

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, MAY 13, 2021
2:30PM



VIRTUAL ELECTRONIC MEETING

Via: [Join Microsoft Teams Meeting](#)

WEB: <https://bit.ly/3tsotjj> OR

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

CONFERENCE ID: 864 561 209#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

speakercomments.pc@houstontx.gov

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

PLANNING COMMISSION MEMBERS



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

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

ALTERNATE MEMBERS

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

EX- OFFICIO MEMBERS

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

9. Time limits will not apply to elected officials.

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

Website is www.houstonplanning.com

E-mail us at:

Planning and Development

Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:

www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

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

SPEAKER GUIDELINES

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

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

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

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

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

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

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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

To join the May 13, 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/3tsotjj>); or
- Join via Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 864 561 209#

Visit website (ftp://edrc.houstontx.gov/2021/2021-10_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

May 13, 2021 2:30 p.m. via Microsoft Teams

Call to Order

Director's Report

Approval of the April 29, 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, John Cedillo, Homero Guajardo Alegria, Lyndy Morris and Devin Crittle)
- Subdivision Plats with Variance Requests (Geoff Butler, Lyndy Morris, Aracely Rodriguez, Tammi Williamson, Homero Guajardo Alegria and Devin Crittle)
- Subdivision Plats with Special Exception Requests
- Reconsiderations of Requirement (Aracely Rodriguez and Devin Crittle)
- Extensions of Approval (John Cedillo)
- Name Changes (John Cedillo)
- Certificates of Compliance (John Cedillo)
- Administrative
- Development Plats with Variance Requests(Homero Alegria Guajardo, Muxian Fang and Jacqueline Brown)

II. Establish a public hearing date of June 10, 2021

- Eagle Landing Townhomes West Sec 1
- Foster Place partial replat no 12
- Foster Place partial replat no 13
- Harris County School Land Four Leagues partial replat no 1
- Rochester Place partial replat no 1
- Tiffany Gardens Replat partial replat no 1
- Woodland Heights partial replat no 4

III. Consideration of a Hotel/Motel Variance for an Iconia Hotel located at 3500 Sage Road (Devin Crittle)

IV. Public Comment

V. Adjournment

Minutes of the Houston Planning Commission

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

April 29, 2021

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3v9wpac>
2:30 p.m.

Call to Order

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

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Left at 6:40 p.m. during item 140

Susan Alleman

Bill Baldwin

Antoine Bryant

Arrived at 2:41 p.m. before item I.

Left at 6:30 p.m. during item 134

Lisa Clark

Absent

Rodney Heisch

Absent

Randall L. Jones

Lydia Mares

Paul R. Nelson

Absent

Linda Porras-Pirtle

Absent

Kevin Robins

Ileana Rodriguez

Absent

Ian Rosenberg

Megan R. Sigler

Arrived at 2:40 p.m. after the Director's Report

Zafar Tahir

Arrived at 2:34 p.m. during end of roll call

Left at 6:40 p.m. during item 140

Meera D. Victor

Left at 6:29 p.m. during item 134

Scott Cain for

Left at 6:00 p.m. during item 133

Commissioner James Noack

Maggie Dalton for

Left at 4:34 p.m. during item 133

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 15, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 15, 2021 Planning Commission meeting minutes.

Motion: **Mares**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 112)

Items removed for separate consideration: **1, 2, 3, 13, 14, 22, 28, 44, 47, 52, 54, 55, 56, 57, 63, 66, and 67.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 112 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 112 subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Tahir**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **1, 2, 3, 13, 14, 22, 28, 44, 47, 52, 54, 55, 56, 57, 63, 66, and 67**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1, 2, 3, 13, 14, 22, 28, 44, 47, 52, 54, 55, 56, 57, 63, 66, and 67**, subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Mares**

Vote: **Unanimous**

Recusing: **Dalton and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

113 Almeda Genoa Place partial replat no 3 C3N

Approve

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

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

Motion: **Alleman**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Dominga Garza – no position stated and Joyce Owens, applicant – supportive.

114 Arbor Multifamily

C3N

Approve

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

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

Motion: **Baldwin**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

115 Craig Woods partial replat no 34

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: **Victor**

Vote: **Unanimous**

Abstaining: **None**

116 El Fenice Sec 1 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: **Jones**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

117 Foster Place partial replat no 9

C3N

Approve

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

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

Motion: **Baldwin**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Jaime Fallon, applicant – supportive.

At 3:02 p.m. Chair Martha L. Stein asked Vice Chair M. Sonny Garza to chair the meeting.

118 Houston Acreage Estates C3N Approve
partial replat no 4

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

119 Houston Heights partial replat no 28 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: **Abraham** Second: **Jones** Vote: **Unanimous** Recusing: **Baldwin**

120 Houston Skyscraper Shadows Sec 1 C3N Approve
partial replat no 3

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

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

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

At 3:09 p.m. Chair Martha L. Stein returned and proceeded to chair the meeting.

121 Hyde Park partial replat no 11 C3N Approve

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

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

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

Speakers: Christopher Lemus – no position stated; Arva Howard, Legal Department.

122 Knox Views 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**

123 Oaks of Park Row replat no 1 C3N Withdraw

124 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: **Tahir** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

125 River Oaks Sec 8 partial replat no 1 C3N Approve

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

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

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

126 Riverside Terrace Sec 6 partial replat no 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 approved the plat subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Sybil McAllen and Roman McAllen – opposed; Chris Blevins, applicant – supportive.

127 Southgate partial replat no 4

C3N

Defer

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

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

Motion: **Garza**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Michael Bonderer – supportive; Edward Aviles, Kevin Green, Jeremiah Anderson and Christine Ring – opposed; Arva Howard, Legal Department.

Commissioner Alleman stepped away from the meeting at 3:43 p.m.

128 Wrenwood partial replat no 2

C3N

Defer

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

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

Motion: **Garza**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

129 Yaupon Grove partial replat no 2

C3N

Defer

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

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

Motion: **Rosenberg**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

D VARIANCES

Item 130 and III. were taken together at this time.

130 Connect South Housing

C2R

Approve

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 6440 HILLCROFT AVENUE

Staff recommendation: Grant the requested 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, and approve the plat subject to CPC 101 Form conditions. Grant the off-street parking variance(s) 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.

Commission action: Granted the requested 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, and approve the plat subject to CPC 101 Form conditions. Grant the off-street parking variance(s) 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.

Motion: **Baldwin**

Second: **Garza**

Vote: **Unanimous**

Recusing: **Rosenberg**

Speakers: Julio Mosquedo, Ryan Steib, Jeanie McCorquodale, Ruben Esqueda and Anne Whitlock, applicants – supportive.

At 4:12 p.m. Commissioner Alleman returned to the meeting.

131 Crosby Farms GP

GP

Approve

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

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

Motion: **Smith**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

132 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: **Jones**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

133 Dunvale Village

C3R

Deny

Staff recommendation: Deny the variance(s) and disapprove the plat.

Commission action: Denied the variance(s) and disapproved the plat.

Motion: **Baldwin**

Second: **Garza**

Vote: **Carried**

Opposing: **Bryant, Jones, Robins, Sigler and Smith**

Speakers: Sallie Alcorn, City Council Member, Andrew Brod, Whit Myers, Mariel Biancardi McWhorter, Matthew Perkins, Tim Rohr, Elizabeth Summerlin, Russell Painter, Ted Prouty, Travis Canova, Roy Sweeney, Copeland Rhea, John Weatherly, Chuck Helms, Preston Kamin, Meg Kamin, Catriona Johnson, Madison Dini, Clay Sorrells, John Barry, Kelly Kassoﬀ, Sarah Burgess, Tracey Lamb, Scot Baker, Wesley Knapp, Hunter Palmer, Sarah Dejarnee, Kyle McIlheran, Charles Ryan, Bryan Mikinski, Shameem Nainar, Helena Johnson, Andrew Nelson, Phillip Morrisett, Jack Foster, Barbara Elgore, Matthew White, Natalie Weatherly, Annie Sorrells, Parker Thompson, Lauren Sutherland, Meredith Mark, Ross Baker, Thomas Johnson, Lynn Sanyoto, Sterling Myers, Natalie Walton, Cynthia Rosenthal, Michael Wardroup - opposed; Emily Moran and Scott McKinzie, applicants – supportive.

At 5:06 p.m. Commissioner Tahir returned to the meeting.

134 Enclave at Lexington Woods

C3P

Approve

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

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

Motion: **Garza**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

135 Estates De Espinoza

C2R

Defer

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

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

Motion: **Baldwin**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Items 136 and 137 were taken together and voted on separately.

136 Flagstone Wastewater Treatment Plant

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: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

137 Flagstone Water Plant 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: **Smith** Vote: **Unanimous** Abstaining: **None**

138 Houston Foam and Plastic Replat C2R Approve
and Extension replat no 1 and extension
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: **Alleman** Vote: **Unanimous** Abstaining: **None**

139 Katy Lakes GP GP Withdrawn

At 6:38 p.m. Chair Martha L. Stein and Director Margaret Wallace Brown stepped away from the meeting.

At 6:40 p.m. Vice Chair Sonny Garza took roll call to verify quorum, with the following Commissioners audible and in attendance: Garza, Alleman, Baldwin, Jones, Mares, Robins, Rosenberg, Sigler, Smith, Wallace Brown and Stein.

At 6:42 p.m. after roll call, Chair Martha L. Stein proceeded to chair the meeting.

140 Lakes on Pederson C3P Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

141 Minomi Sunshine Estate C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

142 Quinn Park 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: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speaker: Carl Sandin – no position stated.

143 Stanolind Acres C2 Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

144 Sunterra Sec 21**C3P****Approve**

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

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

Motion: **Smith**Second: **Alleman**Vote: **Carried**Abstaining: **Sigler**

Items 145, 146 and 147 were taken together at this time.

145 Tavola GP**GP****Approve****146 Tavola Sec 46****C3P****Approve****147 Tavola Sec 47****C3P****Approve**

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

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

Motion: **Baldwin**Second: **Alleman**Vote: **Carried**Abstaining: **Sigler****148 Tavola West GP****GP****Approve**

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

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

Motion: **Baldwin**Second: **Garza**Vote: **Carried**Abstaining: **Sigler****149 Urban Logistics Square****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: **Alleman**Second: **Rosenberg**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS
NONE****F RECONSIDERATION OF REQUIREMENTS****150 Katy ISD Northwest Facility GP****GP****Approve**

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

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

Motion: **Garza**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****151 Katy Pointe Sec 5****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: **Mares**Second: **Jones**Vote: **Unanimous**Abstaining: **None**

152 Minnetex Place partial replat no 3 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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

153 Steven Acres C2 Withdrawn

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

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 CERTIFICATES OF COMPLIANCE

161 26299 Lantern Lane COC Approve

Staff recommendation: Approve staff's recommendations for items 154-161.
Commission action: Approved staff's recommendations for items 154-161.
Motion: **Baldwin** Second: **Jones** Vote: **Carried** Abstaining: **Sigler 158**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

162 8910 Scott Street DPV 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: **Rosenberg** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

163 2535 Swift Boulevard DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat to allow a 13' building line along Kirby drive.
Commission action: Granted the variance(s) and approved the development plat to allow a 13' building line along Kirby drive.
Motion: **Mares** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 27, 2021

- a. Blue Creek partial replat no 1 replat no 1
- b. Briarwood partial replat no 1
- c. Craig Woods partial replat no 35
- d. Croyden Gardens partial replat no 2
- e. Mixon Place partial replat no 1 and extension
- f. Neuen Manor partial replat no 21
- g. Tanglewood Sec 12 partial replat no 3
- h. Thorton Park
- i. Upper West Sec 14 partial replat no 1
- j. Westhemier Estates partial replat no 12 and extension

Staff recommendation: Established a public hearing date of May 27, 2021 for item II a-j.

Commission action: Established a public hearing date of May 27, 2021 for item II a-j.

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

Item III was taken and acted on earlier with item 130.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 6315 SAVOY DRIVE

Staff recommendation: Grant the off-street parking variance(s) to reduce the number of off-street parking spaces from 177 to 126 parking spaces and 30 bicycle spaces providing a 1 to 1 unit to parking space ratio and includes 6 spaces for staff parking.

Commission action: Granted the off-street parking variance(s) to reduce the number of off-street parking spaces from 177 to 126 parking spaces and 30 bicycle spaces, providing a 1 to 1 unit to parking space ratio and includes 6 spaces for staff parking.

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

Speakers: Pat Tollett, Mike Atterberry, Wendy Atterberry – opposed; Emily Abeln, applicant – supportive.

V. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR LITTLE YORK INN LOCATED AT 220 W LITTLE YORK ROAD

Staff recommendation: Disapprove the Hotel/Motel variance(s)

Commission action: Disapproved the Hotel/Motel variance(s).

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

Speakers: Lokesh Khosla, applicant – supportive; George Zemanek and Melissa Vasquez – opposed.

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 7:45 p.m.

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

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
A-Consent				
1	Almeda Genoa Place partial replat no 3	C3F		Approve the plat subject to the conditions listed
2	Antigua	C3F		Approve the plat subject to the conditions listed
3	Azul Homes partial replat no 1	C3F		Approve the plat subject to the conditions listed
4	Breckenridge East Sec 3	C3P		Approve the plat subject to the conditions listed
5	Bridgeland Creekland Village Reserves Sec 1	C3F		Approve the plat subject to the conditions listed
6	Chandra at Louetta	C2	DEF2	Withdrawn
7	Craig Woods partial replat no 33	C3F		Approve the plat subject to the conditions listed
8	Cypresswood Point Sec 12	C3F		Approve the plat subject to the conditions listed
9	Eagle Landing Townhomes West GP	GP		Approve the plat subject to the conditions listed
10	Elite Estates	C3F		Defer Additional information reqd
11	Elyson Sec 40	C3F		Approve the plat subject to the conditions listed
12	Estate at Kirk Street	C2		Defer Additional information reqd
13	Garden Acres Landing	C3F	DEF1	Approve the plat subject to the conditions listed
14	Harmony Bellaire	C2		Approve the plat subject to the conditions listed
15	Harris Fort Bend Counties MUD No 3 Water Plant no 2	C3F		Approve the plat subject to the conditions listed
16	Highland Commons	C3P	DEF1	Approve the plat subject to the conditions listed
17	Hilliard Estates replat no 1	C3F		Defer Additional information reqd
18	Houston Acreage Estates partial replat no 4	C3F		Approve the plat subject to the conditions listed
19	Hyde Park Heights partial replat no 3 and Sandy Side Addition partial replat no 2	C3F		Approve the plat subject to the conditions listed
20	Hyde Park partial replat no 11	C3F		Approve the plat subject to the conditions listed
21	Imperial Heights Park	C3F	DEF2	Approve the plat subject to the conditions listed
22	Jutland Estates	C2	DEF1	Approve the plat subject to the conditions listed
23	Katy ISD Northwest Facility	C3P		Approve the plat subject to the conditions listed
24	Kiddie Academy Bellaire at Peek Sec 2	C2		Approve the plat subject to the conditions listed
25	Knight Street Park	C3F		Approve the plat subject to the conditions listed
26	Kumar Acres	C3F	DEF1	Defer Applicant request
27	Lakes at Creekside Sec 13	C3P		Approve the plat subject to the conditions listed
28	Lakewood Pines Sec 11	C3F		Approve the plat subject to the conditions listed
29	Mai Garden Terrace	C3F		Defer Additional information reqd
30	Marvida Sec 16	C3P		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: May 13, 2021**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
31	Marvida Sec 17	C3P		Approve the plat subject to the conditions listed
32	Marvida Sec 20	C3P		Approve the plat subject to the conditions listed
33	Morton Creek Ranch Sec 16	C3F		Approve the plat subject to the conditions listed
34	Morton Creek Ranch Sec 27	C3F		Approve the plat subject to the conditions listed
35	Murphy Acres	C2		Defer Additional information reqd
36	Neuen Manor partial replat no 20	C3F	DEF1	Defer Additional information reqd
37	North Vista Estates	C3P		Defer Chapter 42 planning standards
38	Oak Grove Park	C2	DEF2	Withdrawn
39	Olympia Falls Sec 3	C3P		Approve the plat subject to the conditions listed
40	Pecan Estates Sec 2	C3F		Defer per Harris County Eng.
41	Pecan Estates Sec 3	C3F		Approve the plat subject to the conditions listed
42	Pinecrest Sec 6	C3P		Approve the plat subject to the conditions listed
43	Plum Grove Property LLC	C2		Defer Additional information reqd
44	R Corp LLC	C2		Approve the plat subject to the conditions listed
45	Redbud Development	C3P		Approve the plat subject to the conditions listed
46	Riverside Terrace Sec 6 partial replat no 2	C3F		Approve the plat subject to the conditions listed
47	Stoneworks Werner Park	C3F	DEF1	Defer Houston Public Works request
48	Stuebner Hollow Sec 3	C3F		Approve the plat subject to the conditions listed
49	Sundance Cove GP	GP		Approve the plat subject to the conditions listed
50	Sunterra Sec 24	C3P		Approve the plat subject to the conditions listed
51	Sunterra Sec 28	C3P		Approve the plat subject to the conditions listed
52	Sunterra Shores Drive Street Dedication Sec 3 and reserves	C3P		Approve the plat subject to the conditions listed
53	Sunterra Sec 23	C3P	DEF1	Approve the plat subject to the conditions listed
54	Sunterra Sec 25	C3P	DEF1	Approve the plat subject to the conditions listed
55	Sunterra Sec 26	C3P		Approve the plat subject to the conditions listed
56	Sunterra Sec 27	C3P		Approve the plat subject to the conditions listed
57	Swift at Ella and Pinemont	C2		Approve the plat subject to the conditions listed
58	Swift at Hollister and Hammerly	C2		Approve the plat subject to the conditions listed
59	Thornton Heights	C3F		Defer for further study and review
60	Tidwell Fulton Southwest Reserve	C2		Approve the plat subject to the conditions listed
61	Towne Lake Sec 63	C3P	DEF1	Defer Applicant request
62	Townhomes at Skinner Road	C3F	DEF2	Approve the plat subject to the conditions listed
63	Ventana Lakes Sec 16	C3F	DEF1	Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
64	Vietnamese Redemptorist Mission North	C2		Approve the plat subject to the conditions listed
65	Vietnamese Redemptorist Mission South	C2		Approve the plat subject to the conditions listed
66	Villa Robles Sec 1	C3P		Approve the plat subject to the conditions listed

B-Replats

67	Acala Heights	C3R		Defer Additional information reqd 1. Provide a parking plan for reserves.
68	Adult Education Addition replat no 1 and extension	C2R		Approve the plat subject to the conditions listed
69	Allison Park Heights	C3R	DEF1	Approve the plat subject to the conditions listed
70	Ann Lane	C2R		Defer Additional information reqd 1. Provide replat documents. 2. Provide deed restriction documents.
71	Areba Estates	C2R	DEF1	Defer Applicant request
72	Balcones at Ashland	C2R		Approve the plat subject to the conditions listed
73	Baldwin Villas	C2R		Approve the plat subject to the conditions listed
74	Brandon Street Enclave	C2R		Approve the plat subject to the conditions listed
75	Brandon Street Townhomes	C2R		Approve the plat subject to the conditions listed
76	Caroline Developmemt	C2R		Approve the plat subject to the conditions listed
77	Chatterton Oaks	C2R	DEF2	Approve the plat subject to the conditions listed
78	Cherry Estates at Maggie Street	C2R		Defer Additional information reqd
79	Comanche Plaza Estates	C2R		Defer Applicant request
80	Cypress Business Park	C2R		Approve the plat subject to the conditions listed
81	Delman Estates	C2R	DEF1	Approve the plat subject to the conditions listed
82	Estates at Glass Street	C2R		Approve the plat subject to the conditions listed
83	Estates at Logan	C2R		Approve the plat subject to the conditions listed
84	Everett Villas	C2R		Approve the plat subject to the conditions listed
85	Faiths Gardens	C2R		Approve the plat subject to the conditions listed
86	Fannin Station South	C2R	DEF2	Approve the plat subject to the conditions listed
87	Glen Highland Sec 1	C2R	DEF2	Approve the plat subject to the conditions listed
88	Golden Path	C2R		Defer Additional information reqd
89	Gomez Estates	C2R	DEF1	Approve the plat subject to the conditions listed
90	Heights on Rutland	C2R	DEF1	Approve the plat subject to the conditions listed
91	Katz Galleria GP	GP	DEF1	Approve the plat subject to the conditions listed
92	Katz Galleria Sec 1	C2R	DEF1	Withdrawn

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
93	Lexenhome West 23	C2R		Approve the plat subject to the conditions listed
94	Liberty Center	C2R	DEF2	Withdrawn
95	Lynae Homes	C2R		Approve the plat subject to the conditions listed
96	Mount Pleasant Villas	C2R		Approve the plat subject to the conditions listed
97	Nicky Estates	C2R		Approve the plat subject to the conditions listed
98	Noah Springs	C2R		Approve the plat subject to the conditions listed
99	Oaks at Laverne	C3R		Defer Chapter 42 planning standards
100	Pannu Heights	C2R		Approve the plat subject to the conditions listed
101	Parnell Park Plaza	C2R		Approve the plat subject to the conditions listed
102	Perez Court	C2R		Approve the plat subject to the conditions listed
103	Quitman Villas	C2R	DEF1	Defer Additional information reqd
104	Rabadan Field	C2R		Approve the plat subject to the conditions listed
105	Rodriguez Acres	C2R		Approve the plat subject to the conditions listed
106	Rose Park Views	C2R	DEF1	Defer Houston Public Works request
107	Safeguard Estates	C2R		Approve the plat subject to the conditions listed
108	Sayers Plaza at Maxwell	C2R		Approve the plat subject to the conditions listed
109	Seabrook at the Medical Center	C2R		Approve the plat subject to the conditions listed
110	SK Air Investment	C2R		Approve the plat subject to the conditions listed
111	Skyline on Sikes	C2R	DEF1	Approve the plat subject to the conditions listed
112	Starship Millstone RV Resort	C2R		Approve the plat subject to the conditions listed
113	Vermont Estates	C2R		Approve the plat subject to the conditions listed
114	Victory Meadow	C2R	DEF1	Defer Additional information reqd
115	Webster Estates	C2R		Approve the plat subject to the conditions listed
116	Wedgefield Terrace	C2R		Approve the plat subject to the conditions listed
117	Welch Grove	C2R		Defer for further study and review
118	Willard Street Estates	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

119	Arocket Moving and Storage	C3N		Defer Additional information reqd
120	Camillo Lakes Sec 4 partial replat no 1	C3N		Approve the plat subject to the conditions listed
121	Clairmont Place Sec 1 partial replat no 1	C3N		Approve the plat subject to the conditions listed
122	East Sunnyside Court Sec 3 partial replat no 1	C3N		Approve the plat subject to the conditions listed
123	Foster Place partial replat no 10	C3N		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
124	Foster Place partial replat no 11	C3N		Approve the plat subject to the conditions listed
125	Green Stone Oaks replat no 1	C3N		Defer Additional information reqd
126	Houston Heights partial replat no 28	C3N	DEF1	Approve the plat subject to the conditions listed
127	Little York partial replat no 2	C3N		Approve the plat subject to the conditions listed
128	Park Place partial replat no 5	C3N	DEF2	Approve the plat subject to the conditions listed
129	Plainview Second Addition partial replat no 7	C3N		Approve the plat subject to the conditions listed
130	Porter Ranch Sec 1 partial replat no 1	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
131	Ruburfield Subdivision no 66 partial replat no 4	C3N		Approve the plat subject to the conditions listed
132	Ryon Addition partial replat no 2	C3N		Disapprove
133	Shadyvilla Addition Sec 2 partial replat no 9	C3N		Withdrawn
134	Southgate partial replat no 4	C3N	DEF1	Approve the plat subject to the conditions listed
135	West Side Villas partial replat no 2	C3N		Defer Additional information reqd
136	Westheimer Manor partial replat no 3	C3N		Approve the plat subject to the conditions listed
137	Willowcreek Ranch Sec 1 partial replat no 2 and Willowcreek Ranch Sec 4 partial replat no 1	C3N		Approve the plat subject to the conditions listed
138	Wrenwood partial replat no 2	C3N	DEF2	Approve the plat subject to the conditions listed
139	Wrenwood partial replat no 3	C3N		Defer Applicant request
140	Yaupon Grove partial replat no 2	C3N	DEF1	Approve the plat subject to the conditions listed

D-Variances

141	Cygne North Main	C2R	DEF2	Withdrawn
142	Enclave at Sadie Oaks	C3P		Defer for further study and review
143	Estates De Espinoza	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
144	Friendswood Hariom	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
145	Harris County MUD 418 Wastewater Treatment Plant no 3	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
146	Harris County MUD 418 Water Plant no 4	C2		Defer Applicant request
147	Humble ISD North Belt Elementary School	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
148	Quinn Park	C3R	DEF1	Deny the requested variance(s) and Disapprove the plat
149	Soto Complex	C2R		Defer Applicant request
150	Stanolind Acres	C2	DEF1	Approve the plat subject to the conditions listed
151	Sunterra GP	GP		Defer Applicant request
152	Sunterra Sec 34	C3P		Defer Applicant request
153	Urban Logistics Square	C2R	DEF1	Defer for further study and review

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
154	Village at Old River	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

None

F-Reconsideration of Requirements

155	Kingwood Elite Storage	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
156	Minnetex Place partial replat no 3	C2R	DEF1	Defer for further study and review
157	Randalls Distribution Center replat no 3 and extension	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
158	Rivas Premium	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed

G-Extensions of Approval

159	Balmoral Sec 26	EOA		Approved
160	City of Houston East Ten Park Lift Station	EOA		Approved
161	Crossroads Development	EOA		Approved
162	Cypress Oaks North Sec 2	EOA		Approved
163	Marvida Sec 6	EOA		Approved
164	Nueces Park Place South	EOA		Approved
165	Nueces Park Place Sec 1 replat no 1	EOA		Approved
166	Public Storage Store no TX25880	EOA		Approved
167	Ramos Reserve	EOA		Approved
168	Spring Branch Estates no 2 partial replat no 12	EOA		Approved

H-Name Changes

169	NKSE Enterprises (prev. NSKE Enterprises)	NC		Approved
170	Ruburfield Subdivision no 66 partial replat no 3 (prev. Ruburfield 66 partial replat 3)	NC		Approved

I-Certification of Compliance

171	26520 Forest Drive	COC		Approved
172	19838 Gaslight Lane	COC		Approved
173	19839 Deer Run Lane	COC		Approved
174	20085 Heights Boulevard	COC		Approved

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
175	7502 Ralick Court	COC		Approved

J-Administrative

None

K-Development Plats with Variance Requests

176	1 East Rivercrest Drive	DPV		Approved
177	8433 Holiday Lane	DPV		Defer
178	3202 Huchins Street	DPV		Defer
179	8910 Scott Street	DPV	DEF1	Defer
180	3771 Syracuse Street	DPV		Withdrawn

Hotel/Motel with Variance Requests

III	Iconia Hotel located at 3500 Sage Road	HMV		Defer
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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 05/13/2021
Plat Name: Almeda Genoa Place partial replat no 3
Developer: Wandy Martinez
Applicant: Owens Management Systems, LLC
App No / Type: 2021-0999 C3F

Total Acreage:	0.8030	Total Reserve Acreage:	0.4020
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574N	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 1
Action Date: 05/13/2021
Plat Name: Almeda Genoa Place partial replat no 3
Developer: Wandy Martinez
Applicant: Owens Management Systems, LLC
App No / Type: 2021-0999 C3F

HPW- TDO- Traffic: 05/07/2021
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

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-OCE- Drainage and Utility: Detention is required.

