing an existing portion of the residence located within the building line. A repair permit was obtained for the renovation. As construction went on, the renovation evolved and more changes were made, including the enclosure of the porch. With the work exceeding the scope of work for the repair permit, project had to be resubmitted to permitting. It was during permitting that it was discovered the porch encroached into the 10' building line. The project was red tagged by the City. The original map of City Street Railroad Company Addition 1 was filed in 1874 and Harris County Appraisal District indicates existing homes was built in 1939, which both predate Chapter 42. There is a distance of approximately 21.9' from the existing home to the edge of asphalt of Sidney Street, which owner will install a 5' sidewalk and a pedestrian buffer between sidewalk and edge of asphalt that includes 3" caliper trees in this area. The existing structure only partially encroaches the building line, at two corners and any new construction will comply with platted building line. Strict application of this requirement would deny owner the ability to improve the original footprint of the existing residence that HCAD shows was constructed in 1939. We appreciate your consideration of this request, and hope it meets with your approval.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on existing conditions on subject property.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Owner will construct a 5-foot sidewalk along Sidney Street b. Owner will plant 3" caliper trees within a safety buffer along Sidney Street. c. Yards between right-of-way line and residence will be landscaped, and will preserve and enhance the general character of the block face

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; nor will in any way compromise public health or safety.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions.





**Application No:** 2021-0948

**Agenda Item:** 141

**PC Action Date:** 04/29/2021

**Plat Name:** Minomi Sunshine Estate

**Applicant:** The Interfield Group

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 156 (b)**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

Variance to allow for a 5.5' dual building line along Sidney Street ;

**Basis of Recommendation:**

The site is located in Houston's corporate limit south of Harrisburg and west of Eastwood.

The applicant proposes one single-family lot subdivision and is requesting a 5.5' dual building line variance to alter an existing single-family dwelling.

Staff is in support of this request.

The site is located at the southwest corner of Rusk and Sidney Streets. The site is occupied by a circa 1939 dwelling that is in the process of being renovated. The applicant asserts that water damage incurred during the renovation necessitated removal of much of the eastern wall of the home, which has been replaced with new material. The new wall largely mirrors the footprint of the original home though it no longer qualifies as being grandfathered from the building line requirement. The applicant is requesting a variance to allow this alteration.

Staff finds that the proposed dual building line allows for the applicant to maintain similar conditions that have existed since the existing home was built, thus consistent with the intent of Chapter 42.

Staff recommends granting this variance and approving the CPC 101 form conditions.

Staff has received no advance written comment on this item. This concludes staff's presentation.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

NA

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The site is located at the southwest corner of Rusk and Sidney Streets. The site is occupied by a circa 1939 dwelling that is in the process of being renovated. The applicant asserts that water damage incurred during the renovation necessitated removal of much of the eastern wall of the home, which has been replaced with new material. The new wall largely mirrors the footprint of the original home though it no longer qualifies as being grandfathered from the building line requirement. The applicant is requesting a variance to allow this alteration.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The variance is justified by the minimal alteration performed to the existing structure. This does not represent a hardship of the applicant's creation.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The site is located at the southwest corner of Rusk and Sidney Streets. The site is occupied by a circa 1939 dwelling that is in the process of being renovated. The applicant asserts that water damage incurred during the renovation necessitated removal of much of the eastern wall of the home, which has been replaced with new material. The new wall

largely mirrors the footprint of the original home though it no longer qualifies as being grandfathered from the building line requirement. The applicant is requesting a variance to allow this alteration.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

A new sidewalk will encourage safe pedestrian movement along Sidney.

**(5) Economic hardship is not the sole justification of the variance.**

The variance is justified by the minimal alteration performed to the existing structure. This does not represent an economic hardship.



# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

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April 22, 2021

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Minomi Sunshine Estate

**REFERENCE NUMBER:** 2021-0948

Dear Property Owner:

The Planning and Development Department has received a subdivision plat with a variance request with a for a property located along at the southwest intersection of Rusk Street and Sidney Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

The Interfield Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow existing structure improvements to encroach into the building line along Sydney Street by 4.75' and 4.3'. Enclosed are copies of the variance request, proposed plat and exhibits 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

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- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **Mary Villareal** with The Interfield Group at **713-780-0909 Ext 312**. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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## TERMINOLOGY

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## PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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## 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:** 142

**Action Date:** 04/29/2021

**Plat Name:** Quinn Park

**Developer:** Spring Harbor Venture LLC

**Applicant:** Vernon G. Henry & Associates, Inc.

**App No/Type:** 2021-0859 C3R

**Staff Recommendation:**

Defer for further study and review

---

Total Acreage:	2.9300	Total Reserve Acreage:	0.3384
Number of Lots:	52	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	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)

207.1. Staff requests a two week deferral for further study review.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**Agenda Item:** 142

**Action Date:** 04/29/2021

**Plat Name:** Quinn Park

**Developer:** Spring Harbor Venture LLC

**Applicant:** Vernon G. Henry & Associates, Inc.

**App No/Type:** 2021-0859 C3R

**Staff Recommendation:**

Defer for further study and review

---

HPW- TDO- Traffic: 04/23/2021

No comments.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to  
PWEACCESSFORM@HOUSTONTX.GOV

2. 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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Harris County Flood Control District: Flood Control review - No comments.

CenterPoint: Owner on the dedication page states Spring Venture Blossom, LLC as the owner and the title block states Spring Harbor Venture LLC as the owner?

HPW-OCE- Drainage and Utility: Stormwater quality permit is required.

F.H. maximum spacing is 500-foot for Single-family residential development.

Solid Waste: The proposed development exceeds the maximum number of residential units to receive COH solid waste collection services.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

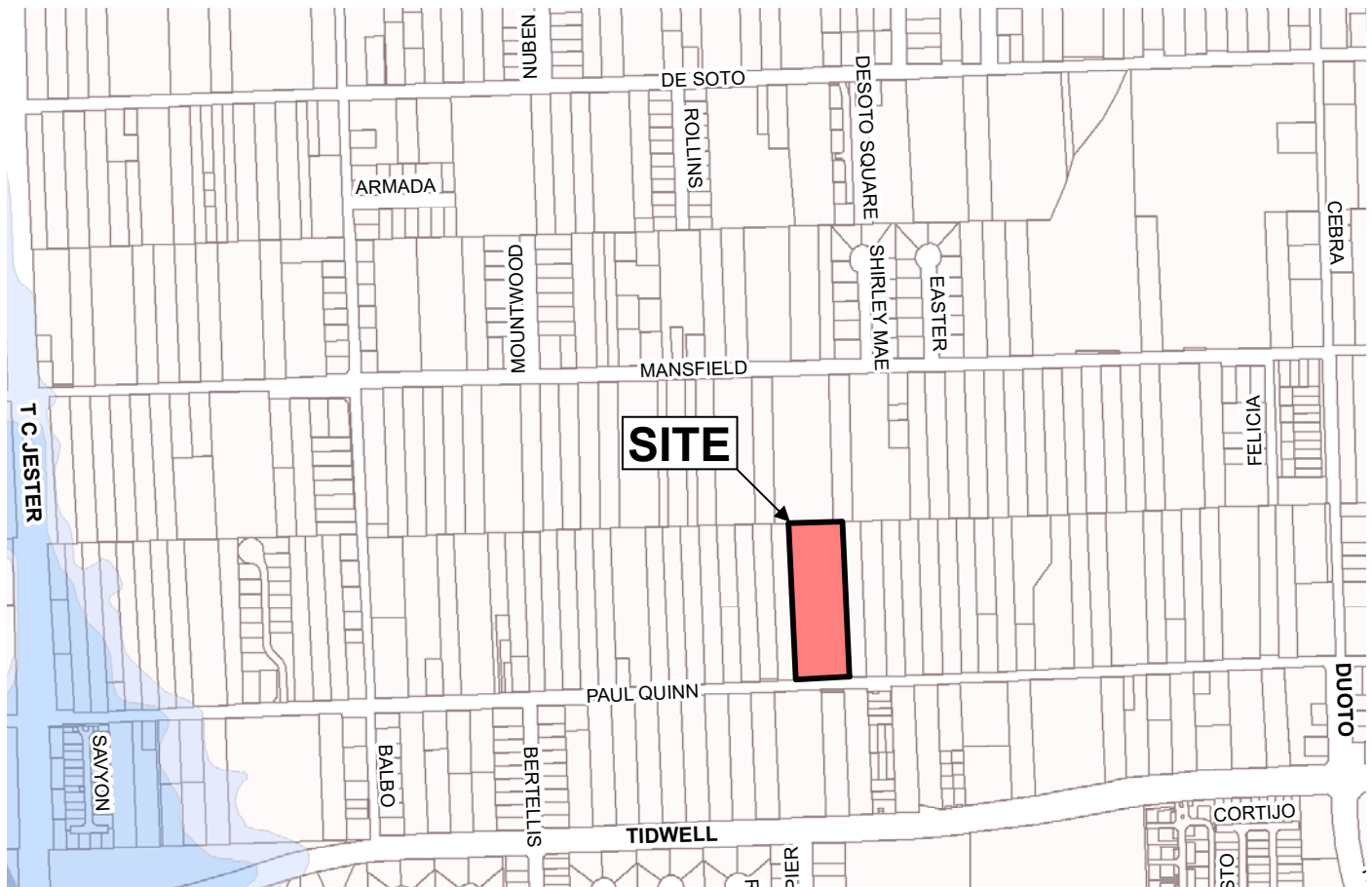
**ITEM: 142**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Quinn Park

Applicant: Vernon G. Henry & Associates, Inc.



**D – Variances**

**Site Location**

# Houston Planning Commission

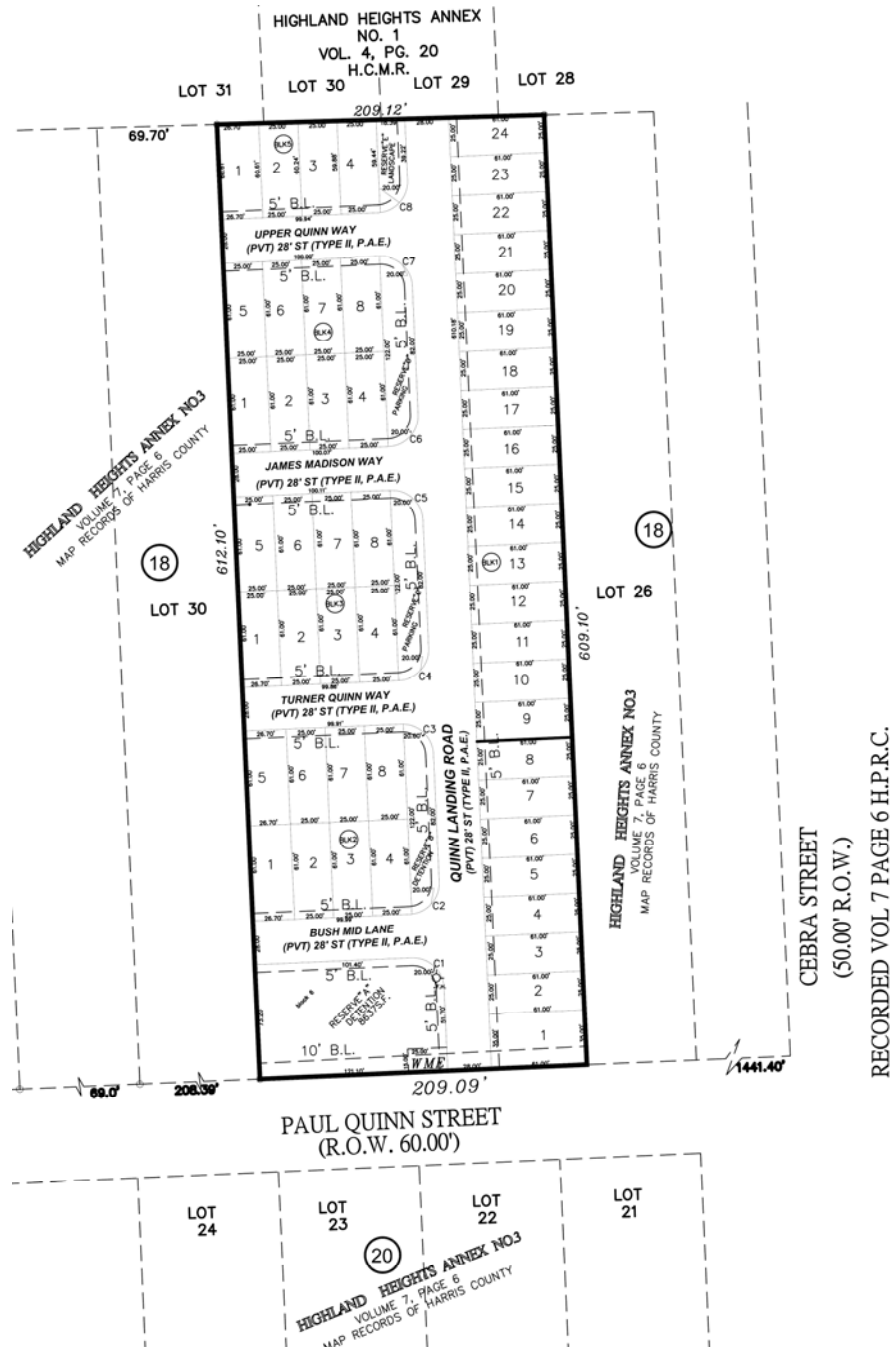
ITEM: 142

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Quinn Park

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

# Houston Planning Commission

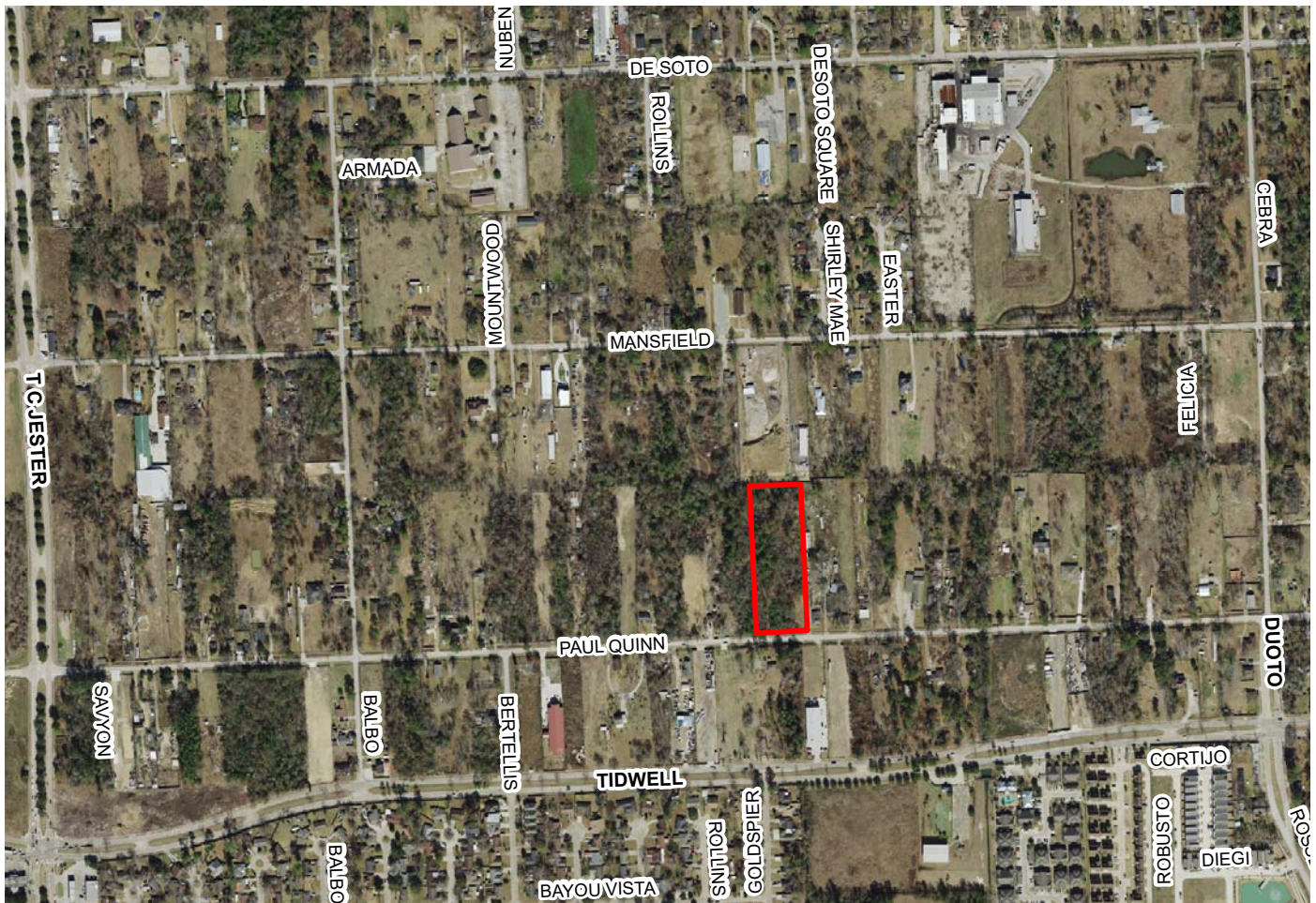
**ITEM: 142**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Quinn Park

Applicant: Vernon G. Henry & Associates, Inc.



**D – Variances**

**Aerial**





**Application Number:** 2021-0859

**Plat Name:** Quinn Park

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 04/16/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not provide a north/south public street through the proposed site

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

Sec. 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

This site is north of Paul Quinn, south of Mansfield Road, east of Balbo Street, and west of Cebra Street. The site is located within the city limit and within one of the mayor's complete communities, Acres Homes. There is approximately 3,700 feet between Balbo on the west and Cebra on the east meaning there is a requirement for two north/south streets in that stretch. Whether you choose to measure from Cebra or Balbo, the 1400' intersection requirement does NOT fall anywhere on the subject property. Therefore, we believe the request for a public street at all on this property is erroneous. This area of the city is very low density and is finally starting to be redeveloped. Very few of the approximately 40,000 square foot lots between Balbo and Cebra have been redeveloped. Immediately to the north of the subject property is an industrial facility that provides fill dirt and topsoil and crushes concrete for reuse. It has many large trucks going to and from the site. If a public street were to be created from Paul Quinn north to the northern boundary of the subject tract, the neighborhood would be opening its back door to a very incompatible industrial use. This would allow the large trucks to drive through the proposed single-family neighborhood.

**(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 related to the adjacent existing incompatible industrial land use, which was not created by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of this chapter is to provide adequate circulation for the site and the surrounding area. This single-family development will use private streets for its internal circulation. The two required streets between Balbo and Cebra can easily be added when the property to the east and west of us is redeveloped in coming years. The lots on either side of this tract have only one house on them and are very likely to redevelop in the reasonably near future.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will preserve public health by not forcing a residential subdivision to connect to an incompatible industrial use on the northern boundary.

**(5) Economic hardship is not the sole justification of the variance.**

The justifications for the variance are the adjacent incompatible land use, the fact that the 1,400' block length does NOT fall anywhere on this property, and that adequate circulation for the proposed land use can be provided by the internal private street system.



# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

April 22, 2021



## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Quinn Park

**REFERENCE NUMBER:** 2021-0859

Dear Property Owner:

The Planning and Development Department has received a subdivision plat with a variance request with a for a property located along Paul Quinn Street between Balbo Street and Duoto Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Vernon G. Henry & Associates, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed intersection spacing by not providing a north-south public street through the site. Enclosed are copies of the variance request and proposed 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, April 29, 2021, at 2:30 p.m.**

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

[www.houstonplanning.com](http://www.houstonplanning.com)

## 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](mailto:speakercomments.pc@houstontx.gov).
- You may also call the Planning Department at [832-393-6624](tel:832-393-6624). A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **Jake Patrick** with Vernon G. Henry & Associates, Inc., at **713-627-8666**. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

## TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **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

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**Application No:** 2021-0859

**Agenda Item:** 142

**PC Action Date:** 04/29/2021

**Plat Name:** Quinn Park

**Applicant:** Vernon G. Henry & Associates, Inc.

**Staff Recommendation:** [Defer for further study and review](#)

**Chapter 42 Sections:** [42-128](#)

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[To not provide a north/south public street through the proposed site;](#)

**Basis of Recommendation:**

[Defer](#)

---

### Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[na](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[na](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[na](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[na](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[na](#)

(5) Economic hardship is not the sole justification of the variance.

[na](#)

# Houston Planning Commission

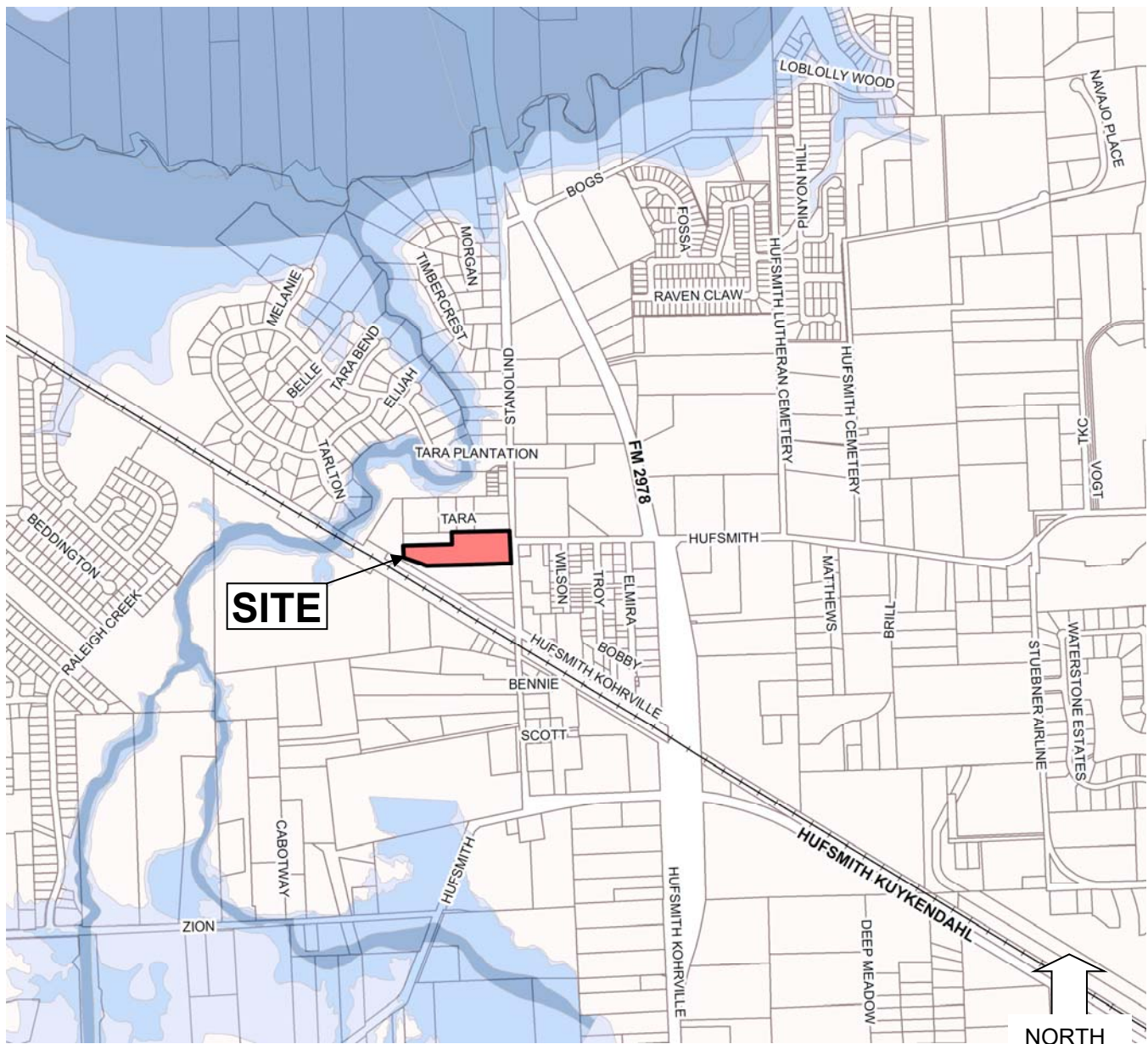
**ITEM: 143**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Stanolind Acres

Applicant: C & C Surveying, Inc



**D – Variances**

**Site Location**

# Houston Planning Commission

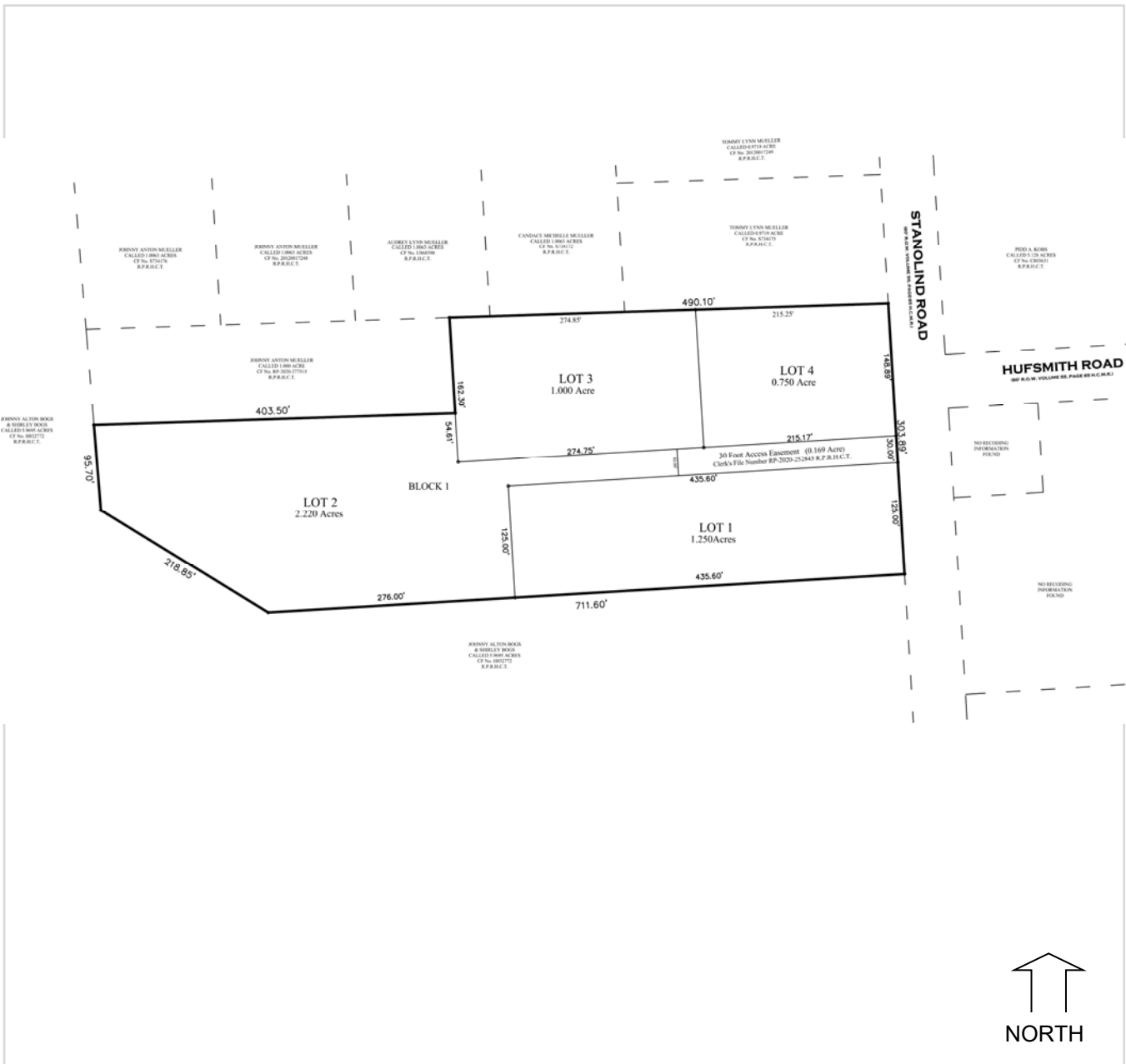
## ITEM: 143

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Stanolind Acres

Applicant: C & C Surveying, Inc



D – Variances

Subdivision



# Houston Planning Commission

ITEM: 143

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Stanolind Acres

Applicant: C & C Surveying, Inc



D – Variances

Aerial



**Application Number:** 2021-0953

**Plat Name:** Stanolind Acres

**Applicant:** C & C Surveying, Inc

**Date Submitted:** 04/19/2021

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 platting of subdivision of the 1.000 acres despite being land-locked but served by recorded access easement.

**Chapter 42 Section: 188**

**Chapter 42 Reference:**

Each lot is supposed to have direct access to a public road/street. However the subject tract does not have direct access to a public road/street but instead is accessed by a recorded easement.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The imposition of the terms, etc. would create a hardship in that the owner would not be able to occupy the existing residence and/or make renovations to the residence as needed requiring permits. Residential use is a reasonable use of the land and the highest and best use for this property.

**(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 direct access to a public road would not allow this project to be possible as the subject tract within this plat application has no direct access to a public road/street. This lack of access was not created by the owner but by previous owner(s) of the parent tract.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

This tract was land-locked with access only by a recorded easement when it was purchased by the owner. The owner did not create the hardship.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The granting of this variance will do nothing but allow the owner to plat her parcel with direct access only by a recorded access easement. This will not be adverse to the intent and general purpose of this chapter. Without a variance, the owner would never be able to occupy the residence on this property and/or make renovations to the residence as needed.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of this variance will do nothing but allow the owner to plat her parcel with direct access only by a recorded access easement. This will not be injurious to the public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**



The owner is simply attempting to plat her parcel by the letter of the law so that she can occupy and/or renovate the residence on her property. Economic hardship is not a factor in her decision to plat. She is simply attempting to achieve the highest and best use for the property.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**STAFF REPORT  
Variance Request Form**

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**Application No:** 2021-0953

**Agenda Item:** 143

**PC Action Date:** 04/29/2021

**Plat Name:** Stanolind Acres

**Applicant:** C & C Surveying, Inc

**Staff Recommendation:** Defer Additional information reqd

**Chapter 42 Sections:** 188

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To allow platting of subdivision of the 1.000 acres despite being land-locked but served by recorded access easement.;

**Basis of Recommendation:**

The site is located west of FM 2978 north of Hufsmith. The applicant is proposing four lots and requesting a variance to provide access and frontage to lot 3 via a 30 feet access easement. Staff recommendation is to defer the application for two weeks for further study and review.

---

**Statement of Facts**

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.

n/a

# Houston Planning Commission

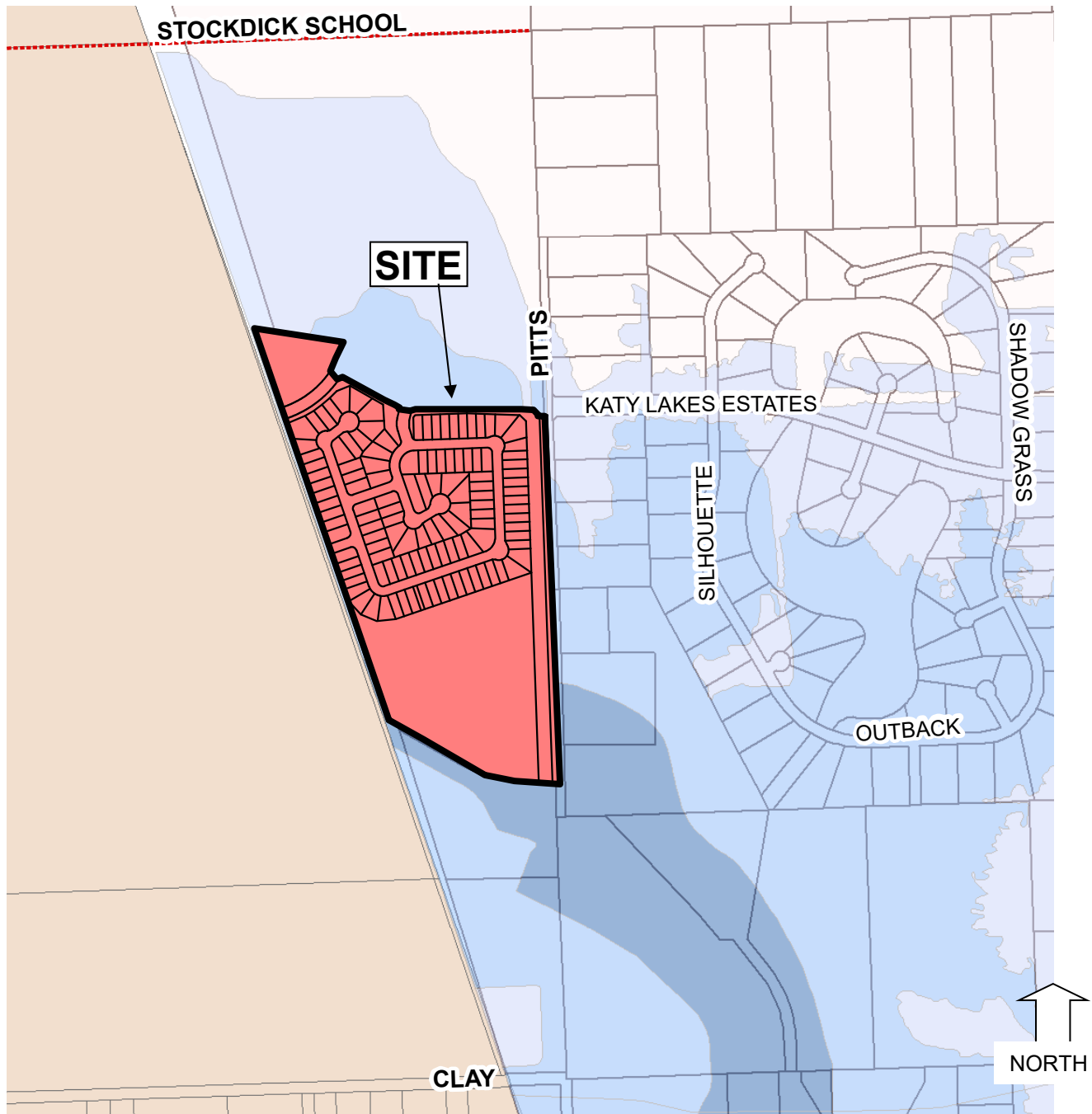
**ITEM: 144**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Sunterra Sec 21

Applicant: Jones | Carter



**D – Variances**

**Site Location**

# Houston Planning Commission

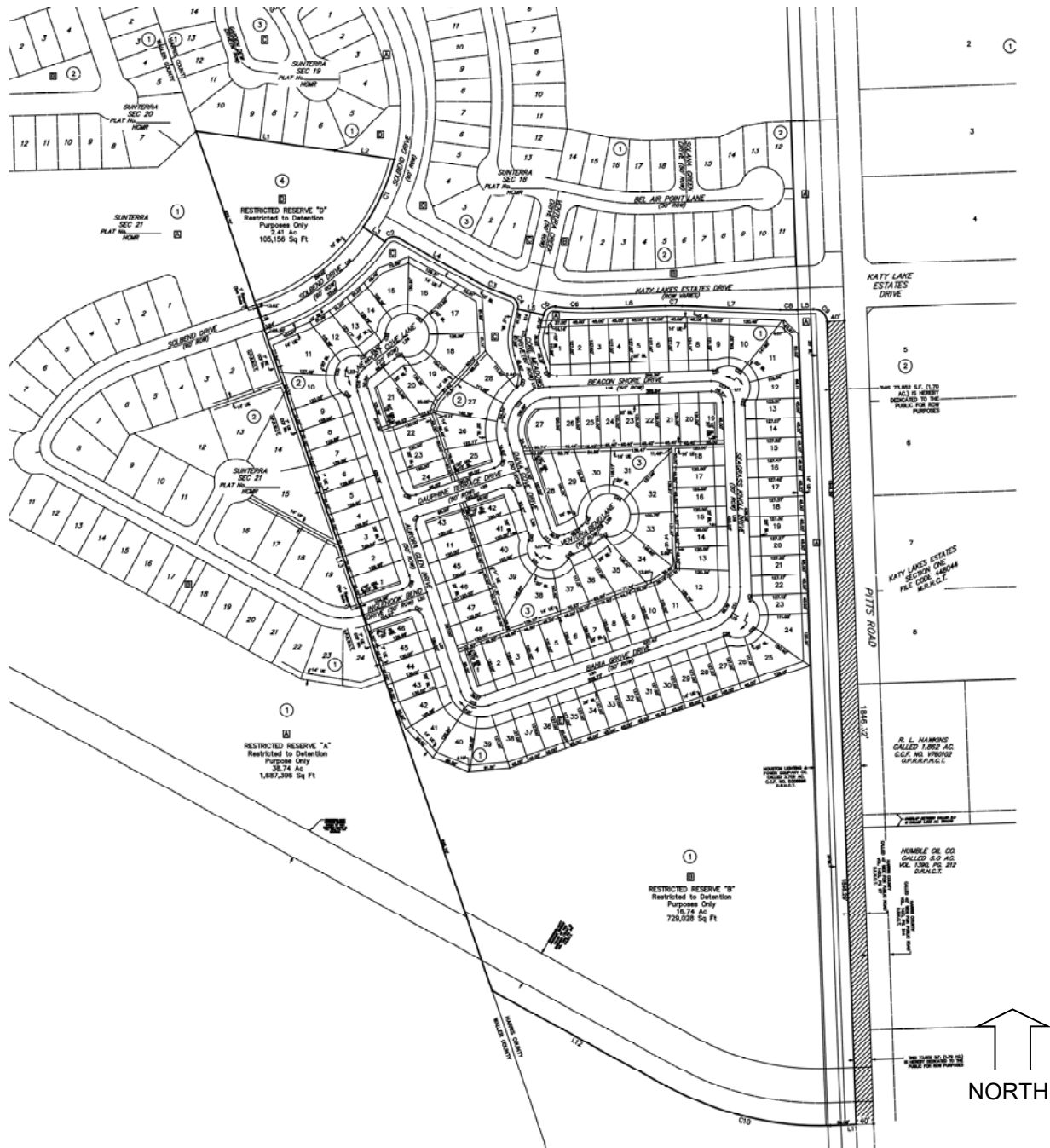
ITEM: 144

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Sunterra Sec 21

Applicant: Jones | Carter



D – Variances

Subdivision



# Houston Planning Commission

ITEM: 144

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Sunterra Sec 21

Applicant: Jones | Carter



D – Variances

Aerial





**Application Number:** 2021-0950

**Plat Name:** Sunterra Sec 21

**Applicant:** Jones | Carter

**Date Submitted:** 04/19/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not provide 10' ROW for the widening of Pitts Road- a designated major thoroughfare with existing ROW width of 80'.