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

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](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.**

Addressing: Please correct spelling of GLENGARY ROAD to that of GLENGARRY ROAD.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 05/13/2021
Plat Name: Antigua
Developer: RL Cabo, LLC
Applicant: Survey 1, Inc.
App No / Type: 2021-0973 C3F

Total Acreage:	12.1782	Total Reserve Acreage:	2.3879
Number of Lots:	134	Number of Multifamily Units:	0
COH Park Sector:	8	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	77045	572E	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 2
Action Date: 05/13/2021
Plat Name: Antigua
Developer: RL Cabo, LLC
Applicant: Survey 1, Inc.
App No / Type: 2021-0973 C3F

HPW- TDO- Traffic: 05/11/2021

We recommend providing a three-point turnaround, for the east-west proposed P.A.E, even though the roadway length is a little less than 200-feet (acceptable minimum amount) we recommend reviewing the turning radius for fire trucks and garbage trucks, and parked vehicles accessing the new development.

HPW-OCE-Traffic: 1. Driveway approach must comply with table 15.08.03 of the IDM (35 max for a two-way driveway) or with the Ordinance Sec. 42-231. Please verify the dimensions of the driveway approach. Driveway approaches must provide adequate safety and movement for both drivers and pedestrians.

2. Please provide the project number of drawing number of the existing street configuration of W Airport Blvd. as shown by the survey. Driveways located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose.

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

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

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

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

Lift statation minimum size 55'x55'.

Solid Waste: The proposed development exceeds the maximum number of residential units to receive COH solid waste collection services.



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 05/13/2021
Plat Name: Antigua
Developer: RL Cabo, LLC
Applicant: Survey 1, Inc.
App No / Type: 2021-0973 C3F

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 05/13/2021
Plat Name: Azul Homes partial replat no 1
Developer: JULIA ENTERPRISES INC
Applicant: ICMC GROUP INC
App No / Type: 2021-0882 C3F

Total Acreage:	6.1100	Total Reserve Acreage:	0.1399
Number of Lots:	40	Number of Multifamily Units:	0
COH Park Sector:	4	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	77078	455B	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 3
Action Date: 05/13/2021
Plat Name: Azul Homes partial replat no 1
Developer: JULIA ENTERPRISES INC
Applicant: ICMC GROUP INC
App No / Type: 2021-0882 C3F

HPW- TDO- Traffic: 05/11/2021
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

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

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

3. Fire truck should be accessible at all locations throughout the Private road, including entrances and street curvatures.

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

Submit applications online at houstonpermittingcenter.org

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

Stormwater quality permit is required.

And also need 20' W.L.E. to connect to each F.H.E. or change to all F.H.E. to private F.H..

Need to resubmit the drainage plan, the old approved drainage plan has expired.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 05/13/2021
Plat Name: Breckenridge East Sec 3
Developer: D.R. Horton-Texas, LTD.
Applicant: DHI Engineering, LLC
App No / Type: 2021-0971 C3P

Total Acreage:	17.6630	Total Reserve Acreage:	0.2943
Number of Lots:	106	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	293V	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.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Breckenridge East Sec 1 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. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 05/13/2021
Plat Name: Breckenridge East Sec 3
Developer: D.R. Horton-Texas, LTD.
Applicant: DHI Engineering, LLC
App No / Type: 2021-0971 C3P

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

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

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 needs to be recorded prior to or simultaneously with this PLAT (Chapter 42-120)
Easements outside of PLAT boundary need to be recorded prior to 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 05/13/2021
Plat Name: Bridgeland Creekland Village Reserves Sec 1
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc. - (Houston Office)
App No / Type: 2021-0983 C3F

Total Acreage:	25.8820	Total Reserve Acreage:	25.8820
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 491
County	Zip	Key Map ©	City / ETJ
Harris	77433	365C	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 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)
- 52. Bridgeland Creekland Village Drive Street Dedication Sec 1, Bridgeland Jack Road Street Dedication Sec 2, & Flowing Creek Drive must be recorded prior to or simultaneously with this plat.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 05/13/2021
Plat Name: Bridgeland Creekland Village Reserves Sec 1
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc. - (Houston Office)
App No / Type: 2021-0983 C3F

HPW-HW- IDS: Approve
Harris County Flood Control District: Flood Control review - No comments.
CenterPoint: Outside UE Dedication Language

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF (INSERT SUBDIVISION NAME) WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 05/13/2021
Plat Name: Chandra at Louetta
Developer: 3104 LOUETTA RD TRUST
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-0834 C2

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

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

146. The street system proposed within any subdivision plat or general plan shall comply with the design standards of this section and shall provide: Connections to adjacent properties to ensure adequate traffic circulation within the general area Sec 42-120(a)(4)

Commission Action:

Withdrawn



Action Date:
05/13/2021

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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 05/13/2021
Plat Name: Chandra at Louetta
Developer: 3104 LOUETTA RD TRUST
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-0834 C2

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 . For drainage analysis related questions, please email 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 05/13/2021
Plat Name: Craig Woods partial replat no 33
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1001 C3F

Total Acreage:	0.1807	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 7
Action Date: 05/13/2021
Plat Name: Craig Woods partial replat no 33
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1001 C3F

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

HPW- TDO- Traffic: 05/07/2021
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
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

**** 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: Number of existing units does not match 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 05/13/2021
Plat Name: Cypresswood Point Sec 12
Developer: Woodmere Development., LTD.
Applicant: IDS Engineering Group
App No / Type: 2021-0977 C3F

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.
- 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)
- A03. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 3. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov
- 1. Drainage and detention reserves can not have multiple designations.

Commission Action:

Approve the plat subject to the conditions listed



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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 05/13/2021
Plat Name: Cypresswood Point Sec 12
Developer: Woodmere Development., LTD.
Applicant: IDS Engineering Group
App No / Type: 2021-0977 C3F

For Your Information:

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

HPW-HW- IDS: Approve

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 05/13/2021
Plat Name: Eagle Landing Townhomes West GP
Developer: Odyssey Engineering Group
Applicant: Miller Survey Group
App No / Type: 2021-1047 GP

Total Acreage:	17.1000	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:	Harris County MUD 399
County	Zip	Key Map ©	City / ETJ
Harris	77090	372B	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.

143. Minimum intersection spacing along a local street shall be 75 feet. (128)

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

- 1.) All proposed parcels must have the full width of the minimum required ROW width in order to take access.
- 2.) Proposing Compensating Open Space in a floodplain requires an Open Space Amenities plan with the preliminary plat submission.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 05/13/2021
Plat Name: Eagle Landing Townhomes West GP
Developer: Odyssey Engineering Group
Applicant: Miller Survey Group
App No / Type: 2021-1047 GP

HPW-HW- IDS: approve
Harris County Flood Control District: Flood Control review - No comments.
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 CIP project manager Gibran Becerra prior to recordation
Limited scope TIA will be required to determine driveway location and left turn lane requirements on Ella Blvd (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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 05/13/2021
Plat Name: Elite Estates
Developer: SSOT BUILDERS
Applicant: Survey Solutions of Texas
App No / Type: 2021-1071 C3F

Total Acreage:	0.9000	Total Reserve Acreage:	0.0191
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	77091	452D	City

Conditions and requirements for approval:



Agenda Item: 10
Action Date: 05/13/2021
Plat Name: Elite Estates
Developer: SSOT BUILDERS
Applicant: Survey Solutions of Texas
App No / Type: 2021-1071 C3F

010.2 Add the following note to the face of the plat (SWD): The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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

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.

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)

"At least 150 square feet of permeable area is required per lot. (no. of lots x 150) s.f. of permeable area shall be provided within the boundary of the subdivision. Reference 42-1 permeable area definition."

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1.

190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.

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

223. Indicate the direction of vehicular entry to each garage from the shared driveway (>).

A shared driveway project must provide a 3' emergency access easement along each subdivision plat boundary line that is not adjacent to a public street. The easement must be labeled and dimensioned and "Emergency Access Easement" must be spelled out completely. (42-145)

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)

Please provide an approved drainage plan signed by the Floodplain Management Group and Engineering Services Section of HPW.

Commission Action:

Defer Additional information reqd



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 05/13/2021
Plat Name: Elite Estates
Developer: SSOT BUILDERS
Applicant: Survey Solutions of Texas
App No / Type: 2021-1071 C3F



Action Date:
05/13/2021

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

For Your Information:

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Agenda Item: 10
Action Date: 05/13/2021
Plat Name: Elite Estates
Developer: SSOT BUILDERS
Applicant: Survey Solutions of Texas
App No / Type: 2021-1071 C3F

Parks and Recreation: - Change from "net" to "incremental" in parks and open space table

HPW- TDO- Traffic: 05/06/2021

No comments.

HPW-OCE-Traffic: 1. Driveway width must be tangential in the right of way and be tangential for a minimum of 20 feet past the property line. Driveway approach must comply with table 15.08.03 of the IDM. Driveway radius should be connected to the edge of pavement.

2. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

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

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

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

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

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

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

3. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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-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.



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 05/13/2021
Plat Name: Elite Estates
Developer: SSOT BUILDERS
Applicant: Survey Solutions of Texas
App No / Type: 2021-1071 C3F

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



Agenda Item: 11
Action Date: 05/13/2021
Plat Name: Elyson Sec 40
Developer: Nash FM 529, LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No / Type: 2021-0975 C3F

Total Acreage:	11.1300	Total Reserve Acreage:	0.5361
Number of Lots:	34	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404R	ETJ

Conditions and requirements for approval:

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

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

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

052. Elyson Sec 37, Elyson Village Rd, and Sundown Prairie Rd must be recorded prior to or simultaneously with this plat.

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

121. Add One-foot Reserve plat note: (adjacent to street) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

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)

Add note: All lots shall have adequate wastewater collection service.

Commission Action:

Approve the plat subject to the conditions listed



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 05/13/2021
Plat Name: Elyson Sec 40
Developer: Nash FM 529, LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No / Type: 2021-0975 C3F



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

For Your Information:

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

HPW-HW- IDS: Approve

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

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

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

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

Sec 37 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

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

UVE should be checked at Laurel Bloom Ln and Partridge Pointe 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 05/13/2021
Plat Name: Estate at Kirk Street
Developer: JFO Solutions
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1026 C2

Total Acreage:	0.1326	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	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.

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

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

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)

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

Please provide record information for full ROW of Kirk Street.

Commission Action:

Defer Additional information reqd



Action Date:
05/13/2021

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



Agenda Item: 12
Action Date: 05/13/2021
Plat Name: Estate at Kirk Street
Developer: JFO Solutions
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1026 C2

For Your Information:

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

HPW- TDO- Traffic: 05/07/2021
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
Planner of the day phone #: 832-393-6600

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

2. 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.
CenterPoint: 1. Owner in title block and dedication differ.
2. No dedicated easements found. CenterPoint requires a 14' UE in front/rear of lots, or a 16' UE if wet utilities are needed.
3. Title report shows easements not shown / referenced on plat.
Parks and Recreation: Change from "net" to "incremental" in parks table
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of 1 lot and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 05/13/2021
Plat Name: Garden Acres Landing
Developer: Legion Builders
Applicant: Total Surveyors, Inc.
App No / Type: 2021-0879 C3F

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:

- 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.
- 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)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 13
Action Date: 05/13/2021
Plat Name: Garden Acres Landing
Developer: Legion Builders
Applicant: Total Surveyors, Inc.
App No / Type: 2021-0879 C3F

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

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

- 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.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 05/13/2021
Plat Name: Garden Acres Landing
Developer: Legion Builders
Applicant: Total Surveyors, Inc.
App No / Type: 2021-0879 C3F

Submit applications online at houstonpermittingcenter.org

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

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

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



Agenda Item: 14
Action Date: 05/13/2021
Plat Name: Harmony Bellaire
Developer: Harmony Public Schools
Applicant: CobbFendley
App No / Type: 2021-0889 C2

Total Acreage:	7.0000	Total Reserve Acreage:	7.0000
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:	Fort Bend County MUD 50
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	525M	ETJ

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 05/13/2021
Plat Name: Harmony Bellaire
Developer: Harmony Public Schools
Applicant: CobbFendley
App No / Type: 2021-0889 C2



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

For Your Information:

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

Fort Bend Engineer: 1) Provide 10' landscape easement along Bellaire Boulevard
2) TIA will be required with this site
3) List all agencies as required by Section 4.21 in Note 23
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: Approve
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 05/13/2021
Plat Name: Harris Fort Bend Counties MUD No 3 Water Plant no 2
Developer: Harris -Fort Bend Counties Mud no 3
Applicant: Vogler & Spencer Engineering, Inc.
App No / Type: 2021-1024 C3F

Total Acreage:	0.9930	Total Reserve Acreage:	0.9930
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris Fort Bend Counties MUD 3
County	Zip	Key Map ©	City / ETJ
Harris	77494	485E	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Temporary access easement must be recorded prior to or simultaneously with this plat.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2
- 1) Temporary access easement to be an all weather-road, per the Texas Commission on Environmental Quality (TCEQ)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/13/2021

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 05/13/2021
Plat Name: Harris Fort Bend Counties MUD No 3 Water Plant no 2
Developer: Harris -Fort Bend Counties Mud no 3
Applicant: Vogler & Spencer Engineering, Inc.
App No / Type: 2021-1024 C3F

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

HPW-HW- IDS: APPROVE

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

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

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

Label 25 foot building line along future Ernestes Road (chapter 42)

Developer will be required to dedicate 50 feet of ROW for the western half of Ernestes, build half boulevard section and account for drainage for full 100 foot section when remainder of tract develops after water plant plat Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)D_

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 05/13/2021
Plat Name: Highland Commons
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-0942 C3P

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:

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 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.) Intersection of Highland Row Lane and Wheatley Street does not meet 75' Median offset requirement. Per applicant the median will be closed. Median must be closed with Certificate of Completion prior to recordation.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/13/2021

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

For Your Information:



Agenda Item: 16
Action Date: 05/13/2021
Plat Name: Highland Commons
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-0942 C3P

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

HPW- TDO- Traffic: 04/21/202

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

HPW-OCE-Traffic: 1. Driveway at median (COH IDM Chapter 15, sec 15.08-C.3.7)

The existing median along Wheatley St will be closed such that the proposed approach will meet the 75 ft requirement from the median nose.

2. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

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

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

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

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

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

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

3. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: 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

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

CenterPoint: Please add the above attached Easement to Plat



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 05/13/2021
Plat Name: Highland Commons
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-0942 C3P

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 05/13/2021
Plat Name: Hilliard Estates replat no 1
Developer: Surv-Tex Surveying Inc
Applicant: Surv-Tex surveying Inc.
App No / Type: 2021-0990 C3F

Total Acreage:	9.6169	Total Reserve Acreage:	8.6906
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	330Q	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) provide r.o.w easement
- 2) revise title report to reflect r.o.w easement.

Commission Action:

Defer Additional information reqd



Action Date:
05/13/2021

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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 05/13/2021
Plat Name: Hilliard Estates replat no 1
Developer: Surv-Tex Surveying Inc
Applicant: Surv-Tex surveying Inc.
App No / Type: 2021-0990 C3F

HPW-HW- IDS: approve

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

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

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

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

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

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

ROW hypotenuse at corner of Hudson St and Stuebner Airline Rd should be 28.28' for 20' x 20' corner cut (COH geometric Design guidelines, 10-22)

UVE should be checked at Hudson St and Stuebner Airline 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 eastbound traffic on Cypresswood Dr onto Stuebner Airline 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 05/13/2021
Plat Name: Houston Acreage Estates partial replat no 4
Developer: ADC CONSTRUCTION INC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1020 C3F

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:

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 05/13/2021
Plat Name: Houston Acreage Estates partial replat no 4
Developer: ADC CONSTRUCTION INC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1020 C3F

HPW- TDO- Traffic: 05/07/2021
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

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

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

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

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

HPW-HW- IDS: For the creation of 4 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 05/13/2021
Plat Name: Hyde Park Heights partial replat no 3 and Sandy Side Addition partial replat no 2
Developer: Gotham Development
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1002 C3F

Total Acreage:	0.2273	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	77019	492V	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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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Agenda Item: 19
Action Date: 05/13/2021
Plat Name: Hyde Park Heights partial replat no 3 and Sandy Side Addition partial replat no 2
Developer: Gotham Development
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1002 C3F

HPW- TDO- Traffic: 05/07/2021
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

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%.

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

HPW-HW- IDS: For the creation of 3 lots and one block , a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 05/13/2021
Plat Name: Hyde Park partial replat no 11
Developer: Brownstone Living, LLC
Applicant: Interland Surveying
App No / Type: 2021-0976 C3F

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

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
- 1) Add "and by plat" to the B.L

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 05/13/2021
Plat Name: Hyde Park partial replat no 11
Developer: Brownstone Living, LLC
Applicant: Interland Surveying
App No / Type: 2021-0976 C3F

HPW- TDO- Traffic: 05/11/2021

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 05/13/2021
Plat Name: Imperial Heights Park
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No / Type: 2021-0734 C3F

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:

- 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.) Coordinate with Centerpoint Regarding Agency comments

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/13/2021

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

For Your Information:



Agenda Item: 21
Action Date: 05/13/2021
Plat Name: Imperial Heights Park
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No / Type: 2021-0734 C3F

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

CenterPoint: 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.

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

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

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

2. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

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

- 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).



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 05/13/2021
Plat Name: Imperial Heights Park
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No / Type: 2021-0734 C3F

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

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.

Detention is required.

Stormwater quality permit is required.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 05/13/2021
Plat Name: Jutland Estates
Developer: LMXI CONSTRUCTION LLC
Applicant: Atkinson Engineers
App No / Type: 2021-0960 C2

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)
- 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.) Coordinate with HPW-OCE Traffic regarding agency comments and widening of pavement on Jutland Road. A certificate of completeness or a letter of no objection from HPW-OCE Traffic must be provided at recordation.
- 2.) Lot Size and Coverage table not required when providing COS.

Commission Action:

Approve the plat subject to the conditions listed



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 05/13/2021
Plat Name: Jutland Estates
Developer: LMXI CONSTRUCTION LLC
Applicant: Atkinson Engineers
App No / Type: 2021-0960 C2

For Your Information:

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

Parks and Recreation: - Change from "net" to "incremental" in parks table

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

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

Email: Planningdepartment@houstontx.gov

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

****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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 05/13/2021
Plat Name: Katy ISD Northwest Facility
Developer: Katy ISD
Applicant: Texas Engineering And Mapping Company
App No / Type: 2021-0966 C3P

Total Acreage:	232.7280	Total Reserve Acreage:	223.6570
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 465
County	Zip	Key Map ©	City / ETJ
Harris	77493	404L	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 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) variance granted to exceed N/S intersection spacing (application 2020-2106) and to not provide an E/W street south of Longenbaugh Road (2021-0829)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 05/13/2021
Plat Name: Katy ISD Northwest Facility
Developer: Katy ISD
Applicant: Texas Engineering And Mapping Company
App No / Type: 2021-0966 C3P

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 - 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)

Show location of future pedestrian crossings on east side of plat

Label restricted reserves for school related uses (chapter 42)

Label fire and EMS table

TIA required to evaluate driveway locations, school circulation and onsite storage capacity, traffic signal requirements, pedestrian access and any necessary turn lanes.

UVE should be checked for making on red by westbound traffic on Longenbaugh Rd onto Katy Hockley 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 05/13/2021
Plat Name: Kiddie Academy Bellaire at Peek Sec 2
Developer: Downtown Investors, LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-1017 C2

Total Acreage:	1.0506	Total Reserve Acreage:	1.0490
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:	Fort Bend County MUD 50
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	525L	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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 05/13/2021
Plat Name: Kiddie Academy Bellaire at Peek Sec 2
Developer: Downtown Investors, LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-1017 C2

Fort Bend Engineer: 1) Revise corner radius to a corner clip
2) Update drainage note to Atlas 14 requirements
3) Submit FP to FBC for formal review
4) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 05/13/2021
Plat Name: Knight Street Park
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No / Type: 2021-1078 C3F

Total Acreage:	2.1534	Total Reserve Acreage:	0.1384
Number of Lots:	44	Number of Multifamily Units:	0
COH Park Sector:	13	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	77054	532R	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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 25
Action Date: 05/13/2021
Plat Name: Knight Street Park
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No / Type: 2021-1078 C3F

HPW- TDO- Traffic: 05/06/21

Provide a parking reserve to the 18-foot shared driveway currently, the plat does not provide accessible parking for the shared driveway facing Knights 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

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

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

CenterPoint: Applicants should maintain a 10' BL where property is adjacent to Road ROW with primary overhead facilities installed.

Any private roads and/or Private Access Easements (PAE) would be preferred to be also dedicated as PUE and identified in notes or legend.

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

Stormwater quality permit 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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 05/13/2021
Plat Name: Kumar Acres
Developer: Individual
Applicant: Texas Engineering And Mapping Company
App No / Type: 2021-0934 C3F

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.

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

- 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.