**Chapter 42 Section:** Sec 42-121

**Chapter 42 Reference:**

Sec. 42-121. - Dedication of rights-of-way. The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law.

### 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 in the City of Houston's ETJ- Harris County on the west side of Pitts Road, north of Clay Road. Pitts Road is designated a major thoroughfare with an 80 foot wide right-of-way adjacent to this section of the Sunterra master-planned development. Also, adjoining to and along the westerly right-of-way of Pitts Road is an existing 65 foot wide HL&P (now CenterPoint Energy) easement with existing powerlines and towers. Dedication of 10' ROW for the widening of Pitts Road will be impractical as it will present a conflict with CenterPoint Energy's ability to maintain and operate their facilities. Although classified as a major thoroughfare through the City's MTFP plan, the developer has coordinated with Harris County regarding the ROW widening required by the ordinance for Pitts Road. The County has responded that intent is to re-classify the Pitts Road ROW as Major Collector (80' ROW) with Harris County's Multimodal Thoroughfare Plan. The ultimate pavement configuration would be: 25' B-B, 4-lanes; 14' median.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

These circumstances are not the result of a hardship created by the applicant. The Pitts Road right-of-way and the HL&P easement with its power lines and towers are existing conditions which impeded the dedication of ROW for the widening of the major thoroughfare.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purpose of this chapter will be preserved and maintained by taking the full right-of-way widening from the easterly side of Pitts Road. Adjacent subdivisions on the western side of Pitts Road, south of Clay Road have been granted similar variances due to the existing HL&P easement and power lines.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting of the variance will not be injurious to public health, safety, or welfare. Subdivisions along the western side of Pitts Road- August Lakes and Lakes of Katy have requested and been granted similar variance requests with support from planning staff and Harris County. As a result of coordination with the County, the developer has learned that it is the County's intent to re-classify Pitts Road as an 80' major collector.

**(5) Economic hardship is not the sole justification of the variance.**

Sole justification for the granting of the variance is based on existing conditions. There is an existing 65' wide HL&P easement (with power lines and poles) adjacent to the western ROW of Pitts Road. Dedicating ROW for the widening of Pitts Road would be impractical with the existing power facilities within the aforementioned easement.



Application No: 2021-0950  
Agenda Item: 144  
PC Action Date: 04/29/2021  
Plat Name: Sunterra Sec 21  
Applicant: Jones | Carter

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: Sec 42-121**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To not provide 10' ROW for the widening of Pitts Road- a designated major thoroughfare with existing ROW width of 80';

**Basis of Recommendation:**

The site is located within the Sunterra GP, along the western boundary of Pitts Road, north of Clay Road and south of Stockdick School Road. The applicant requests a variance to not dedicate an extra 10' of right-of-way to the Major Thoroughfare Pitts Road. Staff is in support of the request.

Pitts Road is a designated major thoroughfare to be widened. Currently it has an 80' right of way. Per the ordinance, the applicant is required to provide widening along Pitts Road to create a 100' wide right-of-way. However, there is an existing 65' wide HL&P easement with power lines and towers along the western side of Pitts Road. Strict application of the ordinance will create an impractical development by encroaching another 10' in addition to the existing encroachment of Pitts Road into the easement. In addition to this, there have been two variances approved along Pitts Road with the same request. Staff coordinated with Harris County Engineering Department and Harris County has no objection to the request.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

There is an existing 65' wide HL&P easement with power lines and towers along the western side of Pitts Road. Strict compliance of the ordinance will create an impractical development.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are the result of existing conditions involving the HL&P easement with power lines and towers along the western side of Pitts Road.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Pitts Road has an existing 80 feet right of way that will still allowed for a minimum of a four-lane two-way street. This will keep the intent and general purpose of this chapter.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting the variance will avoid further encroachment from Pitts Road into the HL&P access easement which will not be injurious to the public health, safety or welfare

**(5) Economic hardship is not the sole justification of the variance.**

Unique existing conditions is the justification of granting the variance



**Agenda Item:** 145  
**Action Date:** 04/29/2021  
**Plat Name:** Tavola GP  
**Developer:** Friendswood Development Company  
**Applicant:** BGE, Inc. - Land Planning  
**App No/Type:** 2021-0955 GP

**Staff Recommendation:**  
 Grant the requested  
 variance(s) and Approve  
 the plat subject to the  
 conditions listed

Total Acreage:	1044.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	East Montgomery County MUD 7
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257E	ETJ

#### ***Conditions and Requirements for Approval***

046. General Plan approval is for street patterns as shown on the plat only. (Sec 42-24(d))

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded. (Sec 42-24(f))

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

143. Minimum intersection spacing along a local street shall be 75 feet. (Sec 42-128)

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (Sec 42-128)

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (Sec 42-127)

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (Sec 42-127)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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: 04/23/2021

No comments.

HPW-HW- IDS: Approved

HPW-OCE- Drainage and Utility: No comments

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



# Houston Planning Commission

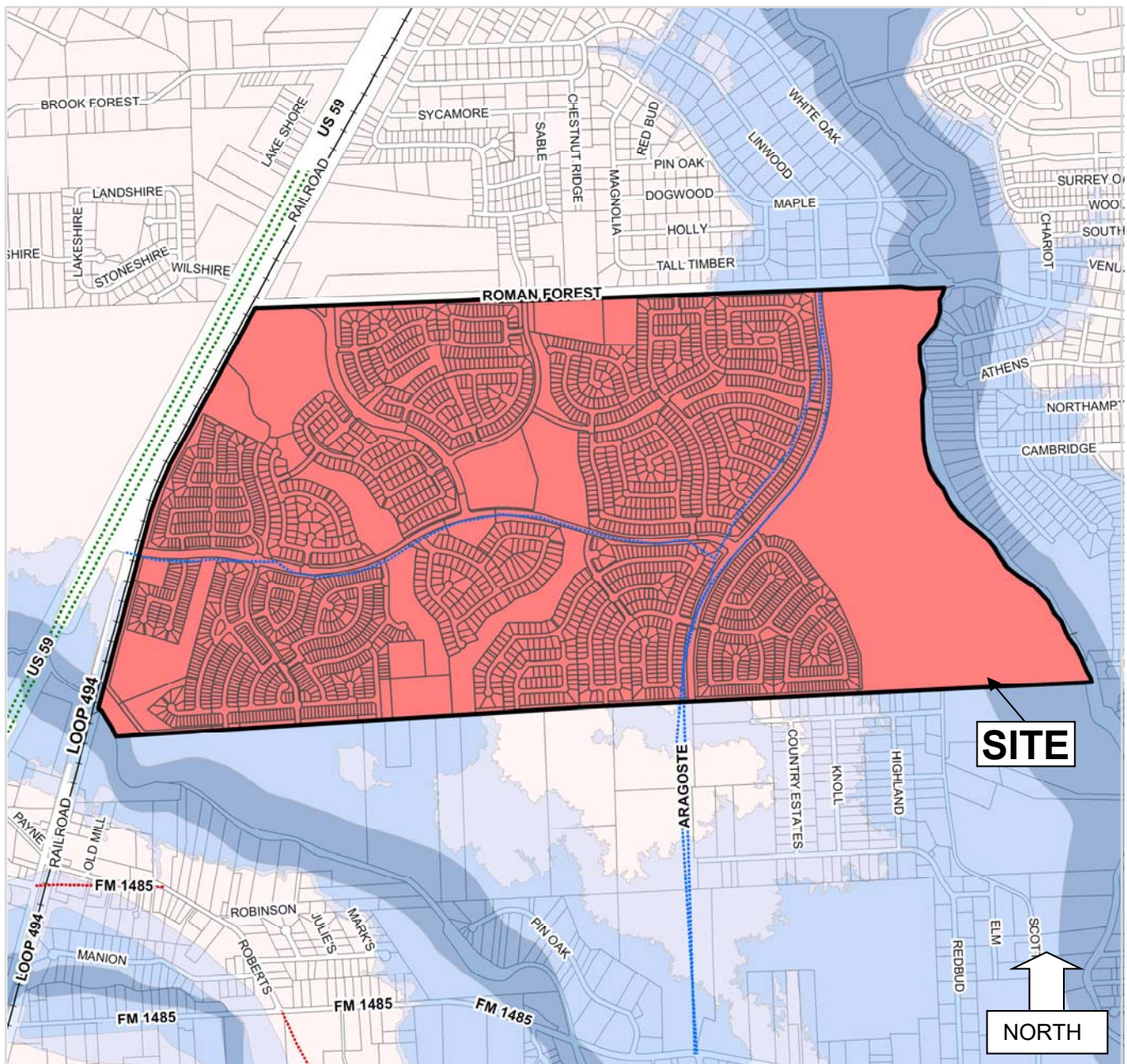
**ITEM: 145**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Tavola GP

Applicant: BGE, Inc. – Land Planning



**D – Variances**

**Site Location**



## Subdivision

# Houston Planning Commission

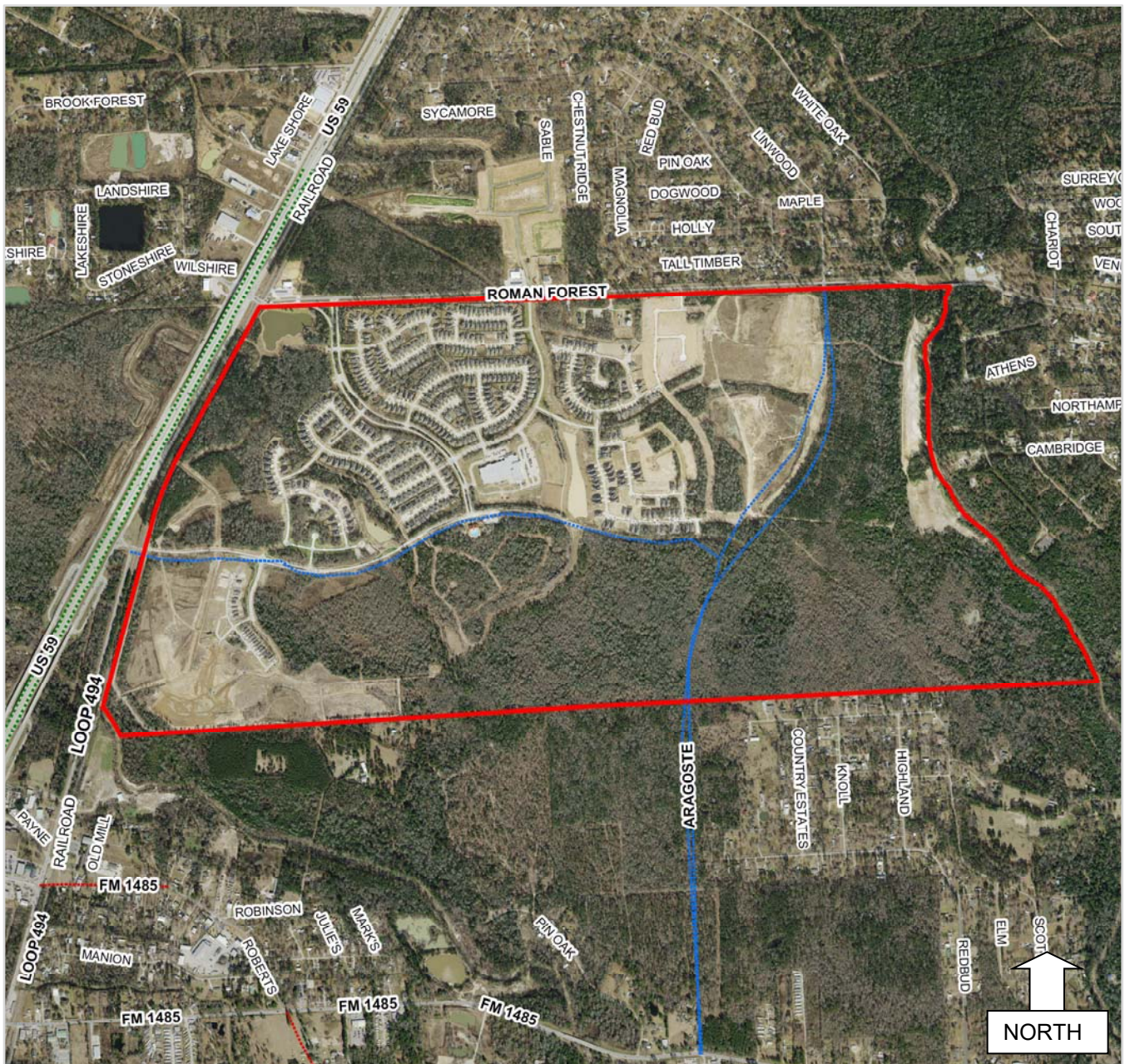
ITEM: 145

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Tavola GP

Applicant: BGE, Inc. – Land Planning



D – Variances

Aerial





**VARIANCE EXHIBIT**

**TAVOLA**

±1,044.0 ACRES OF LAND

**MONTGOMERY COUNTY, TEXAS**

APRIL 16, 2021

BGE #7325



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**Application Number:** 2021-0955

**Plat Name:** Tavola GP

**Applicant:** BGE, Inc. - Land Planning

**Date Submitted:** 04/19/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not provide a north-south street connection from proposed Aragoste Parkway to Peach Creek and to allow an intersection spacing of approximately 4,615 feet along the southern boundary of the general plan.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Tavola is a ±1,044-acre general plan located east of U.S Highway 59 and south of Roman Forest Boulevard. The general plan is a master-planned community and contains Via Principale Parkway and Aragoste Parkway. The property is encumbered by utility easements, existing drainage ditches and easements, two drill sites, the Peach Creek floodplain and floodway, and a lift station. Additionally, the development includes a water plant, a lift station, two drill sites, an elementary school site, several sections of single-family residential development, and significant drainage, detention, and floodplain requirements. The physical constraints include existing residential development, expansive detention, and drainage facilities, Peach Creek floodplain, Caney Creek tribulation, U.S. Highway 59, Via Principale Parkway, Aragoste Parkway, and drill sites. The variance request is based upon the existing physical constraints in the immediate area. The area to the south of the general plan is existing Country Estates subdivision (recorded in June of 1982 at Cabinet D, Sheets 33-B to 34-A) and Caney Creek floodplain. The most easterly portion of the general plan is reserved for detention and mitigation related to Peach Creek. The detention and mitigation for Peach Creek takes up approximately 58% of the total 4,615-foot requested intersection spacing along the southern general plan boundary. The physical constraints established by flood mitigation requirements and the existing subdivision to the south of the general plan create a condition that would make a north-south street connection between Aragoste Parkway and the southeast corner of the general plan impractical.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are the result of existing physical conditions and are not the result of a hardship created or imposed by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The overall circulation of the area will be upheld by the collector street grid that connects existing developments and proposed single family residential development. Additionally, internal circulation will be provided for the proposed development by the local and collector street pattern, 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 not be injurious to the health, safety, and welfare of the area due to the existing and proposed local and collector street patterns in the immediate area.

**(5) Economic hardship is not the sole justification of the variance.**

The existing physical characteristics of the site and immediate area are the supporting circumstances for this request and therefore economic hardship is not the sole justification of the variance request.





**Application No:** 2021-0955

**Agenda Item:** 145

**PC Action Date:** 04/29/2021

**Plat Name:** Tavola GP

**Applicant:** BGE, Inc. - Land Planning

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 128**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To not provide a north-south street connection from proposed Aragoste Parkway to Peach Creek and to allow an intersection spacing of approximately 4,615 feet along the southern boundary of the general plan.;

**Basis of Recommendation:**

The site is located within Houston's ETJ in Montgomery County, east of US 59 and Loop 494, south of Roman Forest Boulevard, and west of Peach Creek. The applicant is requesting a variance to exceed maximum intersection spacing along the southern GP boundary by not providing a north-south street between proposed Aragoste Parkway and Peach Creek (the eastern boundary), a distance of approximately 4,615 feet. Staff is in support of the request. Tavola general plan is a master-planned community of approximately 1043 acres, with the eastern and southwestern portions within the floodplains of Peach Creek to the east and Caney Creek to the south. The variance being requested is for excessive intersection spacing along a portion of the southern general plan boundary, between major collector Aragoste Parkway and the eastern boundary. Country Estates subdivision, recorded in 1982, offers no stub streets to tie into. The remaining distance, from Scott Gardner Road to the eastern boundary is either within the flood way or deep within the 100 year flood plain. With the current land use east of the small grouping of sections east of the collector intended for floodway/flood plain mitigation, requiring a stub street is impractical. In the event that the area located to the east of Sec 47 is developed for uses other than detention, drainage, landscape, open space, or recreation, the variance for intersection spacing along the southern GP boundary will need to be re-addressed. Montgomery County Engineering Department has voiced no objection to the request; therefore, staff recommends to grant the requested variance and approve the general plan and Sec 46 and Sec 47 plats subject to CPC 101 form conditions and with the specific condition that the land use to the east is not developed other than detention, drainage, landscape, open space, or recreation.

**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;**

Requiring a north-south public street in this southernmost portion of the general plan would create an impractical development. A significant portion of the area between major collector Aragoste Parkway and the southeastern corner south of the general plan is a recorded subdivision (Country Estates) with no platted stub streets to the north into the subject site. East of County Estates subdivision is Scott Gardner Road. However, this eastern portion of the general plan is reserved for detention and mitigation related to Peach Creek flood plains.

**(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 general plan and the directly affected sections are impacted by existing physical conditions, namely the recorded subdivision and Peach Creek floodplain.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter is to establish a street network sufficient for the circulation for the area. The area not intended to be developed as other than detention and floodplain mitigation would not benefit from a public street. The small grouping of sections east of Aragoste Parkway are served by the internal street pattern and connected by two points onto the major collector.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare due to the local and major collector street pattern shown on the general plan.

**(5) Economic hardship is not the sole justification of the variance.**

Existing physical characteristics are the primary justification of the variance.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 146  
**Action Date:** 04/29/2021  
**Plat Name:** Tavola Sec 46  
**Developer:** Friendswood Development Company  
**Applicant:** BGE, Inc. - Land Planning  
**App No/Type:** 2021-0747 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Total Acreage:	15.3600	Total Reserve Acreage:	1.8952
Number of Lots:	80	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	East Montgomery County MUD 6
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257K	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. Tavola Sec 45 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.

Addressing:

HPW-HW- IDS: APPROVE

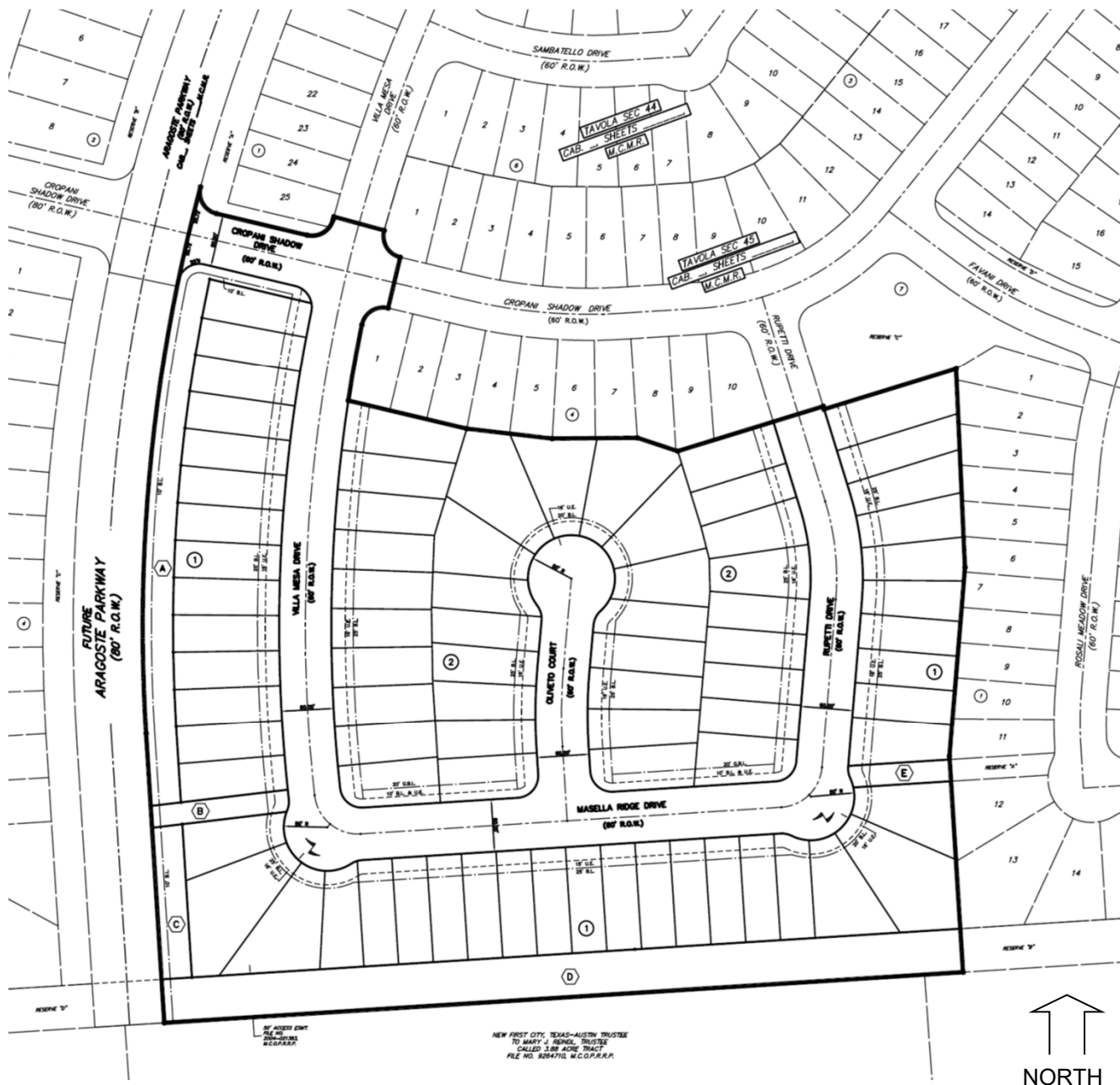
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

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.

**ITEM: 146**

**Meeting Date: 04/29/2021**

**Applicant: BGE, Inc. - Land Planning**



## Subdivision



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 147  
**Action Date:** 04/29/2021  
**Plat Name:** Tavola Sec 47  
**Developer:** Friendswood Development Company  
**Applicant:** BGE, Inc. - Land Planning  
**App No/Type:** 2021-0748 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Total Acreage:	18.1100	Total Reserve Acreage:	2.1931
Number of Lots:	97	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	East Montgomery County MUD 6
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257K	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. \_\_\_\_ 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)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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.



## Subdivision



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 148  
**Action Date:** 04/29/2021  
**Plat Name:** Tavola West GP  
**Developer:** Friendswood Development Company  
**Applicant:** BGE, Inc. - Land Planning  
**App No/Type:** 2021-0945 GP

**Staff Recommendation:**  
 Grant the requested  
 variance(s) and Approve  
 the plat subject to the  
 conditions listed

Total Acreage:	506.9500	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	East Montgomery County MUD 5
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256G	ETJ

#### ***Conditions and Requirements for Approval***

046. General Plan approval is for street patterns as shown on the plat only. (Sec 42-24(d))

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded. (Sec 42-24(f))

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))

089. A reserve restricted to a water plat site shall meet the size, frontage, access requirements of Sec 42-190.

143. Minimum intersection spacing along a local street shall be 75 feet. (Sec 42-128)

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (Sec 42-128)

150. Provide a second point of access to a public street when the total number of lots exceeds 150. (Sec 42-189)

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (Sec 42-127)

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (Sec 42-127)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 148  
**Action Date:** 04/29/2021  
**Plat Name:** Tavola West GP  
**Developer:** Friendswood Development Company  
**Applicant:** BGE, Inc. - Land Planning  
**App No/Type:** 2021-0945 GP

**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: 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

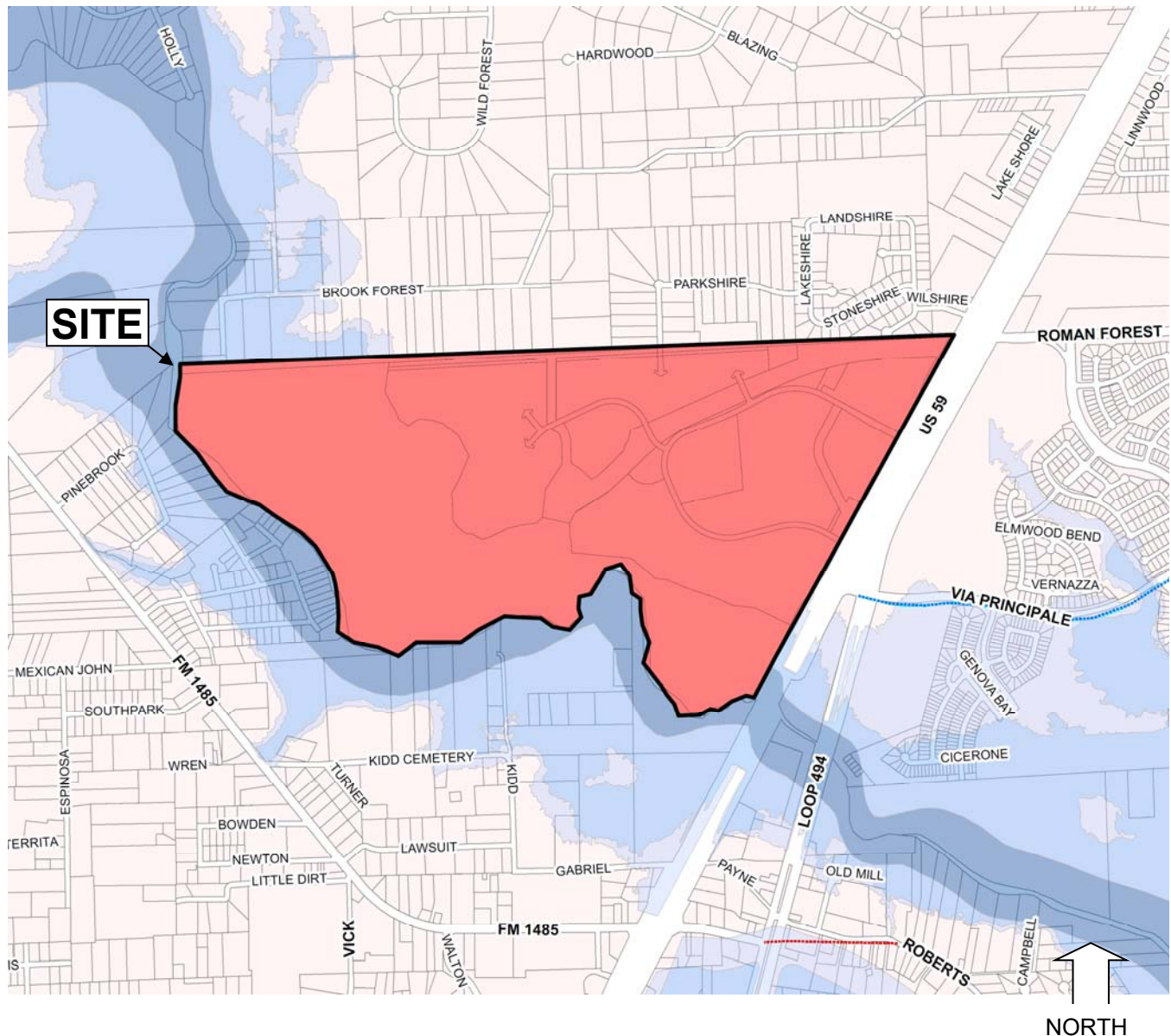
**ITEM: 148**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Tavola West GP

Applicant: BGE, Inc. - Land Planning



**D – Variances**

**Site Location**

## Subdivision



# Houston Planning Commission

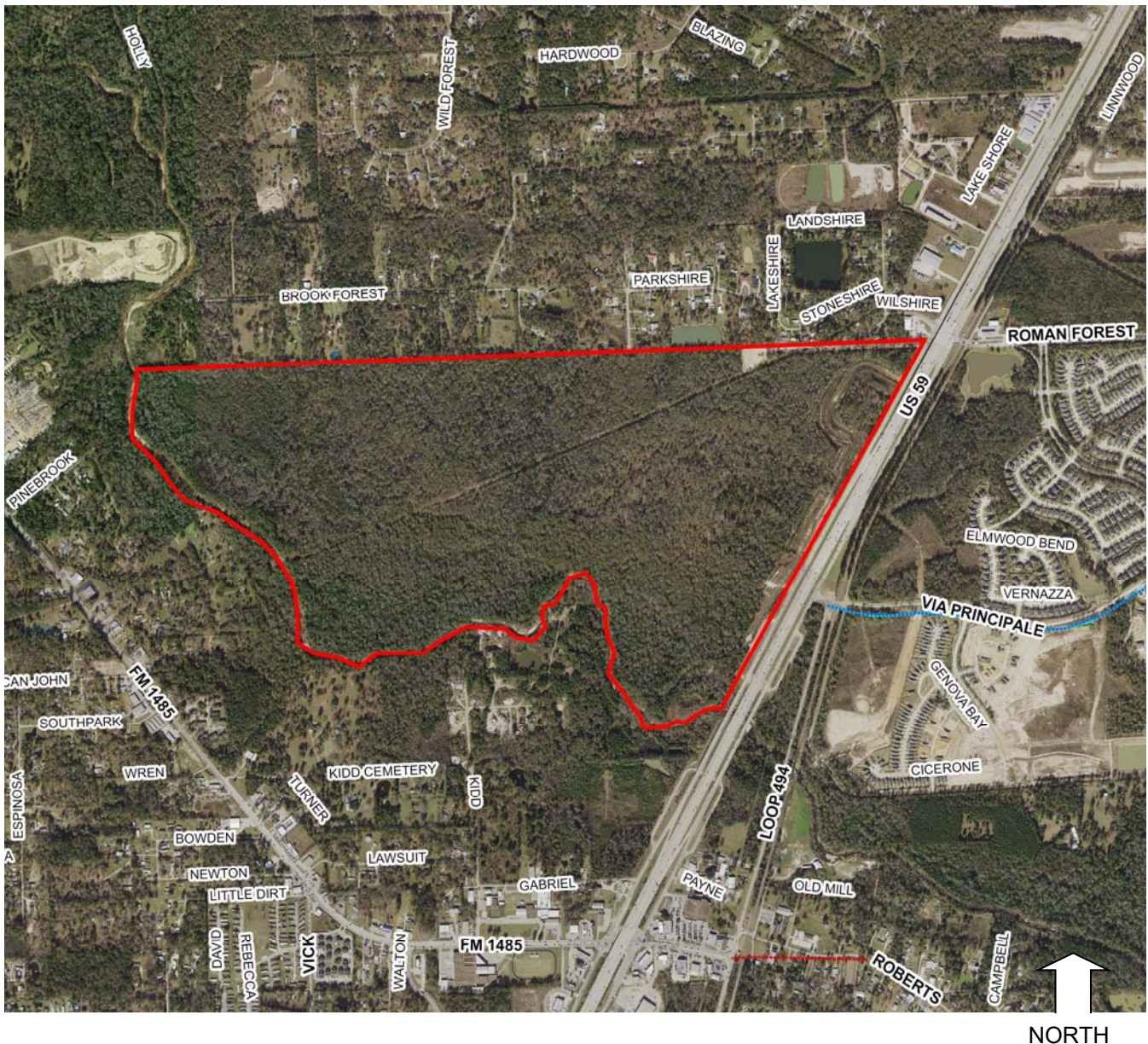
ITEM: 148

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Tavola West GP

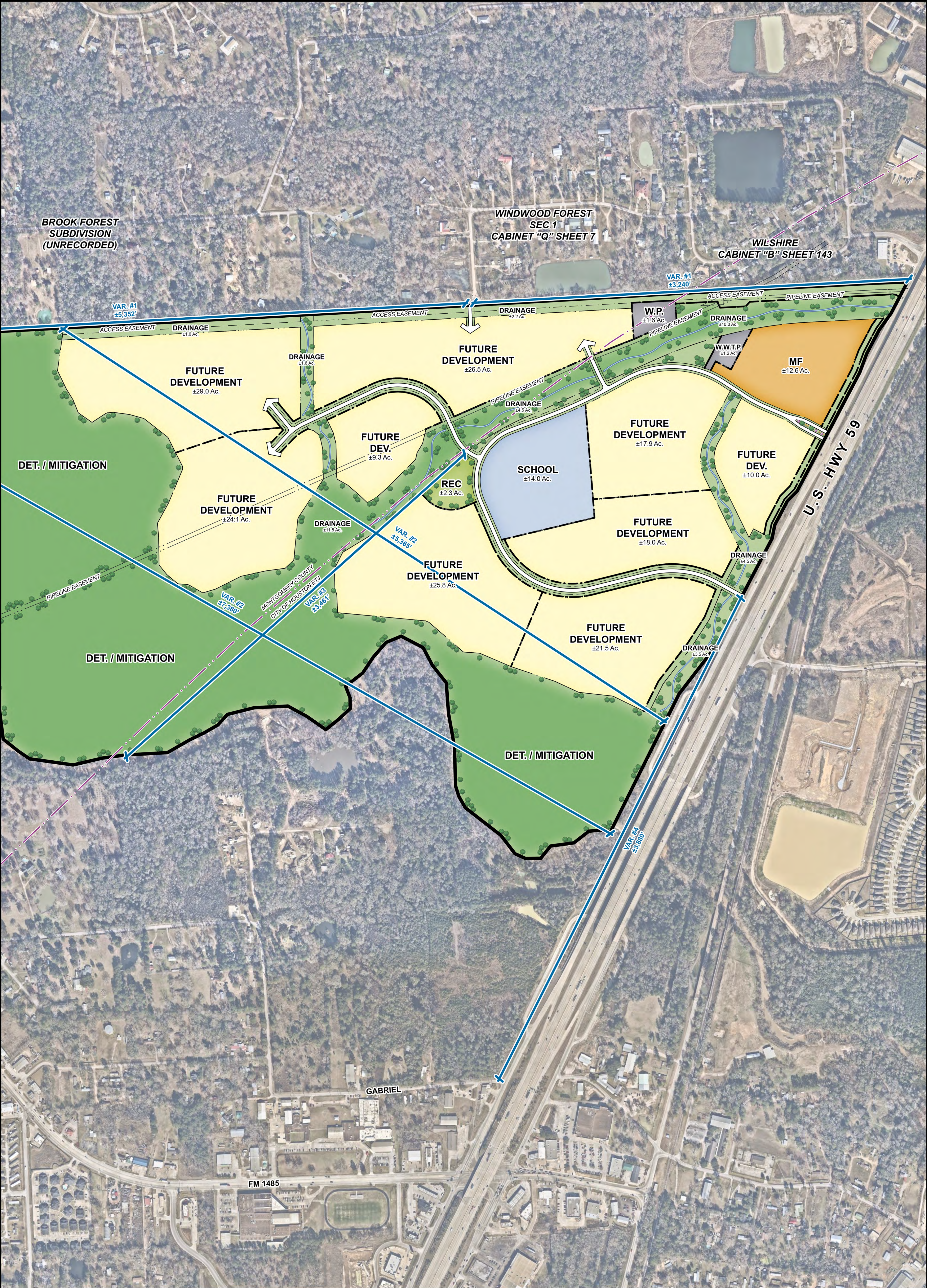
Applicant: BGE, Inc. - Land Planning



D – Variances

Aerial





**VARIANCE EXHIBIT**  
**TAVOLA WEST**  
±506.9 ACRES OF LAND  
MONTGOMERY COUNTY, TEXAS

APRIL 28, 2021  
BGE #7326-00



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0 150 300 600



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**Application Number:** 2021-0945

**Plat Name:** Tavola West GP

**Applicant:** BGE, Inc. - Land Planning

**Date Submitted:** 04/19/2021

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 requirements along the northern general plan boundary.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Tavola West is a ±507-acre master planned community in Montgomery County located west of the Tavola general plan, along the west side of State Highway 59, north of F.M. 1485, and north and east of Caney Creek. Tavola West is a unique development in the sense that it is essentially a land locked general plan, and approximately half of the general plan is located within the City of Houston Extra-Territorial Jurisdiction and half of the general plan located within unincorporated Montgomery County. With State Highway 59 creating a physical boundary to the east, Caney Creek creating a physical barrier and significant floodway, floodplain, and mitigation encumbrances along the southern and western boundary, and three established subdivisions to the north, opportunities for connectivity and circulation are limited. Approximately 220 acres of the general plan are encumbered by floodway, floodplain, and mitigation requirements, in addition to the almost 40 acres of drainage and detention requirements, which comprise approximately 51% of the total acreage of the general plan. Additionally, there is a pipeline easement that bifurcates the property, and a second pipeline along a portion of the northern general plan boundary, along with an access easement that runs nearly the entire length of the northern general plan boundary which provides access to a 4-acre drill site located within the 100 year flood plain of Caney Creek. Between the three established subdivisions along the northern general plan boundary, only one public street connection is provided. Within the Windwood Forest Sec 1 subdivision, a platted 60-foot right of way stubs into the northern general plan boundary, which is proposed to be extended into the general plan, however, there are not any additional opportunities for connectivity along the northern boundary.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The drainage considerations and existing recorded subdivisions, Wilshire and Windwood Forest Sec 1 (recorded under Cabinet "B" Sheet 143 of the Montgomery County Map Records and Cabinet "Q" Sheet 7, respectively), and the unrecorded subdivision of Brook Forest create physical constraints that were existing prior to development and 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 circulation within the area is established by the existing subdivisions to the north and State Highway 59, and circulation will be provided within the development by providing connections to State Highway 59 and to the only available stub street created by the Windwood Forest Sec 1 subdivision, 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 allow for the connection to existing street patterns where available, which will provide access considerations to and through the proposed development, which is beneficial to the health, safety, and welfare of the entire area.