Commission Action:

Defer Applicant request



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



Agenda Item: 26
Action Date: 05/13/2021
Plat Name: Kumar Acres
Developer: Individual
Applicant: Texas Engineering And Mapping Company
App No / Type: 2021-0934 C3F

For Your Information:

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

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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 05/13/2021
Plat Name: Lakes at Creekside Sec 13
Developer: Tri Pointe Homes
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1022 C3P

Total Acreage:	27.8000	Total Reserve Acreage:	7.1900
Number of Lots:	93	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	249Z	ETJ

Conditions and requirements for approval:

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/13/2021

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 05/13/2021
Plat Name: Lakes at Creekside Sec 13
Developer: Tri Pointe Homes
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1022 C3P

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

HPW-HW- IDS: APPROVE

CenterPoint: BLK1 L1, 21: 14'UE should extend the length of the rear lot line.

BLK4 L1: 14'UE should extend the length of the rear lot line.

BLK5 L1: 14'UE should extend the length of the rear lot line.

BLK6 L22: 14'UE should extend the length of the rear lot line.

Addressing: Ch. 41 Code of Ordinance states that an extension of an existing street must have the same street name, therefore TRIMBLE LANDING DRIVE may need changed to match that of application 2020-1020 (CARLETON LAKE LANE), or the street name in 2020-1020 must be changed.

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. (HC) (COH-Chapter 42)

Lakes at Creekside Sec 12 needs to be recorded prior to or simultaneously with this PLAT (Chapter 42-120)

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 05/13/2021
Plat Name: Lakewood Pines Sec 11
Developer: KB Home Lone Star, Inc.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1028 C3F

Total Acreage:	16.6700	Total Reserve Acreage:	2.6700
Number of Lots:	61	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 422
County	Zip	Key Map ©	City / ETJ
Harris	77044	377P	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)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 05/13/2021
Plat Name: Lakewood Pines Sec 11
Developer: KB Home Lone Star, Inc.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1028 C3F

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)

Plans must match plat (HC-permit regs)

UVE should be checked at Foxwood Creek Ln and Clearwatr Bend Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked at Clearwater Bend Dr and Lakewood Pines Blvd. 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 05/13/2021
Plat Name: Mai Garden Terrace
Developer: Gia Capital LLC
Applicant: Marsh Darcy Partners, Inc.
App No / Type: 2021-0972 C3F

Total Acreage:	4.4490	Total Reserve Acreage:	1.5922
Number of Lots:	66	Number of Multifamily Units:	77
COH Park Sector:	18	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77072	529E	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.
- 144. Provide a minimum 60-foot cul-de-sac radius as indicated on the marked file copy. (131)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Commission Action:

Defer Additional information reqd



Action Date:
05/13/2021

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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 05/13/2021
Plat Name: Mai Garden Terrace
Developer: Gia Capital LLC
Applicant: Marsh Darcy Partners, Inc.
App No / Type: 2021-0972 C3F

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



Agenda Item: 29
Action Date: 05/13/2021
Plat Name: Mai Garden Terrace
Developer: Gia Capital LLC
Applicant: Marsh Darcy Partners, Inc.
App No / Type: 2021-0972 C3F

HPW- TDO- Traffic: 05/11/2021
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

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

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

3. All ROW streets shall comply with IDM Ch. 10. Minimum ROW radius for a cul-de-sac is 58 ft (IDM pg 10-47, figure 10.10)

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

Submit applications online at houstonpermittingcenter.org

CenterPoint: Combine sheet 1 and sheet 2. No legend to define acronyms. No recording on FH easements.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel D126-00 -00 with top of banks (see uploaded PDF).

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

And also need 20' W.L.E. to connect to each F.H.E. or change to all F.H.E. to private F.H.. Public F.H.E. is 10'x10', not 8'x8'.

Stormwater quality permit is required.

Addressing: names can not be the full name of a person unless they are a deceased national politician or deceased local person of note per city ordinance. street type does not match per ordinance definition of a circle street type, please change type to something more unique. please change names to something more unique.



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 05/13/2021
Plat Name: Mai Garden Terrace
Developer: Gia Capital LLC
Applicant: Marsh Darcy Partners, Inc.
App No / Type: 2021-0972 C3F

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 05/13/2021
Plat Name: Marvida Sec 16
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1014 C3P

Total Acreage:	12.8500	Total Reserve Acreage:	0.6400
Number of Lots:	78	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	406K	ETJ

Conditions and requirements for approval:

040. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (185)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Marvida Terrace Drive sec 2 & 3 must be recorded prior to or simultaneously with this plat.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/13/2021

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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 05/13/2021
Plat Name: Marvida Sec 16
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1014 C3P

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

CenterPoint: 1. No dedication language found.
2. Title block appears to list the wrong survey (A424 should be Wm B Reeves A673).
3. CenterPoint records show an existing recorded utility easement that should be included on the proposed plat. A copy is attached: CF# T394487 (ref 109-52-2308).
4. If easements are to be platted outside the boundaries of the subdivision, and the developer owns the adjoining acreage or tracts and the plat falls inside the COH jurisdiction, the developer must show the recorded document for the adjoining acreage or tracts.

HPW-HW- IDS: APPROVE

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

Addressing: SANDAL WOOD LANE - Duplicate / Sound-alike existing streets: SANDALWOOD, SANDELWOOD. 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)

Sec 15 or 17 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)D_

UVE should be checked at Miramar Bay Dr and Marvida Terrace 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 05/13/2021
Plat Name: Marvida Sec 17
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1015 C3P

Total Acreage:	16.4600	Total Reserve Acreage:	0.8400
Number of Lots:	101	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	406K	ETJ

Conditions and requirements for approval:

040. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (185)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Marvida Terrace drive sec 2 & 3 and Marvida Sec 16 & 17 must be recorded prior to or simultaneously with this plat.
- 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)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 05/13/2021
Plat Name: Marvida Sec 17
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1015 C3P

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 05/13/2021
Plat Name: Marvida Sec 20
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1025 C3P

Total Acreage:	12.4000	Total Reserve Acreage:	0.1200
Number of Lots:	74	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	406K	ETJ

Conditions and requirements for approval:

040. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (185)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Marvida Terrace drive sec 2 & 3 and Marvida Sec 16 & 17 must be recorded prior to or simultaneously with this plat.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/13/2021

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 05/13/2021
Plat Name: Marvida Sec 20
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1025 C3P

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

CenterPoint: 1. No Dedication Page.

2. "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: PALM HARBOR DRIVE - Duplicate / sound-alike in existing / reserved streets: PALM ARBOR DRIVE. 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)

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 05/13/2021
Plat Name: Morton Creek Ranch Sec 16
Developer: Woodmere Development Co
Applicant: R.G. Miller Engineers
App No / Type: 2021-1039 C3F

Total Acreage:	14.7220	Total Reserve Acreage:	2.8310
Number of Lots:	51	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 432
County	Zip	Key Map ©	City / ETJ
Harris	77449	445K	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.
- 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)
187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 05/13/2021
Plat Name: Morton Creek Ranch Sec 16
Developer: Woodmere Development Co
Applicant: R.G. Miller Engineers
App No / Type: 2021-1039 C3F

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

CenterPoint: 2021-1039 see 2021-0207A-Agency Review

1. Landowner on Title report and Plat differ.
2. Title report lists an easement not shown on plat: CF#: 20080346022
3. BLK 1-2-3: Split easements outside boundary require recording information.
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. (Chapter 42)

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

Increase radius for C13 to 60'

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 05/13/2021
Plat Name: Morton Creek Ranch Sec 27
Developer: Woodmere Development Co
Applicant: R.G. Miller Engineers
App No / Type: 2021-1042 C3F

Total Acreage:	15.8290	Total Reserve Acreage:	1.6660
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 432
County	Zip	Key Map ©	City / ETJ
Harris	77449	445K	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.

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/13/2021

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 05/13/2021
Plat Name: Morton Creek Ranch Sec 27
Developer: Woodmere Development Co
Applicant: R.G. Miller Engineers
App No / Type: 2021-1042 C3F

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

HPW-HW- IDS: APPROVE

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

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

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

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

Recommend tangent length for L5 be a minimum of 100 feet

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

CenterPoint: UE's should not protrude or surpass Building Lines, Lots1-14, BLK 1

Please identify 14'UE on split lots 1-7 and 8-11, BLK 3

Outside UE, Lots 11-15, BLK 3, If easements are to be platted outside the boundaries of the subdivision, recording information must be listed if the subdivision is recorded or Dedication of Unobstructed Dry Public Utility and Aerial Easements completed, I have attached it above

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 05/13/2021
Plat Name: Murphy Acres
Developer: DMI Properties
Applicant: Atkinson Engineers
App No / Type: 2021-1036 C2

Total Acreage:	8.6164	Total Reserve Acreage:	0.0000
Number of Lots:	4	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
Montgomery	77447	285H	ETJ

Conditions and requirements for approval:

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

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

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

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

Commission Action:

Defer Additional information reqd



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 05/13/2021
Plat Name: Murphy Acres
Developer: DMI Properties
Applicant: Atkinson Engineers
App No / Type: 2021-1036 C2

HPW-HW- IDS: APPROVE

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 05/13/2021
Plat Name: Neuen Manor partial replat no 20
Developer: New Skies Ventures
Applicant: Windrose
App No / Type: 2021-0913 C3F

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.

Commission Action:

Defer Additional information reqd



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

For Your Information:

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

Parks and Recreation: - Change from "net" to "incremental" in parks table



Agenda Item: 36
Action Date: 05/13/2021
Plat Name: Neuen Manor partial replat no 20
Developer: New Skies Ventures
Applicant: Windrose
App No / Type: 2021-0913 C3F

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

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

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](https://www.houstonpermittingcenter.org)

**** If applicable. The expedited reservation application will address point of connection for water and**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 05/13/2021
Plat Name: Neuen Manor partial replat no 20
Developer: New Skies Ventures
Applicant: Windrose
App No / Type: 2021-0913 C3F

wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.
Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 05/13/2021
Plat Name: North Vista Estates
Developer: Premark Investments, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2021-0805 C3P

Total Acreage:	2.1653	Total Reserve Acreage:	0.2007
Number of Lots:	14	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	77073	332U	ETJ

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (Sec 42-155)
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. (Sec 42-192)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
- 059.1. Acreage in title and on plat must match at recordation.
132. Add COS plat note: Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision. (Sec 42-183)
- 190.1. Revise 'or M. Sonny Garza, Vice Chairman' on same line as Chair in the Planning Commission certificate.
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- A03. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 3. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houston.tx.gov (Sec. 9-381)
- 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. (Ord. No. 08-1052; Ch. 9)

Commission Action:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 05/13/2021
Plat Name: North Vista Estates
Developer: Premark Investments, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2021-0805 C3P

Defer Chapter 42 planning standards



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

For Your Information:

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



Agenda Item: 37
Action Date: 05/13/2021
Plat Name: North Vista Estates
Developer: Premark Investments, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2021-0805 C3P

CenterPoint: 1) Utility Easements (UEs) should be dedicated in rear or front of lots in subdivision.
2) Any private roads and/or Private Access Easements (PAE) would be preferred to be also dedicated as Public Utility Easements and identified as such within the notes or legend.
3) Acreage in dedication and title box are not consistent.

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)

County regulations require detention maintained by public entity. County recommends deferral

UVE should be checked at Premark Ln and North Vista Dr. UVE exhibit should be emailed to

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

CenterPoint: 1) Utility Easements (UEs) should be dedicated in rear or front of lots in subdivision.

2) Any private roads and/or Private Access Easements (PAE) would be preferred to be also dedicated as Public Utility Easements and identified as such within the notes or legend.

3) Acreage in dedication and title box are not consistent.

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)

County regulations require detention maintained by public entity. County recommends deferral

UVE should be checked at Premark Ln and North Vista 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 05/13/2021
Plat Name: Oak Grove Park
Developer: ROC Homes
Applicant: MOMENTUM ENGINEERING
App No / Type: 2021-0720 C2

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

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)

Commission Action:

Withdrawn



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

For Your Information:

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



Agenda Item: 38
Action Date: 05/13/2021
Plat Name: Oak Grove Park
Developer: ROC Homes
Applicant: MOMENTUM ENGINEERING
App No / Type: 2021-0720 C2

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

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

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

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 05/13/2021
Plat Name: Oak Grove Park
Developer: ROC Homes
Applicant: MOMENTUM ENGINEERING
App No / Type: 2021-0720 C2

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



Agenda Item: 39
Action Date: 05/13/2021
Plat Name: Olympia Falls Sec 3
Developer: KB Home Lone Star, Inc.
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1013 C3P

Total Acreage:	19.6560	Total Reserve Acreage:	0.7670
Number of Lots:	105	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	77545	610R	ETJ

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
022. Single-family residential lots 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. (Sec 45-156)
- 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. Olympia Fall Sec 1 and Sec 2 must be recorded prior to or simultaneously with this plat. (for 2 points of access when over 150 lots) (Sec 42-120(a)(3))
063. All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
148. Change street name(s) as indicated on the marked file copy. (Sec 41-22; 42-133)
159. Provide centerline tie.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 05/13/2021
Plat Name: Olympia Falls Sec 3
Developer: KB Home Lone Star, Inc.
Applicant: LJA Engineering, Inc. - (Houston Office)
App No / Type: 2021-1013 C3P



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

For Your Information:

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

Fort Bend Engineer: 1) Correct ownership of the property to the west to Memorial Hermann
2) Provide recording information for Olympia Falls Section 1 prior to or concurrently with this plat for approval
3) Provide recording information for easements proposed outside the plat boundary
4) Add a 1' reserve at C1
5) Verify the proposed easement lines along the back of Block 1, Lots 15-30
6) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2
7) Submit FP to FBC for formal review
8) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: APPROVE
CenterPoint: Block 1, Lot 15-Lot 30, clarification needed. CenterPoint requires a 14' UE in front/rear of lots, or a 16' UE if wet utilities are needed. However, if a building line is to be placed in the area of the UE, CNP requests the BL be the same or greater than the UE being dedicated. Outside UE Dedication Language (See below).

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF (INSERT SUBDIVISION NAME) WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

Addressing: THALIA LANE - Duplicate / sound-alike existing street name found: TALIA. Please change street name to something more unique.

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 05/13/2021
Plat Name: Pecan Estates Sec 2
Developer: Murff Castle Estates, LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1019 C3F

Total Acreage:	32.6050	Total Reserve Acreage:	18.7510
Number of Lots:	69	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77532	419K	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (Sec 42-41(3))
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))
- 207.1. Staff requests a two week deferral per Harris County Engineering for coordination with consultant and historical representative to locate existing graveyard site in immediate area.

Commission Action:

Defer per Harris County Eng.



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 05/13/2021
Plat Name: Pecan Estates Sec 2
Developer: Murff Castle Estates, LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1019 C3F

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

HPW-HW- IDS: APPROVE

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

HPW-OCE- Drainage and Utility: No comments

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

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

County recommends 60 foot minimum ROW for Maidenhair Knoll Lane

Prior to the development of are SF-4, provide a commitment letter addressing the developer's schedule and phasing for the construction of major thoroughfares Via Dora and Red Summit to the GP boundary

Change suffix for White Pine Haven Court (Chapter 41)

Plat is recommended to be deferred for coordination with consultant and historical representative to locate existing graveyard site in immediate area and modify reserve boundaries on plat

limited scope TIA required to address stub street Star Magnolia location, median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)

UVE should be checked at Maidenhair Knoll Ln and Via Dora Dr. 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 eastbound traffic on Via Dora Dr onto Red Summit 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.



Agenda Item: 41
Action Date: 05/13/2021
Plat Name: Pecan Estates Sec 3
Developer: Murff Castle Estates, LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1021 C3F

Total Acreage:	36.3610	Total Reserve Acreage:	2.5160
Number of Lots:	161	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	419L	ETJ

Conditions and requirements for approval:

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

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

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

050. Revise plat boundary 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))

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

159. Provide centerline tie.

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))

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

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

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 05/13/2021
Plat Name: Pecan Estates Sec 3
Developer: Murff Castle Estates, LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1021 C3F



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

For Your Information:

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

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
UVE should be checked at Via Dora Dr and Red Summit 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.



Agenda Item: 42
Action Date: 05/13/2021
Plat Name: Pinecrest Sec 6
Developer: Meritage Homes of Texas LLC
Applicant: Marsh Darcy Partners, Inc.
App No / Type: 2021-1056 C3P

Total Acreage:	13.1200	Total Reserve Acreage:	3.1257
Number of Lots:	137	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450J	City

Conditions and requirements for approval:

- 008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.
047. Make minor corrections and additions as indicated on the marked file copy. (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. The remaining segment of Windfern Road south of Clay must be recorded prior to or simultaneously with this plat.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
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))
- 157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.
- Add plat note: This subdivision's compensating open space includes an Open Space Amenities Plan for the specifically identified reserve. Ref. no. OSAP-_____.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 05/13/2021
Plat Name: Pinecrest Sec 6
Developer: Meritage Homes of Texas LLC
Applicant: Marsh Darcy Partners, Inc.
App No / Type: 2021-1056 C3P



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

For Your Information:

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

HPW- TDO- Traffic: 05/06/2021

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

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

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

3. Driveway approach must comply with table 15.08.03 of the IDM (35 max for a two-way driveway) or with the Ordinance Sec. 42-231. Driveway approaches must provide adequate safety and movement for both drivers and pedestrians.

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 05/13/2021
Plat Name: Pinecrest Sec 6
Developer: Meritage Homes of Texas LLC
Applicant: Marsh Darcy Partners, Inc.
App No / Type: 2021-1056 C3P

reservation application.

Submit applications online at houstonpermittingcenter.org

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

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

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

Detention is required.

Stormwater quality permit is required.

CenterPoint: Pipeline Easement not shown on plat.

Aerial Easement Language and Dedication Page needed

Any private roads and/or private access easements(PAE) would be preferred to be also dedicated as PUE

Identify Electrical Easement attached above, I do not find a release.

Addressing: Please show street segment separation between COTTAGE HOUSE DRIVE and CLOUD MIST DRIVE, on Plat.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 05/13/2021
Plat Name: Plum Grove Property LLC
Developer: Plum Grove Property LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-0992 C2

Total Acreage:	1.7897	Total Reserve Acreage:	1.7897
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77357	258V	ETJ

Conditions and requirements for approval:

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

184.1 Provide a corner(s) cutback at the street intersection identified in compliance with PWE Infrastructure Design Manual. Cutback dimension requirements can be found in PWE IDM page 10-22.

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

* Provide the Plum Grove Court 50' private ROW document to ensure sufficient access is provided to tracts to the north.

* Determine if there really is a gap (or overlap?) between the properties to the north of the plat.

Commission Action:

Defer Additional information reqd



Action Date:
05/13/2021

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 05/13/2021
Plat Name: Plum Grove Property LLC
Developer: Plum Grove Property LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-0992 C2

HPW-HW- IDS: APPROVE

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

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

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

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

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

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

UVE should be checked at Plum Grove Rd and FM 1485. 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 05/13/2021
Plat Name: R Corp LLC
Developer: SIMRAT SINGY
Applicant: Jeffrey Moon & Associates
App No / Type: 2021-0979 C2

Total Acreage:	1.4400	Total Reserve Acreage:	1.4400
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	77375	290E	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.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 05/13/2021
Plat Name: R Corp LLC
Developer: SIMRAT SINGY
Applicant: Jeffrey Moon & Associates
App No / Type: 2021-0979 C2

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

CenterPoint: 1) 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: Scott Humble at Scott.Humble@centerpointenergy.com. Transmission Letter uploaded.
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 . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 05/13/2021
Plat Name: Redbud Development
Developer: H. Klok, Inc.
Applicant: Windrose
App No / Type: 2021-0988 C3P

Total Acreage:	1.5200	Total Reserve Acreage:	1.3662
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Crosby MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	419Q	ETJ

Conditions and requirements for approval:

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

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 05/13/2021
Plat Name: Redbud Development
Developer: H. Klok, Inc.
Applicant: Windrose
App No / Type: 2021-0988 C3P

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

HPW-HW- IDS: Approve

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

Harris 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)

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



Agenda Item: 46
Action Date: 05/13/2021
Plat Name: Riverside Terrace Sec 6 partial replat no 2
Developer: Gardner Capital
Applicant: HPcivil engineering
App No / Type: 2021-1066 C3F

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:

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)

The Planning Commission granted a variance to allow a reduced building line of 20ft instead of the required 25ft 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 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 exte

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 05/13/2021
Plat Name: Riverside Terrace Sec 6 partial replat no 2
Developer: Gardner Capital
Applicant: HPcivil engineering
App No / Type: 2021-1066 C3F



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

For Your Information:

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

HPW- TDO- Traffic: 05/06/2021

No comments.

HPW-OCE-Traffic: 1. Please coordinate with TxDOT for any work along State Highway 288. 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

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

Stormwater quality permit is required.

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

Parks and Recreation: Please add applicable parks and open space notes

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 05/13/2021
Plat Name: Stoneworks Werner Park
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-0881 C3F

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

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. HPW has requested that this item be deferred for two weeks.

Coordinate with HPW regarding IDM turnaround requirements.

Commission Action:

Defer Houston Public Works request



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

For Your Information:

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



Agenda Item: 47
Action Date: 05/13/2021
Plat Name: Stoneworks Werner Park
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-0881 C3F

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

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

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

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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 05/13/2021
Plat Name: Stuebner Hollow Sec 3
Developer: Houston LD, LLC
Applicant: IDS Engineering Group
App No / Type: 2021-1011 C3F

Total Acreage:	12.0350	Total Reserve Acreage:	0.5790
Number of Lots:	73	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77068	331W	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. (Sec 42-212)

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/13/2021

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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 05/13/2021
Plat Name: Stuebner Hollow Sec 3
Developer: Houston LD, LLC
Applicant: IDS Engineering Group
App No / Type: 2021-1011 C3F

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
Stuebner Hollow Sec 2 needs to be recorded prior to or simultaneously with this PLAT (Chapter 42-120)
easements outside of PLAT boundary need to be recorded prior to recordation (Chapter 42-212)
show corner clip or curve at Gladeridge Dr and Fernglade Dr (COH geometric Design guidelines)

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 05/13/2021
Plat Name: Sundance Cove GP
Developer: Clay Road 628 Development
Applicant: EHRA
App No / Type: 2021-1060 GP

Total Acreage:	462.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 525
County	Zip	Key Map ©	City / ETJ
Harris	77532	378P	City/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. (Sec 42-24)
046. General Plan approval is for street patterns as shown on the plat only. (Sec 42-24)
- 046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
137. Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. (Sec 42-132)
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)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 49
Action Date: 05/13/2021
Plat Name: Sundance Cove GP
Developer: Clay Road 628 Development
Applicant: EHRA
App No / Type: 2021-1060 GP

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

HPW- TDO- Traffic: 05/06/2021
No comments.

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

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

Submit applications online at houstonpermittingcenter.org

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

Parks and Recreation: General plan please add applicable park and open space notes upon adding dwelling units

HPW-OCE- Drainage and Utility: No comments

HPW-OCE-Traffic: No comments, located outside of the City Limits.

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)

INO letter may be needed from pipeline companies prior to plan approval (HC-permit regs, 5.06)

Street centerline for Metycove Drive should align with proposed street across Foley Road (HC-permit regs)

Limited scope TIA will be required to determine driveway location and left turn lane requirements on future E Lake Houston Pkwy for future developments (HC-permit regs)

UVE, ROW cutbacks and corner radii will be checked when section Plats are submitted (COH geometric Design guidelines)

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



Agenda Item: 50
Action Date: 05/13/2021
Plat Name: Sunterra Sec 24
Developer: Katy 1039, LTD
Applicant: Jones | Carter
App No / Type: 2021-1076 C3P

Total Acreage:	26.7300	Total Reserve Acreage:	2.8800
Number of Lots:	112	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
Waller	77493	443G	ETJ

Conditions and requirements for approval:

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

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

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

049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site.

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

052. Sunterra Shores Drive Street Dedication Sec 3 and reserves 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. (42 & 44)

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

144. Provide a minimum 50-foot cul-de-sac radius as indicated on the marked file copy. Refer to PWE Design Manual. (Sec 42-131)

148. Change street name(s) as indicated on the marked file copy. (Chapter 41)

Add the following note: All lots shall have adequate wastewater collection service.

See Addressing's comment regarding to street names.

Commission Action:

Approve the plat subject to the conditions listed



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 05/13/2021
Plat Name: Sunterra Sec 24
Developer: Katy 1039, LTD
Applicant: Jones | Carter
App No / Type: 2021-1076 C3P



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

For Your Information:

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

HPW-HW- IDS: Approved

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

Addressing: SOLARIS BEND DRIVE - Ch. 41 Code of Ordinance states that a street name must change at a near 90 degree bend. Therefore, please add another street name at each bend, or change street type to LOOP or CIRCLE. Duplicate / Sound-alike existing street name found: SOLARA BEND. Please change street name to something more unique.

FAIRWAY HARBOR DRIVE - Ch. 41 Code of Ordinance states that a street name must change at a near 90 degree bend. Therefore, please add another street name at each bend.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 51
Action Date: 05/13/2021
Plat Name: Sunterra Sec 28
Developer: Katy 1039, LTD
Applicant: Jones | Carter
App No / Type: 2021-1059 C3P

Total Acreage:	25.5900	Total Reserve Acreage:	0.9100
Number of Lots:	139	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
Waller	77493	443C	ETJ

Conditions and requirements for approval:

033. COS areas shall be identified as reserves restricted to compensating open space. Each COS reserve shall be referenced separately (Reserve A, Reserve B), include the restriction (restricted to compensating open space) and the reserve's square footage (xx s.f.) 42-190(b)

040.3. COS per lot and Summary Table must be shown on the face of the plat 42-182

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)

085. The minimum acceptable lot width shall be 20 feet. 42-185(a)

152. Right-of-way transitions shall conform to the geometric design guidelines of the PWE Design Manual or other geometric design guidelines that are approved by the PWE director. 42-124

Commission Action:

Approve the plat subject to the conditions listed

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 05/13/2021
Plat Name: Sunterra Sec 28
Developer: Katy 1039, LTD
Applicant: Jones | Carter
App No / Type: 2021-1059 C3P



For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

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

Addressing: GRAND ANSE DRIVE - Ch. 41 Code of Ordinance states that a street name shall change at a near 90 degree bend. Therefore, please change the street name after the 90 degree bend.

FLAMENCO BEACH DRIVE - Ch. 41 Code of Ordinance states that a street name shall change at a near 90 degree bend. Therefore, please change the street name after the 90 degree bend, to the intersection of SUNLIGHT MEADOWS DRIVE.

Please show street segment divisions on Plat, where street name shall change.

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

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



Agenda Item: 52
Action Date: 05/13/2021
Plat Name: Sunterra Shores Drive Street Dedication Sec 3 and reserves
Developer: Katy 1039, LTD
Applicant: Jones | Carter
App No / Type: 2021-1074 C3P

Total Acreage:	17.2800	Total Reserve Acreage:	12.3800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Waller	77493	443G	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)

052. Sunterra Sec 23 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)

143. Minimum intersection spacing along a local street shall be 75 feet. (128)

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

201. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Waller County. Contact staff Recordation Section for appropriate statements and requirements.

Commission Action:

Approve the plat subject to the conditions listed



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 05/13/2021
Plat Name: Sunterra Shores Drive Street Dedication Sec 3 and reserves
Developer: Katy 1039, LTD
Applicant: Jones | Carter
App No / Type: 2021-1074 C3P



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

For Your Information:

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

HPW-HW- IDS: Approved

Addressing: Ch. 41 Code of Ordinance states that a street name shall change at a near 90 degree bend. This Plat will make SUNTERRA SHORES DRIVE continue to a near 90 degree bend. May want to consider changing a street name segment, or changing street type of entire street to "LOOP".

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

HPW-OCE- Drainage and Utility: No comments

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 05/13/2021
Plat Name: Sunterra Sec 23
Developer: Katy 1093, LTD
Applicant: Jones | Carter
App No / Type: 2021-0959 C3P

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.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 052. ____ must be recorded prior to or simultaneously with this plat.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
- 1) Revise street names indicated on markup

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 05/13/2021
Plat Name: Sunterra Sec 23
Developer: Katy 1093, LTD
Applicant: Jones | Carter
App No / Type: 2021-0959 C3P

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

HPW-HW- IDS: Approved

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

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.



Agenda Item: 54
Action Date: 05/13/2021
Plat Name: Sunterra Sec 25
Developer: Katy 1093, LTD
Applicant: Jones | Carter
App No / Type: 2021-0963 C3P

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

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. ____ must be recorded prior to or simultaneously with this plat.
053. Change street name(s) as indicated on the file copy to avoid duplication.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 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)
157. Provide streets names for each street. (133-134)
171. Type 1 PAEs shall not be direct extensions of local public streets. (129)
- 1) Applicant will resubmit the street dedication to address the direct public to private street connection.

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 54
Action Date: 05/13/2021
Plat Name: Sunterra Sec 25
Developer: Katy 1093, LTD
Applicant: Jones | Carter
App No / Type: 2021-0963 C3P



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

For Your Information:

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

HPW-HW- IDS: Approved

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 05/13/2021
Plat Name: Sunterra Sec 26
Developer: Katy 1039, LTD
Applicant: Jones | Carter
App No / Type: 2021-1062 C3P

Total Acreage:	14.4000	Total Reserve Acreage:	0.6800
Number of Lots:	50	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	443C	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)
052. Sec 27 and/or Sec 13 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. (42-42 & 42-44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42-42 & 42-44)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/13/2021

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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 05/13/2021
Plat Name: Sunterra Sec 26
Developer: Katy 1039, LTD
Applicant: Jones | Carter
App No / Type: 2021-1062 C3P

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

HPW-HW- IDS: Approved

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

Addressing: SEAGLASS VIEW DRIVE - CH. 41 Code of Ordinance states that a street name shall change at a near 90 degree bend, and shall be the same as an extension of another existing street name. therefore please change street name to SHIMMER EDGE DRIVE(to match that of SUNTERRA SEC 28), South of the 90 degree bend.

ARUBA RIDGE DRIVE - Duplicate / sound-alike existing street name found: ARUBA RIDGE. Please change street name to something more unique.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 05/13/2021
Plat Name: Sunterra Sec 27
Developer: Katy 1039, LTD
Applicant: Jones | Carter
App No / Type: 2021-1064 C3P

Total Acreage:	31.9500	Total Reserve Acreage:	7.1200
Number of Lots:	83	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	443C	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. (Sec 42-42 & 44)
152. Right-of-way transitions shall conform to the geometric design guidelines of the PWE Design Manual or other geometric design guidelines that are approved by the PWE director. 42-124
201. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Waller County. Contact staff Recordation Section for appropriate statements and requirements.

Commission Action:

Approve the plat subject to the conditions listed



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 05/13/2021
Plat Name: Sunterra Sec 27
Developer: Katy 1039, LTD
Applicant: Jones | Carter
App No / Type: 2021-1064 C3P

For Your Information:

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

HPW- TDO- Traffic: 05/06/2021

No comments.

HPW-HW- IDS: Approved

CenterPoint: Please identify UE Blk 1, lots 13-34

Addressing: SUNNY BRIAR DRIVE - Ch. 41 Code of Ordinance states that a street name shall change at a near 90 degree bend, therefore SUNNY BRIAR DRIVE street name must be changed at each 90 degree bend, or else change street type to LOOP or CIRCLE.

SUN BREEZE DRIVE - Duplicate / sound-alike existing street name found: SUN BREEZE. Please change street name to something more unique.

SOLBROOK LANE - Ch. 41 Code of Ordinance states that a street name shall change at a near 90 degree bend, therefore SOLBROOK LANE street name must be changed at each 90 degree bend.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 05/13/2021
Plat Name: Swift at Ella and Pinemont
Developer: ALD MAIL PRO, LLC
Applicant: MOMENTUM ENGINEERING
App No / Type: 2021-0974 C2

Total Acreage:	1.0043	Total Reserve Acreage:	1.0043
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	452F	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/13/2021

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 05/13/2021
Plat Name: Swift at Ella and Pinemont
Developer: ALD MAIL PRO, LLC
Applicant: MOMENTUM ENGINEERING
App No / Type: 2021-0974 C2

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

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

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

Addressing: Please revise PINEMONT ROAD to PINEMONT "DRIVE" in accordance to COH Addressing, COH Roads, GHC911 Roads, HEC Roads, and physical street signs.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 05/13/2021
Plat Name: Swift at Hollister and Hammerly
Developer: ALD MAIL PRO, LLC
Applicant: MOMENTUM ENGINEERING
App No / Type: 2021-0970 C2

Total Acreage:	1.2503	Total Reserve Acreage:	1.2503
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450R	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 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)Sec 42-42(5), 44(6)
- 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)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 58
Action Date: 05/13/2021
Plat Name: Swift at Hollister and Hammerly
Developer: ALD MAIL PRO, LLC
Applicant: MOMENTUM ENGINEERING
App No / Type: 2021-0970 C2

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

HPW- TDO- Traffic: 05/10/2021

Ensure that median openings along Hammerly Blvd are aligned with driveway access with 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

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. 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

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

Stormwater quality permit is required.



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 05/13/2021
Plat Name: Swift at Hollister and Hammerly
Developer: ALD MAIL PRO, LLC
Applicant: MOMENTUM ENGINEERING
App No / Type: 2021-0970 C2

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 05/13/2021
Plat Name: Thornton Heights
Developer: Build Vestors On Spencer
Applicant: The Interfield Group
App No / Type: 2021-1035 C3F

Total Acreage:	0.9990	Total Reserve Acreage:	0.0140
Number of Lots:	21	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452M	City

Conditions and requirements for approval:

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

Commission Action:

Defer for further study and review



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

For Your Information:

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

HPW- TDO- Traffic: 05/06/2021
 No comments.



Agenda Item: 59
Action Date: 05/13/2021
Plat Name: Thornton Heights
Developer: Build Vestors On Spencer
Applicant: The Interfield Group
App No / Type: 2021-1035 C3F

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. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

3. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

4. 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

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 A SHARE DRIVEWAY SUBDIVISION, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 05/13/2021
Plat Name: Thornton Heights
Developer: Build Vestors On Spencer
Applicant: The Interfield Group
App No / Type: 2021-1035 C3F

services.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 05/13/2021
Plat Name: Tidwell Fulton Southwest Reserve
Developer: Black Flag Tidwell Commercial
Applicant: IDS Engineering Group
App No / Type: 2021-1033 C2

Total Acreage:	4.2060	Total Reserve Acreage:	4.2060
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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77022	453B	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)
- 030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. 42-161
- 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)

Commission Action:

Approve the plat subject to the conditions listed



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 05/13/2021
Plat Name: Tidwell Fulton Southwest Reserve
Developer: Black Flag Tidwell Commercial
Applicant: IDS Engineering Group
App No / Type: 2021-1033 C2

For Your Information:

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



Agenda Item: 60
Action Date: 05/13/2021
Plat Name: Tidwell Fulton Southwest Reserve
Developer: Black Flag Tidwell Commercial
Applicant: IDS Engineering Group
App No / Type: 2021-1033 C2

HPW- TDO- Traffic: 05/07/21

Ensure driveways access are aligned with the existing median opening along Tidwell Rd.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

****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.

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

Stormwater quality permit is required.

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 05/13/2021
Plat Name: Towne Lake Sec 63
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No / Type: 2021-0901 C3P

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 42-188

Commission Action:

Defer Applicant request



Action Date:
05/13/2021

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 05/13/2021
Plat Name: Towne Lake Sec 63
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No / Type: 2021-0901 C3P

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)

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 05/13/2021
Plat Name: Townhomes at Skinner Road
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2021-0529 C3F

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:

- 014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/13/2021

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

For Your Information:



Agenda Item: 62
Action Date: 05/13/2021
Plat Name: Townhomes at Skinner Road
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2021-0529 C3F

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

Addressing: Approve

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, this form shall be approved prior to submitting plans for permitting."

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

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

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

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

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

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

4. 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.

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.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 05/13/2021
Plat Name: Townhomes at Skinner Road
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2021-0529 C3F

Submit applications online at houstonpermittingcenter.org

Parks and Recreation: Change "C" in Parks Table to read "Number of Incremental Dwelling Units."

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 05/13/2021
Plat Name: Ventana Lakes Sec 16
Developer: D. R. Horton - Texas, Ltd., A Texas Limited Partnership
Applicant: EHRA
App No / Type: 2021-0895 C3F

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

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)

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

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

1) Record the portion of Porter Road highlighted on the markup before recordation.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/13/2021

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

For Your Information:



Agenda Item: 63
Action Date: 05/13/2021
Plat Name: Ventana Lakes Sec 16
Developer: D. R. Horton - Texas, Ltd., A Texas Limited Partnership
Applicant: EHRA
App No / Type: 2021-0895 C3F

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 05/13/2021
Plat Name: Vietnamese Redemptorist Mission North
Developer: TDCK
Applicant: Gruller Surveying
App No / Type: 2021-0918 C2

Total Acreage:	1.0846	Total Reserve Acreage:	1.0846
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	77091	411Z	City

Conditions and requirements for approval:

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

134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1.

134.9 Add note: 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

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)

Commission Action:

Approve the plat subject to the conditions listed



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



Agenda Item: 64
Action Date: 05/13/2021
Plat Name: Vietnamese Redemptorist Mission North
Developer: TDCK
Applicant: Gruller Surveying
App No / Type: 2021-0918 C2

For Your Information:

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

HPW- TDO- Traffic: 05/10/2021

Ensure that median openings are aligned with driveway access with new development for Unrestricted Reserve A, and Unrestricted Reserve B along with T.C. Jester, otherwise driveway access will operate as a right-in and right-out condition.

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

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

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

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

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

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

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

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

****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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 05/13/2021
Plat Name: Vietnamese Redemptorist Mission South
Developer: TDCK
Applicant: Gruller Surveying
App No / Type: 2021-1043 C2

Total Acreage:	0.5590	Total Reserve Acreage:	0.5590
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	77091	411Z	City

Conditions and requirements for approval:

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

100. Add note: 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

134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 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(2)

Commission Action:

Approve the plat subject to the conditions listed



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



Agenda Item: 65
Action Date: 05/13/2021
Plat Name: Vietnamese Redemptorist Mission South
Developer: TDCK
Applicant: Gruller Surveying
App No / Type: 2021-1043 C2

For Your Information:

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

HPW- TDO- Traffic: 05/06/2021

Ensure that driveway access is not conflicting with the existin median opening along T.C. Jester.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

****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.

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.**

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 05/13/2021
Plat Name: Villa Robles Sec 1
Developer: 81 Villa Robles, Ltd.
Applicant: Baseline Corporation
App No / Type: 2021-1051 C3P

Total Acreage:	28.2000	Total Reserve Acreage:	3.9937
Number of Lots:	124	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327R	ETJ

Conditions and requirements for approval:

- 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.
- 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)
- 152. Right-of-way transitions shall conform to the geometric design guidelines of the PWE Design Manual or other geometric design guidelines that are approved by the PWE director. 42-124

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 66
Action Date: 05/13/2021
Plat Name: Villa Robles Sec 1
Developer: 81 Villa Robles, Ltd.
Applicant: Baseline Corporation
App No / Type: 2021-1051 C3P

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

CenterPoint: CenterPoint records show the following existing utility easement(s) that should be included on the proposed plat. Copies are attached. If you require a release, an application is attached.
Unrecorded CNP File No 10-C-43 d. 7/3/1944
Unrecorded CNP File No 10-C-173 d. 5/23/1962

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)
"Crossing" is not an acceptable suffix. Choose another suffix (Chapter 41)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
Rename Tres Robles Road to Telge Ranch Road. County prefers consistent street name for future signalized intersection
Associated plans and plat along Telge Road will need to be approved by CIP project manager Carlos Perez prior to plat recordation (HC-permit regs, 5.06)
Recommend a 1:15 transition on both sides of Encino Real way
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
limited scope TIA required to determine median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)
C6 and C12 are duplicate curve designations, one of the sets needs to be changed
curve radius should be 30' for Encino Real Way at Telge Rd (COH geometric Design guidelines, 10-22)
curve radius should be 35 feet for future signalization at Tres Robles Rd and Telge Rd (COH geometric Design guidelines, 10-22)
UVE should be checked at Encino Real Way and Telge Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Tres Robles Rd and Telge Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)

Addressing: TRES ROBLES ROAD - Ch. 41 Code of Ordinance states that an extension of an existing street must have the same street name, therefore please change street name to match that of TELGE RANCH ROAD.
May be an existing road easement, THREE OAKS ESTATES DRIVE, running East/West through proposed Subdivision Plat.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 05/13/2021
Plat Name: Acala Heights
Developer: Jacob and Adelina Monty
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2021-0978 C3R

Total Acreage:	6.6599	Total Reserve Acreage:	1.3501
Number of Lots:	54	Number of Multifamily Units:	0
COH Park Sector:	2	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	77076	412Z	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 107. Parking space arrangements, size of spaces and driveway openings shall be in conformance with the building code. (234)
- 112. Fire protection hose lay shall be measured beginning from edge of 28 foot paved private street.

Commission Action:

- Defer Additional information reqd
 1. Provide a parking plan for reserves.



Action Date:
05/13/2021

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

For Your Information:



Agenda Item: 67
Action Date: 05/13/2021
Plat Name: Acala Heights
Developer: Jacob and Adelina Monty
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2021-0978 C3R

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

HPW- TDO- Traffic: 05/11/2021

We recommend possibly adding connectivity to Conwin Street. During construction sometimes creates landlock without a second access point.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

CenterPoint: A 10' BL is requested.

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

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.

Also need to mark out the private F.H..

Stormwater quality permit is required.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 05/13/2021
Plat Name: Adult Education Addition replat no 1 and extension
Developer: Cre8
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
App No / Type: 2021-0810 C2R

Total Acreage:	1.7910	Total Reserve Acreage:	1.7910
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	77022	453Q	City

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

134.02. Add to general notes on face of plat: This property(s) is located in Park Sector number 2. 42-1, Division 7

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. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 68
Action Date: 05/13/2021
Plat Name: Adult Education Addition replat no 1 and extension
Developer: Cre8
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
App No / Type: 2021-0810 C2R

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

HPW- TDO- Traffic: 05/11/2021
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

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. 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.

5. 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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 05/13/2021
Plat Name: Adult Education Addition replat no 1 and extension
Developer: Cre8
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
App No / Type: 2021-0810 C2R

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

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.



Agenda Item: 69
Action Date: 05/13/2021
Plat Name: Allison Park Heights
Developer: HomeSite Residential LLC
Applicant: Meta Planning + Design LLC
App No / Type: 2021-0905 C3R

Total Acreage:	6.4000	Total Reserve Acreage:	1.6300
Number of Lots:	67	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.
- 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)
176. All type 1 PAEs must comply with all public street standards. (122)

Commission Action:

Approve the plat subject to the conditions listed

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 05/13/2021
Plat Name: Allison Park Heights
Developer: HomeSite Residential LLC
Applicant: Meta Planning + Design LLC
App No / Type: 2021-0905 C3R



For Your Information:

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

HPW- 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
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



Agenda Item: 69
Action Date: 05/13/2021
Plat Name: Allison Park Heights
Developer: HomeSite Residential LLC
Applicant: Meta Planning + Design LLC
App No / Type: 2021-0905 C3R

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

Submit applications online at houstonpermittingcenter.org

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

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.houston.tx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houston.tx.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

** 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.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 05/13/2021
Plat Name: Allison Park Heights
Developer: HomeSite Residential LLC
Applicant: Meta Planning + Design LLC
App No / Type: 2021-0905 C3R

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 05/13/2021
Plat Name: Ann Lane
Developer: PEANTECOSTAL CHURCH OF WILLOWBROOK
Applicant: RSG Engineering
App No / Type: 2021-0763 C2R

Total Acreage:	1.0280	Total Reserve Acreage:	1.0280
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77064	369M	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)
- 207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

Commission Action:

Defer Additional information reqd

1. Provide replat documents.
2. Provide deed restriction documents.



Action Date:
05/13/2021

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 05/13/2021
Plat Name: Ann Lane
Developer: PEANTECOSTAL CHURCH OF WILLOWBROOK
Applicant: RSG Engineering
App No / Type: 2021-0763 C2R

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

HPW-HW- IDS: Approve

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

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

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

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



Agenda Item: 71
Action Date: 05/13/2021
Plat Name: Areba Estates
Developer: Areab Homes LLC
Applicant: RP & Associates
App No / Type: 2021-0668 C2R

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 or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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

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.

Commission Action:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 05/13/2021
Plat Name: Areba Estates
Developer: Areab Homes LLC
Applicant: RP & Associates
App No / Type: 2021-0668 C2R

Defer Applicant request



Action Date:
05/13/2021

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

For Your Information:

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



Agenda Item: 71
Action Date: 05/13/2021
Plat Name: Areba Estates
Developer: Areab Homes LLC
Applicant: RP & Associates
App No / Type: 2021-0668 C2R

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
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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 05/13/2021
Plat Name: Balcones at Ashland
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No / Type: 2021-1040 C2R

Total Acreage:	0.1642	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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	492D	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 05/13/2021
Plat Name: Balcones at Ashland
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No / Type: 2021-1040 C2R

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

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

Submit applications online at houstonpermittingcenter.org

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

Parks and Recreation: Number of proposed dwelling units in park notes does not match table

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 05/13/2021
Plat Name: Baldwin Villas
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1045 C2R

Total Acreage:	0.1607	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493P	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 73
Action Date: 05/13/2021
Plat Name: Baldwin Villas
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1045 C2R

HPW- TDO- Traffic: 05/06/2021

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

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

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

HPW-HW- IDS: For the creation of 4 LOTS AND 1 BLOCK, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 05/13/2021
Plat Name: Brandon Street Enclave
Developer: Lance Equity Partners LLC
Applicant: CGES|Bailey Planning
App No / Type: 2021-1008 C2R

Total Acreage:	0.2300	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	77051	533Y	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 05/13/2021
Plat Name: Brandon Street Enclave
Developer: Lance Equity Partners LLC
Applicant: CGES|Bailey Planning
App No / Type: 2021-1008 C2R

HPW- TDO- Traffic: 05/07/2021
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

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 share driveway subdivision with 4 Lots , a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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

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

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

Master W.M.E. is required. Make sure that 10' clearance between public utility to the building foundation.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 05/13/2021
Plat Name: Brandon Street Townhomes
Developer: Lauson Group LLC
Applicant: CGES|Bailey Planning
App No / Type: 2021-1009 C2R

Total Acreage:	0.2300	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	77051	533Y	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 05/13/2021
Plat Name: Brandon Street Townhomes
Developer: Lauson Group LLC
Applicant: CGES|Bailey Planning
App No / Type: 2021-1009 C2R

HPW- TDO- Traffic: 05/07/2021
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
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 share driveway subdivision with 4 Lots , a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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

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

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

Master W.M.E. is required. Make sure that 10' clearance between public utility to the building foundation.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 05/13/2021
Plat Name: Caroline Developmemt
Developer: Irelan McDaniel, PLLC
Applicant: Windrose
App No / Type: 2021-0991 C2R

Total Acreage:	0.3444	Total Reserve Acreage:	0.3444
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	77002	493U	City

Conditions and requirements for approval:

- 030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 76
Action Date: 05/13/2021
Plat Name: Caroline Development
Developer: Irelan McDaniel, PLLC
Applicant: Windrose
App No / Type: 2021-0991 C2R

HPW- TDO- Traffic: 05/07/2021
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

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-OCE- Drainage and Utility: Detention is required.

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

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 05/13/2021
Plat Name: Chatterton Oaks
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2021-0782 C2R

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

Conditions and requirements for approval:

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

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

185.2. Appendix A: Provide an attesting individual in the dedicatory language.

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 05/13/2021
Plat Name: Chatterton Oaks
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2021-0782 C2R

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



Agenda Item: 77
Action Date: 05/13/2021
Plat Name: Chatterton Oaks
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2021-0782 C2R

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

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

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

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

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

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

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

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: 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.**



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 05/13/2021
Plat Name: Chatterton Oaks
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2021-0782 C2R

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



Agenda Item: 78
Action Date: 05/13/2021
Plat Name: Cherry Estates at Maggie Street
Developer: fred harris
Applicant: RUN PLANS
App No / Type: 2021-0861 C2R

Total Acreage:	0.3788	Total Reserve Acreage:	0.3787
Number of Lots:	6	Number of Multifamily Units:	6
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Z	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.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat_Legend.doc)
- 134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7.
- 134.6. The then-current fee in lieu of dedication shall be applied to this number (_4_units) of dwelling units.
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.
221. Fully dimension all shared driveways. (44)
223. Indicate the direction of vehicular entry to each garage from the shared driveway (>).
- 1.) Provide additional off-street parking as required per 42-186.
 - 2.) Provide 3' Emergency Access Easement along full plat boundary.
 - 3.) Provide 3' BL along Shared driveway.
 - 4.) Provide Garage access indicators.
 - 5.) All lots must have frontage on shared driveway to take access.
 - 6.) Provide note stating all lots taking access from Shared drive.
 - 7.) Dimension Shared Driveway as it does not appear to scale.
 - 8.) Provide Signed title report/CPL.
 - 9.) Provide signed Existing conditions survey.
 - 10.) Provide all restrictions and covenants shown in title.
 - 11.) Provide correct Lot Size & Coverage Table



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 05/13/2021
Plat Name: Cherry Estates at Maggie Street
Developer: fred harris
Applicant: RUN PLANS
App No / Type: 2021-0861 C2R

Commission Action:

Defer Additional information reqd



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 05/13/2021
Plat Name: Cherry Estates at Maggie Street
Developer: fred harris
Applicant: RUN PLANS
App No / Type: 2021-0861 C2R

HPW- TDO- Traffic: 05/11/2021
No comments.