**(5) Economic hardship is not the sole justification of the variance.**

The existing physical conditions and established subdivisions are the supporting circumstances for this request, and therefore economic hardship is not the sole justification of the variance request.



**Application Number:** 2021-0945

**Plat Name:** Tavola West GP

**Applicant:** BGE, Inc. - Land Planning

**Date Submitted:** 04/19/2021

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 requirements along the southern and western general plan boundaries, and to not provide any east-west streets along the eastern floodplain/detention boundary for a distance of approximately 5,365 feet.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Tavola West is a ±507-acre master planned community in Montgomery County located west of the Tavola general plan, along the west side of State Highway 59, north of F.M. 1485, and north and east of Caney Creek. Tavola West is a unique development in the sense that it is essentially a land locked general plan, and approximately half of the general plan is located within the City of Houston Extra-Territorial Jurisdiction and half of the general plan located within unincorporated Montgomery County. With State Highway 59 creating a physical boundary to the east, Caney Creek creating a physical barrier and significant floodway, floodplain, and mitigation encumbrances along the southern and western boundary, and three established subdivisions to the north, opportunities for connectivity and circulation are limited. Approximately 220 acres of the general plan are encumbered by floodway, floodplain, and mitigation requirements, in addition to the almost 40 acres of drainage and detention requirements, which comprise approximately 51% of the total acreage of the general plan. Additionally, there is a pipeline easement that bifurcates the property, and a second pipeline along a portion of the northern general plan boundary, along with an access easement that runs nearly the entire length of the northern general plan boundary which provides access to a 4-acre drill site located within the 100 year flood plain of Caney Creek. Caney Creek carries flow from north of Conroe and Willis all the way to the general plan and continues south until it connects to Peach Creek to the east, and eventually Lake Houston. The width of the floodplain and mitigation areas vary from 130 feet at its narrowest point to 2,350 feet at its widest. Due to the significant floodway and drainage constraints, local street or collector street connectivity to the west is infeasible.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The drainage considerations created by Caney Creek establish physical constraints that were existing prior to development and 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 circulation within the area is established by the existing subdivisions to the north and State Highway 59, and circulation will be provided within the development by providing connections to State Highway 59 and to the only available stub street created by the Windwood Forest Sec 1 subdivision, 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 allow for the connection to existing street patterns where available, which will provide access considerations to and through the proposed development, which is beneficial to the health, safety, and welfare of the entire area.

**(5) Economic hardship is not the sole justification of the variance.**

The existing physical conditions particularly the floodway, floodplain, and mitigation requirements created by Caney Creek are the supporting circumstances for this request and therefore economic hardship is not the sole justification of the variance request.



**Application Number:** 2021-0945

**Plat Name:** Tavola West GP

**Applicant:** BGE, Inc. - Land Planning

**Date Submitted:** 04/19/2021

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 requirements along the southern boundary of the proposed drainage channel, and to not provide any north-south or east-west streets along the variable width east-west drainage channel for a distance of approximately 3,461 feet.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Tavola West is a ±507-acre master planned community in Montgomery County located west of the Tavola general plan, along the west side of State Highway 59, north of F.M. 1485, and north and east of Caney Creek. Tavola West is a unique development in the sense that it is essentially a land locked general plan, and approximately half of the general plan is located within the City of Houston Extra-Territorial Jurisdiction and half of the general plan located within unincorporated Montgomery County. With State Highway 59 creating a physical boundary to the east, Caney Creek creating a physical barrier and significant floodway, floodplain, and mitigation encumbrances along the southern and western boundary, and three established subdivisions to the north, opportunities for connectivity and circulation are limited. Approximately 220 acres of the general plan are encumbered by floodway, floodplain, and mitigation requirements, in addition to the almost 40 acres of drainage and detention requirements, which comprise approximately 51% of the total acreage of the general plan. Additionally, there is a pipeline easement that bifurcates the property, and a second pipeline along a portion of the northern general plan boundary, along with an access easement that runs nearly the entire length of the northern general plan boundary which provides access to a 4-acre drill site located within the 100 year flood plain of Caney Creek. Caney Creek carries flow from north of Conroe and Willis all the way to the general plan and continues south until it connects to Peach Creek to the east, and eventually Lake Houston. Due to the significant floodway and drainage constraints, local street or collector street connectivity to the west is infeasible. Additionally, the proposed drainage channel will carry flow from the northern general plan boundary, as well as the proposed development to the mitigation and detention areas located along the east side of Caney Creek, creating significant physical barriers to circulation. The proposed east-west drainage channel varies in width from approximately 125 feet to as wide as 250 feet. The general plan proposes crossings of the east-west drainage channel at two locations along the pipeline easement, and a third crossing location of the 100-foot-wide north-south drainage channel to provide access to future sections 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 drainage considerations and existing recorded subdivisions, Wilshire and Windwood Forest Sec 1, and the unrecorded subdivision of Brook Forest create physical constraints that were existing prior to development and 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 circulation within the area is established by the existing subdivisions to the north and State Highway 59, and circulation will be provided within the development by providing connections to State Highway 59 and to the only available stub street created by the Windwood Forest Sec 1 subdivision. The general plan proposes a collector system which provides two connection points to State Highway 59 and will also provide two connections across the proposed drainage channel, 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 allow for the connection to existing street patterns where available, which will provide access considerations to and through the proposed development, which is beneficial to the health, safety, and welfare of the entire area.

**(5) Economic hardship is not the sole justification of the variance.**

The existing physical conditions particularly the floodway, floodplain, and mitigation requirements created by Caney Creek are the supporting circumstances for this request.



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2021-0945

**Plat Name:** Tavola West GP

**Applicant:** BGE, Inc. - Land Planning

**Date Submitted:** 04/19/2021

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 requirements along the eastern general plan boundary from Gabriel to the southern entry point into the general plan for a distance of approximately 4,000 feet.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

### 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;**

Tavola West is a ±507-acre master planned community in Montgomery County located west of the Tavola general plan, along the west side of State Highway 59, north of F.M. 1485, and north and east of Caney Creek. Tavola West is a unique development in the sense that it is essentially a land locked general plan, and approximately half of the general plan is located within the City of Houston Extra-Territorial Jurisdiction and half of the general plan located within unincorporated Montgomery County. With State Highway 59 creating a physical boundary to the east, Caney Creek creating a physical barrier and significant floodway, floodplain, and mitigation encumbrances along the southern and western boundary, and three established subdivisions to the north, opportunities for connectivity and circulation are limited. Approximately 220 acres of the general plan are encumbered by floodway, floodplain, and mitigation requirements, in addition to the almost 40 acres of drainage and detention requirements, which comprise approximately 51% of the total acreage of the general plan. Additionally, there is a pipeline easement that bifurcates the property, and a second pipeline along a portion of the northern general plan boundary, along with an access easement that runs nearly the entire length of the northern general plan boundary which provides access to a 4-acre drill site located within the 100 year flood plain of Caney Creek. Caney Creek carries flow from north of Conroe and Willis all the way to the general plan and continues south until it connects to Peach Creek to the east, and eventually Lake Houston. The width of the floodplain and mitigation areas vary from 130 feet at its narrowest point to 2,350 feet at its widest. Due to the significant floodway and drainage constraints, local street or collector street connectivity to the west is infeasible. The local street system within the general plan will provide two connections to State Highway 59, which will allow for internal circulation and connectivity to the highway. The frontage road along State Highway 59 becomes grade separated approximately 330 feet south of the proposed southern entrance to the general plan. Due to the floodplain considerations and TXDOT regulations regarding street and driveway connections to State Highway 59, the location of any street connections to State Highway 59 are constrained, necessitating a variance request.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The drainage considerations created by Caney Creek establish physical constraints that were existing prior to development and 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 circulation within the area is established by the existing subdivisions to the north and State Highway 59, and circulation will be provided within the development by providing connections to State Highway 59 and to the only available stub street created by the Windwood Forest Sec 1 subdivision, 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 allow for the connection to existing street patterns where available, which will provide access considerations to and through the proposed development, which is beneficial to the health, safety, and welfare of the entire area.

**(5) Economic hardship is not the sole justification of the variance.**

The existing physical conditions particularly the floodway, floodplain, and mitigation requirements created by Caney Creek are the supporting circumstances for this request and therefore economic hardship is not the sole justification of the variance request.





**Application No:** 2021-0945

**Agenda Item:** 148

**PC Action Date:** 04/29/2021

**Plat Name:** Tavola West GP

**Applicant:** BGE, Inc. - Land Planning

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 128; 128; 128; 128

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To exceed the maximum intersection spacing requirements along the northern general plan boundary.;

To exceed the maximum intersection spacing requirements along the southern and western general plan boundaries, and to not provide any east-west streets along the eastern floodplain/detention boundary for a distance of approximately 5,365 feet.;

To exceed the maximum intersection spacing requirements along the southern boundary of the proposed drainage channel, and to not provide any north-south or east-west streets along the variable width east-west drainage channel for a distance of approximately 3,461 feet.;

To exceed the maximum intersection spacing requirements along the eastern general plan boundary from Gabriel to the southern entry point into the general plan for a distance of approximately 4,000 feet.;

**Basis of Recommendation:**

The site is located within Houston's ETJ in Montgomery County, west of US 59 and north and east of FM 1485 and Caney Creek. The applicant is requesting four variances: 1) to exceed intersection spacing along the northern GP boundary; 2) to exceed intersection spacing along southern/western boundaries by not providing a street across the floodplain; 3) to exceed intersection along the proposed drainage channel to the western GP boundary; 4) to exceed intersection spacing along US 59. Staff is in support of the request.

Tavola West general plan is an approximately 507 acres master-planned community with the only street frontage along US 59. Approximately half of the general plan area (the area to the west) lies outside of Houston's platting jurisdiction.

Variance #1 is to exceed maximum intersection spacing along the GP's northern boundary for a distance of approximately 3,250 feet, from the proposed extension Windwood Forest Drive to US 59. Wilshire and Windwood Forest Sec 1 are both recorded subdivisions with only one opportunity for street connection.

Variance #2 is to exceed maximum intersection spacing along the southwestern boundary by not providing an east-west street across Caney Creek floodplains. Variance #3 is to exceed maximum intersection spacing by not providing a north-south street from the proposed western street crossing the proposed drainage channel to the southwestern GP boundary. The width of the Caney Creek floodplain ranges from 130 feet to 2350 feet. The development is proposed to be served by an internal collector loop off of US 59. Likewise, there are two proposed channel crossings facilitating connection to the north. Due to the significant floodplain and drainage constraints, requiring public streets in this western portion of the GP is infeasible.

Variance #4 is to exceed maximum intersection spacing along US 59 from the southern entry point to Gabriel, a distance of approximately 4000 feet, approximately 2000 feet of which is within the GP boundary, in lieu of the required 2600 feet maximum. The internal collector loop provides two points of connection to US 59 for the development. A few hundred feet south of the proposed southern entry, US 59 frontage road becomes grade-separated for two sets of crossovers under the freeway surrounding the bridge over Caney Creek. The physical constraints of the Creek and regulations regarding freeway connections make providing another point of connection from US 59 infeasible.

Montgomery County Engineering Department has voiced no objection to the request; therefore, staff recommends to grant the requested variances and approve the general plan subject to CPC 101 form conditions, including to maintain 2 points of access across the proposed drainage channel.

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**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Variance 1: strict application of the ordinance would be contrary to sound public policy. Requiring a stub street to the north that would be meet ordinance requirements would stub into platted property. The only street connection that is possible from the Windwood Forest Sec 1 subdivision is proposed to be extended into this development. Variances 2-4: requiring public street connections through Caney Creek floodplains amid the significant drainage constraints would create an impractical development. This development is for the most part cut off from its adjoining neighbors except for at US 59, providing for little benefit if public streets were to be provided, and this development is served well by its internal collector loop, two channel crossings, and the connection to the north.

**(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 general plan is impacted by existing physical conditions, namely the recorded subdivisions and Caney Creek floodplain.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter is to establish a street network sufficient for the circulation for the area. The general plan proposes a collector loop system with two channel crossings. This system connects to the existing street pattern where available, to the north and to the east. The area to the southwest is encumbered by Caney Creek floodplains, requiring this area to be preserved for detention and floodplain mitigation.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare due to the general plan proposing connections to existing street patterns where available: to the north through Wildwood Forest Sec 1 and to the east at two points to US 59. Caney Creek is a significant impediment.

**(5) Economic hardship is not the sole justification of the variance.**

Existing physical characteristics are the primary justification of the variance.



**Agenda Item:** 149  
**Action Date:** 04/29/2021  
**Plat Name:** Urban Logistics Square  
**Developer:** Kimley Horn  
**Applicant:** Windrose  
**App No/Type:** 2021-0722 C2R

**Staff Recommendation:**  
 Defer for further study and  
 review

Total Acreage:	16.0539	Total Reserve Acreage:	16.0539
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77092	451B	City

### ***Conditions and Requirements for Approval***

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Defer to allow staff to consult with Legal regarding abandonment of Lumberdale and Grovecrest and to allow the applicant to consider revisions suggested by HPW: " 04/26/2021 The plat layout is facing Bingle a divided major thoroughfare we recommend providing the distance from the driveways including the median openings."

### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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: 04/26/2021

The plat layout is facing Bingle a divided major thoroughfare we recommend providing the distance from the driveways including the median openings.

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



**Agenda Item:** 149  
**Action Date:** 04/29/2021  
**Plat Name:** Urban Logistics Square  
**Developer:** Kimley Horn  
**Applicant:** Windrose  
**App No/Type:** 2021-0722 C2R

**Staff Recommendation:**  
Defer for further study and review

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#### 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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

**\*\*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)

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 from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

#### 5. 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 on one side (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](mailto:Paula.Hunter2@houstontx.gov)

- 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 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).

- For roadways with widths of less than 15-ft, the roadway must be widened to 15-ft for the entire block and meet the requirements in number 2, options A or B above.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

This project will require Joint Referral Committee action for the abandonment/relocation of the existing water line on-site at Highrock Road.

HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

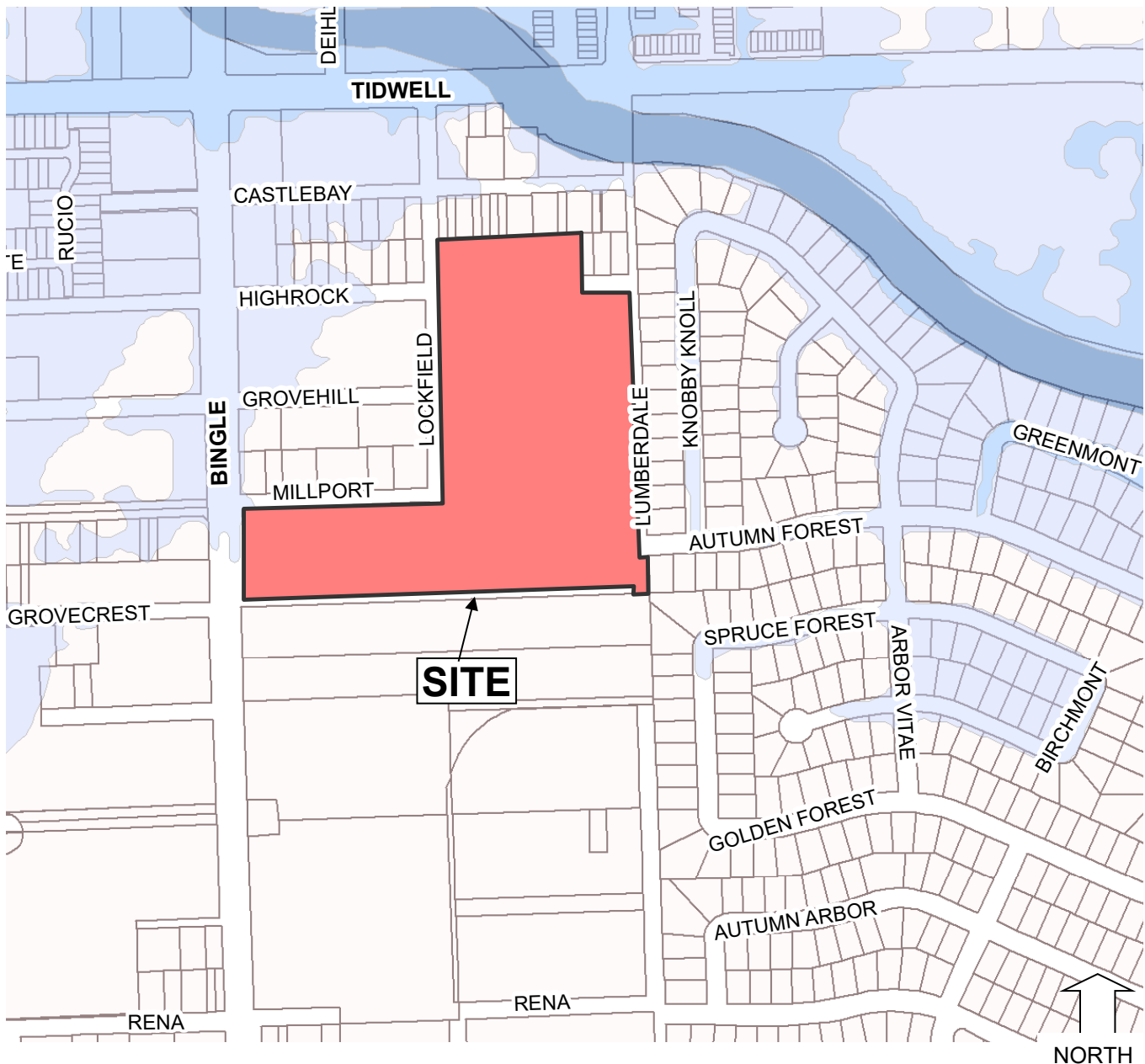
**ITEM: 149**

Planning and Development Department

Meeting Date: 04/29/2021

**Subdivision Name: Urban Logistics Square**

**Applicant: Windrose**



**D – Variances**

**Site Location**



# Houston Planning Commission

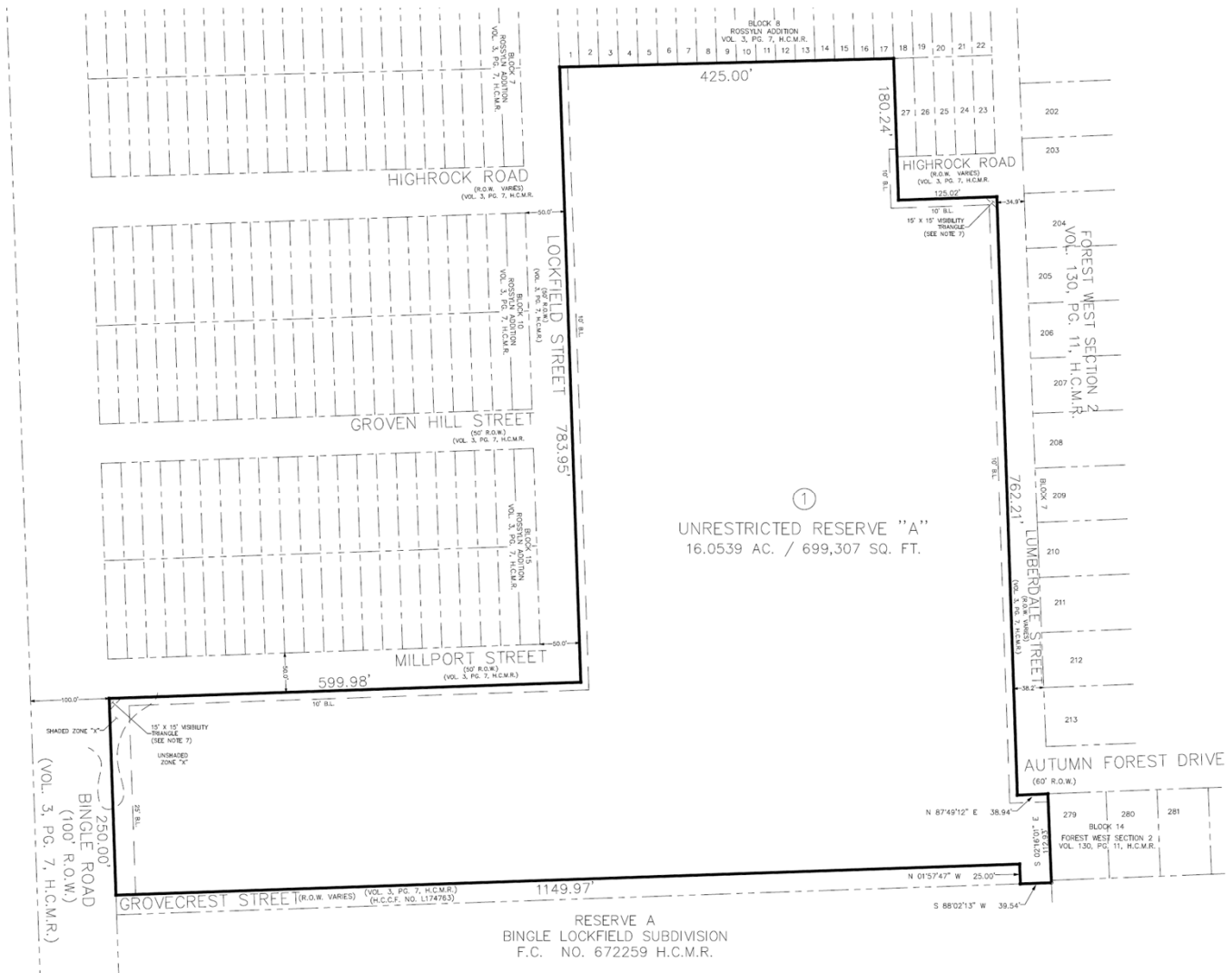
## ITEM: 149

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Urban Logistics Square

Applicant: Windrose



D – Variances

Subdivision

# Houston Planning Commission

ITEM: 149

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Urban Logistics Square

Applicant: Windrose



D – Variances

Aerial



NO.	DATE	REVISION	APP.



**NOTICE:**  
FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG SO THAT UNDERGROUND LINES CAN BE MARKED. THIS SIGNATURE DOES NOT FULFILL YOUR OBLIGATION TO CALL 811

**VERIFICATION OF PRIVATE UTILITY LINES**

Date \_\_\_\_\_  
CenterPoint Energy natural gas utilities shown. (Gas service lines are not shown). This signature not be used for conflict verification.  
Signature valid for six months.

Date \_\_\_\_\_  
CenterPoint Energy/UNDERGROUND Electrical Facilities Verification ONLY (This signature verifies existing underground facilities – not to be used for conflict verification)  
Signature valid for six months.

Date \_\_\_\_\_  
Approved for AT&T underground conduit facilities only.  
Signature valid for one year.

11700 Katy Freeway,  
Suite 800 Houston, Texas 77079  
TBE Firm Registration F-928  
Tel. No. (281) 597-9300

**PRELIMINARY**  
FOR REVIEW ONLY, NOT FOR  
CONSTRUCTION OR PERMIT  
PURPOSES.

Engineer **JOHN CORDASCO**  
P.E. No. 133445  
Date 01/27/2020

# OVERALL SITE PLAN

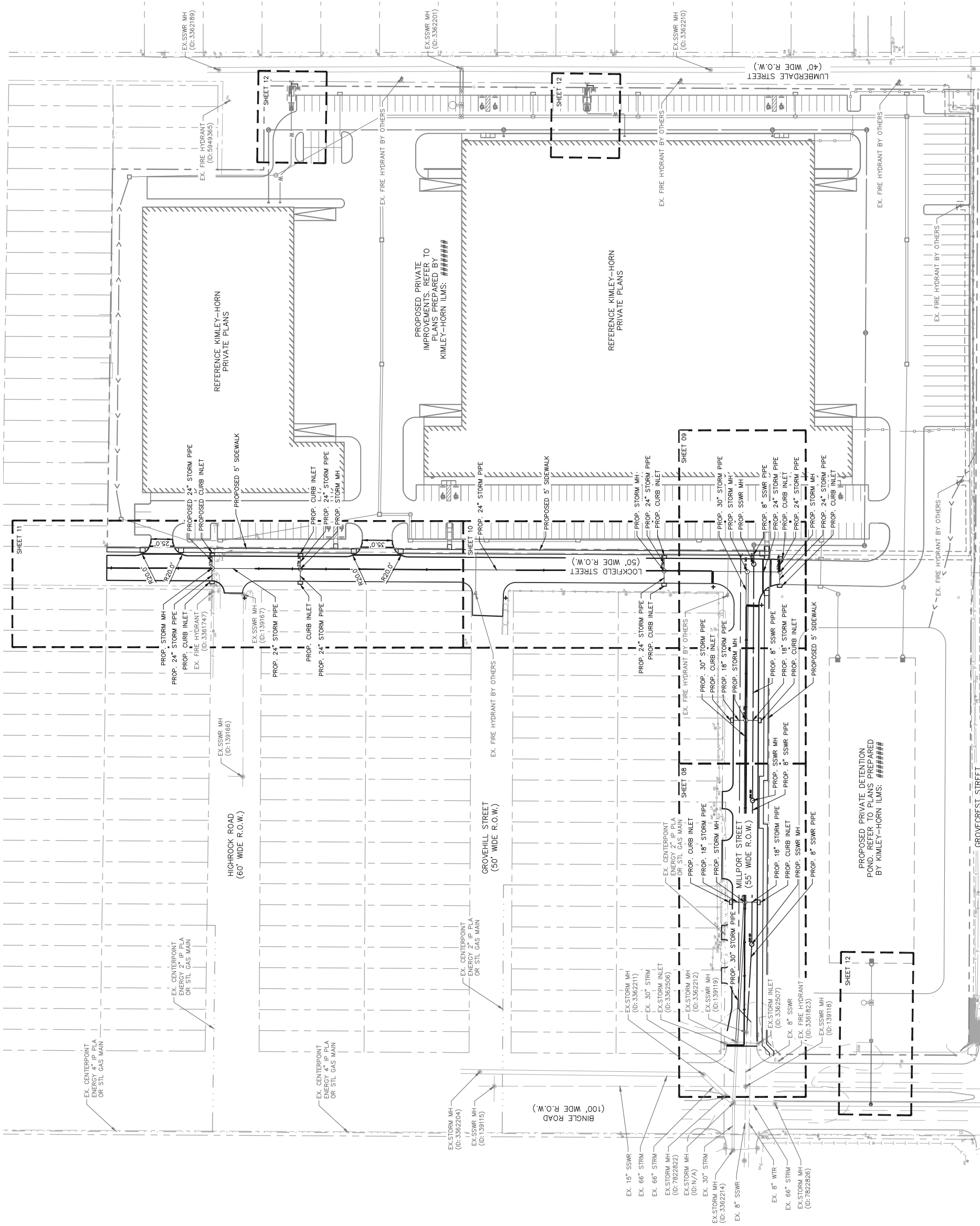
NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

**CITY OF HOUSTON**  
HOUSTON PUBLIC WORKS

WATER		STORM WATER QUALITY
WASTE WATER		FACILITIES
STORM WATER		TRAFFIC & TRANSPORTATION/ STREET & BRIDGE

FILE NO. \_\_\_\_\_  
HORIZ: 1" = 60'  
VERT: N/A

SHEET NO. 03 OF 22  
DRAWING SCALE  
FOR CITY OF HOUSTON USE ONLY





**Application Number:** 2021-0722

**Plat Name:** Urban Logistics Square

**Applicant:** Windrose

**Date Submitted:** 04/02/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not extend or provide a cul-de-sac at the terminus of Highrock Street and To not require additional right-of-way dedication for Lumberdale Street, Millport Street and Lockfield Street.

**Chapter 42 Section: 134 and 121**

**Chapter 42 Reference:**

Specific Variance Being Sought: To not extend or provide a cul-de-sac at the terminus of Highrock Street. Code Citation: Sec. 42-134 "Street extension" paragraph (a) states that: (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted. Specific Variance Being Sought: To not require additional right-of-way dedication for Lumberdale Street, Millport Street and Lockfield Street. Code Citation: Sec. 42-121 "Dedication of rights-of-way" paragraph (b) states that: (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The subject property is located on the east side of Bingle Road approximately 1,170 feet south of the intersection with W Tidwell Road. The applicant desires to construct a logistics facility on the property consisting of a 64,800 square foot building, a 173,400 square foot building, storm water detention facility, and various drive aisles and parking areas. The applicant has coordinated with the City's Joint Referral Committee ("JRC") to abandon undeveloped portions of Highrock Street, Grovehill Street, and Millport Street the cross in an east-west direction through the site. A proposal has also been approved by the Traffic Department and the JRC to utilize the easternmost 125 feet of the Highrock Street right-of-way and the unimproved north-south right-of-way known as Lumberdale Street for a T-Type turnaround. This turnaround at the northeast corner of the site would be provided within existing right-of-way in lieu of providing a cul-de-sac type turnaround. The remainder of Lumberdale Street, which runs along the eastern boundary of the subject site, will be left in place as a public utility corridor. In order to facilitate their proposed development, the applicant must secure variances to the City's Subdivision Regulations to: 1) not extend or provide a cul-de-sac at the terminus of Highrock Street; and, 2) to not require additional right-of-way dedication for Lumberdale Street, Millport Street and Lockfield Street. Unusual



physical characteristics affect this site and make it impractical and unnecessary to maintain or expand the rights-of-way in question. While the proposed T-Type turnaround at Highrock Street and Lumberdale Street is necessary to preserve safe and effective traffic mobility for the infrequent vehicle trips coming from Castlebay Drive to the north, a cul-de-sac turnaround is not appropriate. If the cul-de-sac was entirely on the applicant's site, it would consume 100-feet of the 400-foot-wide lot for the required 50-foot radius turnaround. If the cul-de-sac was partially on the applicant's property and partially on the property at the northwest corner of Highrock Street and Lumberdale Street, then it would consume an inordinate amount of their property without providing any tangible improvement in mobility and access compared to the T-Type turnaround that is being proposed. Either cul-de-sac solution is infeasible for the applicant and unnecessary to preserve traffic mobility for the community. The applicant is also proposing to not dedicate additional right-of-way for Lumberdale Street, Millport Street and Lockfield Street. Lumberdale Street is situated along the east boundary of the site. Aside from the proposed T-Type turnaround, the remainder of Lumberdale will be preserved as a public utility corridor for above and underground utilities. While the existing right-of-way is technically a variable width corridor, it has approximately 38 to 40 feet of width from Grovecrest Street to Castlebay Street. That is more than adequate to house the existing and proposed public utilities. The other streets included in the variance proposal – Millport Street and Lockfield Street – abut north and west portions of the subject tract. Millport Street is a 55-foot right-of-way and Lockfield Street is a 50-foot right-of-way. As these streets will never be extended beyond the subject property due to JRC abandonment, additional widening is not necessary due to the extremely limited traffic generation.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The unusual physical characteristics that affect the subject property were created when the Forest West Section 2 subdivision was platted to the east in 1965. Because of the way Cole Creek angles in a southeasterly direction from W Tidwell Road, the City knew that eastern mobility from Bingle Road could only negatively impact the single-family Forest West Section 2 neighborhood. With that in mind, they did not contemplate extending any of the subject streets that cross the subject site. Now that the JRC has reviewed and consented to the abandonment of the Highrock Street, Grovehill Street, and Millport Street rights-of-way within the subject tract, there is no longer a public need to widen the streets as the traffic generation will be limited to existing users and the applicant's facility.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The T-Type turnaround proposed within the Highrock Street and Lumberdale Street rights-of-way will provide more than adequate traffic flow while preserving the highest and best use of the land for the surrounding property owners and the applicant. If the Commission approves this variance, then the lots at the northwest corner of Highrock and Lumberdale will be able to use the T-Type turnaround should they ever decide to develop. Widening the rights-of-way that almost exclusively serve the applicant's property creates an unnecessary burden on the City while providing no additional benefit to the community's traffic flow or utility service. Further, additional right-of-way widening on the applicant's property results in more right-of-way for the City to maintain and creates a dedicatory requirement for the existing industrial users along Lockfield Street and Millport Street that will negatively impact their property when and if they redevelop.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The proposed T-Type turnaround at Highrock Street and Lumberdale Street will provide safe and effective traffic mobility for the infrequent vehicle trips coming from Castlebay Drive to the north. It will also provide the means of access for the adjacent property owner if and when they choose to develop their property. If the City requires a full cul-de-sac on Highrock Drive in lieu of the T-Type turnaround, it will almost certainly turn in to an isolated area that promotes criminal activity such as illegal dumping – which the current property owners in the area struggle with. The applicant will be improving both Lockfield Street and Millport Street to current standards at their sole cost. The improvements as planned will provide more than adequate access for the proposed facility and result in a dramatic improvement to the traffic flow of the few existing industrial users. The widening of Lumberdale Street is not logical or in the public's best interest as the existing right-of-way is more than wide enough to contain the planned set of public utilities and gaining any more width would only result in a maintenance liability for the City.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the justification for the variance. Unusual physical characteristics affect the site and make impractical and contrary to the public's best interests to provide a cul-de-sac on Highrock Street or widen Lumberdale Street, Millport Street and Lockfield Street. If the Commission grants the variances, the applicant will regain reasonable use of their land and will be able to deliver a facility that is compatible with the surrounding area. The proposed roadway improvements will also provide adequate access for the applicant's facility and dramatically enhance the traffic flow for the existing industrial facilities along Millport Street, Grovehill Street, and Highrock Street.