CenterPoint: 1) Title Report indicates a 5'UE that is not reflected on the plat.
2) Acreage is not consistent in the dedication language and title box.

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

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

Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

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

2. 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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 05/13/2021
Plat Name: Comanche Plaza Estates
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2021-0997 C2R

Total Acreage:	0.3123	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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77041	410W	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.
- 209. Applicant has requested that this item be deferred for two weeks.
- 1.) Per Deed Restriction document F783377, 6' interior building lines are required.

Commission Action:

Defer Applicant request



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

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 05/13/2021
Plat Name: Comanche Plaza Estates
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2021-0997 C2R

HPW- TDO- Traffic: 05/07/2021
No comments.

CenterPoint: 1. 5'x20' A.E. recording information should be noted on the plat.

2. 5' U.E. recording information should be noted on the plat.

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

****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 3 LOTS AND 1 BLOCK, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 05/13/2021
Plat Name: Cypress Business Park
Developer: N/A
Applicant: E.I.C. Surveying Company
App No / Type: 2021-0967 C2R

Total Acreage:	6.8809	Total Reserve Acreage:	6.8809
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327J	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1.) Show Grant Road as 80' wide with record information substantiating width.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 05/13/2021
Plat Name: Cypress Business Park
Developer: N/A
Applicant: E.I.C. Surveying Company
App No / Type: 2021-0967 C2R

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

HPW-HW- IDS: Approve

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

Missing B.L..

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

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

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

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

Plan and PLAT need to be approved by CIP project manager Jesus Garcia 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 05/13/2021
Plat Name: Delman Estates
Developer: Ashley Norman
Applicant: Pioneer Engineering, LLC
App No / Type: 2021-0890 C2R

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493V	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 05/13/2021
Plat Name: Delman Estates
Developer: Ashley Norman
Applicant: Pioneer Engineering, LLC
App No / Type: 2021-0890 C2R

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

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

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

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



Agenda Item: 82
Action Date: 05/13/2021
Plat Name: Estates at Glass Street
Developer: JFO Solutions
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1037 C2R

Total Acreage:	0.1584	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	454P	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)

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

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)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 05/13/2021
Plat Name: Estates at Glass Street
Developer: JFO Solutions
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1037 C2R



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

For Your Information:

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

HPW- TDO- Traffic: 05/06/2021
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
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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 05/13/2021
Plat Name: Estates at Logan
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2021-0995 C2R

Total Acreage:	0.1404	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	453J	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.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
065. Provide specific reason(s) for replat on the face of the plat.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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



Agenda Item: 83
Action Date: 05/13/2021
Plat Name: Estates at Logan
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2021-0995 C2R

For Your Information:

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

HPW- TDO- Traffic: 05/07/2021
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
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%.

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

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

**** 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: Number of dwelling units in park notes does not match parks table

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



Agenda Item: 84
Action Date: 05/13/2021
Plat Name: Everett Villas
Developer: MTY Builders, Inc.
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1038 C2R

Total Acreage:	0.1514	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493C	City

Conditions and requirements for approval:

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

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

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)

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)

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)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 05/13/2021
Plat Name: Everett Villas
Developer: MTY Builders, Inc.
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1038 C2R



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

For Your Information:

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

HPW- TDO- Traffic: 05/06/2021
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
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-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

HPW-HW- IDS: For the creation of 3 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstontxpermittingcenter.org

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 05/13/2021
Plat Name: Everett Villas
Developer: MTY Builders, Inc.
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1038 C2R

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



Agenda Item: 85
Action Date: 05/13/2021
Plat Name: Faiths Gardens
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No / Type: 2021-1079 C2R

Total Acreage:	0.2043	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494L	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)

134.11. Add to general notes on face of plat: This property(s) is located in Park Sector number 11.

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)

Commission Action:

Approve the plat subject to the conditions listed



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 05/13/2021
Plat Name: Faiths Gardens
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No / Type: 2021-1079 C2R



Action Date:
05/13/2021

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

For Your Information:

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



Agenda Item: 85
Action Date: 05/13/2021
Plat Name: Faiths Gardens
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No / Type: 2021-1079 C2R

Parks and Recreation: - Incorrect park sector
- Number of existing dwelling units in plat does not match existing survey
HPW- TDO- Traffic: 05/06/2021

Edmund Street is a narrow street with open ditches on both sides. Parking conditions must be coordinated with the Traffic Operation Division.

HPW-OCE-Traffic: 1. Property Frontage

A residential lot must have at least 20 ft of frontage along a ROW to allow for an IDM compliant driveway approach. The minimum standards for a driveway approach is 12 ft width and a 4 ft radius on each side. The radius cannot encroach into the adjacent property.

2. Sidewalks (October 1, 2020)

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

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

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

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

CenterPoint: Recording information of all easements on plat. Please place it on easement such as Vol 1244/Pg 43 H.C.D.R.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 86
Action Date: 05/13/2021
Plat Name: Fannin Station South
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2021-0535 C2R

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)

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

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

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)

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

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

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 05/13/2021
Plat Name: Fannin Station South
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2021-0535 C2R



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

For Your Information:

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

HPW- TDO- Traffic: 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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 05/13/2021
Plat Name: Fannin Station South
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2021-0535 C2R

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

6. Access from W Bellfort will be denied due to street elevations.

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

Parks and Recreation: Add park sector to general notes

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.

Please review the attached letter for further instructions.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 87
Action Date: 05/13/2021
Plat Name: Glen Highland Sec 1
Developer: JRSG &&& COMPANY, LLC.
Applicant: JRSG & COMPANY
App No / Type: 2021-0806 C2R

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:

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)

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

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

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 05/13/2021
Plat Name: Glen Highland Sec 1
Developer: JRSG & COMPANY, LLC.
Applicant: JRSG & COMPANY
App No / Type: 2021-0806 C2R



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

For Your Information:

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

HPW- TDO- Traffic: 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/>

Planning Department Information

Email: 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.

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

**** 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 wcrtchs@houstontx.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



Agenda Item: 87
Action Date: 05/13/2021
Plat Name: Glen Highland Sec 1
Developer: JRSG &&& COMPANY, LLC.
Applicant: JRSG & COMPANY
App No / Type: 2021-0806 C2R

will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

****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 houstontxpermittingcenter.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 wcrtchs@houstontx.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.houstontx.gov/planning/>
Planning Department Information

Email: 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.

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 05/13/2021
Plat Name: Glen Highland Sec 1
Developer: JRSG & COMPANY, LLC.
Applicant: JRSG & COMPANY
App No / Type: 2021-0806 C2R

required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 88
Action Date: 05/13/2021
Plat Name: Golden Path
Developer: Oc Plans & Permits
Applicant: Oc Plans & Permits
App No / Type: 2021-0946 C2R

Total Acreage:	0.3000	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77033	534W	City

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 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)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.
148. Change street name(s) as indicated on the marked file copy. (133-134)
- 190.3. Add 'Margaret Wallace Brown, Secretary' as Secretary in the Planning Commission certificate.
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- A shared driveway project must provide a 3' emergency access easement along each subdivision plat boundary line that is not adjacent to a public street. The easement must be labeled and dimensioned and "Emergency Access Easement" must be spelled out completely. (42-145)

Commission Action:



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 05/13/2021
Plat Name: Golden Path
Developer: Oc Plans & Permits
Applicant: Oc Plans & Permits
App No / Type: 2021-0946 C2R

Defer Additional information reqd



Action Date:
05/13/2021

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

For Your Information:

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



Agenda Item: 88
Action Date: 05/13/2021
Plat Name: Golden Path
Developer: Oc Plans & Permits
Applicant: Oc Plans & Permits
App No / Type: 2021-0946 C2R

HPW- TDO- Traffic: 05/11/2021
No comments.

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

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

****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

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

CenterPoint: CenterPoint requires a 14' UE in front/rear of lots, or a 16' UE if wet utilities are needed. However, if a building line is to be placed in the area of the UE, CNP requests the BL be the same or greater than the UE being dedicated. Ownership in Title Block doesn't match. D.E. not defined in legend.
Addressing: Please change street name CHRISTOPHER STREET to LARKSPUR STREET on Plat.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 05/13/2021
Plat Name: Gomez Estates
Developer: Jorge Contreras
Applicant: CGES|Bailey Planning
App No / Type: 2021-0883 C2R

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

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 (>).

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/13/2021

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

For Your Information:



Agenda Item: 89
Action Date: 05/13/2021
Plat Name: Gomez Estates
Developer: Jorge Contreras
Applicant: CGES|Bailey Planning
App No / Type: 2021-0883 C2R

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

Parks and Recreation: - 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

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

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

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



Agenda Item: 90
Action Date: 05/13/2021
Plat Name: Heights on Rutland
Developer: Partner Engineering & Science
Applicant: Red Plains Surveying
App No / Type: 2021-0431 C2R

Total Acreage:	0.3032	Total Reserve Acreage:	0.3032
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Z	City

Conditions and requirements for approval:

030. Label a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (Sec 42-160)
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))
127. Provide Visibility Triangle plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (Sec 42-161)
- 190.1. Revise 'or M. Sonny Garza, Vice Chairman' on same line as Chair in the Planning Commission certificate.
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)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 05/13/2021
Plat Name: Heights on Rutland
Developer: Partner Engineering & Science
Applicant: Red Plains Surveying
App No / Type: 2021-0431 C2R



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

For Your Information:

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

HPW- TDO- Traffic: 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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 05/13/2021
Plat Name: Katz Galleria GP
Developer: Katz
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2021-0884 GP

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

Conditions and requirements for approval:

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 91
Action Date: 05/13/2021
Plat Name: Katz Galleria GP
Developer: Katz
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2021-0884 GP

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

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

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

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

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

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

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

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

****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](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.**

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 05/13/2021
Plat Name: Katz Galleria Sec 1
Developer: Katz
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2021-0885 C2R

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

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.

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

1.) Public Hearing required.

Commission Action:

Withdrawn



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

For Your Information:

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



Agenda Item: 92
Action Date: 05/13/2021
Plat Name: Katz Galleria Sec 1
Developer: Katz
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2021-0885 C2R

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
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

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 05/13/2021
Plat Name: Katz Galleria Sec 1
Developer: Katz
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2021-0885 C2R

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 05/13/2021
Plat Name: Lexenhome West 23
Developer: B&U Construction, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2021-1018 C2R

Total Acreage:	0.2066	Total Reserve Acreage:	0.0000
Number of Lots:	5	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

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 05/13/2021
Plat Name: Lexenhome West 23
Developer: B&U Construction, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2021-1018 C2R

HPW- TDO- Traffic: 05/07/2021
No comments.

CenterPoint: CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: West 23rd St
HPW-HW- IDS: For the creation of share driveway subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
** 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.

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

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.
Master W.M.E. is required. Make sure that 10' clearance between public utility to the building foundation.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 05/13/2021
Plat Name: Liberty Center
Developer: RCCG Living Word Chapel
Applicant: Windrose
App No / Type: 2021-0809 C2R

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

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

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

1.) Approved Drainage Plan (sign and stamped) Required.

Commission Action:

Withdrawn



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

For Your Information:

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



Agenda Item: 94
Action Date: 05/13/2021
Plat Name: Liberty Center
Developer: RCCG Living Word Chapel
Applicant: Windrose
App No / Type: 2021-0809 C2R

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

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

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

CenterPoint: Plat in 274/85 HCMR dedicates a 5x20'AE for all UE's., which include a 10'UE at the front and rear of subject tract.

The proposed plat depicts the AE for the front UE but not the rear UE.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 05/13/2021
Plat Name: Liberty Center
Developer: RCCG Living Word Chapel
Applicant: Windrose
App No / Type: 2021-0809 C2R

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 05/13/2021
Plat Name: Lynae Homes
Developer: James Thibodeaux
Applicant: CGES|Bailey Planning
App No / Type: 2021-1006 C2R

Total Acreage:	0.4100	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

Conditions and requirements for approval:

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

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

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)

079. Revise the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

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

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

Commission Action:

Approve the plat subject to the conditions listed



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



Agenda Item: 95
Action Date: 05/13/2021
Plat Name: Lynae Homes
Developer: James Thibodeaux
Applicant: CGES|Bailey Planning
App No / Type: 2021-1006 C2R

For Your Information:

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

Parks and Recreation: - Plat notes 10 dwelling units does not match parks table
HPW- TDO- Traffic: 05/07/2021
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

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-OCE- Drainage and Utility: Detention is required.

HPW-HW- IDS: For the creation of 6 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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

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



Agenda Item: 96
Action Date: 05/13/2021
Plat Name: Mount Pleasant Villas
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2021-1048 C2R

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533P	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.

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)

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 96
Action Date: 05/13/2021
Plat Name: Mount Pleasant Villas
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2021-1048 C2R



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

For Your Information:

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

HPW- TDO- Traffic: 05/06/2021

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

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

CenterPoint: Acreage in dedication and title block differ.

GHBA language is missing (attached).

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 05/13/2021
Plat Name: Nicky Estates
Developer: Derive Development
Applicant: The Interfield Group
App No / Type: 2021-1075 C2R

Total Acreage:	0.9999	Total Reserve Acreage:	0.0000
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412N	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 05/13/2021
Plat Name: Nicky Estates
Developer: Derive Development
Applicant: The Interfield Group
App No / Type: 2021-1075 C2R

HPW- TDO- Traffic: 05/06/21

We recommend considering parking restriction, Tower Street is approx. 16-feet-wide and with open ditches.

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

2. Driveway Placement on Corner Lot (Residential)(Lot 14)

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

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

Stormwater quality permit is required.

No building is allowed within any public utility easement.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 05/13/2021
Plat Name: Noah Springs
Developer: Kassandra Garza
Applicant: Owens Management Systems, LLC
App No / Type: 2021-0998 C2R

Total Acreage:	0.2690	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	77048	574G	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.

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 98
Action Date: 05/13/2021
Plat Name: Noah Springs
Developer: Kassandra Garza
Applicant: Owens Management Systems, LLC
App No / Type: 2021-0998 C2R

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

HPW- TDO- Traffic: 05/07/2021
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
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

**** 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. How is lot 1 going to gain access to other utilities I the utility easement in the rear of the 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.



Agenda Item: 99
Action Date: 05/13/2021
Plat Name: Oaks at Laverne
Developer: Light Hill Partners, LLC
Applicant: Richard Grothues Designs
App No / Type: 2021-1073 C3R

Total Acreage:	2.7767	Total Reserve Acreage:	0.3565
Number of Lots:	50	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450U	City

Conditions and requirements for approval:

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

053. Change street name(s) as indicated on the file copy to avoid duplication. (Sec 41-22(b) and 42-133)

078.1. Minimum lot size in the city may be less than 3500 square feet, but not less than 1400 square feet if the subdivision plat meets the performance standards of either 42-182 or 42-184. (Sec 42-182 and Sec 42-184).

134.6. The then-current fee in lieu of dedication shall be applied to this number (____units) of dwelling units. (Sec 42-254)

178. The intersection angle created by two type 2 PAEs or private streets shall be between 80- and 90-degrees. With a 90-degree angle the intersection shall have a 20-ft. radius. With an angle less than a 90-degree the intersection shall have a 25-ft. radius. (42-129, 231)

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

One additional guest parking space is required for every six dwelling units. This subdivision plat is required additional guest parking spaces. (Sec 42-186)

*

Lot Size Averaging plat note: This subdivision plat contains at least one lot that is less than 1,400 square feet in size. Any subsequent replat of a lot within this subdivision plat shall maintain an average lot size that is greater than or equal to 1,400 square feet. The average lot size for each subsequent replat shall be based on all lots within this subdivision plat. All subsequent replats of lots within this subdivision plat shall contain a plat notation stating these requirements. (Sec 42-181)

Commission Action:

Defer Chapter 42 planning standards



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 05/13/2021
Plat Name: Oaks at Laverne
Developer: Light Hill Partners, LLC
Applicant: Richard Grothues Designs
App No / Type: 2021-1073 C3R



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

For Your Information:

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

HPW- TDO- Traffic: 05/06/2021

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

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



Agenda Item: 99
Action Date: 05/13/2021
Plat Name: Oaks at Laverne
Developer: Light Hill Partners, LLC
Applicant: Richard Grothues Designs
App No / Type: 2021-1073 C3R

TDO for "No Parking" sign installation). Please contact Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houston.tx.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: Applicant should maintain a 10' BL where property is adjacent to Road ROW with primary overhead facilities installed. Please identify BL.

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

Stormwater quality permit is required.

Master W.M.E. which is required for all 28' PVT/PAE. Also need to call out all FH.

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

Submit applications online at houstonpermittingcenter.org

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

Addressing: LAVERNE COURT - Sound-alike duplicate streets found: LAVERN, LAVERNE, LIVORNO. Please change street name to something more unique.

LAVERNE COURT can not be addressed, in addition to a more unique name required, the street names need to change every turn larger than 45 degrees per city ordinance. This requires 3 new unique names in order to address.

In addition the suffix street type COURT can not be used as per the ordinance the COURT street type terminates in a culdesac or dead end. In changing the name from LAVERNE COURT please choose a different street type suffix.

Thank you.

Parks and Recreation: Number of dwelling units in park notes 5 does not match table

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 05/13/2021
Plat Name: Pannu Heights
Developer: Pannu Properties
Applicant: RED CONSULTANTS
App No / Type: 2021-0794 C2R

Total Acreage:	0.1155	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	77022	453J	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 05/13/2021
Plat Name: Pannu Heights
Developer: Pannu Properties
Applicant: RED CONSULTANTS
App No / Type: 2021-0794 C2R

HPW- TDO- Traffic: 05/11/2021
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

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

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.



Agenda Item: 101
Action Date: 05/13/2021
Plat Name: Parnell Park Plaza
Developer: SSOT BUILDERS
Applicant: Survey Solutions of Texas
App No / Type: 2021-1067 C2R

Total Acreage:	0.1365	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533T	City

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid. (42-41(12))
- 073.1. Legal description on face of the plat and in title must match.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41(1))
079. Revise the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (Sec 42-184)
- 134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7. (42-1, Division 7)
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. (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)

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 101
Action Date: 05/13/2021
Plat Name: Parnell Park Plaza
Developer: SSOT BUILDERS
Applicant: Survey Solutions of Texas
App No / Type: 2021-1067 C2R



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

For Your Information:

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

Parks and Recreation: - Change from "net" to "incremental" in table

- Incorrect park sector in park notes

HPW- TDO- Traffic: 05/06/2021

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

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

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

CenterPoint: Please add Legend with all abbreviations

Please make sure the abbreviation for H.C.D.R is place by vol/pg noted at easement location



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 05/13/2021
Plat Name: Parnell Park Plaza
Developer: SSOT BUILDERS
Applicant: Survey Solutions of Texas
App No / Type: 2021-1067 C2R

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 05/13/2021
Plat Name: Perez Court
Developer: Rafael Perez
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2021-0865 C2R

Total Acreage:	0.1205	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	77091	451D	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
079. Revise the Reduced Lot Size required plat notes to the plat. (Sec 42-184)
- 134.4. Complete Parks and Open Space Table
203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))

Commission Action:

Approve the plat subject to the conditions listed



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 05/13/2021
Plat Name: Perez Court
Developer: Rafael Perez
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2021-0865 C2R

For Your Information:

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

HPW- TDO- Traffic: 05/07/2021
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
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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 05/13/2021
Plat Name: Quitman Villas
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-0705 C2R

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.

Parking space must be separate from the property line as required by HPW.

Commission Action:

Defer Additional information reqd



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

For Your Information:

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



Agenda Item: 103
Action Date: 05/13/2021
Plat Name: Quitman Villas
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-0705 C2R

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

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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 05/13/2021
Plat Name: Rabadan Field
Developer: Oc Plans & Permits
Applicant: Oc Plans & Permits
App No / Type: 2021-1046 C2R

Total Acreage:	0.2200	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	454J	City

Conditions and requirements for approval:

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

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 104
Action Date: 05/13/2021
Plat Name: Rabadan Field
Developer: Oc Plans & Permits
Applicant: Oc Plans & Permits
App No / Type: 2021-1046 C2R

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

HPW- TDO- Traffic: 05/06/2021

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

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

Parks and Recreation: Dwelling units in park notes 6 does not match table

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

**** 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 wcrtchs@houstontx.gov.**

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 05/13/2021
Plat Name: Rodriguez Acres
Developer: Robert Rodriguez
Applicant: C & C Surveying, Inc
App No / Type: 2021-1027 C2R

Total Acreage:	2.1710	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77484	283R	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/13/2021

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

For Your Information:



Agenda Item: 105
Action Date: 05/13/2021
Plat Name: Rodriguez Acres
Developer: Robert Rodriguez
Applicant: C & C Surveying, Inc
App No / Type: 2021-1027 C2R

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

CenterPoint: 1. Note 3: The GHBA language is incorrect. See attached for correct language.
2. Vicinity Map is incorrect, tract is west of Kermier and Imhof.
3. CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: Imhoff Rd

HPW-HW- IDS: APPROVE

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

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

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

Our road log calls out 50 feet of ROW for Imhof road. May need to dedicate 5 feet of ROW. County recommends deferral

Label recording info for Imhof Road or field verify ROW

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

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org. For drainage analysis related questions, please email civildevel@hcpid.org.

Label 10 foot building line (chapter 42)

Coordinate with CIP project manager Ian Gray prior to recordation

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 05/13/2021
Plat Name: Rose Park Views
Developer: Avalon Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2021-0878 C2R

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. HPW 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

Commission Action:

Defer Houston Public Works request



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



Agenda Item: 106
Action Date: 05/13/2021
Plat Name: Rose Park Views
Developer: Avalon Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2021-0878 C2R

For Your Information:

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

HPW- TDO- Traffic: 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
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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 05/13/2021
Plat Name: Safeguard Estates
Developer: Green Home Builder
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1063 C2R

Total Acreage:	0.5004	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	City

Conditions and requirements for approval:

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/13/2021

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 05/13/2021
Plat Name: Safeguard Estates
Developer: Green Home Builder
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1063 C2R

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

HPW- TDO- Traffic: 05/06/2021

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

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

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

CenterPoint: Please put recording information of the 5x20 AE on Plat at the location of the identified easement.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 05/13/2021
Plat Name: Sayers Plaza at Maxwell
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2021-0996 C2R

Total Acreage:	0.1881	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	454K	City

Conditions and requirements for approval:

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/13/2021

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

For Your Information:



Agenda Item: 108
Action Date: 05/13/2021
Plat Name: Sayers Plaza at Maxwell
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2021-0996 C2R

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

HPW- TDO- Traffic: 05/07/2021
No comments.

CenterPoint: 1. GHBA language required,
2. The recording information for the 5' UE running along the rear of the lot should be noted on plat.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

****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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 05/13/2021
Plat Name: Seabrook at the Medical Center
Developer: SCJ 1030 CO Inc
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1044 C2R

Total Acreage:	0.2290	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533Q	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 109
Action Date: 05/13/2021
Plat Name: Seabrook at the Medical Center
Developer: SCJ 1030 CO Inc
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1044 C2R

HPW- TDO- Traffic: 05/06/2021

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

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 4 LOTS AND 1 BLOCK, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 05/13/2021
Plat Name: SK Air Investment
Developer: SK Air Investment
Applicant: The Interfield Group
App No / Type: 2021-1054 C2R

Total Acreage:	2.5405	Total Reserve Acreage:	2.5405
Number of Lots:	0	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	535R	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)

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (162)

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

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

Commission Action:

Approve the plat subject to the conditions listed



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 05/13/2021
Plat Name: SK Air Investment
Developer: SK Air Investment
Applicant: The Interfield Group
App No / Type: 2021-1054 C2R

For Your Information:

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 111
Action Date: 05/13/2021
Plat Name: Skyline on Sikes
Developer: New Skies Ventures, LLC
Applicant: Richard Grothues Designs
App No / Type: 2021-0927 C2R

Total Acreage:	0.2306	Total Reserve Acreage:	0.0044
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:

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)

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

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

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

221. Fully dimension all shared driveways. (44)

223. Indicate the direction of vehicular entry to each garage from the shared driveway (>).

Applicant has acknowledged there will be sufficient space to provide required sidewalk/safety buffer within public ROW.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 05/13/2021
Plat Name: Skyline on Sikes
Developer: New Skies Ventures, LLC
Applicant: Richard Grothues Designs
App No / Type: 2021-0927 C2R



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

For Your Information:

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

HPW- TDO- Traffic: 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 change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

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

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

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

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

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

3. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 05/13/2021
Plat Name: Skyline on Sikes
Developer: New Skies Ventures, LLC
Applicant: Richard Grothues Designs
App No / Type: 2021-0927 C2R

****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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 05/13/2021
Plat Name: Starship Millstone RV Resort
Developer: STARSHIP I-45 LEAGUE CITY LLC
Applicant: RSG Engineering
App No / Type: 2021-0775 C2R

Total Acreage:	25.9178	Total Reserve Acreage:	25.9178
Number of Lots:	0	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:	Memorial Hills Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77073	333J	ETJ

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-1)
- 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)
191. Appendix G:Harris County Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
193. Appendix I:Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (Record.doc)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/13/2021

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 05/13/2021
Plat Name: Starship Millstone RV Resort
Developer: STARSHIP I-45 LEAGUE CITY LLC
Applicant: RSG Engineering
App No / Type: 2021-0775 C2R

For Your Information:

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

CenterPoint: 1) Plat reflects an intent to abandon street and easements. A Street/Alley Closure and Release of Easement application is required to be submitted for formal review and approval. Application forms uploaded hereto.

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)

INO letters need to be provided from utility companies for abandonment before recordation (HC-permit regs, 5.06)

Verify that utilities do not exist under platted public ROW.

County concurrence is required for abandoning ROW prior to plan approval/ plat recordation

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 05/13/2021
Plat Name: Vermont Estates
Developer: Mazzarino Construction & Development
Applicant: Veronica Little
App No / Type: 2021-0930 C2R

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	77006	492R	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) Sec 42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 05/13/2021
Plat Name: Vermont Estates
Developer: Mazzarino Construction & Development
Applicant: Veronica Little
App No / Type: 2021-0930 C2R

HPW- TDO- Traffic: 05/11/2021
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

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. Driveways shall allow for an unobstructed line of sight for vehicles to observe approaching traffic.

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 05/13/2021
Plat Name: Victory Meadow
Developer: CASH OFFER USA
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-0679 C2R

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

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

Commission Action:

Defer Additional information reqd



Action Date:
05/13/2021

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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 05/13/2021
Plat Name: Victory Meadow
Developer: CASH OFFER USA
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-0679 C2R

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
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

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 05/13/2021
Plat Name: Webster Estates
Developer: Surv-Tex Surveying
Applicant: Surv-Tex surveying Inc.
App No / Type: 2021-0989 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493V	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.

134.15. Add to general notes on face of plat: This property(s) is located in Park Sector number 15.

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 05/13/2021
Plat Name: Webster Estates
Developer: Surv-Tex Surveying
Applicant: Surv-Tex surveying Inc.
App No / Type: 2021-0989 C2R

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

Parks and Recreation: - Change from "net" to "incremental" in parks table

- Incorrect park sector in plat notes 10

HPW- TDO- Traffic: 05/10/21

No comments.

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

****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: APPROVE

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 116
Action Date: 05/13/2021
Plat Name: Wedgefield Terrace
Developer: SSOT BUILDERS
Applicant: Survey Solutions of Texas
App No / Type: 2021-1055 C2R

Total Acreage:	0.1549	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455P	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 134.04. Add to general notes on face of plat: This property(s) is located in Park Sector number 4.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 116
Action Date: 05/13/2021
Plat Name: Wedgefield Terrace
Developer: SSOT BUILDERS
Applicant: Survey Solutions of Texas
App No / Type: 2021-1055 C2R

HPW- TDO- Traffic: 05/06/2021

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

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

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

Parks and Recreation: Incorrect park sector in park notes

Change from "net" to "incremental" in parks table

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

CenterPoint: Owner in title block and dedication differ.

No dedicated easements found. CenterPoint requires a 14' UE in front/rear of lots, or a 16' UE if wet utilities are needed.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 117
Action Date: 05/13/2021
Plat Name: Welch Grove
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1030 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493N	City

Conditions and requirements for approval:

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

Tract is within a pending minimum lot size area application.

Commission Action:

Defer for further study and review



Action Date:
05/13/2021

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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 117
Action Date: 05/13/2021
Plat Name: Welch Grove
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1030 C2R

HPW- TDO- Traffic: 05/07/2021
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
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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 05/13/2021
Plat Name: Willard Street Estates
Developer: Mazzarino Construction & Development
Applicant: Veronica Little
App No / Type: 2021-1070 C2R

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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493N	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 05/13/2021
Plat Name: Willard Street Estates
Developer: Mazzarino Construction & Development
Applicant: Veronica Little
App No / Type: 2021-1070 C2R

HPW- TDO- Traffic: 05/06/2021

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

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

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

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



Agenda Item: 119
Action Date: 05/13/2021
Plat Name: Arocket Moving and Storage
Developer: AROCKET MOVING AND STORAGE
Applicant: M2L Associates, Inc.
App No / Type: 2021-0713 C3N

Total Acreage:	6.8580	Total Reserve Acreage:	6.8580
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533P	City

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. Provide a letter of no objection from the Public Utility Analysis group for the abandonment of Peerless Fountain Court.

012.2. Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713-207-0430. Easement P224835 need to be depicted.

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

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action, and email a picture to staff no later than Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: <https://www.houstontx.gov/planning/DevelopRegs/>)

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

Provide the date that the building was built and provide a Certificate of Occupancy for the building. If it determined that the building was not built before the 1982 ordinance, a variance for the dual building line will be required.

Commission Action:

Defer Additional information reqd



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 119
Action Date: 05/13/2021
Plat Name: Arocket Moving and Storage
Developer: AROCKET MOVING AND STORAGE
Applicant: M2L Associates, Inc.
App No / Type: 2021-0713 C3N



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

For Your Information:

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



Agenda Item: 119
Action Date: 05/13/2021
Plat Name: Arocket Moving and Storage
Developer: AROCKET MOVING AND STORAGE
Applicant: M2L Associates, Inc.
App No / Type: 2021-0713 C3N

HPW- TDO- Traffic: 05/10/2021

Ensure turning radius for large vehicles at driveways for reserve A.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

****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

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

Stormwater quality permit is required.

CenterPoint: Easement P224835 need to be depicted.

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

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

Houston Planning Commission

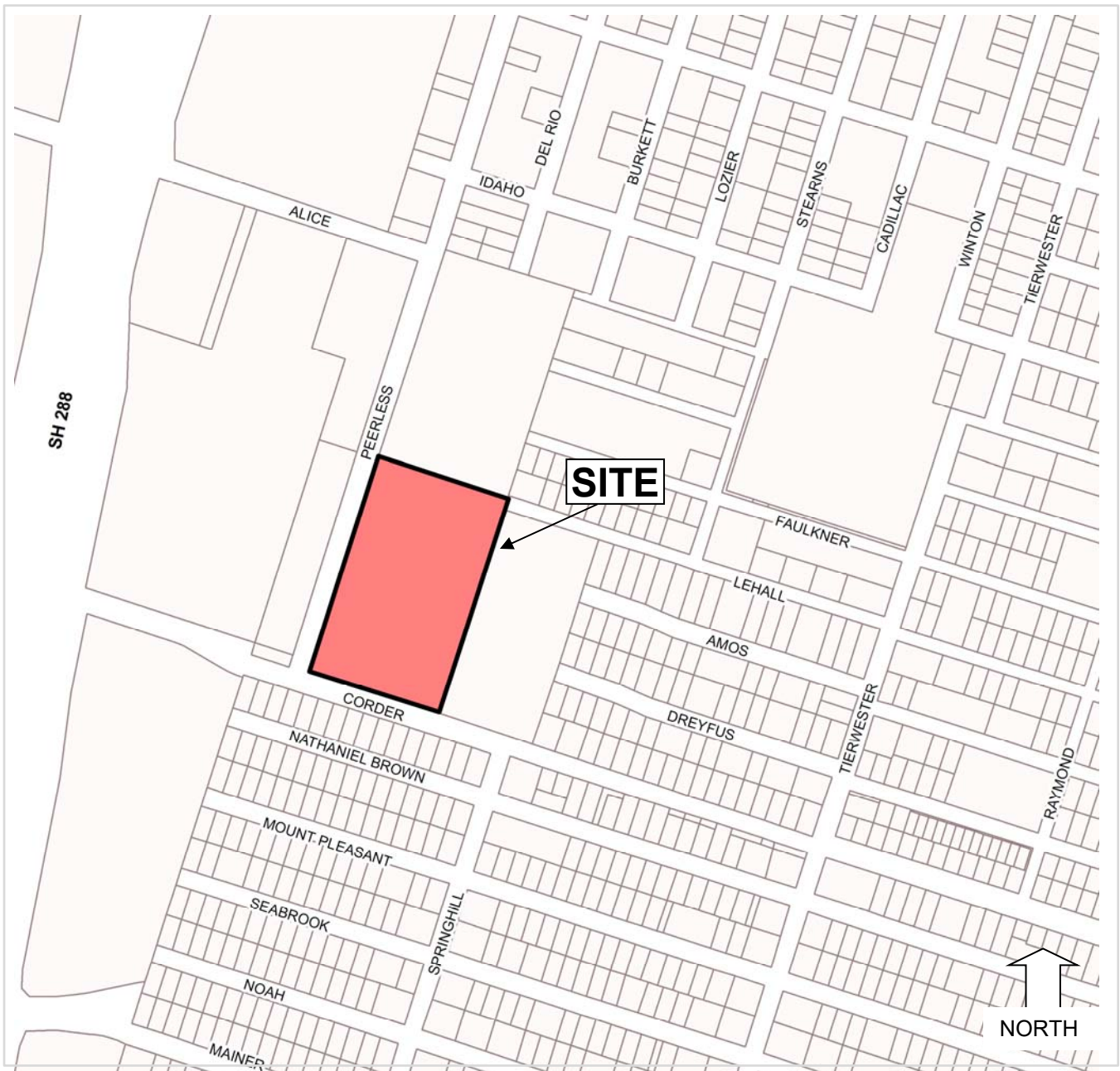
ITEM: 119

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Arocket Moving and Storage

Applicant: M2L Associates, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission

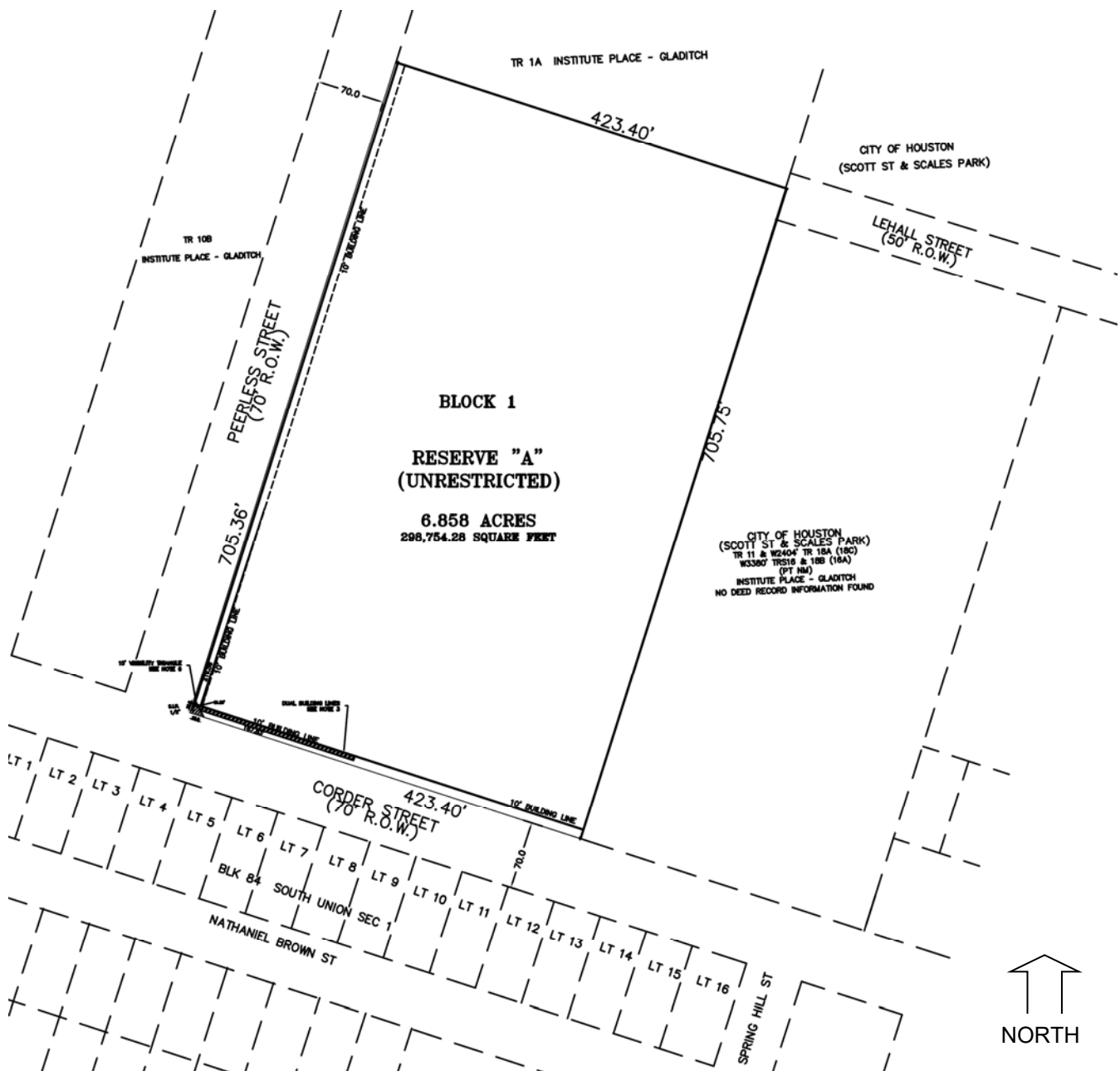
ITEM: 119

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Arocket Moving and Storage

Applicant: M2L Associates, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 05/13/2021

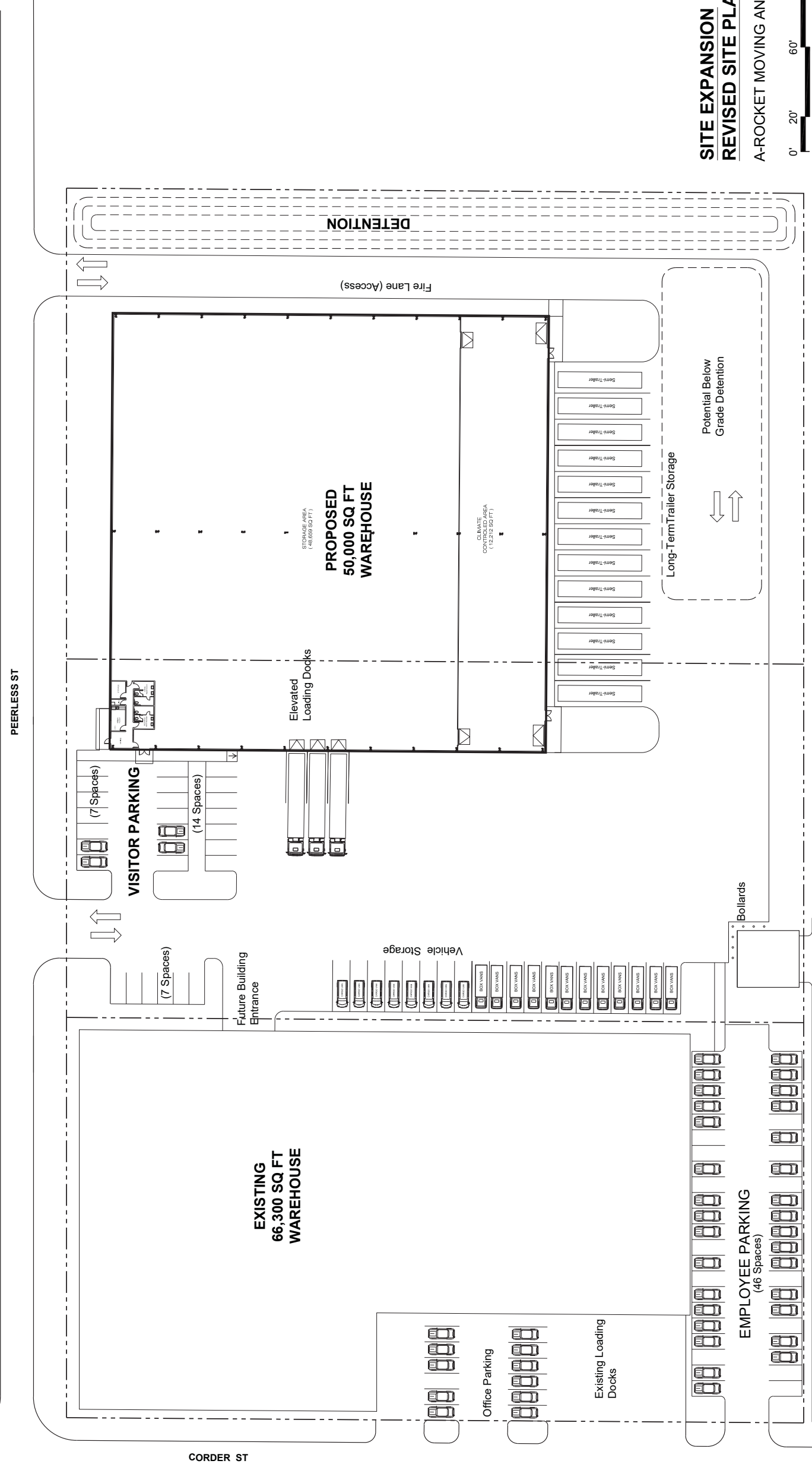
Subdivision Name: Arocket Moving and Storage

Applicant: M2L Associates, Inc.



C – Public Hearings with Variance

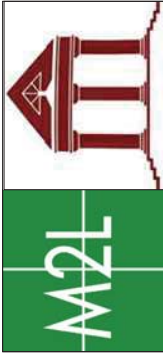
Aerial



**SITE EXPANSION
REVISED SITE PLAN**
A-ROCKET MOVING AND STORAGE



August 25, 2021





PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-0713

Plat Name: Arocket Moving and Storage

Applicant: M2L Associates, Inc.

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:

Not to provide extension of Lehall Street west through the property to Peerless and not provided a cul-de-sac terminus

Chapter 42 Section: 42-134

Chapter 42 Reference:

42-134 Street Extension (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

Arocket Moving and Storage is a partial replat "Fountains at Peerless Street" which was revised to Fountains at Peerless Street Replat No. 1 and recorded in 2007. All the property in Fountains at Peerless Street Replat No. 1 is owned by A Rocket Moving and Storage and Delivery and is being replatted with their adjacent property into one unrestricted reserve. The plat abuts Corder Street (70' r.o.w - no dedication needed) on its south boundary, Peerless Street (a 70' r.o.w. not dedication needed) on its west boundary and undeveloped acreage on its north boundary. The entire east boundary of the site is City of Houston Zollie Scales Park. The existing Building at the corner of Peerless and Corder is an office warehouse which will remain. This plat proposes to have the entire 6 acres including the previous residential lotting of Fountains at Peerless Street as one Unrestricted Reserve with the proposed land use being office warehouse.

(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 City of Houston Park immediately to our east is the Zollie Scales Park originally acquired in 1960. The City has additionally acquired the property north of LeHall all the way to Alice St. (See attached City Ownership map adjacent to our site) for Zollie Scales park. With the expansion of the Office Warehouse with this plat it is compatible to have the Office warehouse traffic directly linked to local neighborhood streets. In November of 2006, the Owner received a variance from Planning Commission not to have Lehall St. extend through the site for the Fountains at Peerless Street. With the change of land use, we request the variance not extend the r.o.w.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The City of Houston Zollie Scales Park abuts our entire east boundary and the City has acquired additional property from the park all the way north to Alice Street (See the attached City Ownership map adjacent to our site) A through street through the Park and our site traffic would not be compatible with the safety of the Park patrons if Lehall is extended through the Park and our site to Peerless Street. The current Lehall r.o.w. is barricaded 150 ft west of Tierwester Street intersection.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The general intent and purpose is to provide connectivity and internal circulation for the proposed development and surrounding area. The surrounding area has ample circulation and connectivity for the existing residents and should not have industrial traffic connect to these local streets directly into the neighborhood and especially through the park.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The 1400 ft block length is met with Alice Street on Peerless and another east west street half that distance is not needed. If an extension is provided, that would not serve the interest of public health, safety and welfare.

(5) Economic hardship is not the sole justification of the variance.

The proposed plat provides adequate circulation and access for connectivity and therefore is not injurious to the public health, safety and welfare. The variance previously granted and the park and City Property are existing.



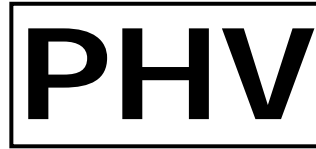
CITY OF HOUSTON

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

April 21, 2021

Dear Property Owner:

Reference Number: 2021-0713; Arocket Moving and Storage; replatting of all of "Fountains at Peerless Street replat no 1", as recorded at Film Code No. 616148 H.C.M.R. and a tract of land containing 4.2334 acres out of Lot 10 of Institute Place, as recorded in Vol 234, pg 227 of the Harris County Deed Records.

The property is located at the northeast intersection of Peerless and Corder Streets east of State Highway 288. The purpose of the replat is to create 1 unrestricted reserve. The applicant, Karen Rodgers, with M2L Associates, on behalf of Arocket Moving and Storage, can be contacted at 713-722-8897.

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, May 13, 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

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houstontx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houstontx.gov. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



Agenda Item: 120
Action Date: 05/13/2021
Plat Name: Camillo Lakes Sec 4 partial replat no 1
Developer: Camillo Lakes, LTD., a Texas Limited Partnership
Applicant: EHRA
App No / Type: 2021-0813 C3N

Total Acreage:	3.8700	Total Reserve Acreage:	1.7200
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	444H	ETJ

Conditions and requirements for approval:

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

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

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)

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)

180.1. Add this note to the face of the plat: This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

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

185.3. Appendix A: Add single family paragraph in the dedicatory language.

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 120
Action Date: 05/13/2021
Plat Name: Camillo Lakes Sec 4 partial replat no 1
Developer: Camillo Lakes, LTD., a Texas Limited Partnership
Applicant: EHRA
App No / Type: 2021-0813 C3N



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: 1. Dedication is missing.

2. No dedicated easements found. CenterPoint requires a 14' UE in front/rear of lots, or a 16' UE if wet utilities are needed.

3. CenterPoint records show the following existing utility easement(s) that should be included on the proposed plat. Copies are attached. If you require a release, an application is attached.
Recorded in CF#: 20140556984
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.

Addressing: PORTA BORSARI DRIVE is a continuation of GOLDONI DRIVE. The street name should be the same.