Application No: 2021-0722

Agenda Item: 149

PC Action Date: 04/29/2021

Plat Name: Urban Logistics Square

Applicant: Windrose

Staff Recommendation: [Defer for further study and review](#)

Chapter 42 Sections: **134 and 121**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not extend or provide a cul-de-sac at the terminus of Highrock Street and To not require additional right-of-way dedication for Lumberdale Street, Millport Street and Lockfield Street. ;

Basis of Recommendation:

[Defer 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

[NA](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[NA](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[NA](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[NA](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[NA](#)

(5) Economic hardship is not the sole justification of the variance.

[NA](#)



# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)



April 22, 2021

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Urban Logistics Square

**REFERENCE NUMBER:** 2021-0722

Dear Property Owner:

The Planning and Development Department has received a subdivision plat with a variance request with a for a property located along and north of Grovecrest Street, east of Bingle Road, west of Lumberdale Road and south of Castlebay 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.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting two variances: (1) to not extend or terminate Highrock Street with a cul-de-sac and (2) to not provide additional right-of-way dedication for Lumberdale Street, Millport Street and Lockfield Street. Enclosed are copies of the variance request, proposed 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, April 29, 2021, at 2:30 p.m.**

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

[www.houstonplanning.com](http://www.houstonplanning.com)

## 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](mailto:speakercomments.pc@houstontx.gov).
- You may also call the Planning Department at [832-393-6624](tel:832-393-6624). A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **Jeff Boutte** with Windrose at **713-458-2281 Ext 1687**. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.



## TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **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:** 150  
**Action Date:** 04/29/2021  
**Plat Name:** Katy ISD Northwest Facility GP  
**Developer:** Adico  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2021-0829 GP

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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***

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.

Coordinate with Harris County Engineering to provide pedestrian connections in conformance with attached exhibit.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 150  
**Action Date:** 04/29/2021  
**Plat Name:** Katy ISD Northwest Facility GP  
**Developer:** Adico  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2021-0829 GP

**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 - Clarify situation with the comment: 60' Drainage Easement to be abandoned before plat gets recorded. This is a HCFCD License and Permission containing channel No. U101-00-00 that runs along the eastern boundary of the plat (see uploaded PDF).  
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)  
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)  
County has no objections to variance provided that pedestrian access is addressed.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

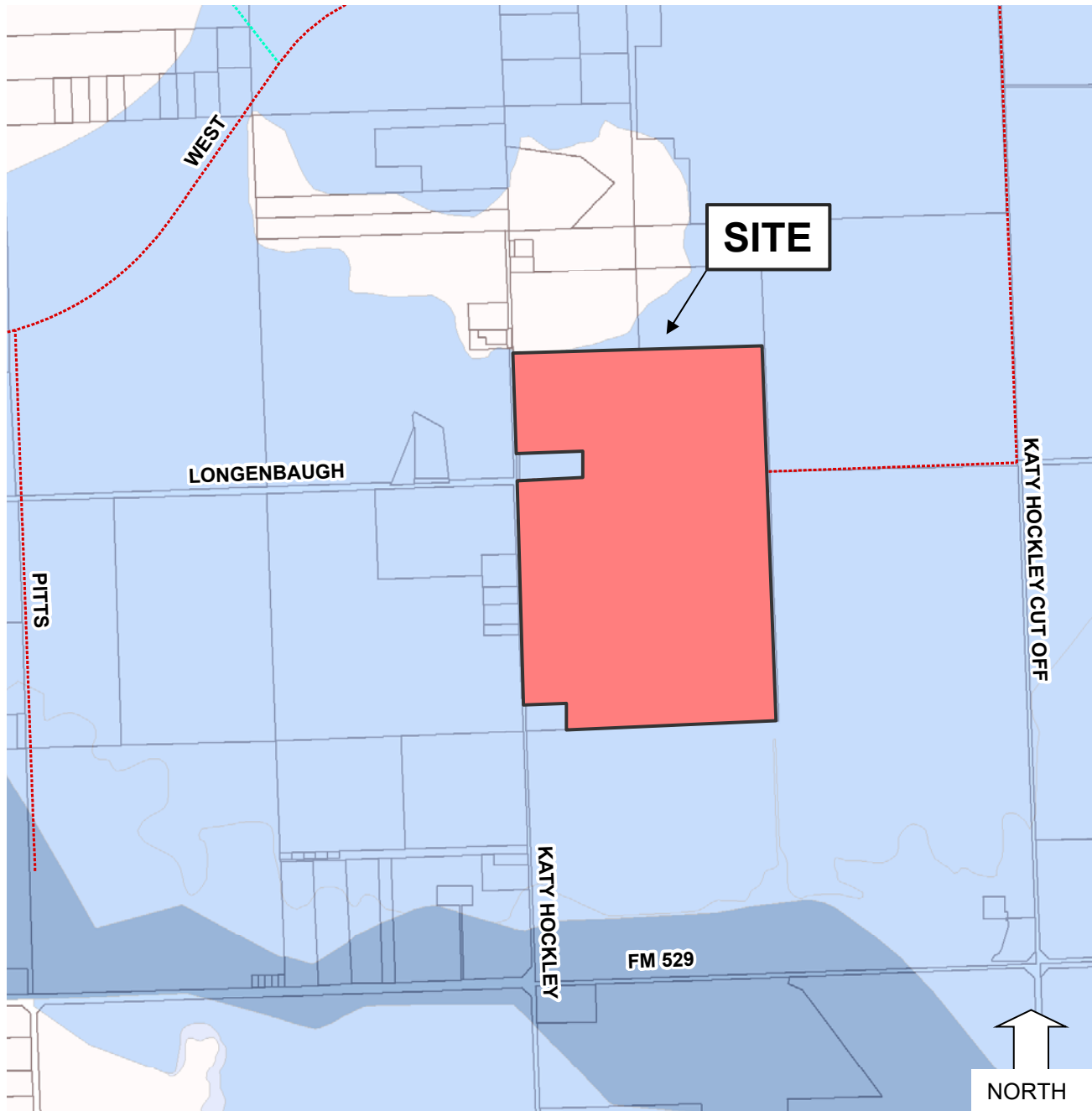
ITEM: 150

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Katy ISD Northwest Facility GP (DEF 1)

Applicant: Texas Engineering And Mapping Company



F- Reconsideration of Requirements

Site Location



# Houston Planning Commission

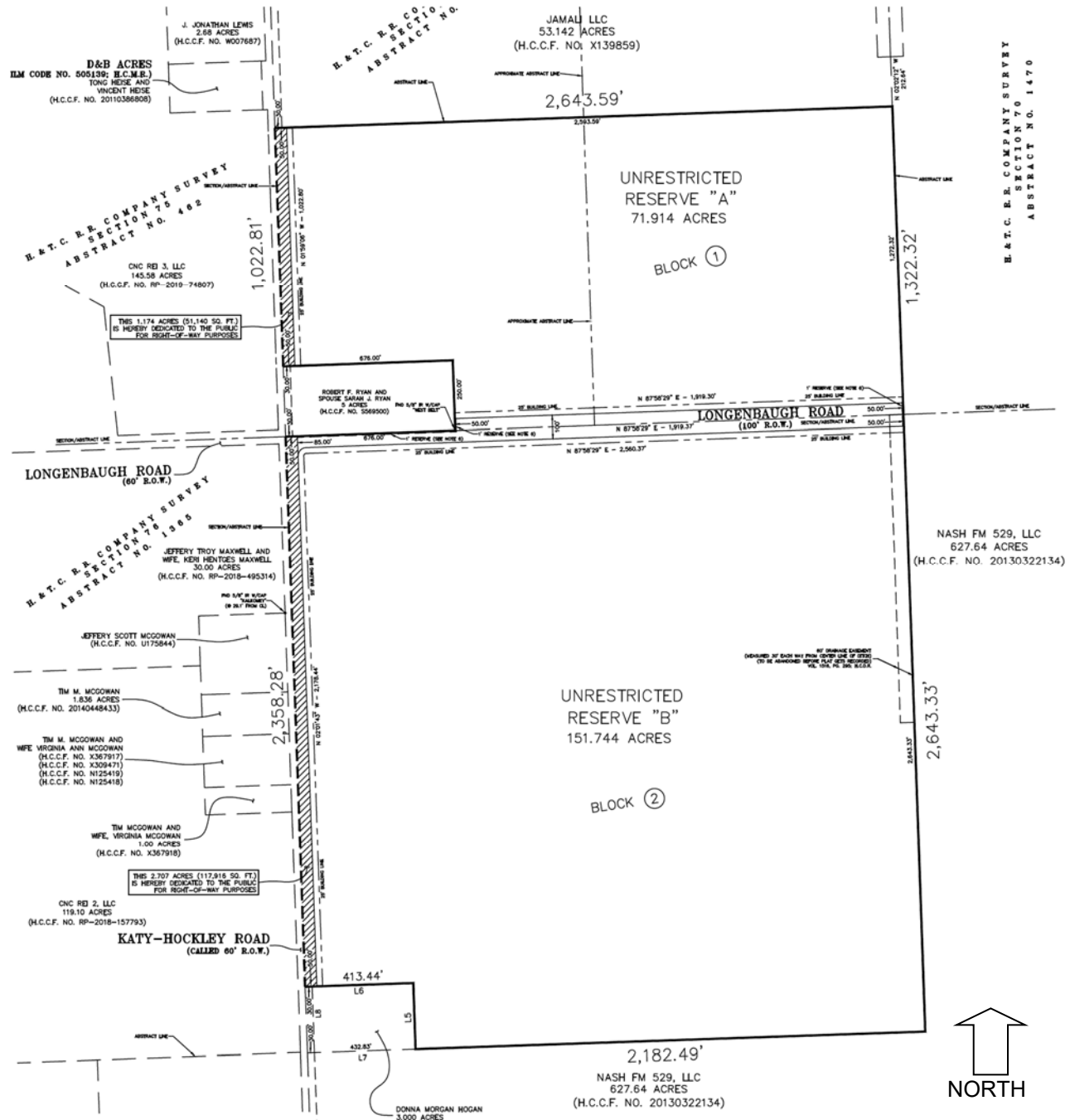
# ITEM: 150

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Katy ISD Northwest Facility GP (DEF 1)

Applicant: Texas Engineering And Mapping Company



## F- Reconsideration of Requirements

## Subdivision

# Houston Planning Commission

ITEM: 150

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Katy ISD Northwest Facility GP (DEF 1)

Applicant: Texas Engineering And Mapping Company



F- Reconsideration of Requirements

Aerial





Harris County  
Engineering Department

City of Houston  
Planning and Development Department

Date: March 31, 2021

**Re: Katy ISD Northwest Facility**

To Harris County Engineering Department and City of Houston Planning Department,

Newland, aka NASH FM 529, LLC, is the developer of Elyson which is located immediately east of the proposed Katy ISD Northwest Facility Campus on Katy-Hockley Road and Longenbaugh Road. We offer this letter indicating our support for Katy ISD's (KISD) request to not provide a through-street from Katy Hockley Road east into the Elyson community.

The original Elyson General Plan (GP) does not contemplate any vehicular connection to the subject KISD tract. Moreover in consideration of the significant drainage infrastructure (overflow facilities) located along this shared boundary the Elyson GP was granted a variance to have only one east-west street across the overflow channel. This approved connection is to be located south of the KISD tract in order to connect two future Elyson planned development areas. The Elyson GP has consistently shown the single crossing south of the property that KISD is now developing, solely within the Elyson community. An additional street from KISD to Elyson, across the overflow channel, should not be required, by the terms of this variance.

Furthermore, a street connection from Katy Hockley Road across the school site and into Elyson would function as a collector street, also not defined or contemplated within the current Elyson General Plan. Given the constraints of the various overflow channels and drainage conveyance channels the addition of a new collector road to the KISD tract isn't practical from a planning standpoint.

However, we understand a benefit of allowing students and parents from the neighborhood to have access to the KISD campus. To that end, we are prepared to coordinate with KISD to provide two pedestrian bridge connections across the overflow channels, connecting the Elyson community with the KISD campus (see attached exhibit). There will be one pedestrian bridge connection north of Longenbaugh Road (near the future elementary school campus) and one pedestrian bridge connection south of Longenbaugh Road (near the future junior high and high school campuses). With the extensive trail network within Elyson, along with past experience with existing KISD school already within the Community (south of Hwy. 529), we can attest to the benefit and use of well-planned pedestrian ways to a school campus. The addition of these pedestrian bridges, to the KISD campuses, will provide the neighborhood with a safe route to school that does not conflict with vehicle traffic. We feel this is a better option for the schools and the Elyson Community as a whole.

Longenbaugh Road; understanding that the new KISD campus will not open at full capacity upon completion (2023) we believe that the Elyson design and construction timing for our segment of Longenbaugh Road, highlighted on the attached exhibit, will coincide and support the full enrollment schedule of the future KISD campuses. The Elyson design and construction for Longenbaugh Road (Elyson segment) is anticipated for 2024 and 2025 respectively.

10720 W. Sam Houston Parkway North, Suite 150, Houston, TX 77064 | 713.575.9000 | [info@newlandco.com](mailto:info@newlandco.com)

**NEWLANDCO.COM**

Newland is the property manager for the referenced project.



Please feel free to contact me directly at (512) 923-7720 or [rficken@newlandco.com](mailto:rficken@newlandco.com) if you have any questions regarding the above subject.

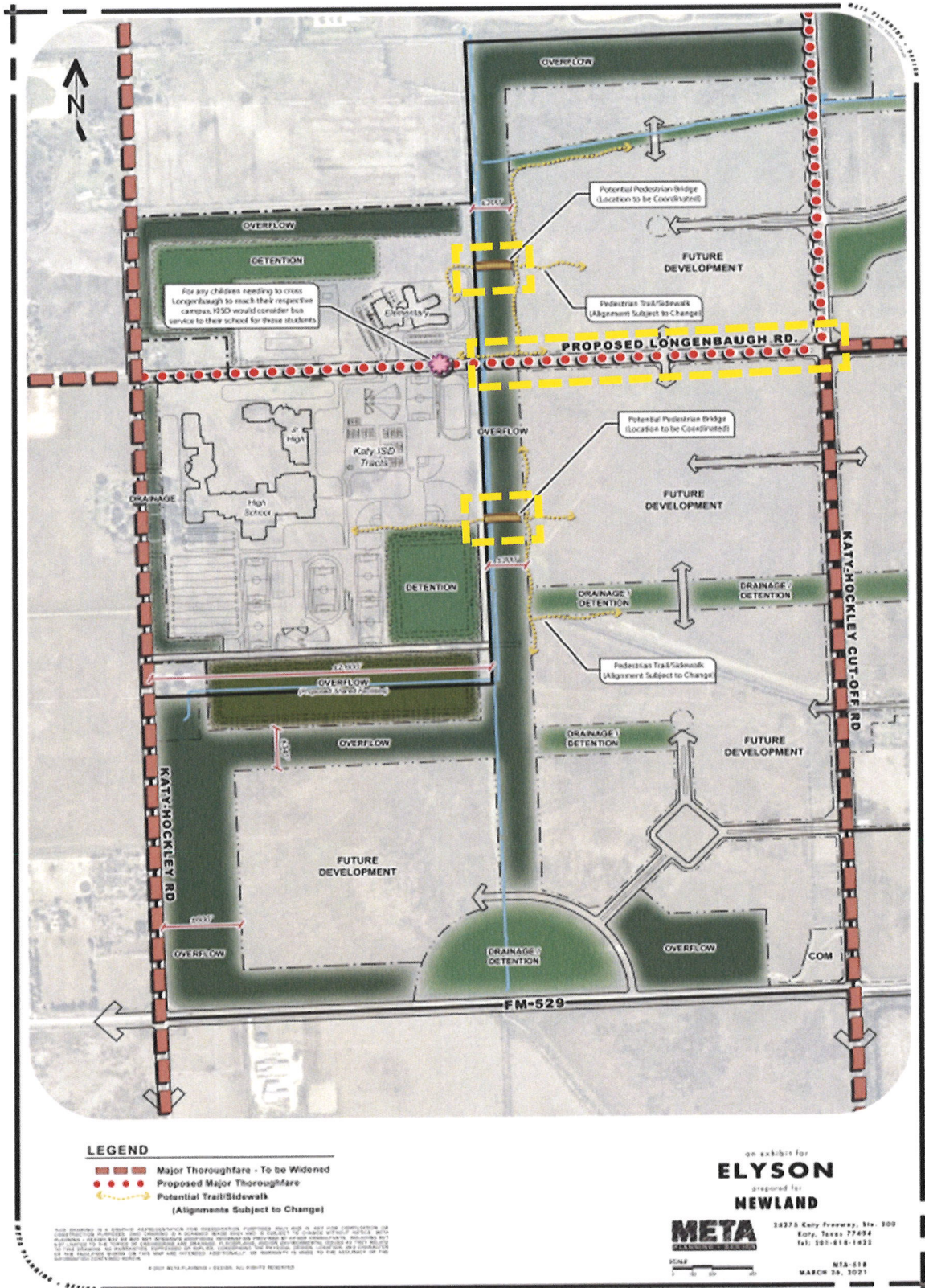
Sincerely,

A handwritten signature in blue ink, appearing to be 'RF', written over a light blue horizontal line.

Rainer Ficken, AICP  
Vice President Operations  
Newland – Houston Division



## EXHIBIT "A"





**Application No:** 2021-0829  
**Plat Name:** Katy ISD Northwest Facility GP  
**Applicant:** Texas Engineering And Mapping Company  
**Date Submitted:** 04/05/2021

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The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

---

**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

Katy I.S.D. is requesting a variance from the requirement to intersect the local street being platted through the southerly portion of this property.

**Chapter 42 Section: 42-128**

**Chapter 42 Reference:**

(A) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

Please see variance uploaded with ROR.



**Application Number:** 2021-0829

**Plat Name:** Katy ISD Northwest Facility GP

**Applicant:** Texas Engineering And Mapping Company

**Date Submitted:** 04/05/2021

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 to exceed 1400' intersection spacing by not providing an E/W street through the site.

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

(A) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (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**

an undue hardship by depriving the applicant of the reasonable use of the land; Katy I.S.D., an independent school district and political subdivision of the State of Texas, is seeking a variance from a local street intersection to be at least every 1,400 feet. Katy I.S.D. is developing a high school, a middle school, an elementary school, and a transportation center on these premises, which will include major drainage channels and mitigation/detention ponds. To the north, this street would run right through the proposed high school and middle school premises causing issues with security, safety, vandalism, site layout, and unnecessary cost. To the south, this street would run right through the proposed joint mitigation/detention pond for this property and the adjoining Elyson development. 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 development without causing the detrimental affects to the planned facilities in this area. (See Elyson's support letter for this variance request attached hereto)

**(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 needs large spaces for proper planning of schools. These large spaces conflict with the short intersection spaces required by this section of Chapter 42. These circumstances are conducive to a variance from this intersection spacing.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The street pattern through this property and the surrounding Elyson development will meet the intent and general purposes of this chapter. Large mitigation/detention/drainage facilities will also limit the density of development surrounding this area reducing the demand for local streets, at specified intersection spacing.



**(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 the roads proposed in this subdivision of the Katy I.S.D. property and through 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 this public road. Another public road intersecting this public road is not warranted for this area considering the nature of the surrounding development. An additional road would cause problems with the proposed schools.





**Application No:** 2021-0829

**Agenda Item:** 150

**PC Action Date:** 04/29/2021

**Plat Name:** Katy ISD Northwest Facility GP

**Applicant:** Texas Engineering And Mapping Company

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 42-128**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

Katy I.S.D. is requesting a variance to exceed 1400' intersection spacing by not providing an E/W street through the site.;

**Basis of Recommendation:**

The site is located in the Harris County ETJ north of FM 529, east of and along Katy Hockley. The applicant is proposing a general plan with two future reserves for an elementary, middle school and high school with a transportation center and detention areas. The applicant is requesting a Reconsideration of Requirement with a variance to exceed intersection spacing along the eastern boundary and to not provide an east-west street through the site south of Longenbaugh Rd. The applicant has requested a two-week deferral to allow time to coordinate with Planning Staff. Therefore, staff recommendation is to defer the item per 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**

**(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;**

Item 150 is Katy ISD Northwest Facility GP. The site is located in the Harris County ETJ north of FM 529, east of and along Katy Hockley. The applicant is proposing a general plan with two future reserves for an elementary, middle school and high school with a transportation center and detention areas. The applicant is requesting a Reconsideration of Requirement with a variance to exceed intersection spacing along the eastern boundary and to not provide an east-west street through the site south of Longenbaugh Rd. Staff is in support of the request. The subject property is a 232-acre planned school site located in the 100-year flood plain, and west of 3500 acre Elyson GP. This item came before the Planning Commission in December 2020. At that time the variance was denied and required to provide one E/W connection to Katy Hockley between Longenbaugh and FM 529. The applicant has since coordinated with adjacent Elyson GP and provided information to Harris County Engineering regarding Flood Control District approval of the preliminary master drainage plan for Elyson. Two street connections are planned across the drainage channel. Any additional street connections would interfere with the significant drainage infrastructure that was approved by HCFCD in 2014. The applicant is also proposing pedestrian connections, shown in yellow, between the school site and Elyson GP across the drainage channel. Harris County Engineering is in support of the request. Therefore, staff recommendation is to grant the requested variance and approve the GP subject to the CPC 101 form conditions.

**(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 coordinated with adjacent Elyson GP to provide multiple pedestrian connections in lieu of a street connection to Katy-Hockley. Elyson GP is providing two connections to Katy Hockley, Longenbaughs Street running east-west through the subject site and a proposed local street connection south of the school site which will connect to FM 529. These connections are based on the significant drainage infrastructure including multiple overflow facilities and drainage channels that are required for Elyson GP. The preliminary master drainage plan was approved by HCFCD in 2014, and these circumstances were not created by the Katy ISD applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Pedestrian crossings will be provided between the school site and Elyson GP to allow safe connections for the future residents in the area.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The applicant will coordinate with Elyson GP and with Harris County Engineering to create pedestrian crossings over the drainage channel which will provide for access and connection between the school site and Elyson.

**(5) Economic hardship is not the sole justification of the variance.**

The granting of the variance is based on Harris County support for proposed pedestrian connections in the area and on the condition of the extensive drainage infrastructure planned for the area.



**Agenda Item:** 151  
**Action Date:** 04/29/2021  
**Plat Name:** Katy Pointe Sec 5  
**Developer:** TELEPHONE INVESTMENTS, INC.  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No/Type:** 2021-0857 C3P

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	17.0460	Total Reserve Acreage:	2.1520
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445E	ETJ

### ***Conditions and Requirements for Approval***

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

If granted add the following variance note: The Planning Commission granted a variance to allow the plat to exceed local intersection spacing by not providing a north-south street through the site, subject to specific conditions on 04/29/2021. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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)

County has no objections to variance.

# Houston Planning Commission

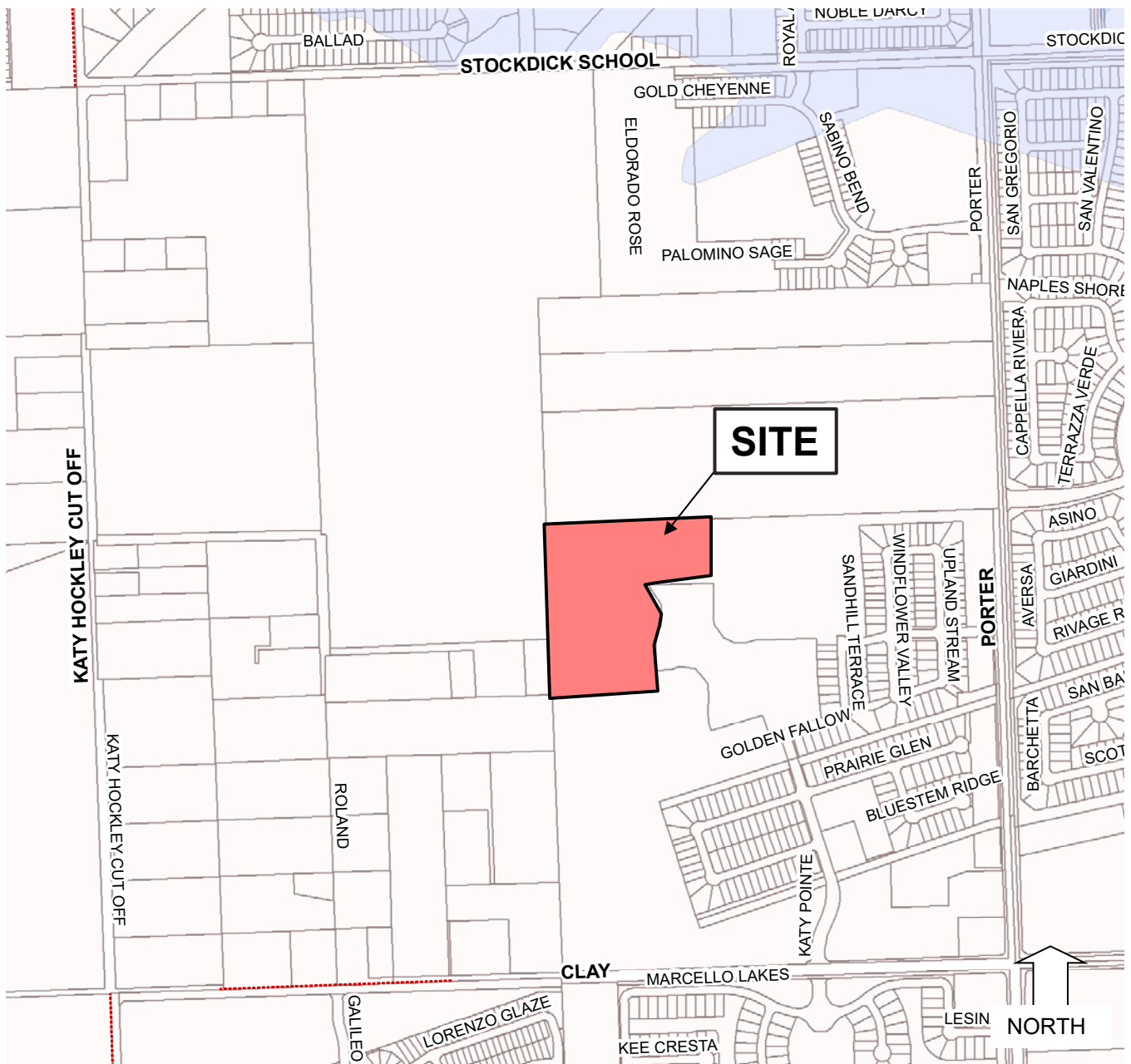
**ITEM: 151**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Katy Pointe Sec 5

Applicant: LJA Engineering, Inc.- (Houston Office)



**F- Reconsideration of Requirements**

**Site Location**



## Subdivision

# Houston Planning Commission

**ITEM: 151**

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Katy Pointe Sec 5

Applicant: LJA Engineering, Inc.- (Houston Office)



**F- Reconsideration of Requirements**

**Aerial**



Application No: 2021-0857  
Plat Name: Katy Pointe Sec 5  
Applicant: LJA Engineering, Inc.- (Houston Office)  
Date Submitted: 04/16/2021

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The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

To not provide a north-south street across a future 160 foot (ultimate) Harris County Flood Control District channel.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec. 42-128. - Intersections of Local Streets. (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**





**Application Number:** 2021-0857

**Plat Name:** Katy Pointe Sec 5

**Applicant:** LJA Engineering, Inc.- (Houston Office)

**Date Submitted:** 04/16/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not provide a north-south street across a future 160 foot (ultimate) Harris County Flood Control District channel.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec. 42-128. - Intersections of Local Streets. (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;**

Proposed Katy Pointe Section 5 is located within Harris County, in the City of Houston ETJ. This is a subdivision of 89 lots with drainage reserves to the north and west. This subdivision is bordered on the east and south by Katy Pointe Sections 2, 3, and 4. Katy Pointe Sec. 5 is dedicating 75 feet of a required ultimate 160 foot drainage channel (required by H.C.F.C.D.) along the northern boundary. The Porter Ranch South subdivision to the north will provide an additional 85 feet of drainage to meet the ultimate flood district requirements. To the west of the Katy Pointe subdivision are multiple unplatted acreage tracts. The entire Katy Pointe subdivision meets points of access and circulation. There is sufficient means of access to Clay Road and Porter Road, both of which are major thoroughfares. Providing a street connection to the Porter Ranch South subdivision over the channel is impractical and would provide unnecessary traffic through both subdivisions. Currently, Low Meadow Lane, recorded in Katy Pointe Sec. 3 (F.C. 691015 H.C.M.R.), extends north across the 75 foot channel to Porter Ranch South (currently in development). It is unnecessary to provide a second street extension to cross the channel at approximately 1,200 feet. This would require unnecessary infrastructure and impede the intent of the channel where minimal crossings are preferred. Per Chapter 42 section 42-130(a)(5), a street crossing exception spacing of 2,000 feet is allowed if the required drainage channel is in a recorded easement. The channel in the Katy Pointe subdivision is required by the Harris County Flood Control District and is being recorded by plat but not in an easement. This drainage channel will ultimately have a 160 foot width and is part of a plan by the district to address drainage needs in the area. It will extend eastward to Katy Hockley Cut Off Road once development occurs with the acreage tracts west of Katy Pointe. Additionally, a second street connection across to Porter Ranch South is not needed and does not benefit either subdivision since circulation and points of access are in compliance.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Supporting the variance is not the result of a hardship created or imposed by the applicant. Katy Pointe Sec. 5 meets points of access and circulation. It is providing a drainage channel required by the Harris County Flood Control District to



address flooding and drainage issues of the surrounding area. Approval of this variance request will provide beneficial intersection spacing across the drainage channel and be in keeping with the intent of the ordinance.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purpose of this chapter will be preserved and maintained because Katy Pointe Section 5 will provide sufficient means of circulation and access. It will be a benefit to the surrounding area by addressing flooding and drainage concerns efficiently. The Katy Pointe subdivision has access to Clay Road and Porter Road, both of which are major thoroughfares. Ingress and egress will be met sufficiently with no impact to traffic in the area.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting the variance will not be injurious to the public health, safety or welfare by providing a street intersection across the drainage channel that is more beneficial while meeting the intent of the ordinance. This will allow improvements to flooding and drainage to be a greater benefit to the surrounding area.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance because addressing drainage efficiently, while ensuring the subdivision meets or exceeds planning requirements and guidelines, is in keeping with the ordinance and beneficial to the surrounding area.



**Application No:** 2021-0857

**Agenda Item:** 151

**PC Action Date:** 04/29/2021

**Plat Name:** Katy Pointe Sec 5

**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 not provide a north-south street across a future 160 foot (ultimate) Harris County Flood Control District channel. ;

**Basis of Recommendation:**

Item 151 is Katy Pointe Sec 5

The site is located in the ETJ in Harris County, north of Clay Rd, west of Porter Rd. The applicant is proposing 89 lots and 4 reserves, and is requesting a reconsideration of requirement with a variance to not provide a north-south through street. Staff is in support of the request.

The site is located within Katy Pointe GP, south of Porter Ranch South GP and within an existing MTF grid. There is a platted north-south connection, Low Meadow Lane, about 1,375' from the western plat boundary. The applicant is requesting the variance in order to not provide additional crossings over a required drainage channel between the general plans, with an ultimate width of 160'. Katy Pointe GP and Porter Ranch South GP propose multiple street connections in order to provide the future residences with adequate access. Requiring an additional north-south street through the subject site will not significantly improve traffic circulation in the area. Furthermore, there are large undeveloped acreage tracts to the west of the GP where a north-south street could be provided in future if necessary.

Harris County has voiced no objection to the request. Therefore, 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;**

A variance is required at this location because the intersection spacing between Low Meadow Lane and the nearest north-south street to the west, is Katy Hockley Cut-Off, over 1400' away. Katy Hockley cut-Off is approximately 3980' from Low Meadow Lane and 2620' from the western plat boundary. Strict application would require a north-south street to be extended through the property from Pale Fox Lane. This section and the section to the north in South Porter Ranch GP, are platting a 160' wide drainage channel which is required per flood control. Katy Pointe GP and South Porter Ranch GP propose multiple street connections in order to ensure the future developments have adequate access. Additionally, the existing MTF grid provides adequate traffic circulation for what is proposed in this area. Requiring another street connection across the proposed drainage channel will not significantly improve traffic circulation.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The granting of the variance is based on the existing conditions of the MTF grid, the numerous proposed connections between the two general plans, and the proposed drainage channel, and not the result of a hardship created by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The proposed connections between the general plans and out of the subdivision should provide sufficient access for the future residences. The subdivision will still be required to provide two points of access for over 150 lots.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The proposed street connections and existing MTF grid provide adequate access and circulation in the area and granting the variance will not be injurious to the public health, safety, or welfare. Furthermore there are multiple large undeveloped acreage tracts to the west that could provide an opportunity for a future north-south street, if necessary.

**(5) Economic hardship is not the sole justification of the variance.**

The granting of the variance is based on the existing conditions of the MTF grid as well as the proposed drainage channel and connections provided by the general plans in the area and economic hardship is not the sole justification.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 152  
**Action Date:** 04/29/2021  
**Plat Name:** Minnetex Place partial replat no 3  
**Developer:** TJ Mark LLC  
**Applicant:** Beacon Land Services  
**App No/Type:** 2021-0961 C2R

**Staff Recommendation:**  
Defer for further study and  
review

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Total Acreage:	18.1595	Total Reserve Acreage:	18.1170
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574P	City

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#### ***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.
- 207.1. Staff requests a two week deferral for further study review.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.





**Agenda Item:** 152  
**Action Date:** 04/29/2021  
**Plat Name:** Minnetex Place partial replat no 3  
**Developer:** TJ Mark LLC  
**Applicant:** Beacon Land Services  
**App No/Type:** 2021-0961 C2R

**Staff Recommendation:**  
Defer for further study and review

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HPW- TDO- Traffic: 04/23/2021

Recommend to show the location accessing the new development.

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

CenterPoint: Identify Existing Easements on plat with recording information.

Easement of title E676711 is identified in Title report.