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)

Plan and PLAT need to be approved by CIP project manager Nawaraj Panta prior to recordation (HC-permit regs, 5.06)

ROW approach limits need to align with Goldoni Drive in sec 6

UVE should be checked at Porta Borsari Dr and Galileo Way. 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

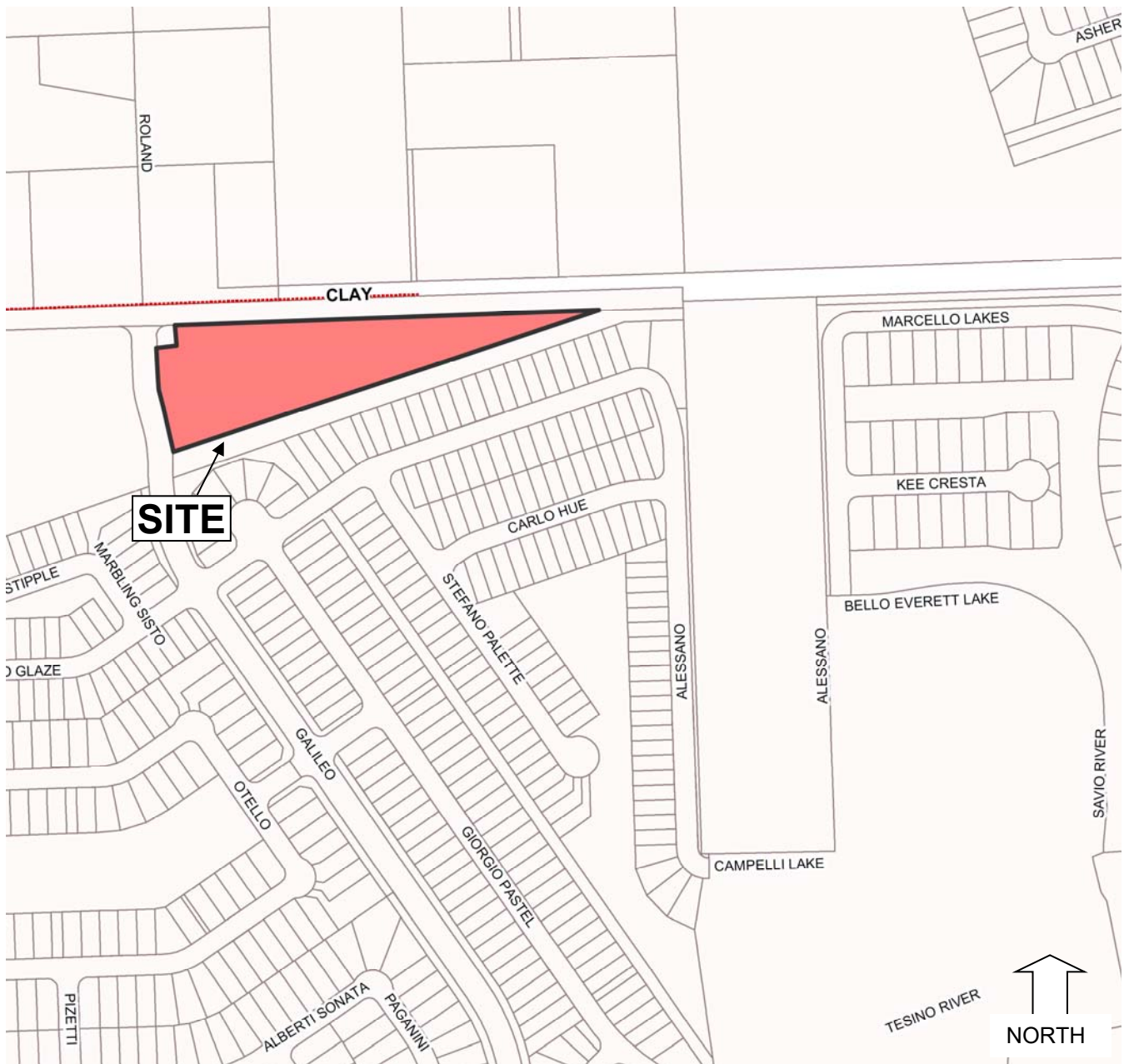
ITEM: 120

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Camillo Lakes Sec 4 partial replat no 1

Applicant: EHRA



C – Public Hearings

Site Location

Houston Planning Commission

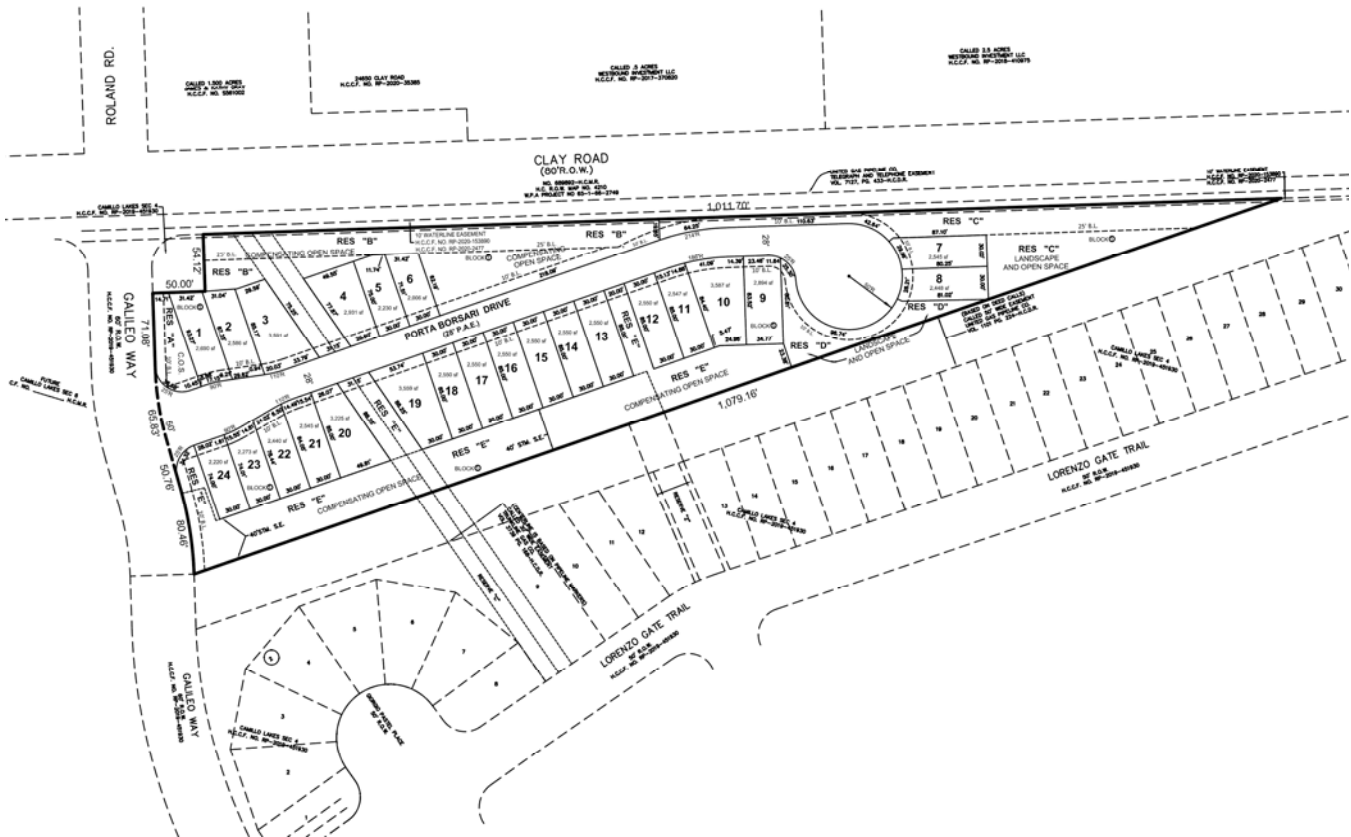
ITEM: 120

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Camillo Lakes Sec 4 partial replat no 1

Applicant: EHRA



C – Public Hearings

Subdivision

Houston Planning Commission ITEM: 120

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Camillo Lakes Sec 4 partial replat no 1

Applicant: EHRA



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 21, 2021

Dear Property Owner:

Reference Number: 2021-0813; Camillo Lakes Sec 4 partial replat no 1; partial replatting of **Camillo Lakes Sec 4**, being Reserve D, block 2 as recorded in Film Code 689893 of the Harris County Map Records.

The property is located along and south of Clay Road east and along Galileo Way. The purpose of the replat is to create twenty-four (24) single-family residential lots and five (5) reserves. The applicant, **Christopher Browne**, with **EHRA**, on behalf of **Camillo Lakes, LTD., a Texas Limited Partnership**, can be contacted at **713-337-7447**.

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.

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. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, 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. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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, May 13, 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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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@houston.tx.gov. but may be summarized by staff if 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.

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

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Planning Department Staff Authority and Obligation

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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 05/13/2021
Plat Name: Clairmont Place Sec 1 partial replat no 1
Developer: JFO Solutions
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-0773 C3N

Total Acreage:	0.4836	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455F	City

Conditions and requirements for approval:

012.2. Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713-207-0430. 5'x20' A.E. recording information should be noted on the plat. 2. 10' U.E. recording information should be noted on 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.

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 05/13/2021
Plat Name: Clairmont Place Sec 1 partial replat no 1
Developer: JFO Solutions
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-0773 C3N

HPW- TDO- Traffic: 05/11/2021
No comments.

CenterPoint: 1. 5'x20' A.E. recording information should be noted on the plat.
2. 10' U.E. recording information should be noted on the plat.

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

****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

HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.

Addressing: Please change street type of CRESTVIEW STREET to CRESTVIEW DRIVE on Plat, per HCMR V30 P37.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission **ITEM: 121**

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Clairmont Place Sec 1 partial replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location

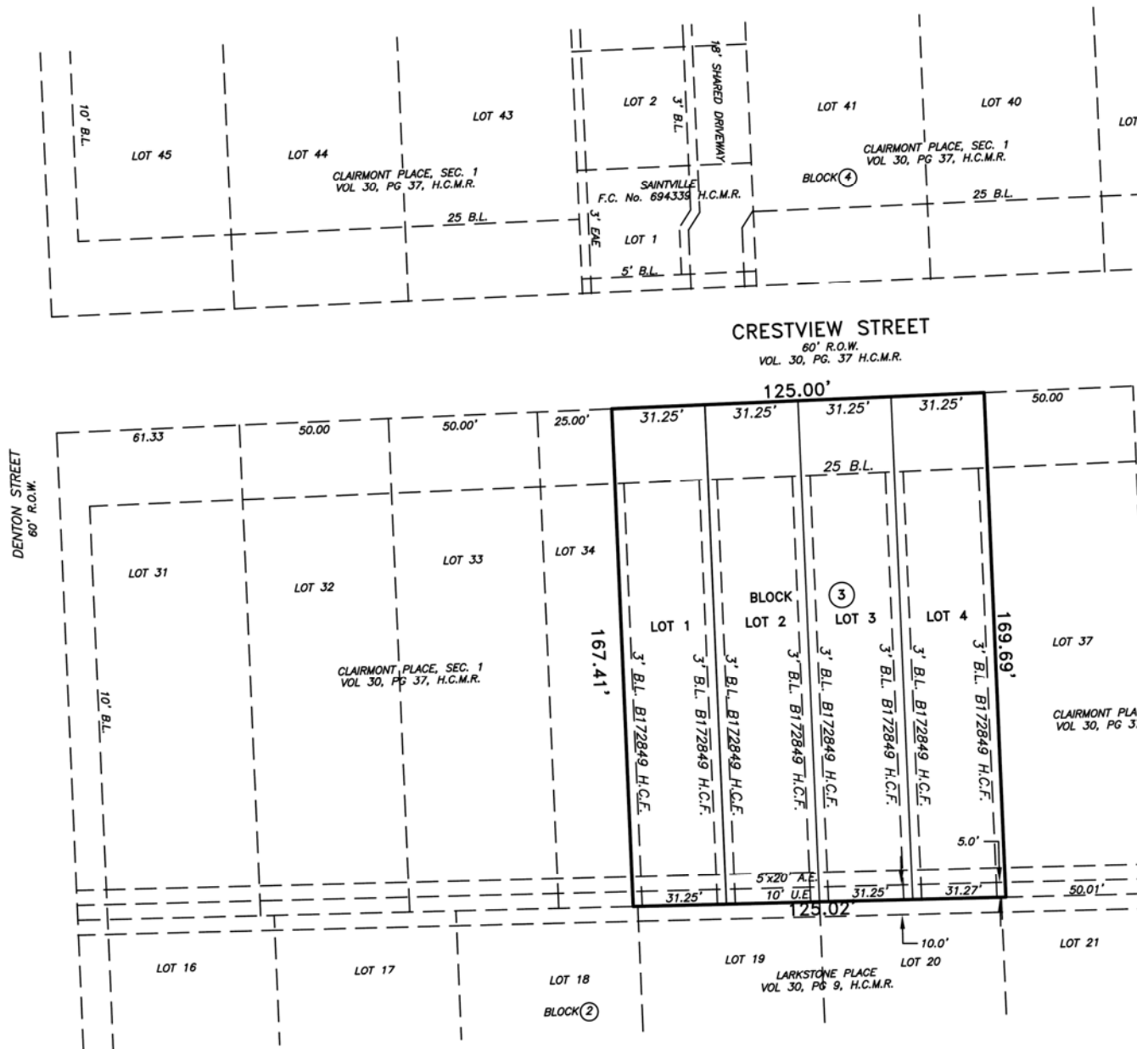
Houston Planning Commission ITEM: 121

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Clairmont Place Sec 1 partial replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision

Houston Planning Commission

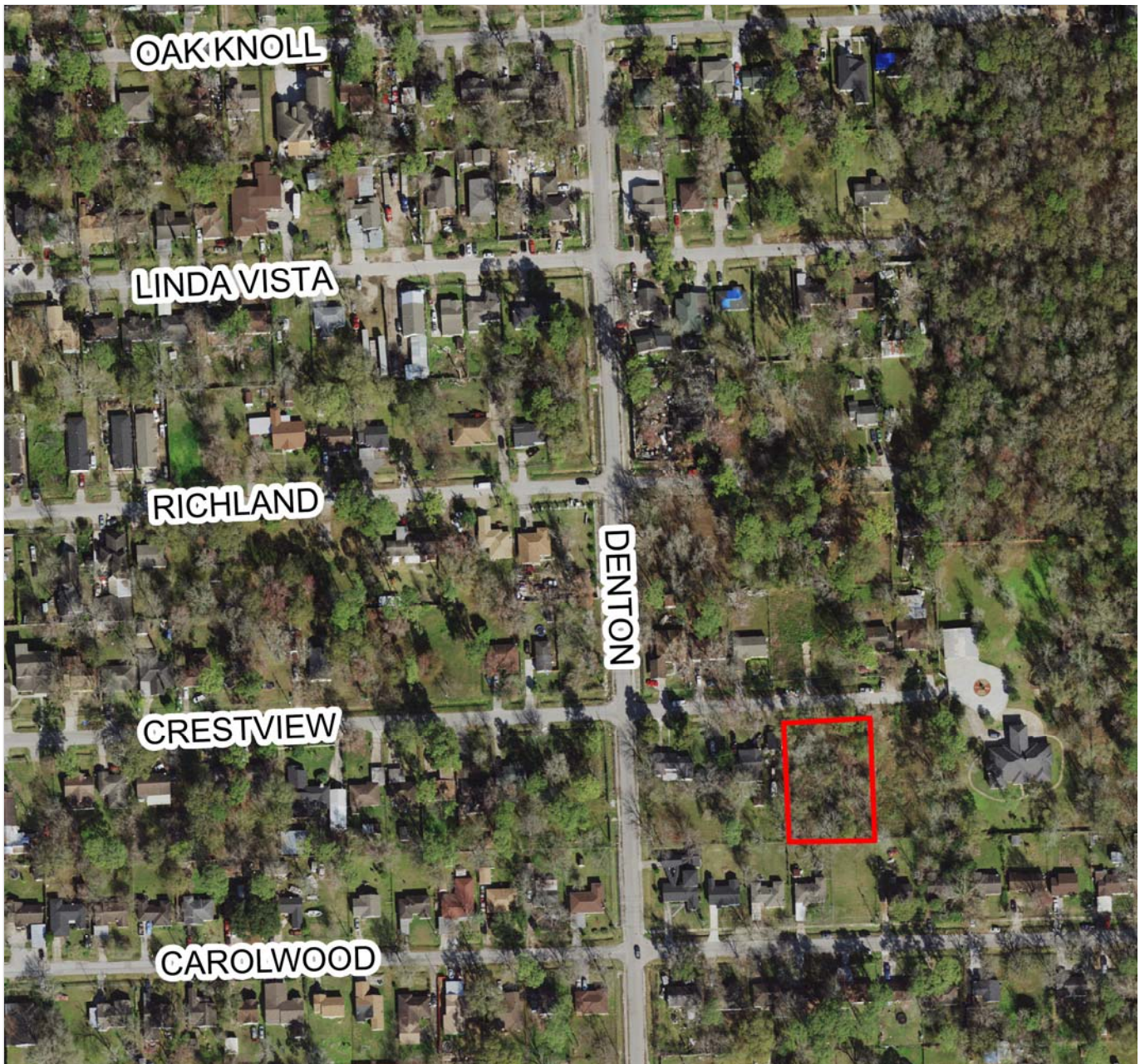
ITEM: 121

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Clairmont Place Sec 1 partial replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, 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

April 21, 2021

Dear Property Owner:

Reference Number: 2021-0773, Clairmont Place Sec 1 partial replat no 1; partial replat of "Clairmont Place Sec 1," being the easterly 25 feet of Lot 34 and all of Lots 35 and 36, Block 3, as recorded in Volume 30, Page 37 of the Harris County Map Records.

The property is located along and south of Crestview Road and east of Denton Street. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Uriel Figueroa**, with PLS Construction Layout, Inc., can be contacted at **713-480-4075**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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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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Terminology

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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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.
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Planning Commission Body, Authority and Obligation

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 122
Action Date: 05/13/2021
Plat Name: East Sunnyside Court Sec 3 partial replat no 1
Developer: I Decree Investments, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2021-0799 C3N

Total Acreage:	0.1578	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	77033	533V	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/13/2021

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 122
Action Date: 05/13/2021
Plat Name: East Sunnyside Court Sec 3 partial replat no 1
Developer: I Decree Investments, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2021-0799 C3N

HPW- TDO- Traffic: 05/11/2021
No Traffic comments.

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>
Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

****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

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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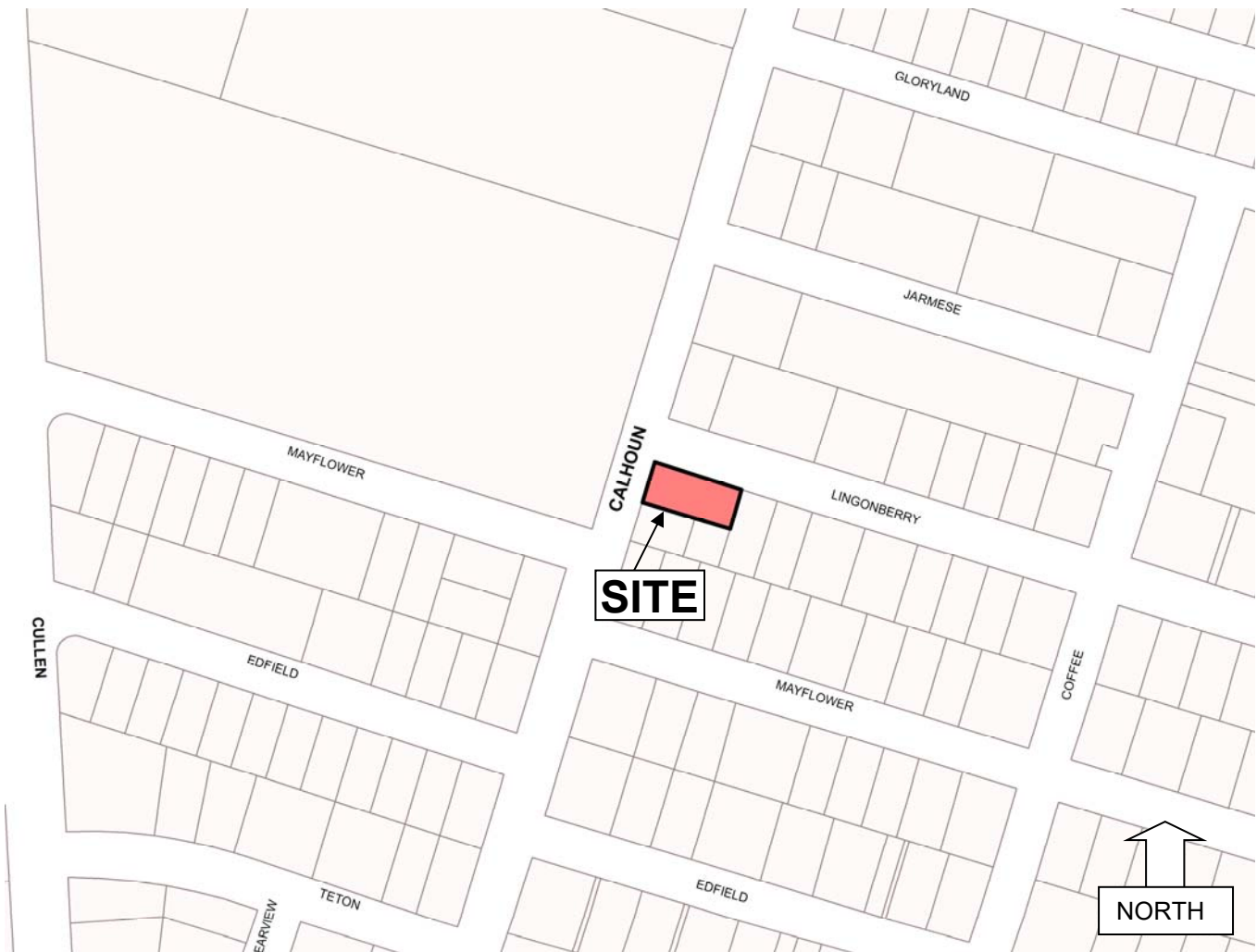
Houston Planning Commission **ITEM: 122**

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: East Sunnyside Court Sec 3 partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

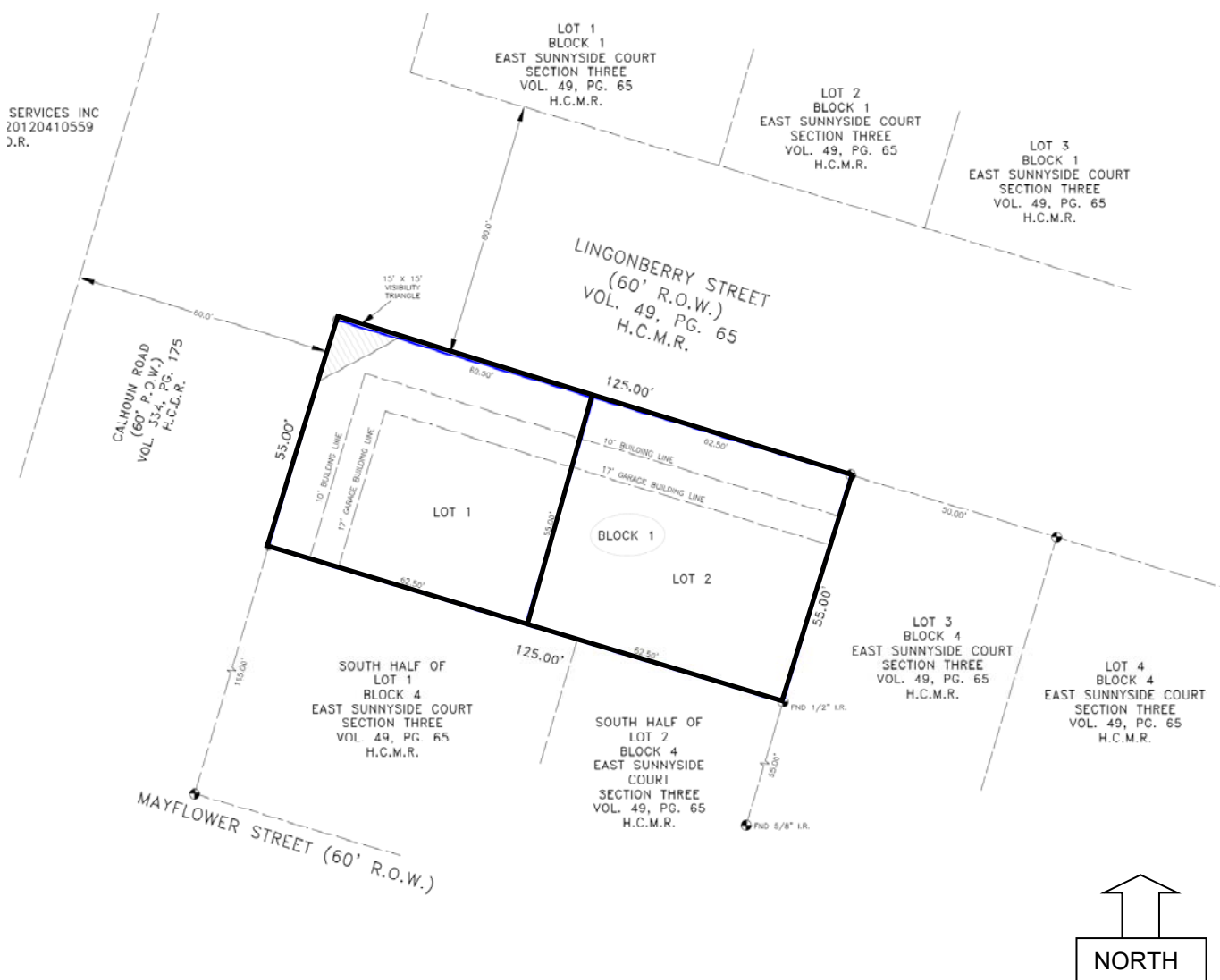
ITEM: 122

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: East Sunnyside Court Sec 3 partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: East Sunnyside Court Sec 3 partial replat no 1

Applicant: Owens Management Systems, LLC



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

April 21, 2021

Dear Property Owner:

Reference Number: 2021-0799, East Sunnyside Court Sec 3 partial replat no 1; partial replat of "**East Sunnyside Court Sec 3,**" being the north 1/2 of Lots 1 and 2, Block 4, as recorded in Volume 49, Page 65 of the Harris County Map Records.