Easement 9158 shows that it is on the edge of the west line of this plat under Almeda-Genoa rd.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

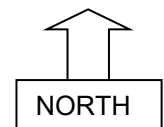
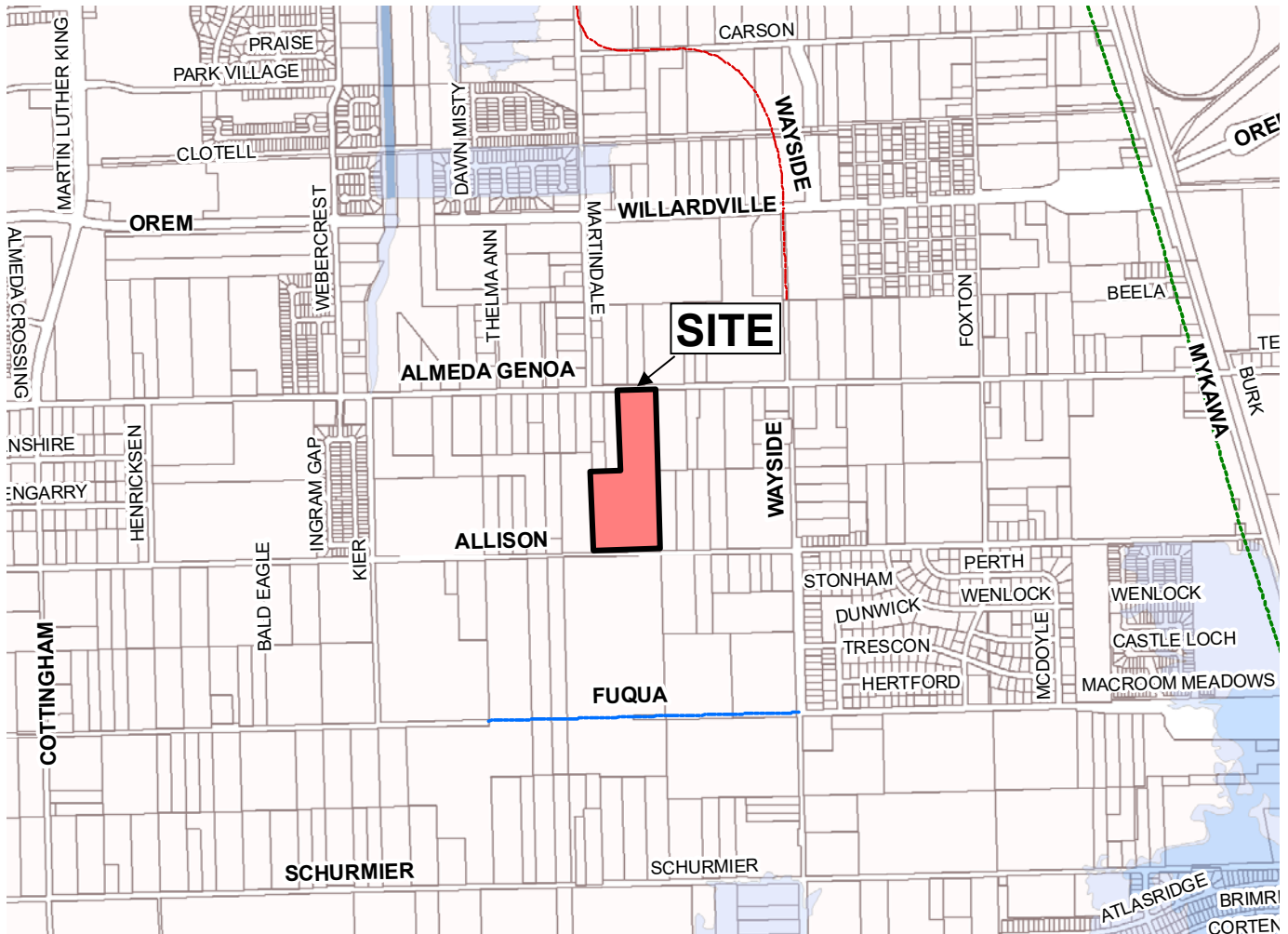
ITEM: 152

Planning and Development Department

Meeting Date: 04/29/2021

Subdivision Name: Minnetex Place partial replat no 3

Applicant: Beacon Land Services



F- Reconsideration of Requirements

Site Location





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# Houston Planning Commission

## ITEM: 152

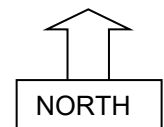
Planning and Development Department

Meeting Date: 04/29/2021

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Subdivision Name: Minnetex Place partial replat no 3

Applicant: Beacon Land Services



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**F- Reconsideration of Requirements**

**Aerial**

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**Application No:** 2021-0961  
**Plat Name:** Minnetex Place partial replat no 3  
**Applicant:** Beacon Land Services  
**Date Submitted:** 04/19/2021

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The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

To exceed east-west local street intersection spacing requirements.

**Chapter 42 Section: 42-128**

**Chapter 42 Reference:**

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

The subject property consists of 18.15 acres located on the south side of Almeda-Genoa Road just east of the intersection with Martindale Road. The applicant is platting the property to add industrial buildings and lay down yard to the existing industrial/commercial facility. Because the property is more than 1,400 feet from S Wayside Drive, the City's Subdivision Regulations require an additional north/south local street through the applicant's site to meet intersection spacing requirements. Unusual physical characteristics created by previous development activity affect the subject property and make the dedication of an additional north/south street impractical and contrary to the public's best interests. Extending Martindale Drive doesn't meet the intersection spacing requirements from S Wayside or Kier Street. However, it is the only available, existing street in the area. Extending this street would impact the southwestern portion of the site and would require the demolition of numerous residential structures just south of Almeda-Genoa. Extending the road further south of Allison Street is not possible due to the existence of numerous excavation, limestone and recycling facilities.



**Application Number:** 2021-0961

**Plat Name:** Minnetex Place partial replat no 3

**Applicant:** Beacon Land Services

**Date Submitted:** 04/19/2021

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 east-west local street intersection spacing requirements.

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (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 subject property consists of 18.15 acres located on the south side of Almeda-Genoa Road just east of the intersection with Martindale Road. The applicant is platting the property to add industrial buildings and lay down yard to the existing industrial/commercial facility. Because the property is more than 1,400 feet from S Wayside Drive, the City's Subdivision Regulations require an additional north/south local street through the applicant's site to meet intersection spacing requirements. Unusual physical characteristics created by previous development activity affect the subject property and make the dedication of an additional north/south street impractical and contrary to the public's best interests. Extending Martindale Drive doesn't meet the intersection spacing requirements from S Wayside or Kier Street. However, it is the only available, existing street in the area. Extending this street would impact the southwestern portion of the site and would require the demolition of numerous residential structures just south of Almeda-Genoa. Extending the road further south of Allison Street is not possible due to the existence of numerous excavation, limestone and recycling facilities.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The unusual physical characteristics and prevailing development pattern are the justifications for the requested variance. Extending a new north/south street beyond Almeda-Genoa is impossible without demolishing existing residential homes and accessory structures. Extending beyond Allison is not feasible due to the existence of excavation and recycling facilities. The new street is not necessary to facilitate traffic movement given the adequate capacity of the existing street network and the prevailing industrial development pattern. If the Commission does not grant the variance and the new north/south street is required on the applicant's site, it provides no tangible public benefit.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The applicant is requesting a variance to eliminate an unnecessary and impractical north/south street. Given the existing development and the prevailing character of the surrounding area, the required street is impractical and contrary the best

interests of the public and applicant. The large footprint industrial uses in this area simply do not require a local street in the same grid pattern as other areas of the City. The existing access from Alameda-Genoa Road, Allison Road, E Orem Drive, and S Wayside Drive will provide adequate access for existing and future land uses. The variance would also prevent the City from acquiring and maintaining unnecessary right-of-way.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The subject property and the surrounding area currently has adequate road network service to facilitate safe and efficient routine traffic and emergency vehicular access. Forcing the applicant to dedicate and improve a new north/south street through the subject site serves no public purpose as the street could not be extended further to the west or east. A large excavation facility is situated south of the proposed Martindale extension across Allison. While the requested variance creates a situation where intersecting spacing regulations are exceeded, the large footprint of the land uses in the local area do not require a 1,400-foot street network to provide adequate mobility.

**(5) Economic hardship is not the sole justification of the variance.**

Unusual physical characteristics affecting the site are the justification for the variance. A new north/south street cannot be extended beyond the subject site. The proposed street provides no tangible mobility improvements to adjacent properties or the general public. Requiring the applicant to dedicate right-of-way breaks up their facility and prevents reasonable use of their land.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**STAFF REPORT  
Variance Request Form**

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**Application No:** 2021-0961

**Agenda Item:** 152

**PC Action Date:** 04/29/2021

**Plat Name:** Minnetex Place partial replat no 3

**Applicant:** Beacon Land Services

**Staff Recommendation:** [Defer for further study and review](#)

**Chapter 42 Sections:** [42-128](#)

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[To exceed east-west local street intersection spacing requirements. ;](#)

**Basis of Recommendation:**

[Defer](#)

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**Statement of Facts**

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[na](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[na](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[na](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[na](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[na](#)

(5) Economic hardship is not the sole justification of the variance.

[na](#)





**Agenda Item:** 153

**Action Date:** 04/29/2021

**Plat Name:** Stevens Acres

**Developer:** David Stevens

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**App No/Type:** 2021-0796 C2

**Staff Recommendation:**

Withdraw

Total Acreage:	4.2020	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	290K	ETJ

***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.

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.

CenterPoint: Please identify the easements below plat.

Easement granted to Houston Lighting and Power Company as set out and defined by instrument recorded under Harris County Clerk's File No. N599025.

Easement granted to Houston Lighting and Power Company as set out and defined by instrument recorded under Harris County Clerk's File No. P105621.

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 ROW to the property line along Lain road by plat. Acreage for Lot 1 will need to be revised. Lots 2 and 3 will need to be redrawn to be minimum 1 acre due to the roadway dedication of Lain Rd (COH-Chapter 42)

Dedicate corner as a 15' x 15' corner cut (HC-permit regs)

County disapproves variance. ROW should be dedicated by plat per COH 42-121.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 153

**Action Date:** 04/29/2021

**Plat Name:** Stevens Acres

**Developer:** David Stevens

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**App No/Type:** 2021-0796 C2

**Staff Recommendation:**

Withdraw

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

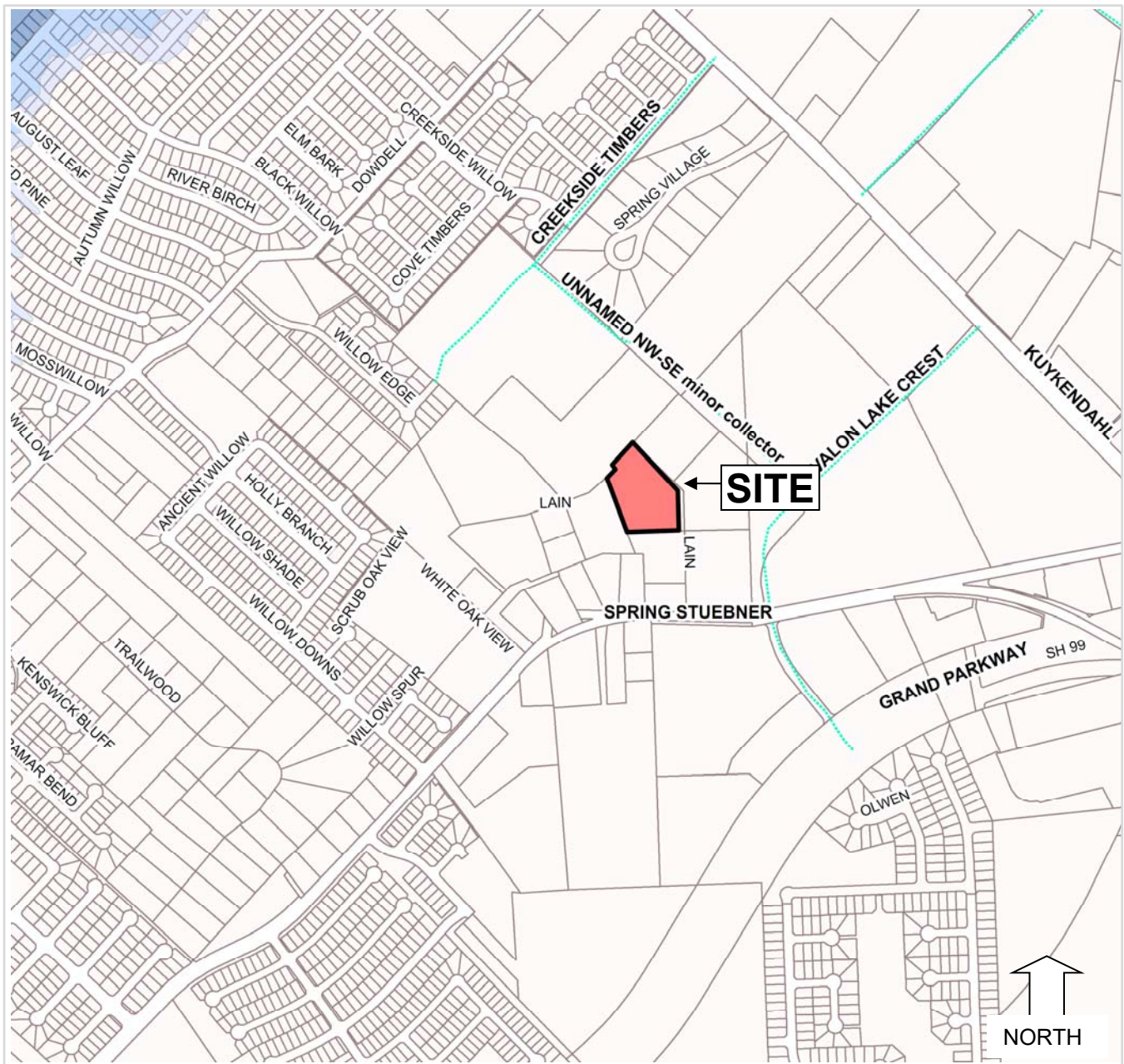
**ITEM: 153**

Planning and Development Department

Meeting Date: 04/29/2021

**Subdivision Name: Stevens Acres (Def 1)**

**Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP**

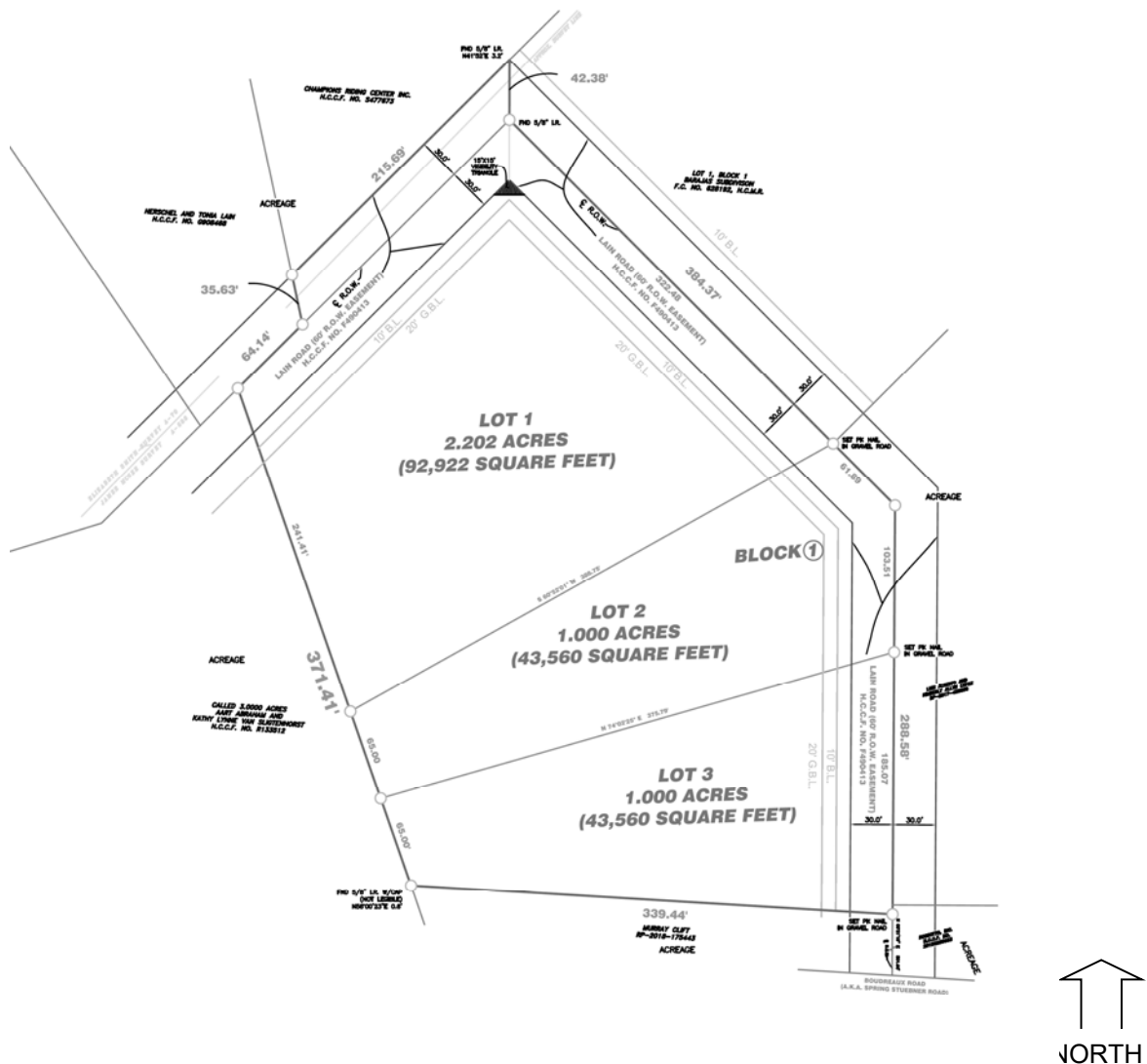


**F- Reconsideration of Requirements**

**Site Location**

**Meeting Date: 04/29/2021**

**Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP**



## Subdivision



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# Houston Planning Commission

## ITEM: 153

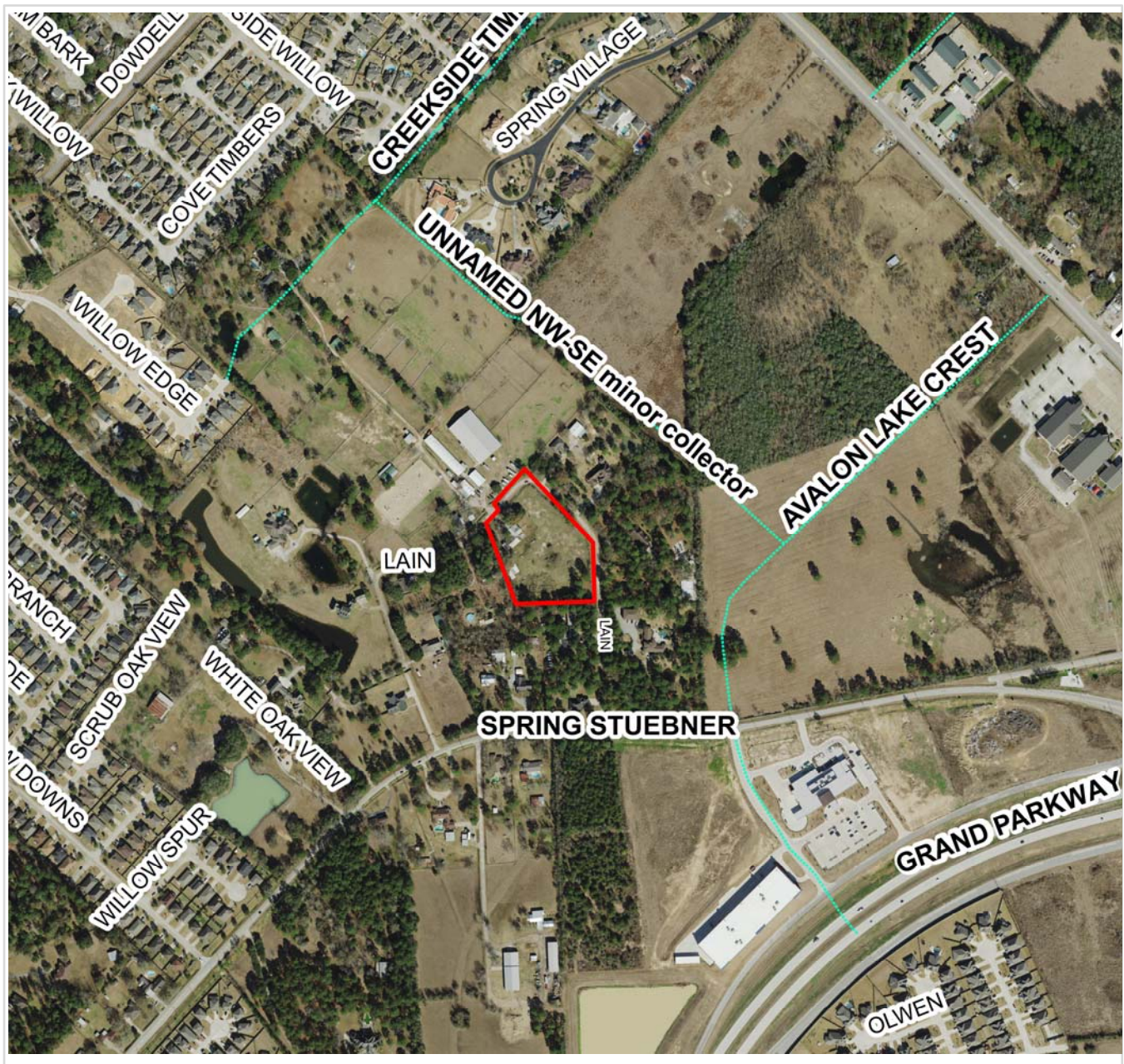
Planning and Development Department

Meeting Date: 04/29/2021

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Subdivision Name: Stevens Acres (Def 1)

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



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F- Reconsideration of Requirements

Aerial

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Application No: 2021-0796  
Plat Name: Stevens Acres  
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
Date Submitted: 04/05/2021

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:**

Sec 42-121 requires the dedication of the right-of-way of Lain Road. We are requesting a variance to not require the dedication due to the fact that Lain Road was dedicated a public right-of-way before the enactment of the subdivision ordinance in 1978 under HCCF No. F490413. The street has been maintained and operated as a public street ever since. Furthermore, the adjoining Barajas Subdivision (adjoining the northerly portion of this plat) was granted this variance.

**Chapter 42 Section: 121**

**Chapter 42 Reference:**

When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

This request requires a variance, so this question is answered with the variance.





**Application Number:** 2021-0796

**Plat Name:** Stevens Acres

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**Date Submitted:** 04/05/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Sec 42-121 requires the dedication of the right-of-way of Lain Road. We are requesting a variance to not require the dedication due to the fact that Lain Road was dedicated a public right-of-way before the enactment of the subdivision ordinance in 1978 under HCCF No. F490413. The street has been maintained and operated as a public street ever since. Furthermore, the adjoining Barajas Subdivision (adjoining the northerly portion of this plat) was granted this variance.

**Chapter 42 Section: 121**

**Chapter 42 Reference:**

(b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

## **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

By requiring the dedication of the right-of-way by plat the owners would be deprived of reasonable use of the land due to the fact that the right-of-way was already dedicated as a right-of-way to the public in 1978 (HCCF No. F490413).

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variances were created in 1978 before the owners acquired the land. They are no created or imposed by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Lain Road has been in existence since 1978 and has been maintained as a right-of-way providing access to single-family homes for decades. The intent and general purpose of Chapter 42 will be preserved and maintained.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The street has been in existence since 1978 and the public health, safety, and welfare shall be preserved and maintained. The granting of this variance, will not be injurious to the public.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not being considered as the sole justification of the variance. The adjoining Barajas Subdivision having been granted the same variance along with the fact that this street was dedicated in 1978, before the subdivision ordinance was enacted, and has been in existence ever since are the main reasons for the variance





## PLANNING & DEVELOPMENT DEPARTMENT

## STAFF REPORT Variance Request Form

**Application No:** 2021-0796

**Agenda Item:** 153

**PC Action Date:** 04/29/2021

**Plat Name:** Stevens Acres

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**Staff Recommendation:** Withdraw

**Chapter 42 Sections:** 121

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

Sec 42-121 requires the dedication of the right-of-way of Lain Road. We are requesting a variance to not require the dedication due to the fact that Lain Road was dedicated a public right-of-way before the enactment of the subdivision ordinance in 1978 under HCCF No. F490413. The street has been maintained and operated as a public street ever since. Furthermore, the adjoining Barajas Subdivision (adjoining the northerly portion of this plat) was granted this variance. ;

**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:** 154  
**Action Date:** 04/29/2021  
**Original Action Date:** 04/30/2020  
**Plat Name:** Antoine Estates  
**Developer:** CARTA GOMEZ INTERNATIONAL LLC  
**Applicant:** CARTA GOMEZ INTERNATIONAL LLC  
**App No :** 2020-0501  
**App Type:** C2R

**Staff Recommendation:**  
Approve

---

Total Acreage:	0.8971	Total Reserve Acreage:	0.8971
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77086	371X	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 155  
**Action Date:** 04/29/2021  
**Original Action Date:** 05/28/2020  
**Plat Name:** Grand Mission Reserves partial replat no 1  
**Developer:** Terra Surveying Company, Inc.  
**Applicant:** Terra Surveying Company, Inc.  
**App No :** 2020-0799  
**App Type:** C2R

**Staff Recommendation:**  
Approve

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Total Acreage:	2.0000	Total Reserve Acreage:	2.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	GRAND MISSION MUD 1

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526G	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:** 156  
**Action Date:** 04/29/2021  
**Original Action Date:** 04/30/2020  
**Plat Name:** Houston Texas Fire Fighters Federal Credit Union South  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No :** 2020-0631  
**App Type:** C2R

**Staff Recommendation:**  
Approve

---

Total Acreage:	0.6319	Total Reserve Acreage:	0.5332
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 157  
**Action Date:** 04/29/2021  
**Original Action Date:** 05/14/2020  
**Plat Name:** Northpointe East Business Park Sec 1  
**Developer:** Dominion Development LLC  
**Applicant:** Dominion Development LLC  
**App No :** 2020-0743  
**App Type:** C3F

**Staff Recommendation:**  
Approve

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Total Acreage:	6.4300	Total Reserve Acreage:	4.6100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 368

County	Zip	Key Map ©	City / ETJ
Harris	77375	329E	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 158  
**Action Date:** 04/29/2021  
**Original Action Date:** 05/14/2020  
**Plat Name:** Springwood at Aliana  
**Developer:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No :** 2020-0729  
**App Type:** C2

**Staff Recommendation:**  
Approve

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Total Acreage:	11.6100	Total Reserve Acreage:	11.6100
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:	FB C MUD 134B

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Y	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 159  
**Action Date:** 04/29/2021  
**Original Action Date:** 05/14/2020  
**Plat Name:** West Road Street Dedication Sec 3  
**Developer:** Jones|Carter - Woodlands Office  
**Applicant:** Jones|Carter - Woodlands Office  
**App No :** 2020-0742  
**App Type:** SP

**Staff Recommendation:**  
Approve

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Total Acreage:	1.7070	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	406E	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 160  
**Action Date:** 04/29/2021  
**Original Action Date:** 05/14/2020  
**Plat Name:** Westgreen Boulevard Street Dedication Sec 7  
**Developer:** Jones|Carter - Woodlands Office  
**Applicant:** Jones|Carter - Woodlands Office  
**App No :** 2020-0741  
**App Type:** SP

**Staff Recommendation:**  
Approve

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Total Acreage:	2.4750	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	406A	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 04/29/2021

**ITEM: 161**

**Applicant:** MARIA LEONOR BARRERA NAVARRETE

**Contact Person:** CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	21-1577	77357	5874	257M	ETJ
<b>WEST OF: DEER RUN NORTH OF: FM 1485</b>					

**ADDRESS:** 26299 Lantern Ln.

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT ONE HUNDRED SIXTY-FOUR (164) AND ONE HUNDRED SIXTY-FIVE (165) PEACH CREEK SUBDIVISION, SECTION TWO (2), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, A-75, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION**

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3<sup>rd</sup> floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JW Turner Construction, Ltd.	Jeff Riley	828.228.3940	scheduling.hou@jwtc.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
8910 Scott St (#A & #B)	20063752	77051	5453A	533Y	D

**HCAD ACCOUNT NUMBER(S):** 0641680370013, 0641680370014

**PROPERTY LEGAL DESCRIPTION:** TR5 BLK U (N ½ of LT 5) Sunnyside Courts/TR 5A BLK U (S ½ of LT 5) Sunnyside Courts

**PROPERTY OWNER OF RECORD:** Diana F. Steward (#A) and Rosie L. Bowers (#B)

**ACREAGE (SQUARE FEET):** 2,575 SQ.FT. (#A) and 2,575 SQ.FT. (#B)

**WIDTH OF RIGHTS-OF-WAY:** Scott Street (100')

**EXISTING PAVING SECTION(S):** Scott Street (24')

**OFF-STREET PARKING REQUIREMENT:** 4 car

**OFF-STREET PARKING PROVIDED:** 4 car

**LANDSCAPING REQUIREMENTS:** Complies

**LANDSCAPING PROVIDED:** Complies

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** 1 story wood & frame residence on slab. 660 sqft +400 sqft carport #A  
1 story wood & frame residence on slab. 594 sqft #B

**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** Duplex (1,130 sqft per unit)

**PURPOSE OF VARIANCE REQUEST:** To provide a direct vehicular access to a major throughfare, without a turnaround for a single-family residential development.

**CHAPTER 42 REFERENCE(S):** Sec. 42-188 (b) - Lot access to streets. A single-family residential lot shall not have direct vehicular access to a major thoroughfare.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** We are requesting that this COH Disaster Recovery Project be granted a variance for their driveway. Based on the restraints of lot(s) size, a proper turn-around driveway (inside property boundaries) is not possible on Scott St., which is considered a major thoroughfare and required. The driveway we are proposing has been approved by the COH Traffic Department.

*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**  
#A & #B will need this variance in order to have a new duplex built for this COH Disaster Recovery Project.
- (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;**  
Each lot is only 25' in width (see attached Survey's).
- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**  
This is correct.
- (3) **The intent and general purposes of this chapter will be preserved and maintained;**  
We will be providing a driveway(s) and approaches that are significantly bigger and safer than what is currently on each lot.
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**  
This is correct. The proposed driveway(s) will enhance the safety for both the homeowners and the public.
- (5) **Economic hardship is not the sole justification of the variance.**  
This is correct.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Location Map



# DEVELOPMENT PLAT VARIANCE





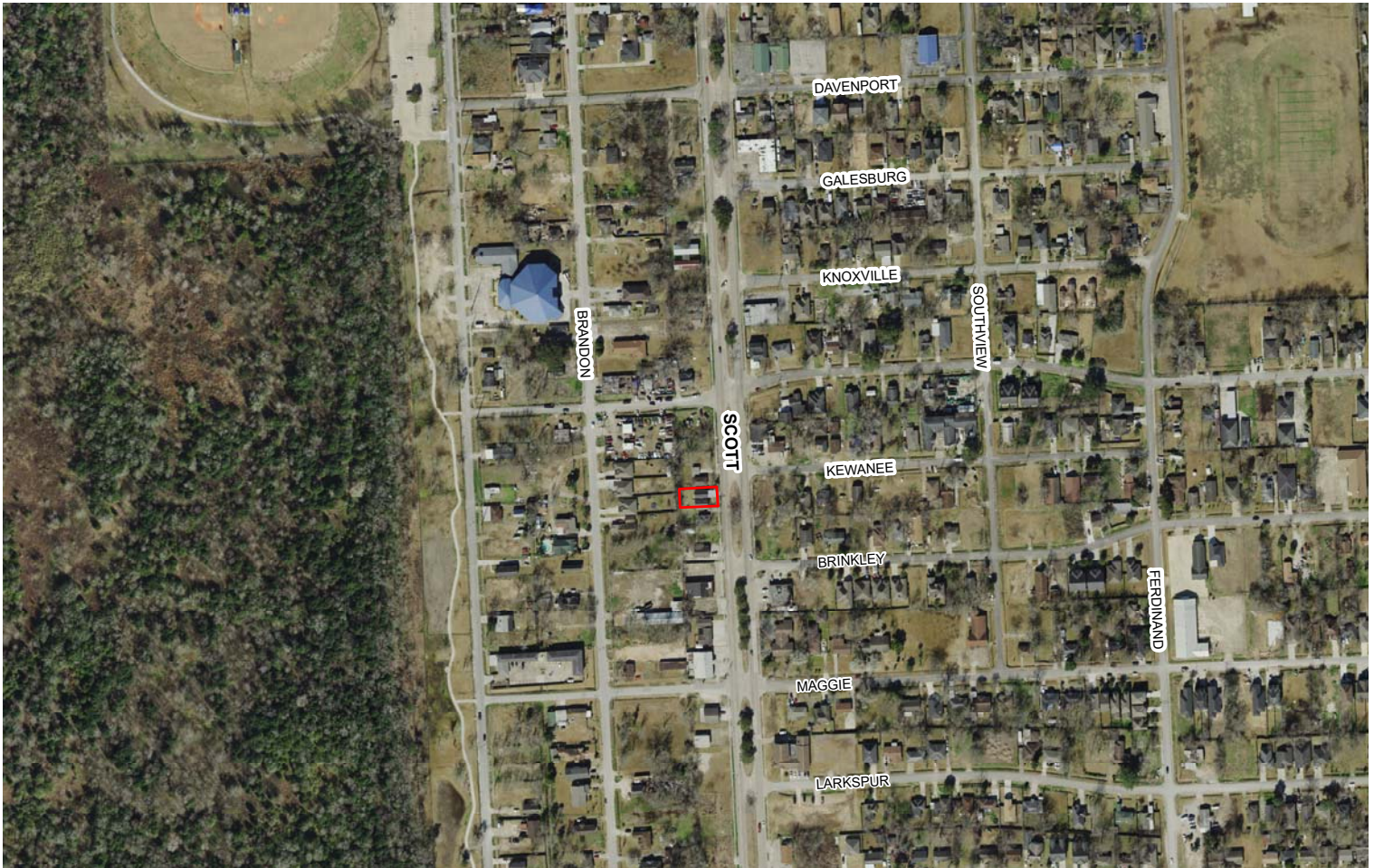
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 162**

Meeting Date: 04/29/2021

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE





# PLANNING & DEVELOPMENT DEPARTMENT

## Houston Planning Commission

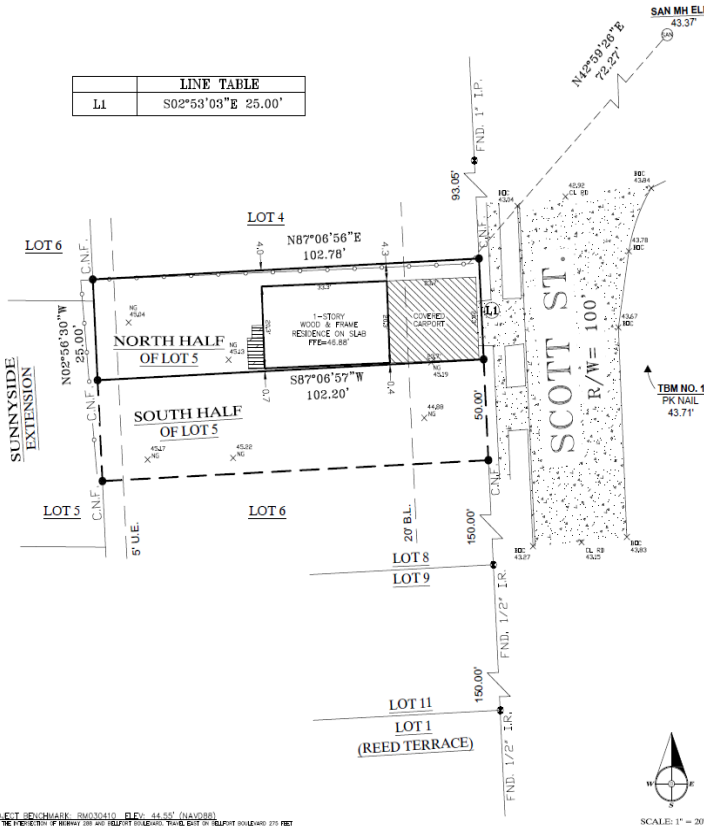
**ITEM: 162**

Meeting Date: 04/29/2021

### Survey

#### TOPOGRAPHIC SURVEY

LINE TABLE	
LI	S02°53'03"E 25.00'



PROJECT BEGIN/END: 06/01/2010 - 06/01/2010 (NAD83)  
FOR THE PURPOSES OF RECORD, THE SURVEYOR HAS REVIEWED THE PLAT RECORDS OF HARRIS COUNTY, TEXAS, TO DETERMINE IF ANY PREVIOUS SURVEY HAS BEEN RECORDED WITHIN THE CITY LIMITS OF HOUSTON, TEXAS.

#### LEGAL DESCRIPTION:

NORTH HALF OF LOT 5, BLOCK U, OF SUNNYSIDE COURT IN HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 29, PAGE 48, OF THE PLAT RECORDS OF HARRIS COUNTY, TEXAS.

PREPARED EXCLUSIVELY FOR: J.W. TURNER  
PROPERTY LOCATED AT: 8910 SCOTT STREET  
INSIDE THE CITY LIMITS OF HOUSTON, TEXAS.



12005 DELANY ROAD • LA MARQUE, TEXAS 77568 • 409-354-5925

— X —	WOOD FENCE	— (X) —	WATER VALVE (V)	— (M) —	CONCRETE METAL PIPE	— (P) —	POWDER PIPE	— (S) —	STORM DRAIN	— (T) —	TRUNK LINE	— (U) —	UTILITY POLE (P)	— (V) —	VALVE	— (W) —	WATER VALVE (V)	— (X) —	WATER VALVE (V)	— (Y) —	WATER VALVE (V)	— (Z) —	WATER VALVE (V)
— (A) —	ADJACENT	— (B) —	BURIED CABLE MARKER (C)	— (C) —	CELESTIAL SURVEY	— (D) —	DEVELOPMENT	— (E) —	ELECTRIC	— (F) —	FENCE	— (G) —	GAS VALVE (V)	— (H) —	HIGHWAY	— (I) —	IRON PIPE	— (J) —	JUNCTION	— (K) —	K	— (L) —	LAND
— (M) —	METAL PIPE	— (N) —	NATURAL	— (O) —	OVERHEAD	— (P) —	POWER	— (Q) —	RAILROAD	— (R) —	RECORD	— (S) —	SEWER	— (T) —	TERRACE	— (U) —	TRUNK	— (V) —	VALVE	— (W) —	WATER	— (X) —	WATER

#### GENERAL NOTES:

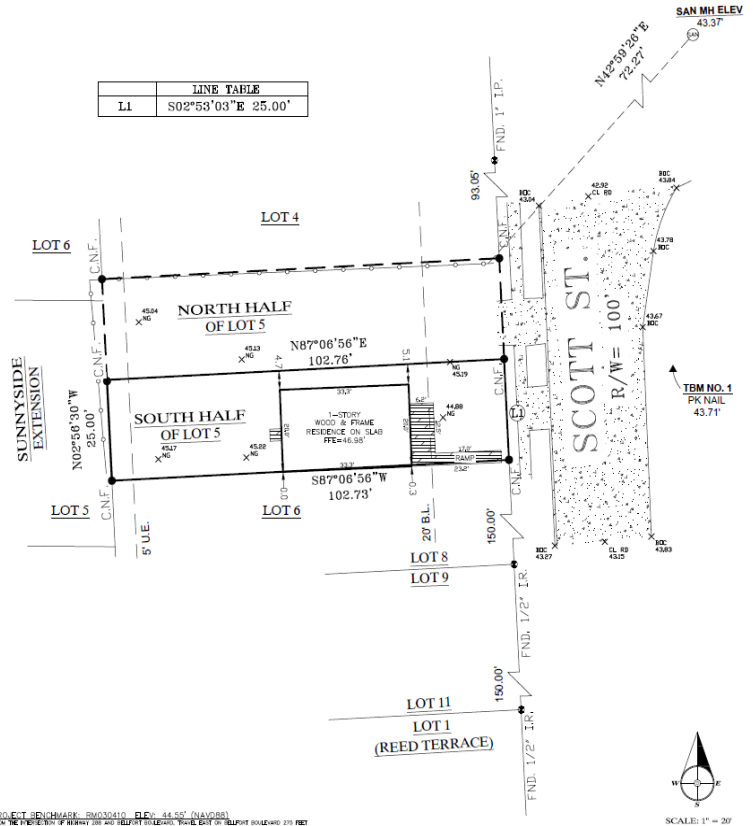
- THE LEGAL DESCRIPTION, PROPERTY LINES, AND SIMILAR INFORMATION SHOWN HEREIN ARE DERIVED FROM THE RECORDED PLAT AS SHOWN OR FROM RECENTLY AVAILABLE RECORDED DOCUMENTS. THE INTENT OF THIS DRAWING IS TO LOCATE IMPROVEMENTS WITHIN THE PROPERTY LINES FOR FUTURE CONSTRUCTION PURPOSES. NO DETERMINATION HAS BEEN MADE AT THIS TIME IN REGARDS TO THE BOUNDARY OF THE PROPERTY.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PER CLIENT REQUEST.
- ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (NAD 83) FOR HORIZONTAL CONTROL.
- IF SHOWN, TBM AND OR SPOT ELEVATIONS SHOWN HEREIN ARE BASED ON NAVD83.
- ALL EASEMENTS AND BUILDING SETBACK LINES PER PLAT OR ORDINANCE UNLESS NOTED OTHERWISE.
- IF SHOWN, TBM AND OR SPOT ELEVATIONS SHOWN HEREIN ARE BASED ON NAVD83.
- WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 480210000N, EFFECTIVE DATE 03/2015, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN UNSHADDED ZONE X, WHICH IS "AREAS OF MINIMAL FLOOD HAZARD".



TIMOTHY J. HELLSTEIN  
PROFESSIONAL ENGINEER  
NO. 5640  
DATE: 4/15/2020

#### TOPOGRAPHIC SURVEY

LINE TABLE	
LI	S02°53'03"E 25.00'



PROJECT BEGIN/END: 06/01/2010 - 06/01/2010 (NAD83)  
FOR THE PURPOSES OF RECORD, THE SURVEYOR HAS REVIEWED THE PLAT RECORDS OF HARRIS COUNTY, TEXAS, TO DETERMINE IF ANY PREVIOUS SURVEY HAS BEEN RECORDED WITHIN THE CITY LIMITS OF HOUSTON, TEXAS.

#### LEGAL DESCRIPTION:

SOUTH HALF OF LOT 5, BLOCK U, OF SUNNYSIDE COURT IN HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 29, PAGE 48, OF THE PLAT RECORDS OF HARRIS COUNTY, TEXAS.

PREPARED EXCLUSIVELY FOR: J.W. TURNER  
PROPERTY LOCATED AT: 8910 1/2 SCOTT STREET  
INSIDE THE CITY LIMITS OF HOUSTON, TEXAS.



12005 DELANY ROAD • LA MARQUE, TEXAS 77568 • 409-354-5925

— X —	WOOD FENCE	— (X) —	WATER VALVE (V)	— (M) —	CONCRETE METAL PIPE	— (P) —	POWDER PIPE	— (S) —	STORM DRAIN	— (T) —	TRUNK LINE	— (U) —	UTILITY POLE (P)	— (V) —	VALVE	— (W) —	WATER VALVE (V)	— (X) —	WATER VALVE (V)	— (Y) —	WATER VALVE (V)	— (Z) —	WATER VALVE (V)
— (A) —	ADJACENT	— (B) —	BURIED CABLE MARKER (C)	— (C) —	CELESTIAL SURVEY	— (D) —	DEVELOPMENT	— (E) —	ELECTRIC	— (F) —	FENCE	— (G) —	GAS VALVE (V)	— (H) —	HIGHWAY	— (I) —	IRON PIPE	— (J) —	JUNCTION	— (K) —	K	— (L) —	LAND
— (M) —	METAL PIPE	— (N) —	NATURAL	— (O) —	OVERHEAD	— (P) —	POWER	— (Q) —	RAILROAD	— (R) —	RECORD	— (S) —	SEWER	— (T) —	TERRACE	— (U) —	TRUNK	— (V) —	VALVE	— (W) —	WATER	— (X) —	WATER

#### GENERAL NOTES:

- THE LEGAL DESCRIPTION, PROPERTY LINES, AND SIMILAR INFORMATION SHOWN HEREIN ARE DERIVED FROM THE RECORDED PLAT AS SHOWN OR FROM RECENTLY AVAILABLE RECORDED DOCUMENTS. THE INTENT OF THIS DRAWING IS TO LOCATE IMPROVEMENTS WITHIN THE PROPERTY LINES FOR FUTURE CONSTRUCTION PURPOSES. NO DETERMINATION HAS BEEN MADE AT THIS TIME IN REGARDS TO THE BOUNDARY OF THE PROPERTY.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PER CLIENT REQUEST.
- ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (NAD 83) FOR HORIZONTAL CONTROL.
- IF SHOWN, TBM AND OR SPOT ELEVATIONS SHOWN HEREIN ARE BASED ON NAVD83.
- ALL EASEMENTS AND BUILDING SETBACK LINES PER PLAT OR ORDINANCE UNLESS NOTED OTHERWISE.
- IF SHOWN, TBM AND OR SPOT ELEVATIONS SHOWN HEREIN ARE BASED ON NAVD83.
- WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 480210000N, EFFECTIVE DATE 03/2015, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN UNSHADDED ZONE X, WHICH IS "AREAS OF MINIMAL FLOOD HAZARD".



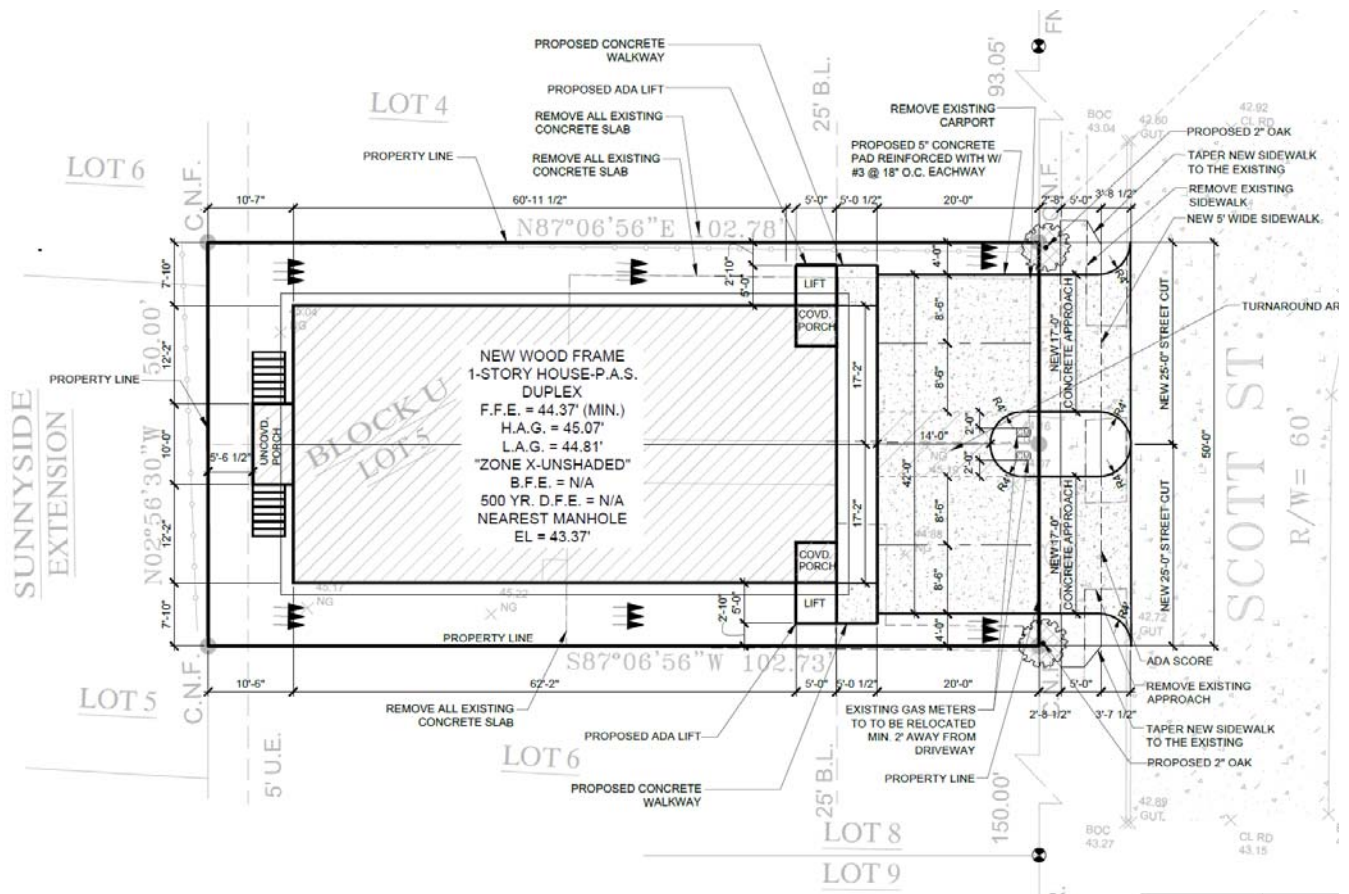
TIMOTHY J. HELLSTEIN  
PROFESSIONAL ENGINEER  
NO. 5640  
DATE: 4/15/2020

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Site Plan

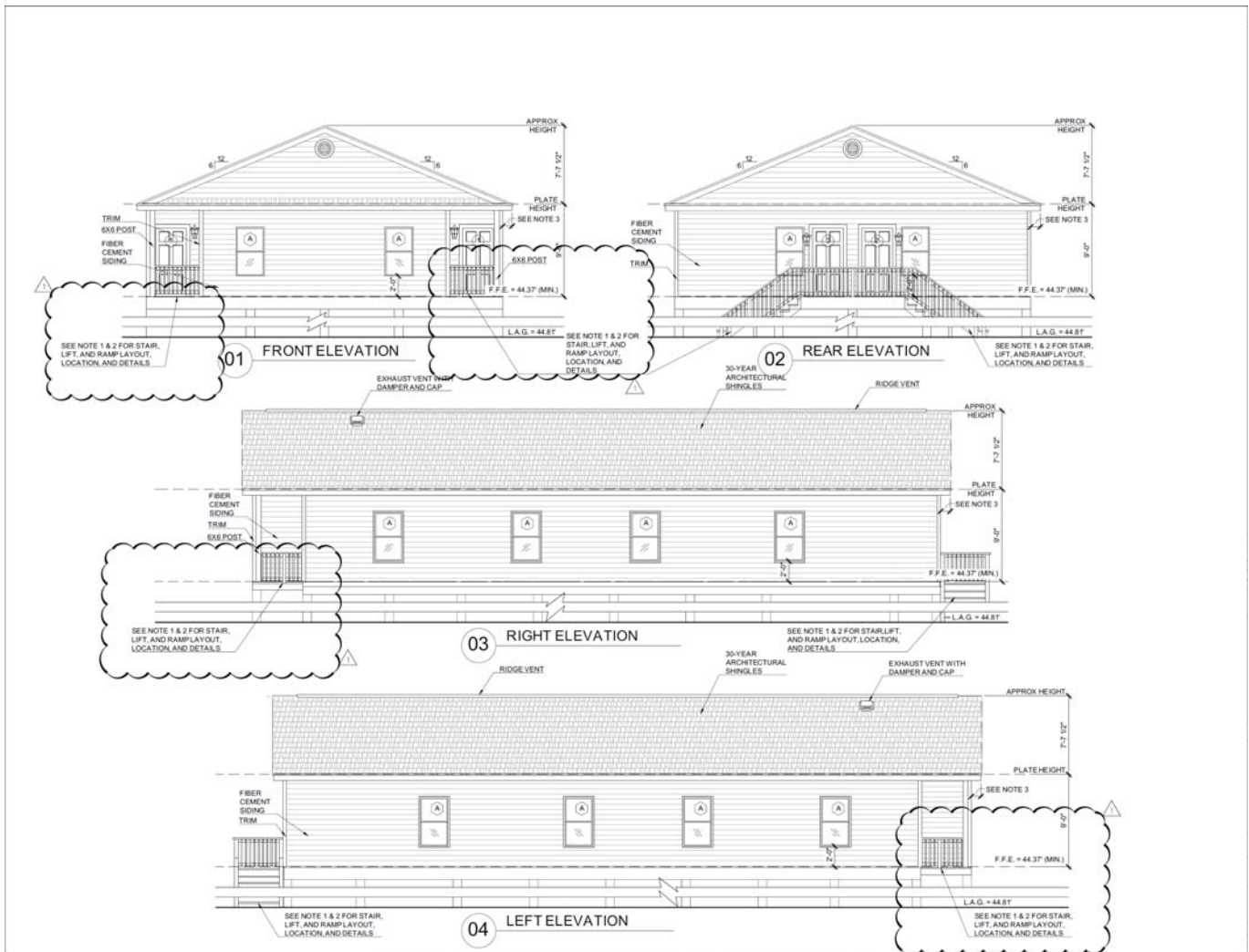


## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Elevation



# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 162**

Meeting Date: 04/29/2021

## Houston Planning Commission

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### STAFF REPORT

**Staff Recommendation:** Defer

**Basis of Staff Recommendation:** The site is located, south of Bellfort Avenue, north of Reed Road and along the westside of Scott Street. The purposed of the variance request is to allow direct vehicular access to a major throughfare, without a turnaround for a single-family residential development.

Staff recommendation is to defer the application, for further study and review, and to allow time for the applicant to provide revised information.

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** *(SEE ABOVE STAFF EVALUATION)*

**ADDITIONAL FINDINGS**

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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
The Interfield Group	Mary Villareal	713-780-0909	mvillareal@interfield.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2535 Swift Blvd.	21017483	77030	5255B	532G	C

**HCAD ACCOUNT NUMBER(S):** 0641690040001  
**PROPERTY LEGAL DESCRIPTION:** Lot 1, Block 1 Revised Plat of Wessex  
**PROPERTY OWNER OF RECORD:** Nam Tu and Le Que  
**ACREAGE (SQUARE FEET):** 0.1967 (8572 SF)  
**WIDTH OF RIGHTS-OF-WAY:** Swift Blvd. (70') and Kirby Drive (70')  
**EXISTING PAVING SECTION(S):** Kirby Drive appears to be (47.75') Swift Blvd (27.4')  
**OFF-STREET PARKING REQUIREMENT:** None  
**OFF-STREET PARKING PROVIDED:** None  
**LANDSCAPING REQUIREMENTS:** Complies  
**LANDSCAPING PROVIDED:** Complies

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** Residence  
**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** 4212 SF Living 2-story single family residence

**PURPOSE OF VARIANCE REQUEST:** To allow a reduced building line 13' along Kirby Drive instead of 25' ordinance required building Line for a single family residence

**CHAPTER 42 REFERENCE(S):** 42-152(a): Building line requirements along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Variance is being requested so that proposed two-story single-family residence may be constructed at a 13.28' side building line, being 20' from Kirby Drive's back of curb, instead of a 25' building line required by Ordinance.

*The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

**(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The proposed residence will be located at 2535 Swift Blvd, south of Swift Blvd., west of Morningside Drive, east of Kirby Drive and north of Addison Rd.

Subject property is a corner lot out of Revised Plat of Wessex, filed in 1937. The plat of Revised Plat of Wessex did not create a building line along Kirby Drive or Swift Drive. The original residence was building in 1940, with home appearing to be at a 10' building line.

There are currently several homes along Kirby Drive which appear to be built on the 20' building line or less, along Kirby Drive. Please note the following:

- a) The near vicinity of subject property is substantially residential, well developed, so density is not expected to increase substantially in the near future.
- b) The pavement sections of Kirby Drive appear to have sufficient width, so it is not expected that pavement widening will be required in the near future.
- c) The distance from Kirby Drive's back of curb, to proposed residence, is 24.06'.
- d) Property is subject to a 5' building line along east property, 25' building line along front property line, 25' building line along Kirby Drive and 5' utility easement along rear property line. Therefore, owner is denied approximately 4,859 SF (0.1115 acres).
- e) A 25' building line would deny owner the ability to construction a home that is in character with nearby homes.
- f) Existing driveway along Kirby Drive is being removed, and residence will not have access to and from Kirby Drive.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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g) A review letter issued by Morningside Place Association, dated February 12, 2021, found plans in compliance with deed restrictions.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject tract, and to allow proposed home to be constructed on building line created by deed restriction.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations:

- a. 6' sidewalks will be provided along Kirby Drive
- b. Owner will improve the right of way along Kirby by adding 3" caliper trees within a safety buffer
- c. Yards between right-of-way line and residence will be landscaped and will preserve and enhance the general character of the block face.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare. New residence will enhance the existing block face, without any way compromising public health or safety.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance, which is being requested on basis of reasonable assessment of existing and nearby prevailing conditions.

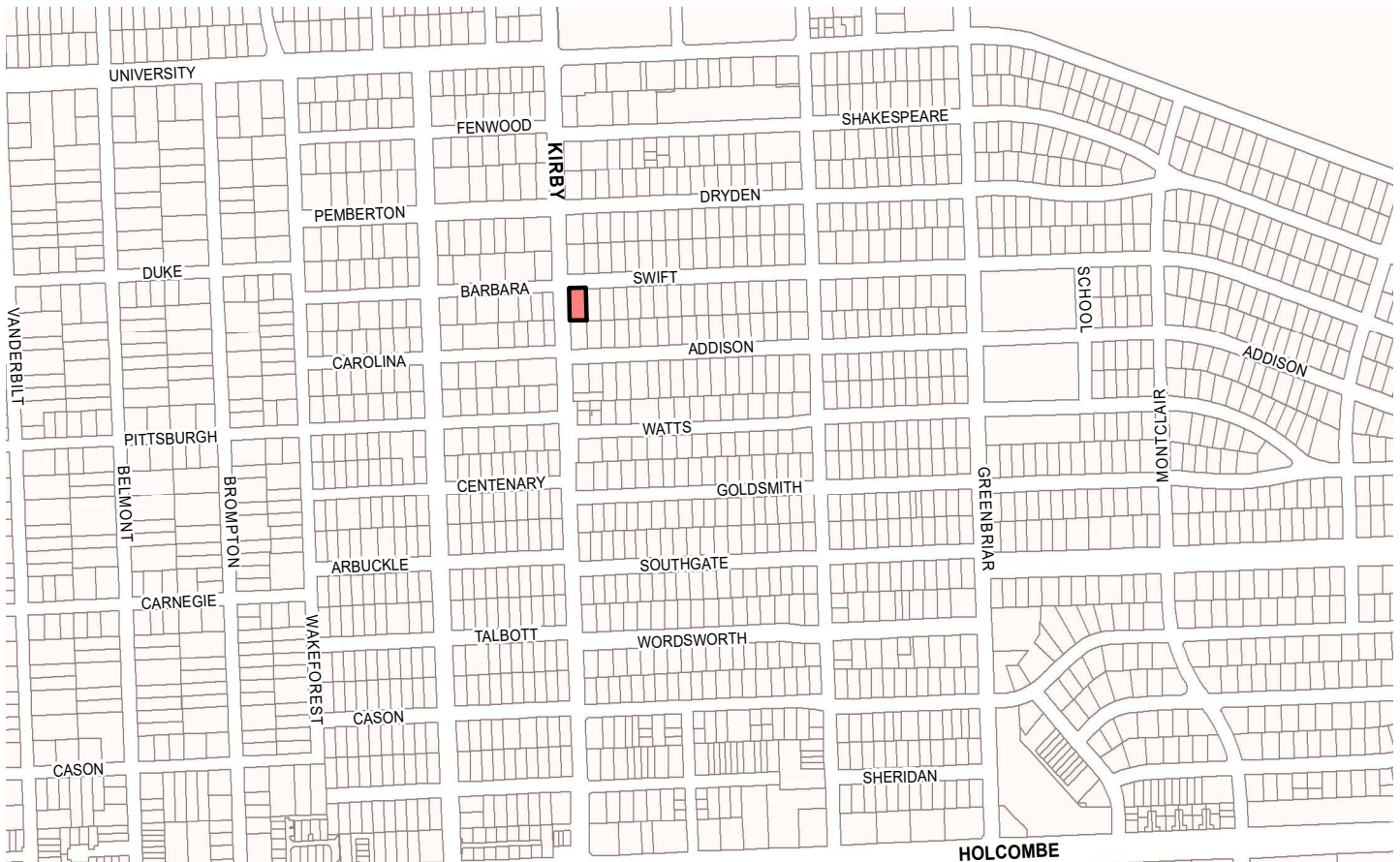
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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE





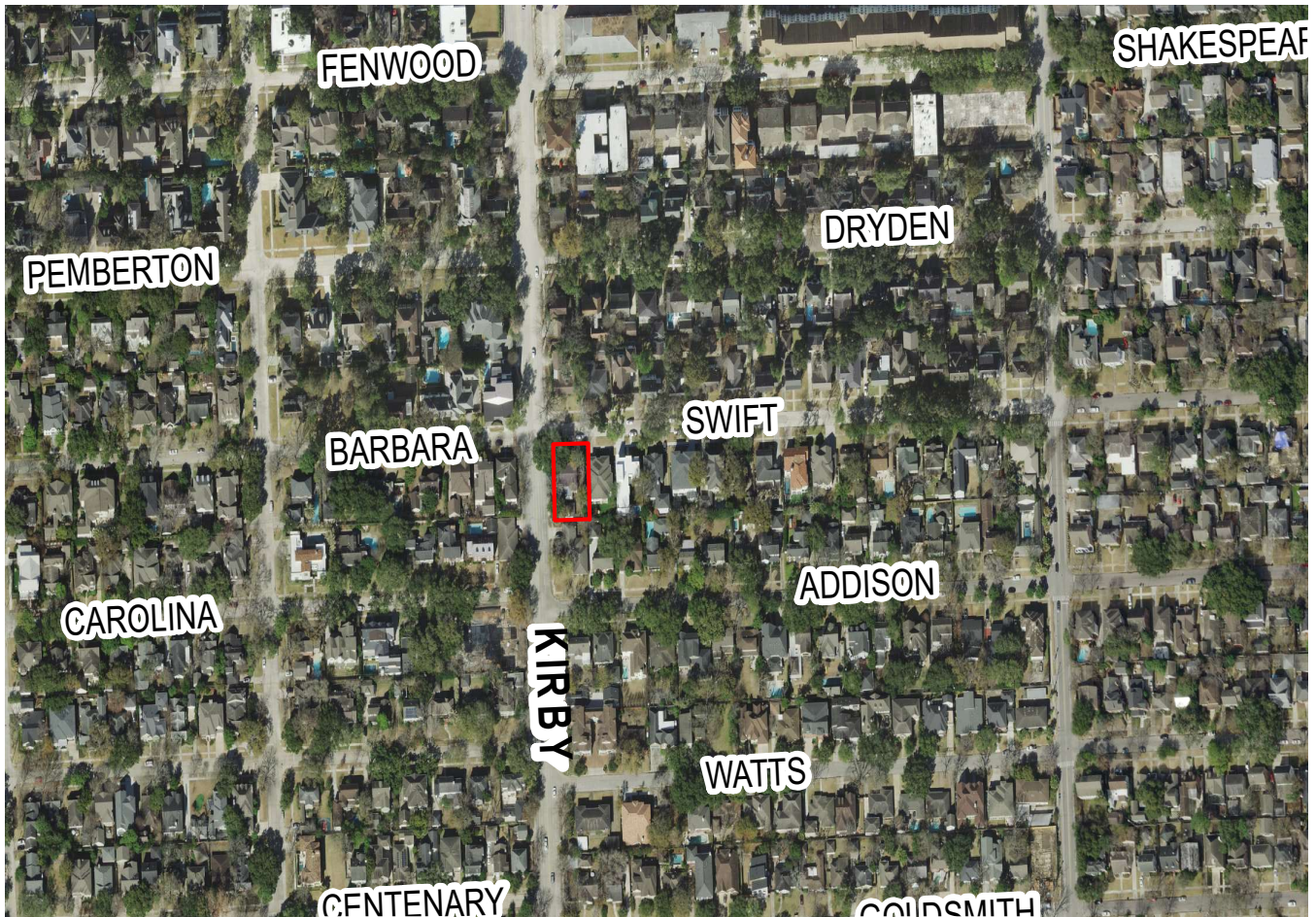
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 163**

Meeting Date: 4/29/21

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE









Elevations



DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:**

The site is located north of Holcombe Boulevard, east of Kirby Drive, and at the southeast corner of Kirby Drive and Swift Boulevard. The applicant is requesting a variance to allow a 13' building line in lieu of the ordinance-required 25' building line along Kirby Drive

Staff is in support of the request.

The property was platted within the Wessex subdivision in 1937. The applicant is proposing a new single-family residence and the subject site has frontage along Swift Boulevard, a local street, and Kirby Drive, a major thoroughfare. The proposed 13' building line along Kirby Drive is in keeping with the character of the neighborhood as many residential properties in the area are setback closer than the required 25' building line. Kirby Drive became a major thoroughfare well after the lots were originally platted, therefore further restricting the site with the ordinance required 25' building line. Furthermore, the applicant is taking vehicular access from the local street and not the major thoroughfare. The proposed structure will be approximately 23' from the back of curb 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 13' building line along Kirby Drive, a major thoroughfare for a new single-family residence.

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS**

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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission for the next available meeting where adequate notification can be provided. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Terra Associates, Inc.	Julio Mosqueda	713-993-0333	<a href="mailto:jom@terraassoc.com">jom@terraassoc.com</a>

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6440 Hillcroft Ave.	20099401	77081	5155C	531E	J

**HCAD ACCOUNT NUMBER(S):** 0930220000008 and 0930220000007

**PROPERTY LEGAL DESCRIPTION:** 1.512 ACRES (65,873 SQUARE FEET) OUT OF BLOCK 15, SHARPSTOWN INDUSTRIAL PARK, SECTION SIX WILLIAM TWIST SURVEY, ABSTRACT NUMBER 765 CITY OF HOUSTON, HARRIS COUNTY, TEXAS

**PROPERTY OWNER OF RECORD:** Southwest Houston Redevelopment Authority, a Texas local government corporation

**ACREAGE (SQUARE FEET):** 1.512 acres

**WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):** Hillcroft Ave. (140-ft ROW) and High Star Drive (60-ft ROW)

**WIDTH OF EXISTING ROW PAVING SECTION(S):** High Star Drive (40-ft) and Hillcroft Ave. (57-ft southbound and 47-ft northbound)

**OFF-STREET PARKING REQUIREMENT:** 115 spaces

**OFF-STREET PARKING PROVIDED:** 93 spaces

**EXISTING STRUCTURE(S) [SQ. FT.]:** 40,160 SF

**PROPOSED STRUCTURE(S) [SQ. FT.]:** 41,076 SF

**PURPOSE OF VARIANCE REQUEST:** To allow a parking reduction from 115 spaces required to 93 spaces provided resulting in an estimated 19.83% reduction in a highly supported public transportation location. The variance still exceeds a 1 space per unit allocation

**CHAPTER 26 REFERENCE(S):** 26-492 Class 1 – Office, Class 2- Residential, Class 6 – Recreation and Entertainment Class 7 – Food and Beverage, Class 8 - Retail

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The parking requirements provided will be sufficient for the proposed use based upon the unique circumstances of the surrounding community relying heavily on foot traffic, bike traffic, and public transportation. The request of this variance is not for financial gain. The variance is to provide low income housing for 77 units, which is a very low density for this acreage.

#### APPLICANT'S STATEMENT OF FACTS:

*The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@cityofhouston.net](mailto:planning.variances@cityofhouston.net).*

(1) Either:

- a. The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land; or
- b. Strict application of the requirements of this article 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 policy;

The subject site is in the Gulfton neighborhood which was included as part of the Mayor Sylvester Turner's 2017 Houston Complete Communities program. The proposed focus of this development is to support the transformation of the community while accounting for diverse demographics and physical characteristics of adjoining redevelopment with walkable safe sidewalks, safe pedestrian crossings, protected bike lanes and access to public transportation as a key design element. This development was coordinated with the City of Houston Public Works Capital Improvements Department on the roadway improvement project currently under design by the City which includes roadway, sidewalk, bike lanes, traffic signal and pedestrian improvements along Hillcroft Avenue and High Star Drive (COH WBS No. N-321040-0007-3). The roadway improvements on Hillcroft Avenue and High Star Drive will create safe streets and sidewalks by improving area sidewalks, pedestrian crossings, streetlights and calming traffic. It will also provide safe biking accessibility routes by constructing additional bike routes, bike amenities and safe access to transit shelters, area grocery stores, schools, Neighborhood centers, and area parks. In 2015 16% of Gulfton area households did not own a vehicle. As a result, 30% of workers over the age of 16 years use alternative transportation. Specifically, 10% ride transit, 5% walk or bike and 15% carpool according to Gulfton Complete Communities Action Plan report dated June 2018.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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Seven METRO bus routes serve the area, three of which are high frequency lines, running every 10-15 minutes. METRO route 9 begins between 5-6 am and last trip ends at 12 am. METRO route 47 begins between 5-6 am and last trip ends between 10 pm and 12 am. METRO's Northwest Transit center provides a bus bay in the south platform of the facility for route 47. METRO's Northwest TC includes a METRORapid Platform with direct nonstop HOV/HOT lane access.

The ground floor retail component of this site is to attract new economic development as well as supporting small business to strengthen the Gulfport local economy and provide job opportunities. The development will encourage residents to shop and dine within the property. Overall, local business will promote economic community development and stability and reduce vehicular traffic by encouraging walkability, bike routes, and public transportation. The proposed development includes 77 units of residential and Community Room/Business Center for Education and job programs. The community/business centers will include a 7,500 square foot Sewing & CNC Textile Lab, Job Training & DOL Certifications, 24/7 Equipment Access & Lending, assistance in parent education programs, financial literacy classes, small business development workshops, and continued education/after school programs K-12 STEM/Makers Programming.

By taking advantage of the mass transit and pedestrian/bike lane improvements, the reduction of the parking will allow for stable community opportunities and education to be provided on the ground floor of this building and at the same time provide true low income housing, both of which are highly desirable and needed for this area.

In addition bike racks will be included in each of the 77 units as well as 8 bike racks on the ground floor.

- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant;

The circumstances are not the result of a hardship created by the applicant; the circumstances are a result of the lack of low-income housing, economic opportunities, and educational outreach within the community. By allowing the parking reduction, all of these items can be provided in one central location and take advantage of the pedestrian improvements currently in design and soon to be constructed by the City.

- (3) The intent and general purposes of this article will be preserved;

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## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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The intent and general purposes of this chapter will be preserved and maintained; A good percentage of Gulfton area households do not own a vehicle. As a result, 30% of workers over the age of 16 years use alternative transportation. Specifically, 10% ride transit, 5% walk or bike and 15% carpool according to Gulfton Complete Communities Action Plan report dated June 2018. The parking provided will be sufficient for the proposed use based upon the unique circumstances of the surrounding community relying heavily on foot traffic, bike traffic, and public transportation.

- (4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended; The parking provided will be sufficient for the proposed use based upon the unique circumstances of the surrounding community relying heavily on foot traffic, bike traffic, and public transportation
- (5) The granting of the variance will not be injurious to the public health, safety or welfare; The redevelopment of this site with the parking reduction requested will not be injurious to the public health, safety or welfare. The parking provided will be sufficient for the proposed use based upon the unique circumstances of the surrounding community relying heavily on foot traffic, bike traffic, and public transportation.
- (6) If the building is subject to the requirements of article VII of chapter 33 of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STANDARDS FOR VARIANCES

- (a) The commission is authorized to consider and grant a variance from the provisions of this article if the commission determines that the granting of a variance satisfies the following criteria:
- (1) Either:
    - c. The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land; or
    - d. Strict application of the requirements of this article 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 policy;
  - (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant;
  - (3) The intent and general purposes of this article will be preserved;
  - (4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;
  - (5) The granting of the variance will not be injurious to the public health, safety or welfare; and
  - (6) If the building is subject to the requirements of article VII of chapter 33 of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.
- (b) In addition, if the building or tract for which the variance is sought proposes to provide parking spaces on an off-site parking facility, the commission shall consider the following factors:
- (1) The locations of the proposed use classification and the proposed off-site parking facility;
  - (2) Existing and potential parking demand created by other use classifications in the vicinity;
  - (3) The characteristics of the use classification, including employee, customer, and patron parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking facility;
  - (4) Adequacy, convenience, and safety of pedestrian access between off-site parking facilities and the tract where the use classification is located;
  - (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking; and
  - (6) The recommendation of the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

## OFF-STREET PARKING VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: III**

Meeting Date: 04/29/2021

## Houston Planning Commission

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LOCATION MAP



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# OFF-STREET PARKING VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: III**

Meeting Date: 04/29/2021

## Houston Planning Commission

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AERIAL MAP



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# OFF-STREET PARKING VARIANCE









## Houston Planning Commission

### PARKING ANALYSIS

#### CHAPTER 42 SECTION 234 - DWELLING UNITS & PARKING ANALYSIS

##### RESIDENTIAL PARKING REQUIRED: APARTMENT UNITS (77 TOTAL)

(27) ONE BEDROOM UNITS @ 1.333 SP/UNIT =	36 SPACES
(38) TWO BEDROOM UNITS @ 1.666 SP/UNIT =	63 SPACES
(12) THREE BEDROOM UNITS @ 2.000 SP/UNIT =	24 SPACES
<b>TOTAL PARKING REQUIRED:</b>	<b>123 SPACES</b>

##### RETAIL PARKING REQUIRED:

1,350 SF 4 SP/1,000 GSF: 5 SPACES

##### OFFICE PARKING REQUIRED:

5,090 SF 2.5 SP/1,000 GSF: 13 SPACES

##### CLASSROOM PARKING REQUIRED:

18 1 SP/12 PERSON CLASSROOM 2 SPACES

##### GALLERY PARKING REQUIRED:

200 SF 3 SP/1,000 GSF: 1 SPACES

##### CAFE PARKING REQUIRED:

940 SF 8 SP/1,000 GSF: 8 SPACES

##### BANQUET HALL PARKING REQUIRED:

1,400 SF 10 SP/1,000 GSF: 14 SPACES

TOTAL PARKING REQUIRED PRIOR TO REDUCTION: **166 SPACES**  
SHARED REDUCTION 127 SPACES  
BICYCLE PARKING REDUCTION (10%) 12 SPACES

**TOTAL COMBINED PARKING REQUIRED: 115 SPACES**

##### PARKING PROVIDED:

GARAGE STANDARD SPACES 77 SPACES  
SURFACE STANDARD SPACES 16 SPACES

**TOTAL STANDARD PARKING: 93 SPACES**

GARAGE H/C SPACES 4 SPACES  
SURFACE H/C SPACES 2 SPACES

**TOTAL PARKING PROVIDED: 93 SPACES**

TOTAL BICYCLE PARKING REQ'D FOR 10% REDUCTION: 48 SPACES

**TOTAL BICYCLE PARKING PROVIDED: 81 SPACES**  
(1 BICYCLE RACK INCLUDED IN EACH APARTMENT UNIT AND 4 BICYCLE RACKS PROVIDED ON GROUND FLOOR)

LOADING BERTH: 1 (10 X 40' MIN)

## OFF-STREET PARKING VARIANCE



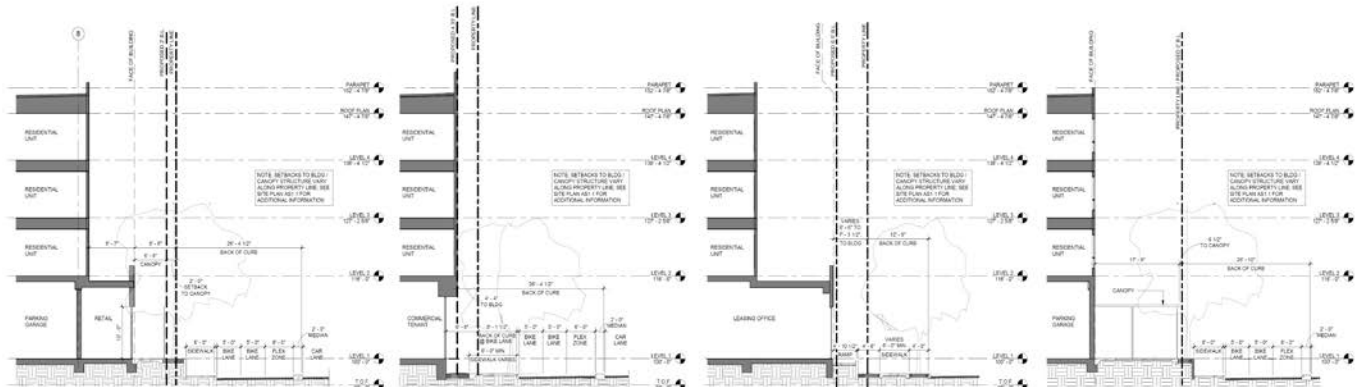
# Houston Planning Commission

## Elevations

NOTE: PROPOSED CANOPY  
NOT SHOWN IN RENDERINGS  
SEE SITE SECTION AND SITE  
PLAN FOR EXTENT OF CANOPY



NOTE: PROPOSED CANOPY  
NOT SHOWN IN RENDERINGS  
SEE SITE SECTION AND SITE  
PLAN FOR EXTENT OF CANOPY



# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:**

The site is located south of US 59, at the northwest corner of Hillcroft Avenue and High Star Drive. The applicant requests a variance to provide 93 instead of the required 115 off-street parking spaces for the proposed development. Staff supports the requested variance.

The site is located within the Gulfton Complete Community. Southwest Houston Redevelopment Authority propose to create a new mixed-use community including residential units in this area. The proposed development on the site is Phase 1 of the project. The applicant proposes to develop a 4-story mixed-use building with ground floor retail and 77 apartment units on the top. This project receives funding from City of Houston and the State to promote affordable housing in this area. The rent of the apartment units will be determined by HCDD affordability covenants.

The proposed development is required to provide 115 off-street parking spaces and 12 bicycle parking spaces. According to Gulfton Complete Communities Action Plan, 30% of workers over the age of 16 years use alternative transportation in this area. Specifically, 10% ride transit, 5% walk or bike and 15% carpool. There are multiple high frequency and moderate frequency bus routes located within close proximity to the site. There is an ongoing CIP project to improve pedestrian and bicyclist safety in front of the subject site along Hillcroft Avenue and High Star Drive. The applicant expects most tenants will utilize multimodal transportation options on a daily basis. The demand for vehicular parking will be lower than the ordinance requirement.

Therefore, staff recommends granting the requested variance.

**Planning Commission Action:**

**Basis of Planning Commission Action:** *(see above staff evaluation)*

**Additional Findings by Planning Commission:**

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission for the next available meeting where adequate notification can be provided. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
New Hope Housing	Stephanie Pedigo	713.521.3353x1004	stephanie@gsmarchitects.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6315 Savoy Drive	21027474	77036	5055	530D	J

**HCAD ACCOUNT NUMBER(S):** 1306060010001

**PROPERTY LEGAL DESCRIPTION:** UNRESTRICTED RESERVE "A" BLOCK 1  
F.C. NO. 620098, H.C.M.R. ABSTRACT NO. 1026

**PROPERTY OWNER OF RECORD:** PARESH KOTHARI AND PRATIMA KOTHARI

**ACREAGE (SQUARE FEET):** 3.3307 ACRES

**WIDTH OF RIGHTS-OF-WAY:** Savoy Drive (100ft)

**EXISTING PAVING SECTION(S):** Savoy Drive (44ft)

**OFF-STREET PARKING REQUIREMENT:** 177 PARKING SPACES

**OFF-STREET PARKING PROVIDED:** 126 PARKING SPACES

**EXISTING STRUCTURE(S) [SQ. FT.]:** 0 SQ. FT. Vacant

**PROPOSED STRUCTURE(S) [SQ. FT.]:** 153,861 SQ.FT. Multi-family Structure

**PURPOSE OF VARIANCE REQUEST:** To reduce the number of off-street parking spaces from 177 to 126 parking spaces and 30 bicycle spaces. This would provide a 1 to 1 unit to parking space ratio and includes 6 spaces for staff parking. This is a reduction of 51 parking spaces.

**CHAPTER 26 REFERENCE(S):** Sec. 26-492. – Class 2. Residential (a.) Apartments: 1.250 parking spaces for each efficiency dwelling unit; 1.333 parking spaces for each one-bedroom dwelling unit; 1.666 parking spaces for each two-bedroom dwelling unit; 2.0 parking spaces for each dwelling unit with 3 or more bedrooms.

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

New Hope Housing's (NHH) core purpose is to provide life-stabilizing, affordable, permanent housing with supportive services for people who live on very limited incomes. NHH's vision is to be an enduring institution serving Houston's most vulnerable citizens. Over the span of more than 25 years, New Hope Housing has provided high quality, award winning housing for more than 10,000 people, and the services to enable households to stabilize their lives. In 2018 NHH expanded its mission and began serving families, opening its first 187 unit development designed to serve homeless and at-risk families, New Hope Housing Reed. NHH is the State of Texas premier provider of Supportive Housing for families and individuals.

Based on our experience owning and operating the Reed property (which received a parking variance in 2016 for 1:1 ratio of vehicle spaces per dwelling unit), we firmly believe that New Hope Housing Savoy will have more than adequate parking available for the anticipated population. With incomes capped at a maximum of 60% AMI, prospective families/households are expected to earn at or below approximately \$35,000 annually. With the average cost of vehicle ownership in the United States at approximately \$9,000 annually and rising. It is highly unlikely that residents at this income stratum will have more than one vehicle per unit. This development will have these income restrictions for a minimum of 42 years and New Hope Housing anticipates maintaining ownership throughout the life of the property. The affordability period is noted in the attached City of Houston commitment letter dated October 14, 2020. New Hope Housing Savoy will serve families with modest incomes. The project will provide 120 housing units, 60 of which are one-bedroom units, 48 two-bedroom units and 12 three-bedroom units. The ground level includes surface parking, outdoor spaces including a playground area, a courtyard with covered seating. The building interior includes common use areas for the residents and four stories of residential units.

Per City of Houston Code of Ordinances Sec. 26-492 guidelines, Class 2. Residential Apartments require 1.333 spaces for each 1 BR unit, 1.666 parking spaces for each 2 BR unit and 2.0 parking spaces for every 3 BR unit. Applying these requirements, the development is to provide a total of 184 parking spaces. Per Sec. 26-497, reduced parking space requirement for additional bicycle spaces, the total parking space requirement is reduced by 10% by providing bicycle parking spaces for 72 bicycles.

The final total parking required by ordinance is 177 spaces for 120 apartment units. Due to the anticipated population having less than one car per unit as well as existing site constraints, the surface parking spaces provided are 126 spaces (a reduction of 51 spaces from the City ordinance calculations). We fully believe this is more than adequate for families with modest incomes that we anticipate serving.

### STANDARDS FOR VARIANCES

#### APPLICANT'S STATEMENT OF FACTS:

*The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@cityofhouston.net](mailto:planning.variances@cityofhouston.net).*

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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**(1) Either:**

- a. The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

The required parking would reduce the green space and play area for the children on the site. The parking spaces would be empty since families living at or below 50% of their area median income simply do not earn enough to afford a personal vehicle.

- b. Strict application of the requirements of this article 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 policy;**

**(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant;**

The circumstances supporting the granting of the variance are the result of a need to better serve low-income Houstonians, particularly in an area that historically does not provide housing for at-risk working families.

**(3) The intent and general purposes of this article will be preserved;**

As these tenants are required to have incomes at or under approximately \$35,000, they generally do not have the resources to own a vehicle, and biking or public transit are the most efficient and effective means to travel to work and school. For the small percentage of this population that does own a vehicle, households frequently only have one.

Families with modest incomes simply do not have the same parking needs as traditional multifamily tenants. Granting this variance request maintains the intent of the article, which is to provide adequate parking for residents, visitors and employees of the development. At New Hope Housing Savoy, the provision of 126 parking spaces achieves this intent.

**(4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;**

We propose to provide 1 parking space per unit and 6 additional spaces for employees for a total of 126 parking spaces. The 120 at-risk family tenants typically will each have one car or less. New Hope Housing's experience of operating for 21 years in Houston is that the City of Houston parking ordinance requires far more spaces than will be utilized by this population.

Two previous New Hope Housing communities have been approved for a Parking Variance in recent years. NHH Reed community was granted a variance to reduce the off street parking from 276 to 193 spaces by providing 1 parking space per dwelling unit plus 6 spaces for staff. This parking has proved to be more than adequate and even the reduced parking spaces have been typically underutilized by 25% since opening this community in 2018. NHH Avenue J was also granted a variance to reduce off street parking from 137 to 107 spaces by providing 1 parking space per unit plus 7 employee spaces. This community is scheduled to open later this year.

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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**(5) The granting of the variance will not be injurious to the public health, safety or welfare; and**

Granting the variance requested will not be injurious to the public health, safety or welfare. The development's goal is to serve Houston's most vulnerable citizens and provide affordable housing to the neighborhood.

**(6) If the building is subject to the requirements of article VII of chapter 33 of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.**

This building is not subject to article VII of Chapter 33.

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

## OFF-STREET PARKING VARIANCE



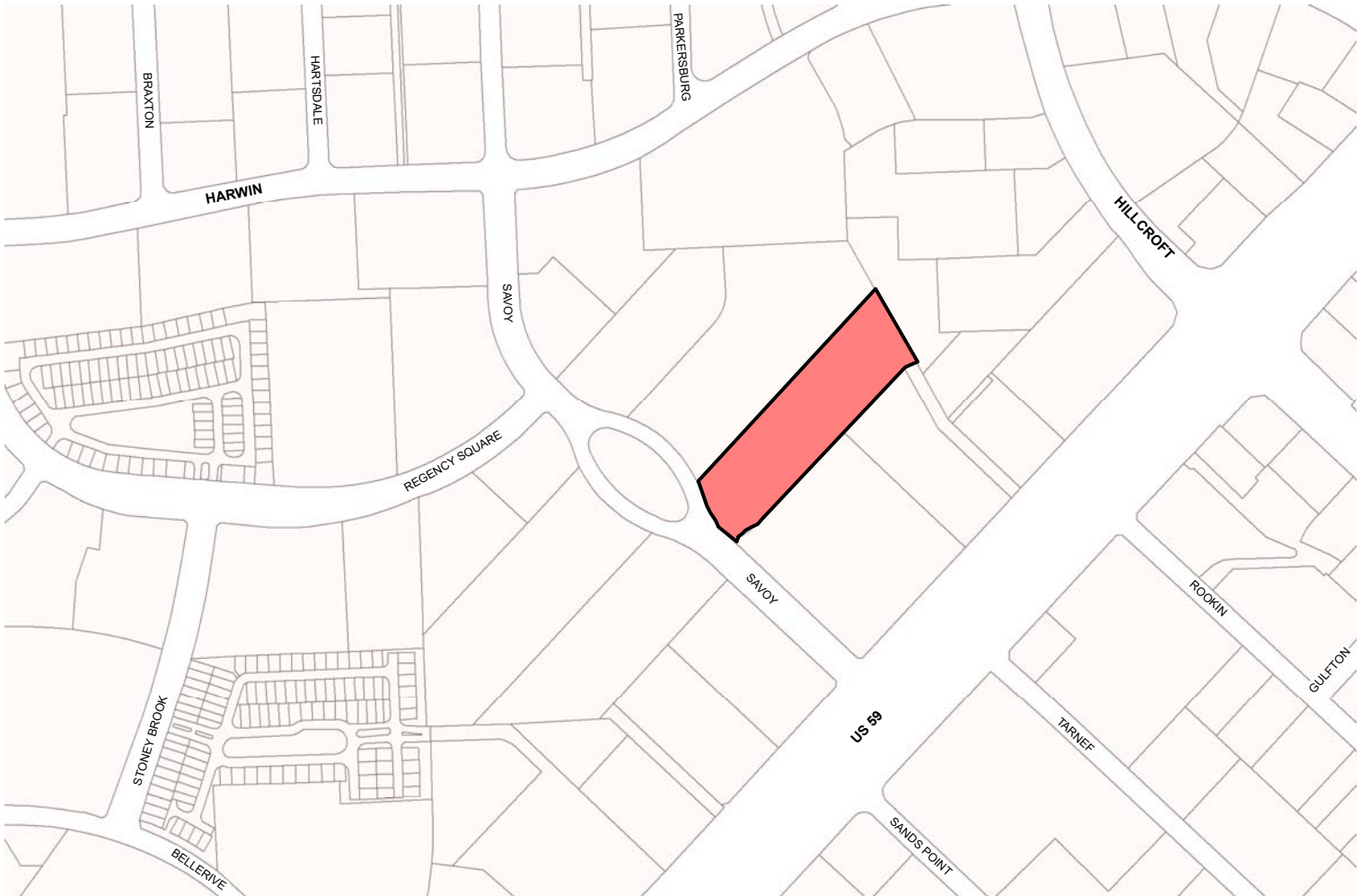
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: IV**

Meeting Date: 04/29/2021

## Houston Planning Commission

LOCATION MAP



# OFF-STREET PARKING VARIANCE



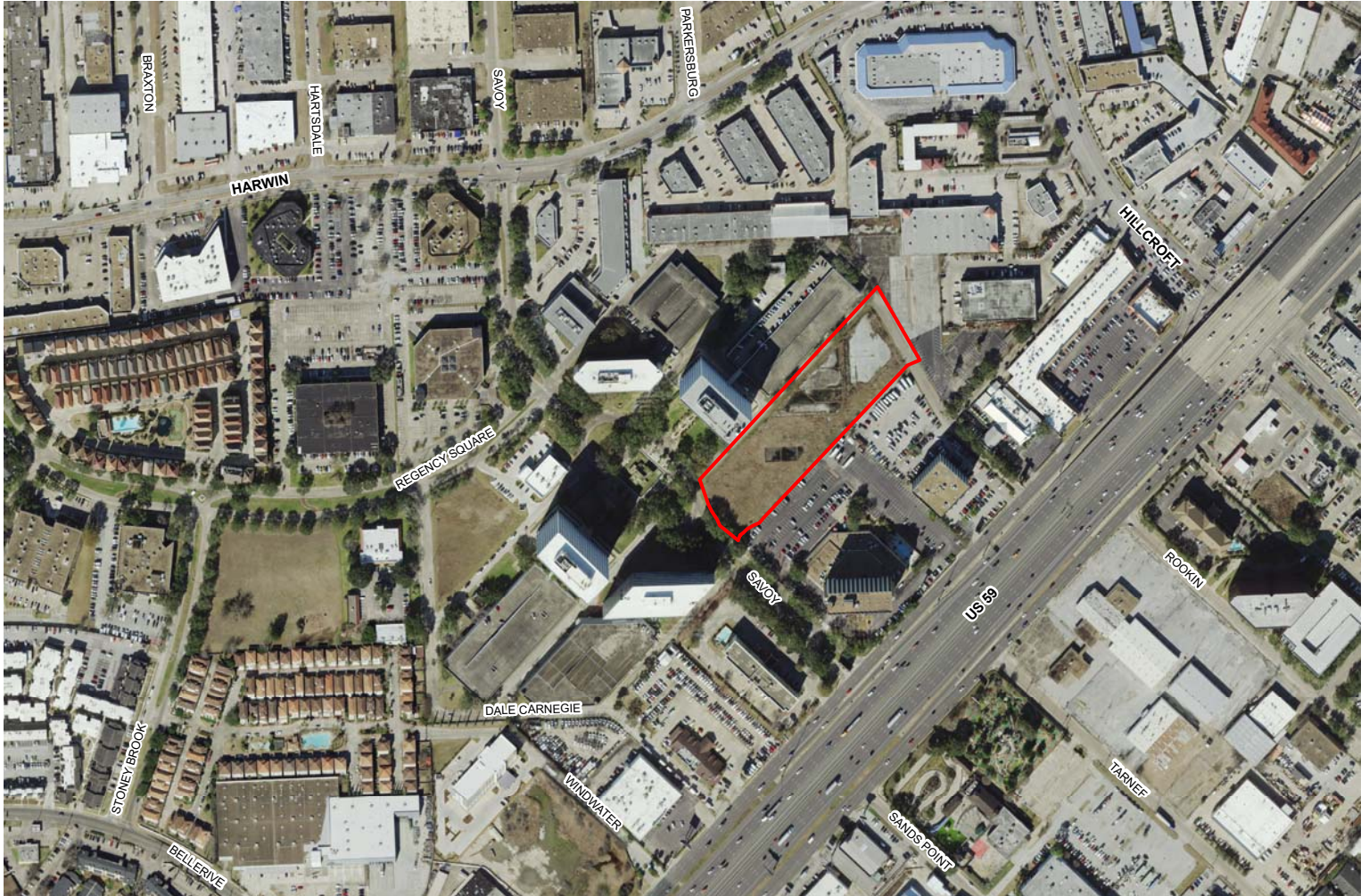


PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: IV**  
Meeting Date: 04/29/2021

## Houston Planning Commission

AERIAL LOCATION



# OFF-STREET PARKING VARIANCE

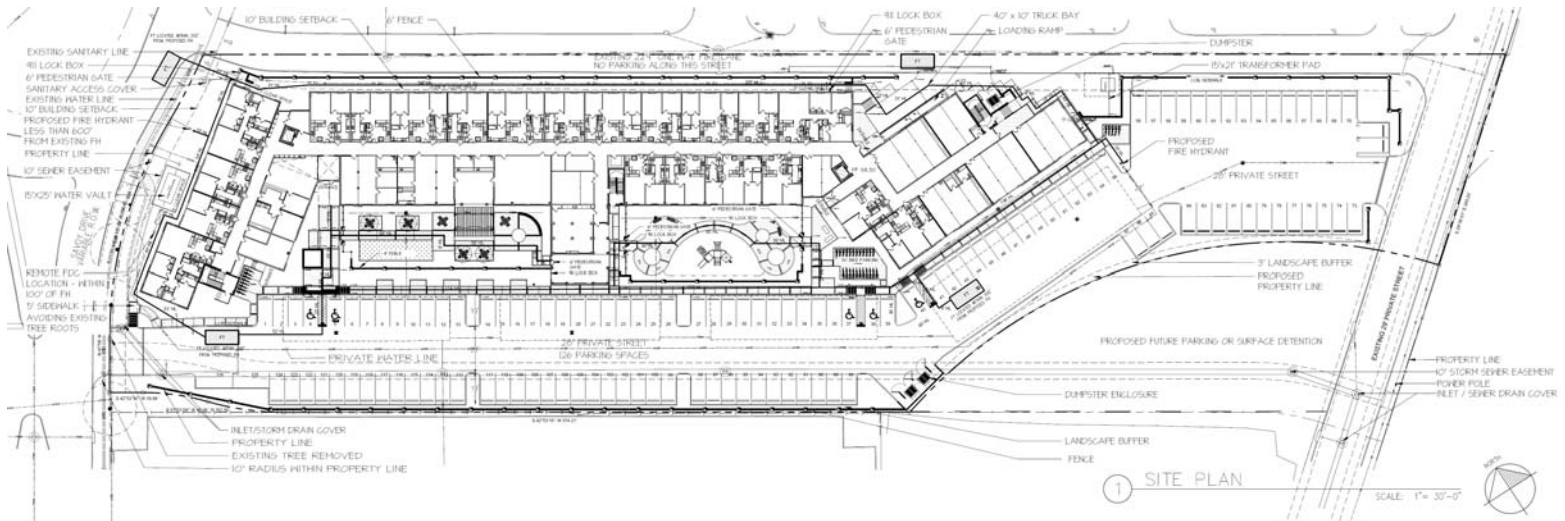






# Houston Planning Commission

## SITE PLAN/ PARKING ANALYSIS



### PARKING REQUIREMENTS PER C.O.H. PARKING REGULATIONS

1.333 spaces per 1 bedroom <u>unit</u> (60)	80
1.666 spaces per 2 bedroom <u>unit</u> (48)	80
2.0 spaces per 3 bedroom <u>unit</u> (12)	24
<u>Less than 10% for bicycle parking</u>	<u>-07</u>
<b>TOTAL</b>	<b>177 vehicle parking spaces</b>

### BICYCLE PARKING (CHAPTER 26 SECTION 497)

4 bicycle spaces for the reduction of 1 parking space (07) 28 bicycle parking spaces required, 30 provided

### ACCESSIBLE PARKING

5 required, including 1 van

### LOADING BERTHS (CHAPTER 26 SECTION 522)

More than 30 dwelling units per acre so 1 required, 1 provided

### PARKING PROVIDED WITH OFF-STREET PARKING VARIANCE

1.0 space per unit (120)	120
1.0 space per staff	6
<b>TOTAL</b>	<b>126 vehicle parking spaces</b>

### ACCESSIBLE PARKING

5 required, including 1 van

### LOADING BERTHS (CHAPTER 26 SECTION 522)

More than 30 dwelling units per acre so 1 required, 1 provided

# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### ELEVATIONS



OVERALL NORTH ELEVATION



OVERALL SOUTH ELEVATION



WEST WING:  
SOUTH ELEVATION



WEST WING:  
EAST ELEVATION



WEST WING:  
NORTH ELEVATION



WEST WING:  
WEST ELEVATION



EAST WING:  
EAST ELEVATION



EAST WING:  
NORTH ELEVATION



EAST WING:  
WEST ELEVATION



EAST WING:  
SOUTH ELEVATION

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:** The site is located at 6315 Savoy Drive, north of the southwest freeway/interstate 69, south of Harwin Drive, and along the east side of Savoy Drive. The applicant is requesting a reduced parking variance to allow 126 parking spaces in lieu of the required 177 parking spaces for a new multifamily development.

Staff is in support of the request.

The applicant, New Hope Housing, provides affordable, permanent housing with supportive series for people on limited incomes. The proposed product is an affordable multi-family development with a total of 120 units, 60 one bedroom, 48 two bedrooms, and 12 three bedrooms. The 126 parking spaces will allow a minimum of one parking space per dwelling unit, which has been sufficient or exceeds the demand for other projects in the City that New Hope has constructed, as vehicle ownership is low to moderate.

The site is located within walking distance of a high frequency bus route, and moderate bus route, which provides additional justification to reduce the parking requirement for this project.

This development has applied for funding through the Housing & Community Development Department and receiving the awards will be a condition of approval. This funding will secure the affordability component of the project. Therefore, staff recommends granting the requested variance to allow 126 parking spaces in lieu of the required 177 spaces, for the proposed multi-family development subject to funding through Housing & Community Development Department.

**Planning Commission Action:**

**Basis of Planning Commission Action:** *(see above staff evaluation)*

**Additional Findings by Planning Commission:**

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## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.hotel-motel@houstontx.gov](mailto:planning.hotel-motel@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY		CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS	
Paragan Solutions, LLC		Lokesh Khosla	713-446-7810	info@paragansolutions.com	
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	H	77037	5362	412	45

**HOTEL/MOTEL NAME:** Little York Inn  
**HOTEL/MOTEL ADDRESS:** 220 Little York Rd., Houston, TX 77037  
**PROPERTY OWNER OF RECORD:** Banani Investments LLC  
**OWNER ADDRESS:** 611 Brittmoore Rd., Houston, TX 77079  
**PROJECT PERMIT NUMBER:** 20107969  
**TOTAL ACREAGE:** 3.04 acr.  
**TOTAL NUMBER OF ROOMS:** 60  
**PARKING SPACES PROVIDED:** 75  
**SURVEY/ABSTRACT NO:** J.E. Durkee Survey / Abstract No. 1070  
**SCHOOL DISTRICT:**

**NORTH OF:** Little York St. **EAST OF:** IH 45 (North Fwy)  
**SOUTH OF:** W. Canino Rd. **WEST OF:** Meadowyork St.

**PURPOSE OF VARIANCE REQUEST:** 1) To allow a 60 unit motel to be located in a residential area  
2) To allow a hotel to be located within 750' of a church

**CHAPTER 28 REFERENCE(S):** CH 28-202 (A 5) Locational Requirements  
CH 28-208 (A) Locational Requirements

## HOTEL/MOTEL VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

We, respectfully, request a variance from the Houston Planning Commission to allow the proposed hotel to be constructed with a total of 60 guestrooms, abutting residences on the North side of the property.

*The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.hotel-motel@houston.tx.gov](mailto:planning.hotel-motel@houston.tx.gov).*

**1. The imposition of the terms, rules, conditions, policies, and standards of this article would create an undue hardship by depriving the applicant or owner of the property of reasonable use of land.**

The existing location of the proposed hotel sits along Little York Rd. The surrounding area includes single family homes next to commercial. The intent of the owner is to limit the number of hotel guestrooms to 60 units thus reduce the construction cost and operation cost.

**2. The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant;**

We respectfully request that you consider the request for a variance, considering that the total number of proposed units is 15 less than the 75 unit requirement. The property is 1500 feet from the intersection of IH45 and Little York intersection. Majority of the surrounding in terms of square footage in 750 test area is commercial.

## HOTEL/MOTEL VARIANCE



## Houston Planning Commission

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### **3. The intent and general purposes of this article will be preserved and maintained; an**

The proposed development satisfies, and in some cases exceeds existing requirements for provision of the hotel. Although Little York road is not a highway, it is a 6 lane roadway with a median. Any residential to the South side of property and Little York Road are well protected. No residential properties are located on the West side of tract since location is 1500 feet from IH45 and Little York intersection. The properties on the West side are large commercial tracts. The residential properties on the East side are protected with no entrance to residential area for 600 feet along Little York road. These properties on East side as well as properties on North side of tract get their entrance from Meadowyork street. The properties on East side have a buffer of approximately 470 feet due to a large commercial tract located between. The residential on the North side are protected with the following that are being part of hotel design:

- a. a 14 foot building setback / 10 foot landscape buffer has been provided along the North side of the property.
- b. Canopy trees at least one per 100 lineal feet of property line have been added adjacent to residential, also
- c. Ornamental trees at least two per 100 lineal feet of property line have been added adjacent to residential, also
- d. Shrubs at least 16 per 100 lineal feet of property line have been added adjacent to residential, also
- e. Solid wood or masonry fence at least six (6) feet in height has been added full perimeter of property line.

### **4. The granting of the variance will not be injurious to the public health, safety, or welfare.**

This development is intended to better the community and provide a budget friendly, safe environment for visitors in the area. The hotel site is located on a well-lit property and has access facing Little York Rd., approximately 1500 L.F. from IH 45 & Little York intersection. Little York road is a Six (6) lane roadway with 3 lane traffic in both directions divided by a median. The entrance to the nearby neighborhood along Little York Rd., is well over six hundred feet away from the proposed hotel entrance. Granting this variance would not be injurious in any way, and would instead contribute to the public health, safety, and welfare of the area by providing; a 24 hour service at this location, reducing dark areas, and hiring additional onsite security that can serve as eyes to the community creating a safer environment overall.

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# HOTEL/MOTEL VARIANCE

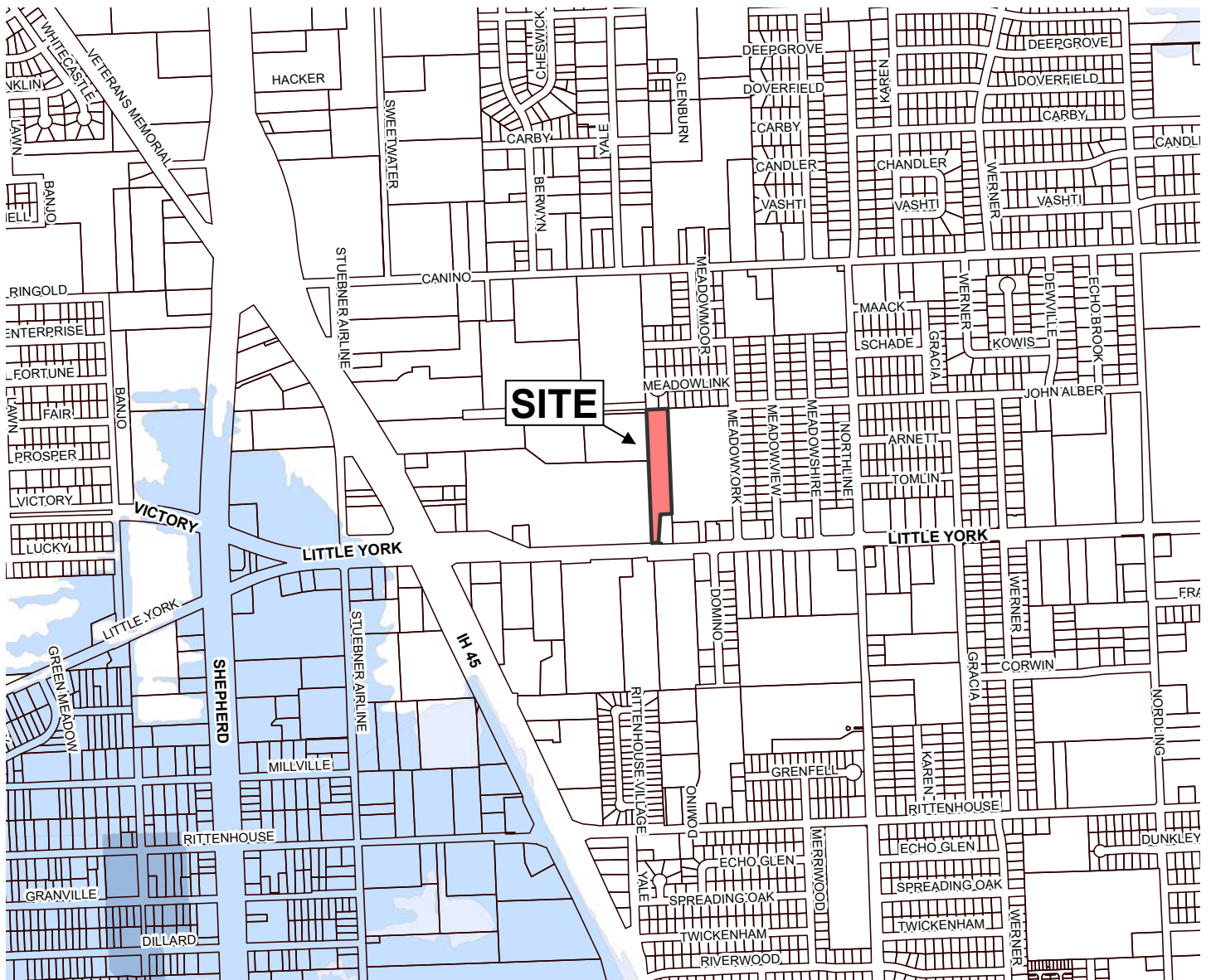
# Houston Planning Commission

ITEM: V

Planning and Development Department

Meeting Date: 4/29/2021

Hotel Name: Little York Inn (DEF1)



Site Location



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# Houston Planning Commission

## ITEM: V

Planning and Development Department

Meeting Date: 4/29/2021

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Hotel Name: Little York Inn (DEF1)



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### Aerial

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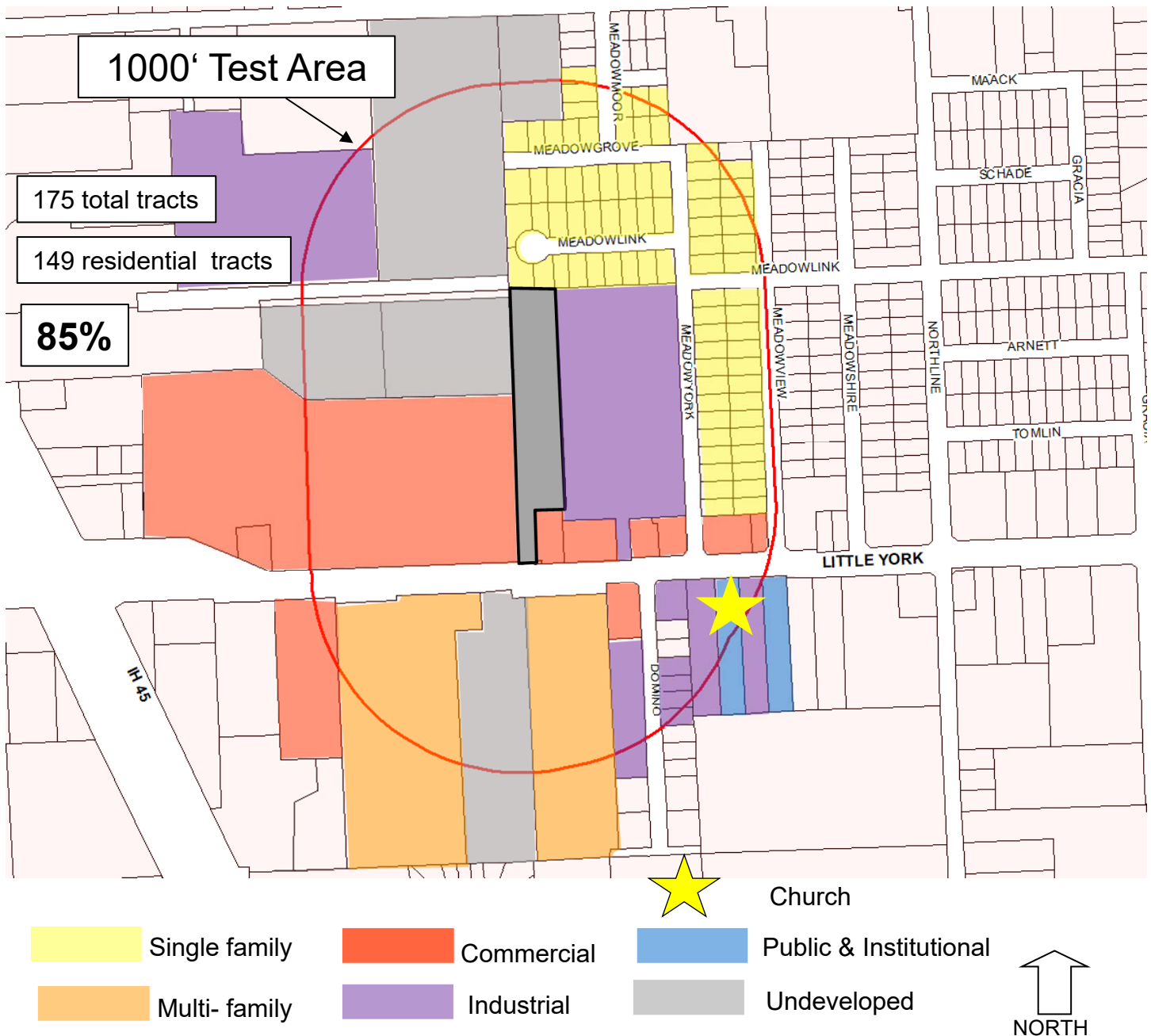
# Houston Planning Commission

ITEM: V

Planning and Development Department

Meeting Date: 4/29/2021

Hotel Name: Little York Inn (DEF1)



## Residential Test Area



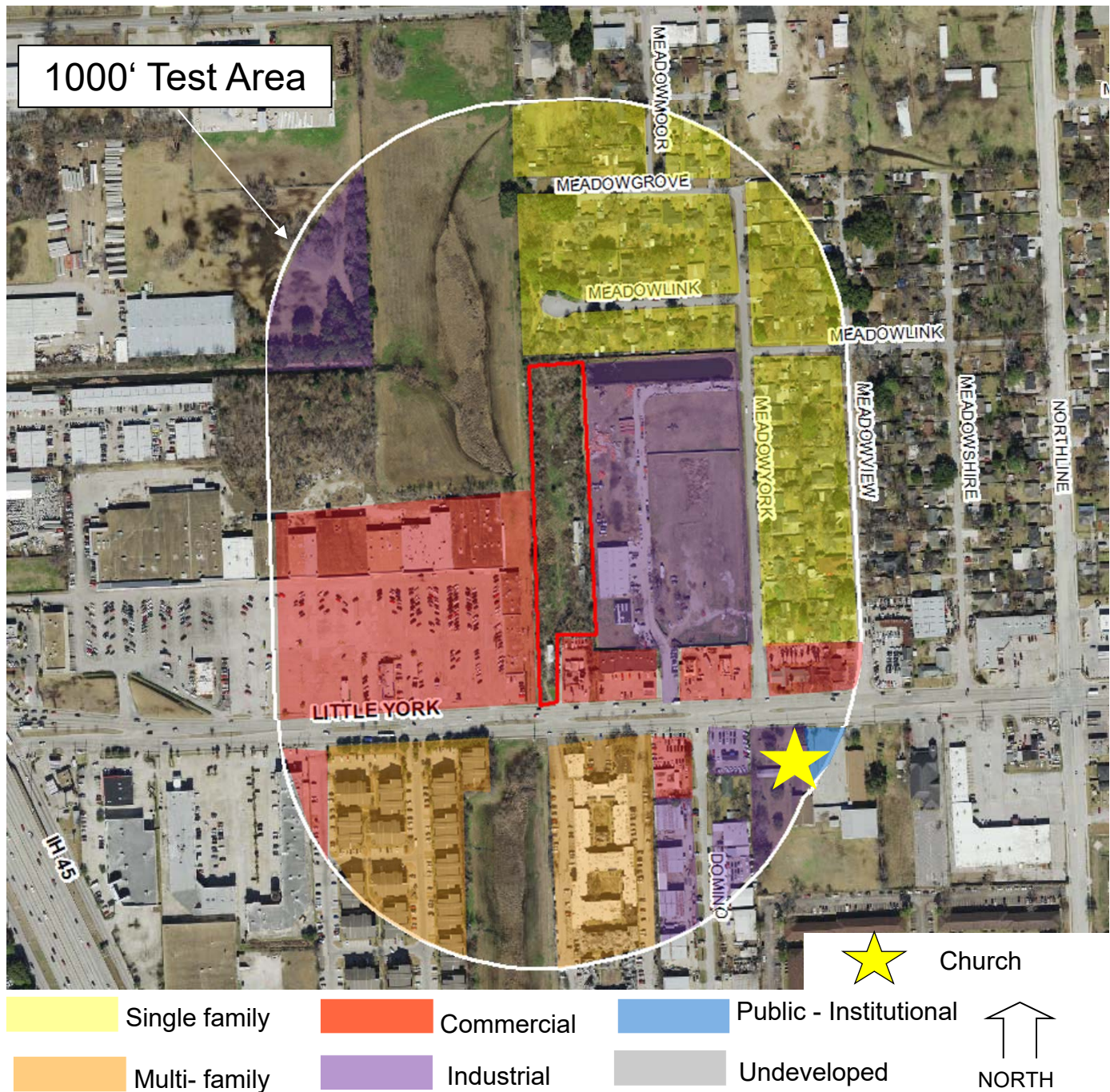
# Houston Planning Commission

ITEM: V

Planning and Development Department

Meeting Date: 4/29/2021

Hotel Name: Little York Inn (DEF1)

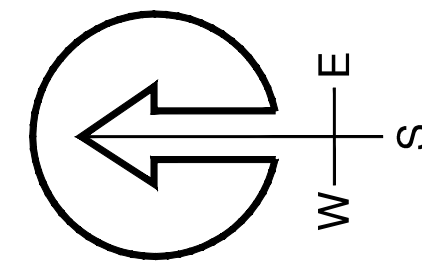
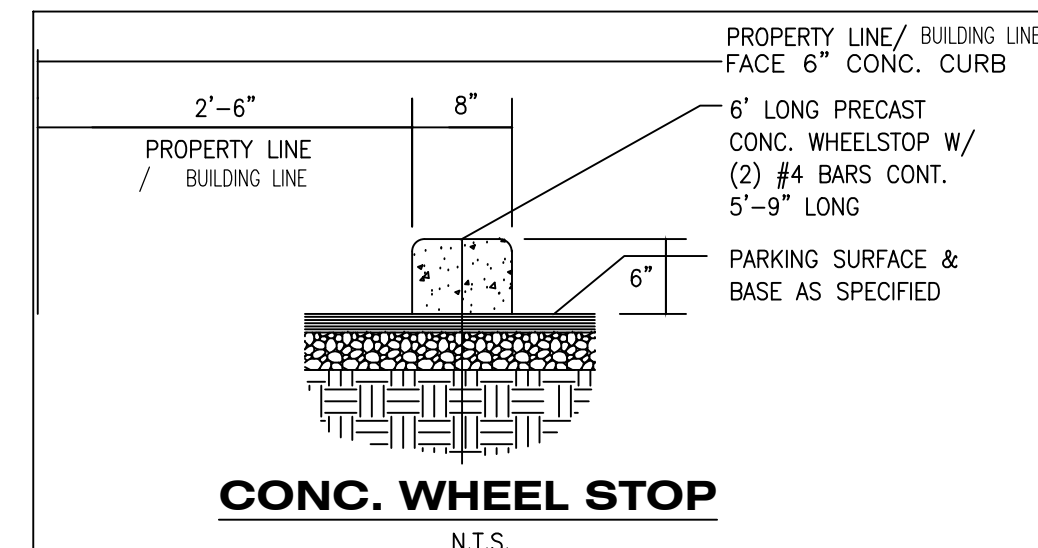


## Residential Test Area -Aerial



**NOTE:**  
FIRE SPRINKLER COMPANY WILL SUBMIT  
SEPARATE PLANS FOR FIRE SERVICE CONNECTION

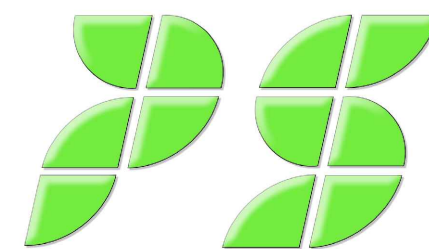
<b>PARKING ANALYSIS</b>	
MANAGER QUARTER: 3	
2 MANAGER QUARTERS WITH 2 BEDROOMS:	2 PARKING SPACE X 1.67: 3.34
1 MANAGER QUARTER WITH 3 BEDROOMS:	2 PARKING SPACES X 1: 2
<b>TOTAL REQUIRED: 5.34</b>	
GUEST ROOMS: 58	OCCUPANCY CLASS: R-1 & R-2
<b>-REQUIRED PARKINGS</b>	<b>-PROVIDED SPACES</b>
REGULAR PARKING: 58	STANDARD SPACES: 71
ADA ACCESSIBLE: 3	ADA ACCESSIBLE: 3
ADA VAN ACCESSIBLE: 1	ADA VAN ACCESSIBLE: 1
TOTAL REQUIRED: 64	TOTAL PROVIDED: 75
<b>SITE DATA</b>	
TOTAL AREA	= 3.0405 AC
TOTAL AREA DEVELOPED	= 1.735 AC
TOTAL AREA UNDEVELOPED	= 1.3055 AC
TYPE OF DEVELOPMENT	= COMMERCIAL



26-04-2021

**LITTLE YORK INN**  
220 LITTLE YORK  
HOUSTON, TX 77037

# SITE FIRE & DIMENSION PLAN



14022 HEMPSTEAD RD.  
HOUSTON, TX 77040  
TEL: (713) 999-1919  
FAX: (281) 667-3505  
info@paraqansolutions.com

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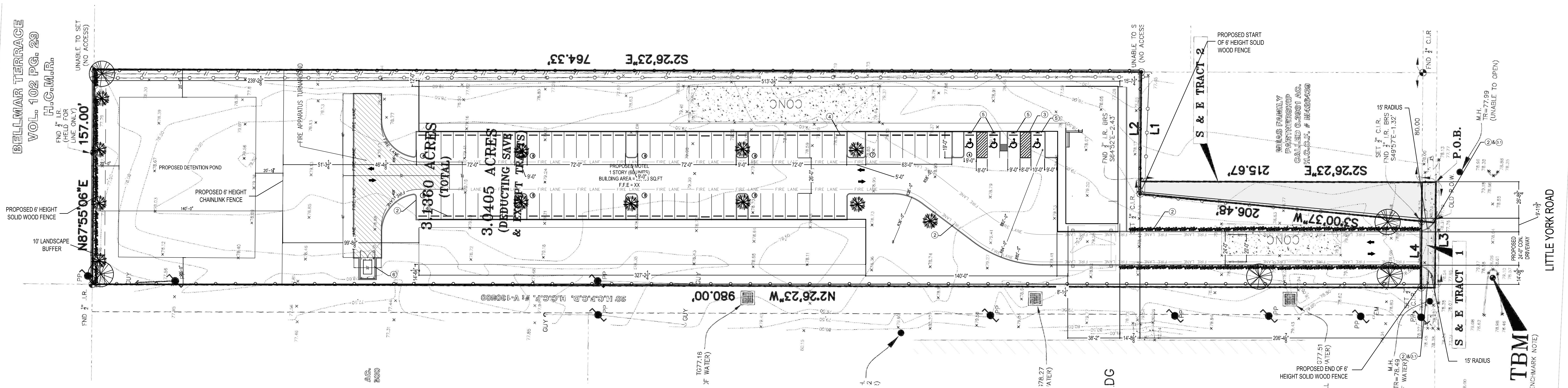
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REV	DATE	DESCRIPTION

DRAWN	DESIGN	JOB NUMBER
NDS	LK	2021
DATE		SHEET NO.
DEC 2020		<b>C2.00</b>
SCALE		
1:20		



CHARACTERS TO HAVE WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 & STROKE-WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 & 1:10

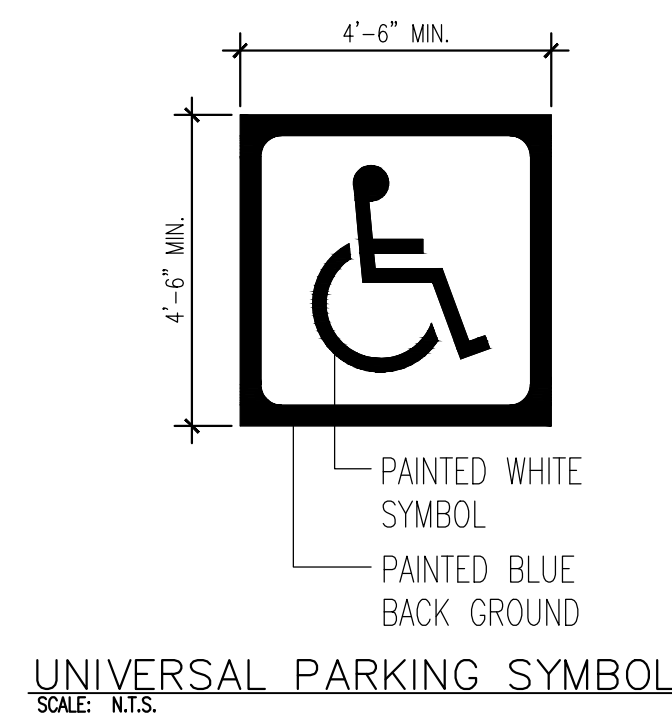
CHARACTERS & BACKGROUND TO BE NON-GLARE FINISH W/LIGHT CHARACTERS & SYMBOLS ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND

1. ALL SIDEWALKS TO BE 5'-0" IN WIDTH UNLESS NOTED OTHERWISE.
2. RAMPS ARE NOT TO EXCEED 1:12 SLOPE.
3. AN ACCESSIBLE ROUTE FROM PUBLIC TRANSPORTATION STOPS, PUBLIC STREETS AND SIDEWALKS, ACCESSIBLE PARKING SPACES AND PASSENGER LOADING ZONES TO AN ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED.
4. DETECTABLE WARNING AREAS ARE REQUIRED WHERE WALKS CROSS OR ADJOIN A VEHICULAR WAY AND ARE NOT SEPARATED BY A CURB OR OTHER ELEMENT.
5. ACCESSIBLE ENTRANCES AND PARKING SPACES SHALL BE IDENTIFIED WITH A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
6. INACCESSIBLE ENTRANCES SHALL BE PROVIDED WITH SIGNAGE DIRECTING PATRONS TO ACCESSIBLE ENTRANCES.
7. PARKING SHALL BE SLOPED A MINIMUM OF 2% FOR SITE DRAINAGE. THE MAXIMUM SLOPE PERMITTED AT ACCESSIBLE PARKING SPACES AND ISLES AND ACCESSIBLE PATHS IS 2% IN ALL DIRECTIONS.
8. CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 AND SHALL BE A MINIMUM OF 36" WIDE. THE MAXIMUM CROSS SLOPES PERMITTED ON CURB RAMPS SHALL BE 1:48. SIDE FLORES ARE REQUIRED TO BE SLOPED 1:10 MAXIMUM TO 1:12 MAXIMUM WHERE TOP LANDINGS ARE LESS THAN 48"W). SURFACES OF CURB RAMPS SHALL BE DETECTABLE WARNING SURFACES <sup>FOR THE FULL WIDTH OF THE CURB RAMP</sup>. RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP.
9. LOCATE ALL METERS OUT OF DIRECT VIEW TO GUESTS.
10. UTILITY TRANSFORMERS TO BE SCREENED FROM VIEW WITH LANDSCAPE OR SCREEN WALLS, EACH IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
11. LIGHTING ON BUILDING TO BE AN AVERAGE OF 2 FOOT CANDLES MINIMUM
12. GENERAL PARKING AND PEDESTRIAN AREAS SHALL HAVE MINIMUM LIGHTING OF 2 FOOT CANDLES.
13. ALL DOWNSPUTS SHALL BE TIED TO THE STORM SEWER SYSTEM.
14. ALL SIGNAGE TO CONFORM TO ALL LOCAL CODES AND ORDINANCES.
15. SEE LANDSCAPE PLANS FOR DECORATIVE PAVING, PLANTING AND IRRIGATION SCHEMES.
16. SCORE THE SIDEWALK THRU THE PROPOSED DRIVEWAY
17. 35% OF PARKING SLOTS TO BE FOR COMPACT CARS.
- PER CODE OF ORDINANCES SEC. 26-585

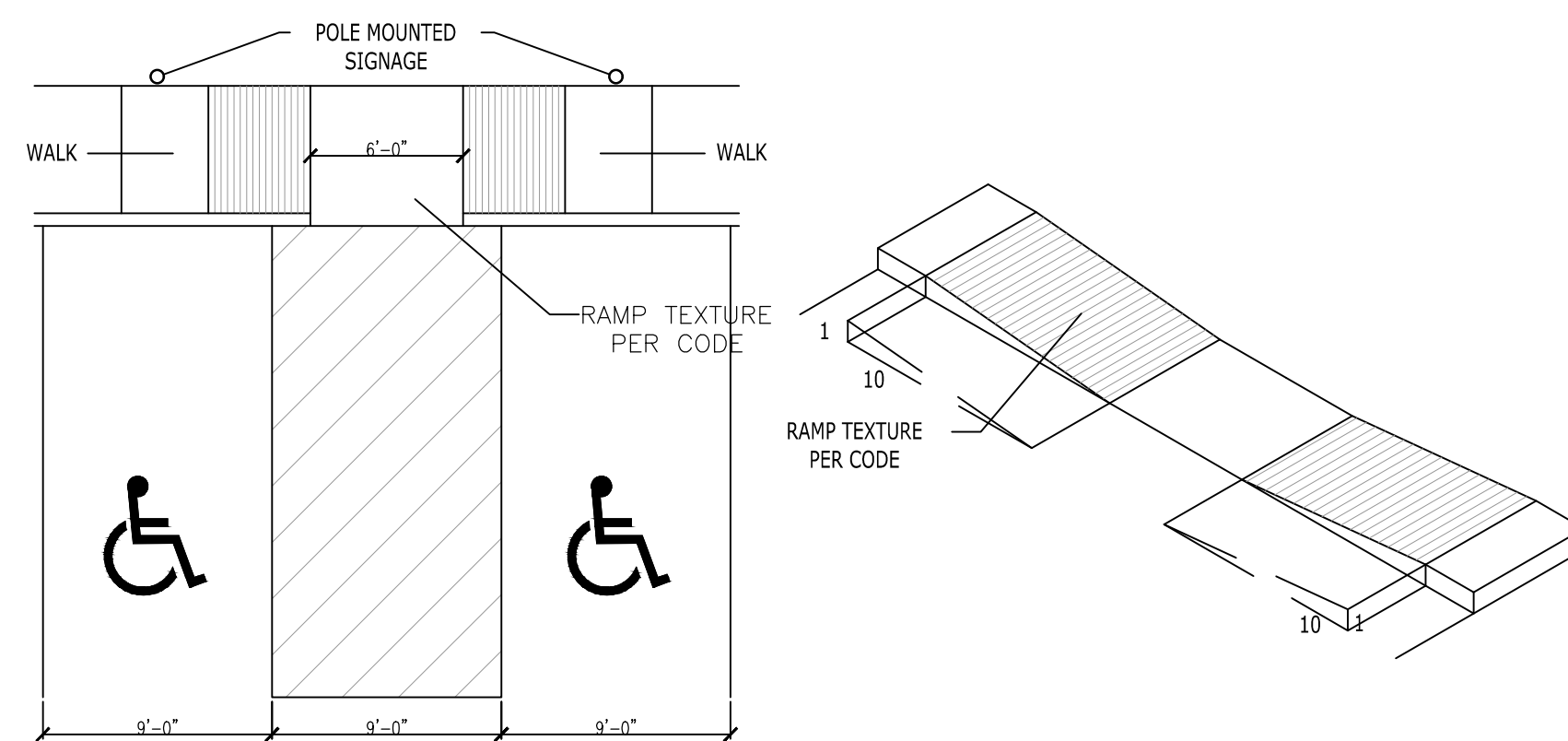
CURB LOCATION BETWEEN APPROVED FIRE LANE-TOW-AWAY ZONE SIGN SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. THESE CURBS SHALL BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE-TOW-AWAY ZONE IN WHITE LETTERS AT LEAST 3" (THREE) INCHES IN HEIGHT, AT INTERVALS NOT TO EXCEED 50' (FIFTY) FEET



1. At the beginning and end of the fire lane, the sign shall have a single headed arrow pointing in the direction of the fire lane in effect. The intermediate signs shall have double headed arrows pointing in both directions.
2. The maximum spacing of the signs shall be 75', contingent upon Traffic Engineering's review and approval.
3. The signs shall be set at an angle of not less than 30° nor more than 45° with the curb or line of traffic flow.
4. The clearance to the bottom of the sign shall be 7 feet. There shall be no other signs attached to the sign or the sign pole.
5. The sign plate shall be a minimum of 12" x 18" with a thickness of 0.80".



RAMP DETAILS  
SCALE: N.T.S.



1	PROP. 5' CONC. SIDEWALK	4	PROP. 6" CONC. WHEEL STOP (SEE DETAIL)
2	PROP. 6" CONC. CURB	5	PROP. H.C SIGN
3	PROP. ADA RAMP (SEE DETAIL NO. 02775-02/C6.01)	6	PROP. DUMPSTER
3.1	PROP. RAMP		

- 17" X 22" MIN. W/ ONE INCH TALL LETTERING
- INTERNATIONAL SYMBOL OF ACCESSIBILITY IS REQUIRED

— REQUIRED @ VAN ACCESSIBLE  
PARKING SPACES

- PENALTY SIGN W/ WORDING AS  
REQ'D BY STATE OR LOCAL LAW

— 2"~ STEEL TUBING  
COLORS: LETTERS AND  
BORDER—GREEN  
BACKGROUND — WHITE

— POST & PIPE TO BE SET  
IN CONCRETE

### Accessibility Parking Sign



**A. STREET TREES:**  
Length of property line in linear feet as measured along all sides of the property fronting on a public street(s).  
**CLAREWOOD DRIVE:** 77' linear feet/30 = 3 Street trees required. (Staff may create an artificial lot)

**B. PARKING LOT TREES:**  
Number of new parking stalls to be constructed 75/10 = 8 Parking lot trees required. 6 Parking lot trees provided.




**C. TOTAL TREES REQUIRED:**  
A + B = 10 total number of street and parking lot trees required. Total number of trees provided = 10

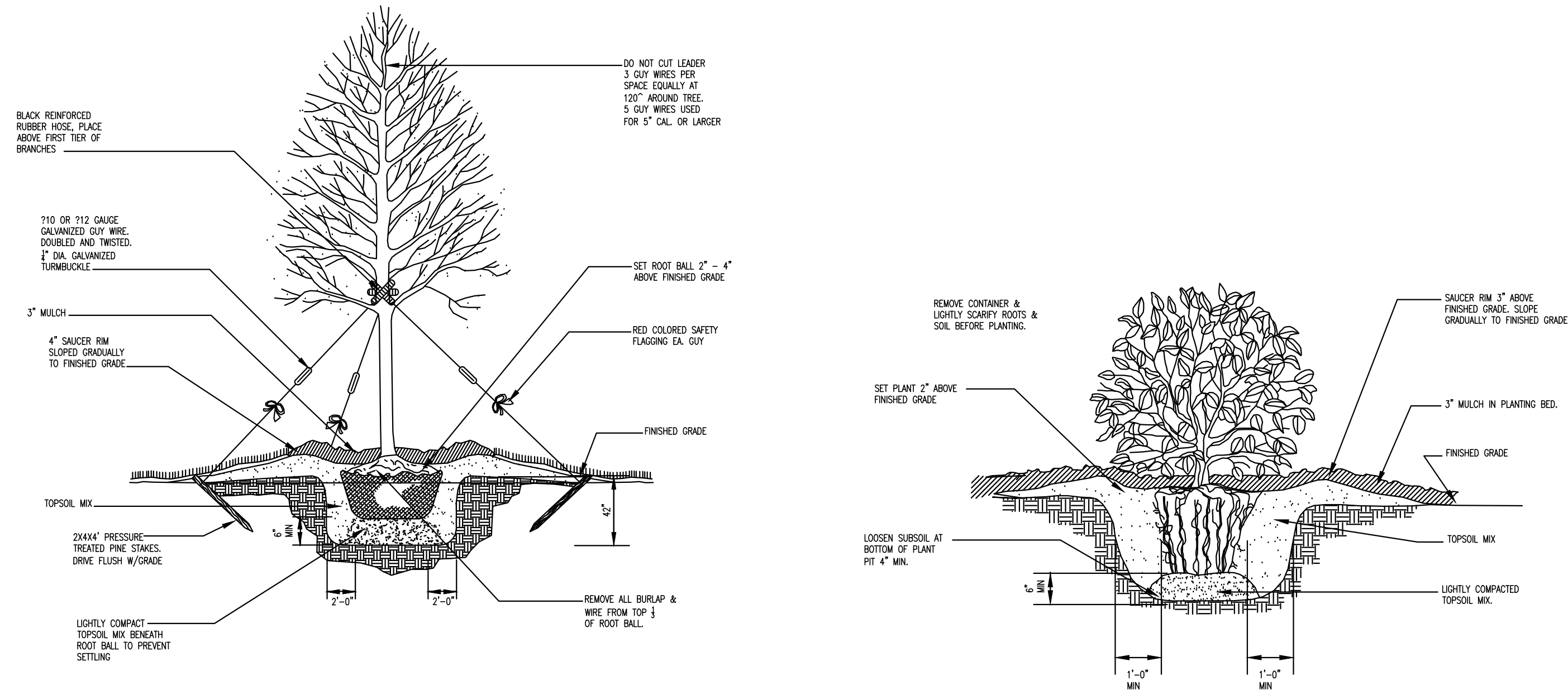
**F. Shrubs: (Are required for new or the expanded portion of parking lots)**  
Total number of street trees required from A above X 10 = 30 shrubs.

**G. LANDSCAPE BUFFER:**  
6' high screening fence, or 15' wide evergreen planting strip along the total length of property line adjacent to existing single-family residential, or limit of expansion adjacent to existing single-family residential.  
(Site plan must show land use on all sides of the property)

**GENERAL NOTES:**

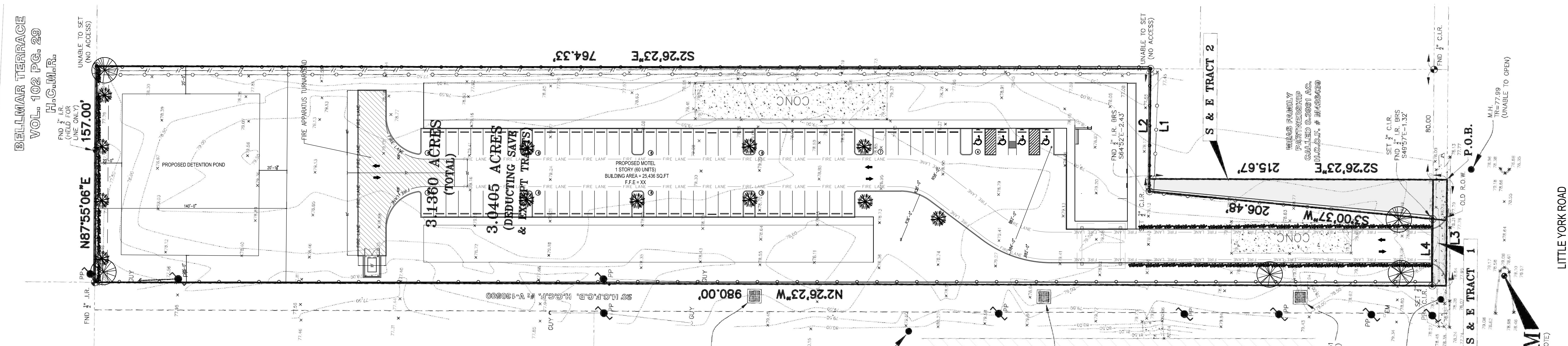
- 1. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.**
- 2. GRADE AREA TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE.**
- 3. IRRIGATION SPRINKLER @ ALL LANDSCAPING AREAS.**
- 4. FINISHED GRADE AT EDGE OF CURBS TO BE A MINIMUM OF 1" BELOW TOP TO 1/2" BELOW TOP.**
- 5. 75% OF SHRUBS MUST BE SCREENING ANY SURFACE LOTS FROM THE STREET.**

PROVIDED QTY	SCIENTIFIC NAME	NAME	LEGEND		REMARKS
12	DIOSPYROS TEXANA	TEXAS PERSIMMON		1" CAL.	evergreen tree to 10'-20' tall, 15" spread
71	LAGUSTRUM JAPONICUM	WAX LEAF LIGUSTRUM		5 GAL.	10" HT. X 5" MIN. SPREAD FULL POT, 2 YEAR PLANT 2'-0" o.c.
5	MAGNOLIA GRANDFLORA	SOUTHERN MAGNOLIA		2" CAL.	evergreen tree to 10'-30' tall, 25" spread
	ATENDTAPHRUM SECUNDATUM	SAINT AUGUSTINE		FULL	SOLID SOD GRASS

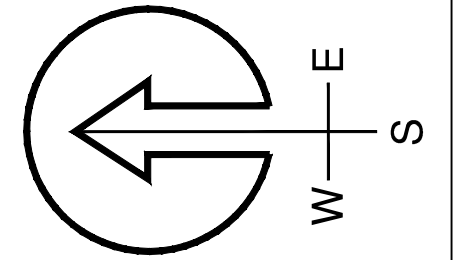


### TREE PLANTING DETAIL

SHRUB PLANTING DETAIL



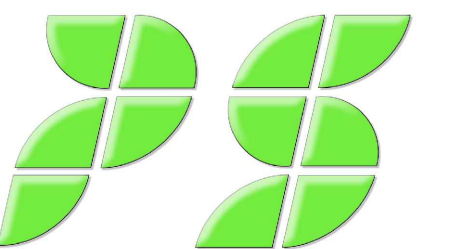
1 LANDSCAPING PLAN  
L1.00 SCALE: 1:20



26-04-2021

**LITTLE YORK INN**  
220 LITTLE YORK  
HOUSTON, TX 77037

# LANDSCAPING PLAN



14022 HEMPSTEAD RD.  
HOUSTON, TX 77040  
TEL: (713) 999-1919  
FAX: (281) 667-3505  
info@paragansolutions.com

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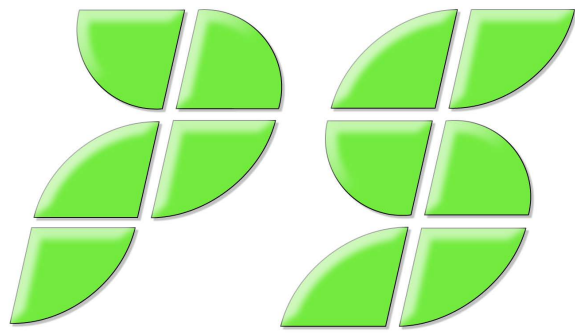
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REV	DATE	DESCRIPTION

DRAWN	DESIGN	JOB NUMBER
NDS	LK	2021
DATE		SHEET NO.
DEC 2020		L1.00
SCALE		
1:20		

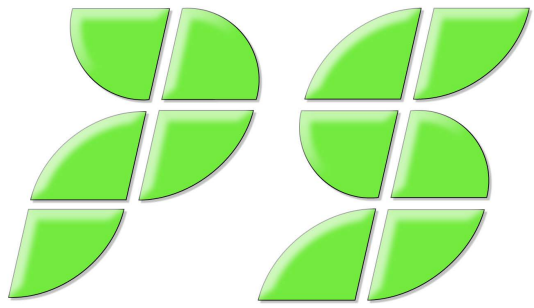




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# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: V

MEETING DATE: 04/29/2021

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ETJ
NORTH OF: Little York SOUTH OF: W Canino	20107969	77037	5460	412	City
EAST OF: I-45 WEST OF: Meadowyork					

**APPLICANT:** Lokesh Kholsa

**ADDRESS:** 220 W Little York

**EXISTING USE:** Vacant

**PROPOSED USE:** Hotel-Motel

**HOTEL / MOTEL APPLICATION DATE:** 03-11-2021

**DIRECTOR DECISION:** Disapprove

**BASIS OF DECISION:**

FAILED TO COMPLY WITH SECTION:  
28-202(a)(1)(c), 28-202(5)

**LAND USE CALCULATIONS:** 85% residential

**PRIMARY ENTRANCE LOCATION:** Little York

**PURPOSE OF REQUEST:**

28-202- (a)(5) -To allow a hotel with less than 75 rooms to be constructed in a residential area

28-208- (a) -To allow a hotel to be within 750' of a protected use (church).

**BASIS OF REQUEST:** The applicant is requesting a variance for a hotel to be located within a residential area and to be located within 750' of a protected use (church)

**STAFF RECOMMENDATION: Deny requested variance**

**BASIS OF RECOMMENDATION:** The site is located North along Little York Road east of interstate 45 and west of Meadowyork Street. The applicant is requesting a variance to allow a hotel to be located within 750' of a church and to allow a 60-room hotel to be located in a residential area of 85%. Staff is not in support of this request. The applicant is proposing 60-room hotel on a 3-acre vacant tract of land. With this room count, chapter 28-202 requires a 1000' test area for the property measured from the property boundary. There's a mix of different uses within the 1000' test area however 85% of the uses are residential. Either single family lots from the York Meadows subdivision recorded in the 1950's or the two multifamily development the Concord at Little York and Casa Real apartments across Little York. Staff has not found a hardship for the hotel at this location. This proximity to the residents could to a mix pedestrian or vehicular traffic near residential property. Also, located within 750' across Little York is a church which triggers the public notification requirement. Public notice was given in advance of this request and staff has received letters of opposition from the residential subdivision expressing concerns of the proposed development. Staff recommendation is to deny the request variance for the hotel location in a residential area and close proximity to a protected use.

### PLANNING COMMISSION ACTION

**DECISION:**        VARIANCE GRANTED        VARIANCE DENIED

**DATE:** April 29, 2021