The property is located at the southeast intersection of Calhoun Road and Lingonberry Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Joyce Owens**, with Owens Management Systems, LLC, 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.

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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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- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 123
Action Date: 05/13/2021
Plat Name: Foster Place partial replat no 10
Developer: ABC Building Design
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-0777 C3N

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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533R	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.

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).

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 123
Action Date: 05/13/2021
Plat Name: Foster Place partial replat no 10
Developer: ABC Building Design
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-0777 C3N

HPW- TDO- Traffic: 05/11/2021
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

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

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: 123

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Foster Place partial replat no 10

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location

Houston Planning Commission

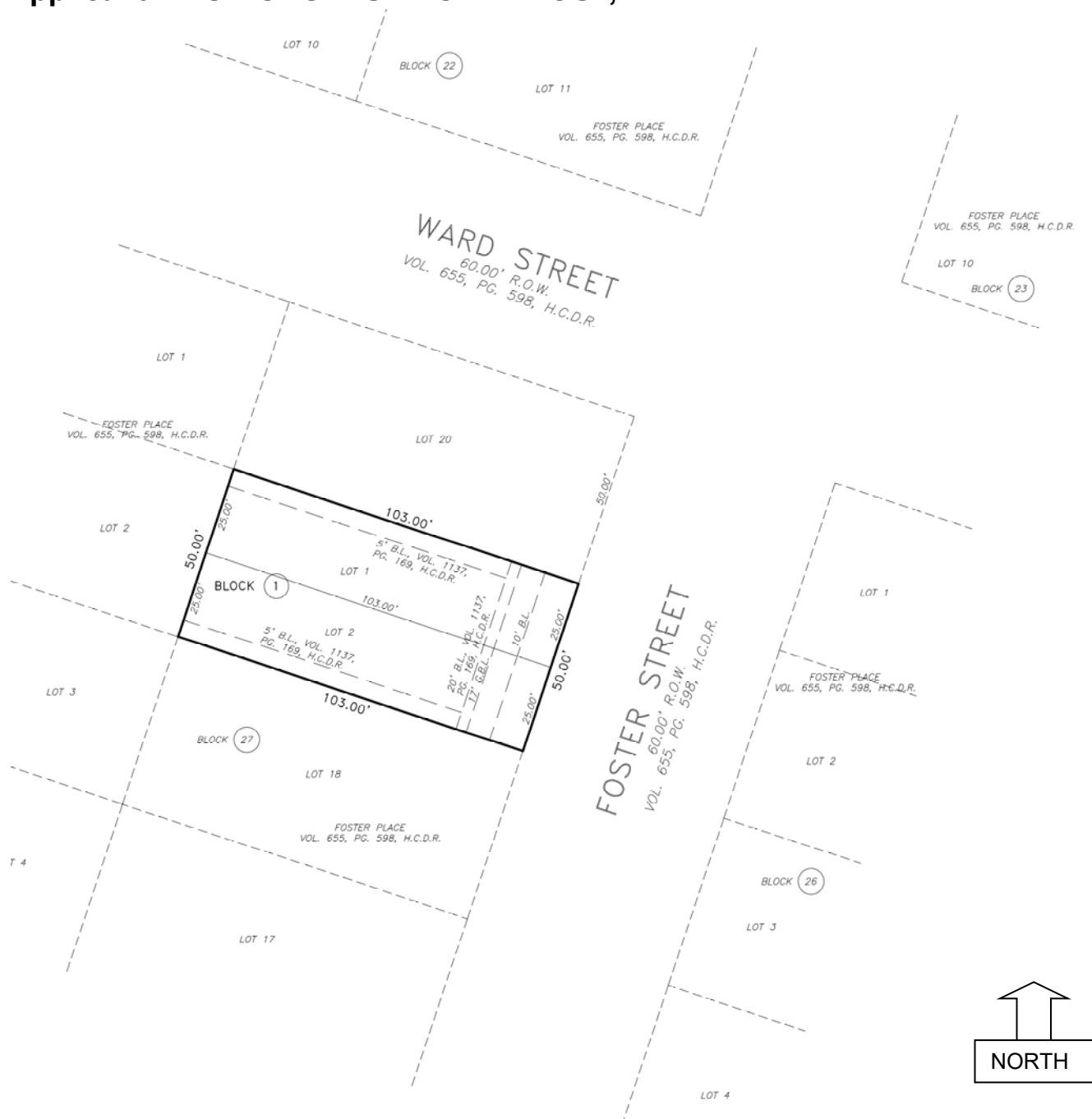
ITEM: 123

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Foster Place partial replat no 10

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision

Houston Planning Commission

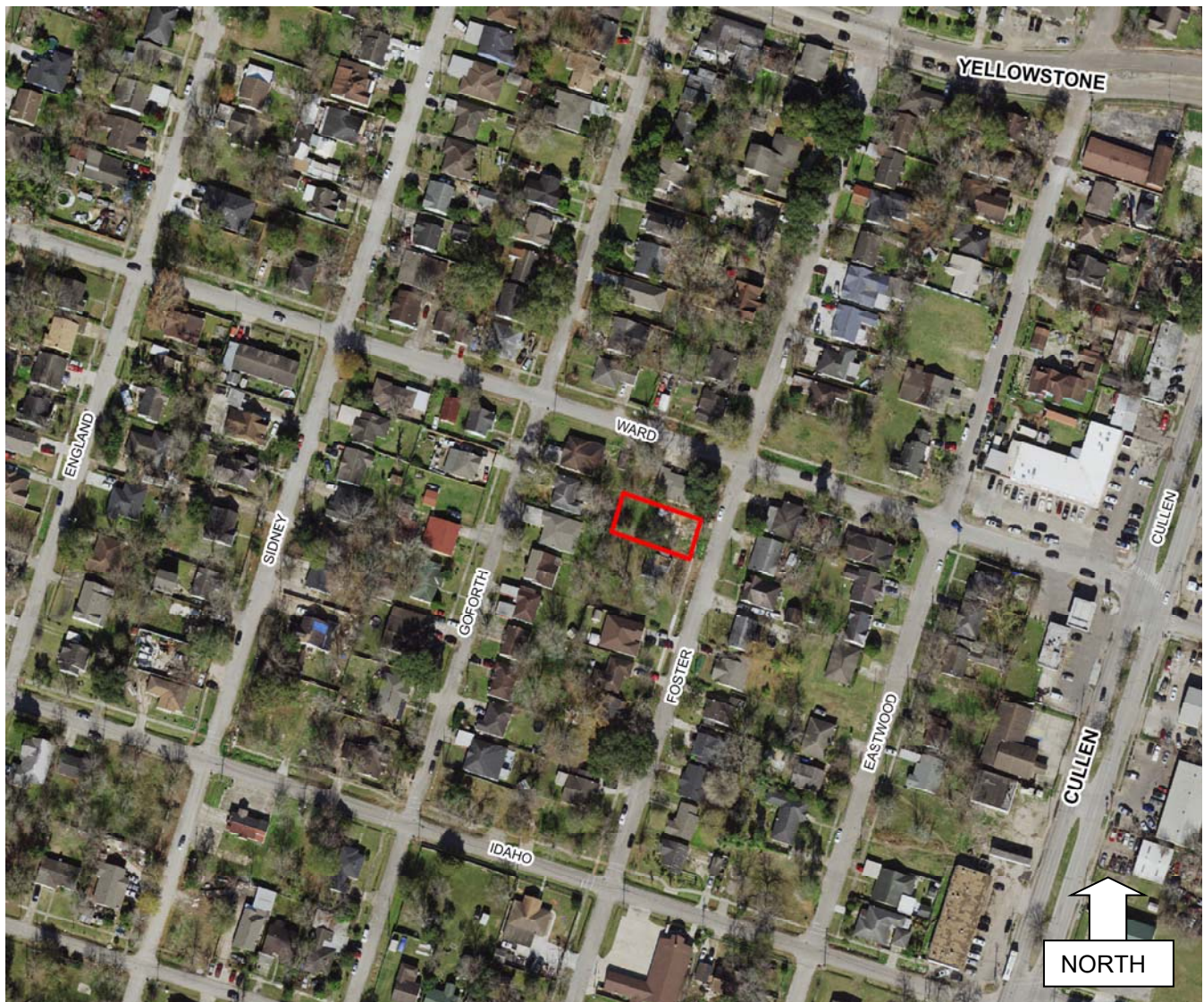
ITEM: 123

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Foster Place partial replat no 10

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 21, 2021

Dear Property Owner:

Reference Number: 2021-0777; Foster Place partial replat no 10; replatting of Lot 19, Block 27 of "Foster Place" as recorded in Volume 655 Page 598 of the Harris County Deed Records.

The property is located west along Foster Street, west of Cullen Boulevard and south of Yellowstone Boulevard. The purpose of the replat is to create two (2) single-family residential lots. The applicant, Uriel Figueroa, with PLS Construction Layout, Inc., on behalf of ABC Building Design, 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.

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. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, 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. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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, May 13, 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

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houstontx.gov. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 124
Action Date: 05/13/2021
Plat Name: Foster Place partial replat no 11
Developer: Opex Homes, LLC
Applicant: The Interfield Group
App No / Type: 2021-0830 C3N

Total Acreage:	0.2506	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533R	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)

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.

A03. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 3. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houston.tx.gov

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 124
Action Date: 05/13/2021
Plat Name: Foster Place partial replat no 11
Developer: Opex Homes, LLC
Applicant: The Interfield Group
App No / Type: 2021-0830 C3N

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 05/11/2021
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

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 3)

Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

3. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Foster Place partial replat no 11

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Foster Place partial replat no 11

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Foster Place partial replat no 11

Applicant: The Interfield Group



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 20, 2021

Dear Property Owner:

Reference Number: 2021-0830; Foster Place partial replat no 11; replatting Lots 3 & 4 in Block 36 of "Foster Place" as recorded in Volume 655 Page 598 of the Harris County Deed Records.

The property is located at the southwest intersection of Sidney Street and Idaho Street. of Mansfield Street, west of Cullen Boulevard and south of Yellowstone Boulevard. The purpose of the replat is to create four (4) single-family residential lot. The applicant, Mary Villarreal, with The Interfield Group., on behalf of Opex Homes, LLC, can be contacted at 713-780-0909.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

Virtual Planning Commission Meeting

Thursday, May 13, 2021 at 2:30 PM

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1. Send email to: Speakercomments.pc@houstontx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houstontx.gov. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

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Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

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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.
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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

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 125
Action Date: 05/13/2021
Plat Name: Green Stone Oaks replat no 1
Developer: MMGroup Development LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2021-0798 C3N

Total Acreage:	0.2750	Total Reserve Acreage:	0.0045
Number of Lots:	6	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	573D	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 1.) Provide Solid Waste plan.

Commission Action:

Defer Additional information reqd



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 125
Action Date: 05/13/2021
Plat Name: Green Stone Oaks replat no 1
Developer: MMGroup Development LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2021-0798 C3N

HPW- TDO- Traffic: 05/11/2021
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
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

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.
Master W.M.E. is required.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

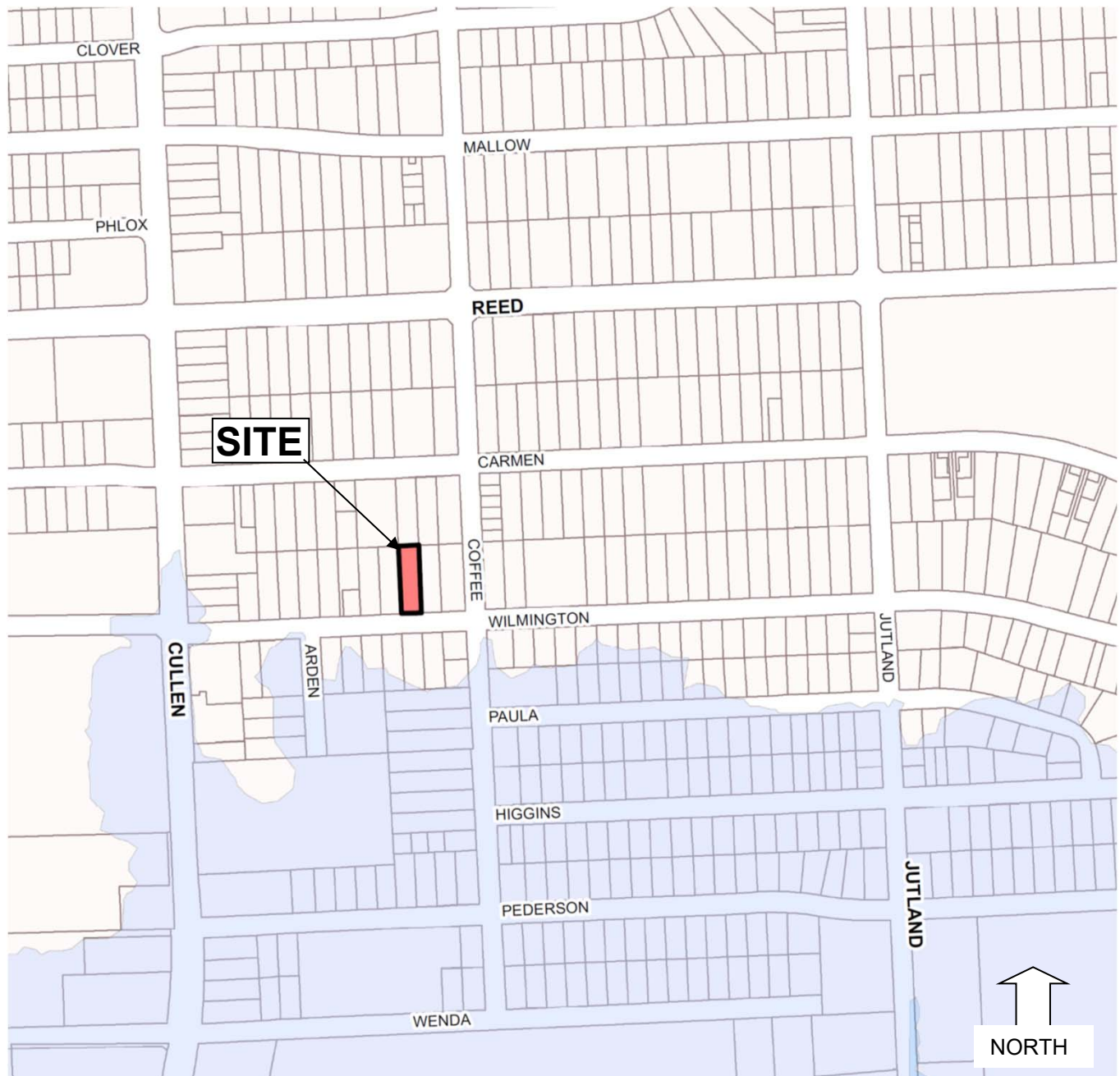
ITEM: 125

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Green Stone Oaks replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

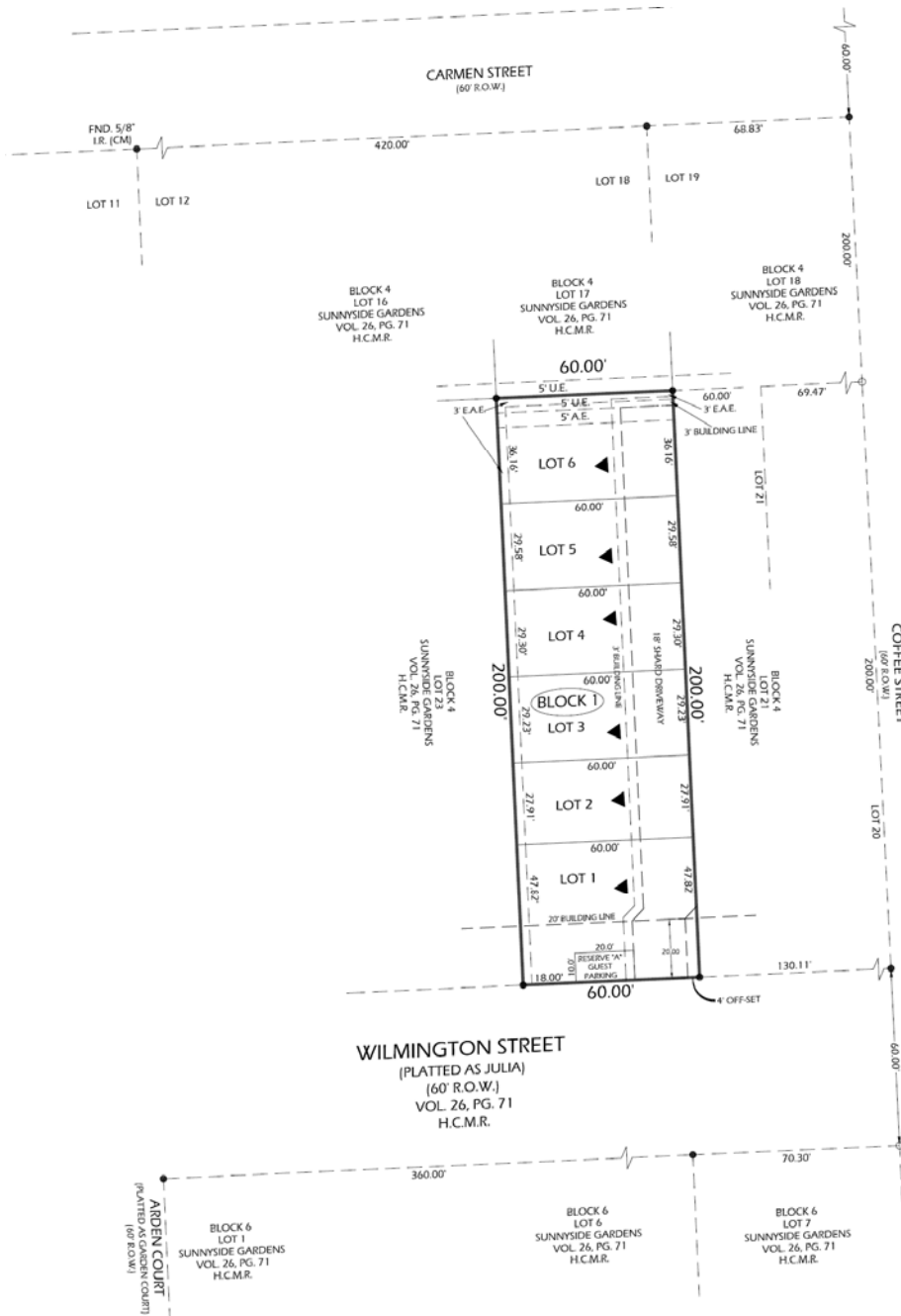
ITEM: 125

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Green Stone Oaks replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

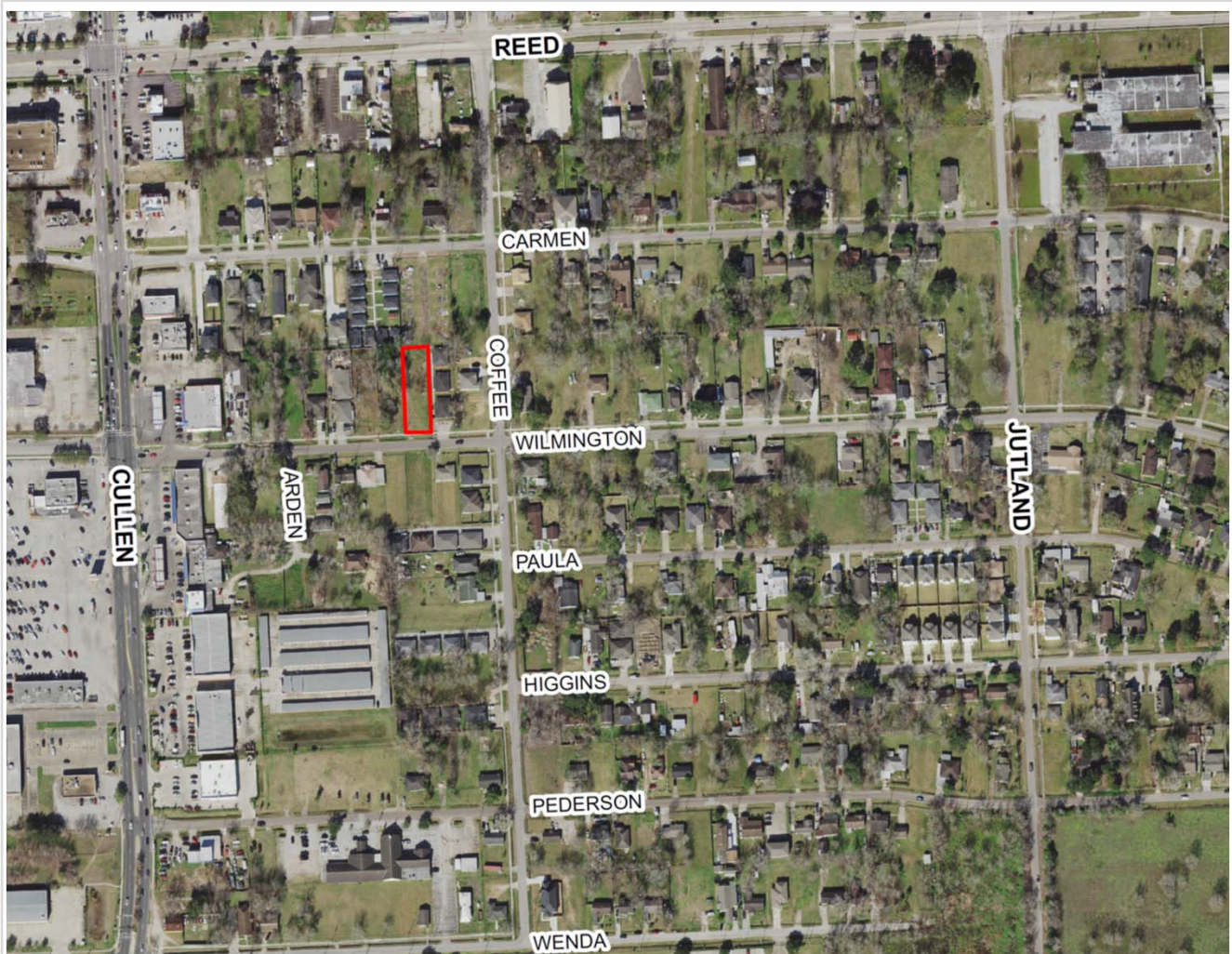
ITEM: 125

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Green Stone Oaks replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houston.tx.gov

April 20, 2021

Dear Property Owner:

Reference Number: 2021-0798; Green Stone Oaks replat no 1; replatting of all of "Green Stone Oaks" as recorded in Film Code No. 693568 of the Harris County Map Records.

The property is located north along Wilmington Street, south of Reed Road and east of Cullen Boulevard. The purpose of the replat is to create six (6) single-family residential lots and one (1) reserve on a shared driveway. The applicant, Joyce Owens, with Owens Management Systems LLC., on behalf of MMGroup Development, LLC, 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, May 13, 2021 at 2:30 PM

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www.houstonplanning.com

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houston.tx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. 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. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

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Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **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

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 126
Action Date: 05/13/2021
Plat Name: Houston Heights partial replat no 28
Developer: Houston Heights Association
Applicant: The Interfield Group
App No / Type: 2021-0569 C3N

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

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.

047. Make minor corrections and additions as indicated on the marked file copy.

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.

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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Action Date: 05/13/2021
Plat Name: Houston Heights partial replat no 28
Developer: Houston Heights Association
Applicant: The Interfield Group
App No / Type: 2021-0569 C3N

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."

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The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

****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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 126
Action Date: 05/13/2021
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Applicant: The Interfield Group
App No / Type: 2021-0569 C3N

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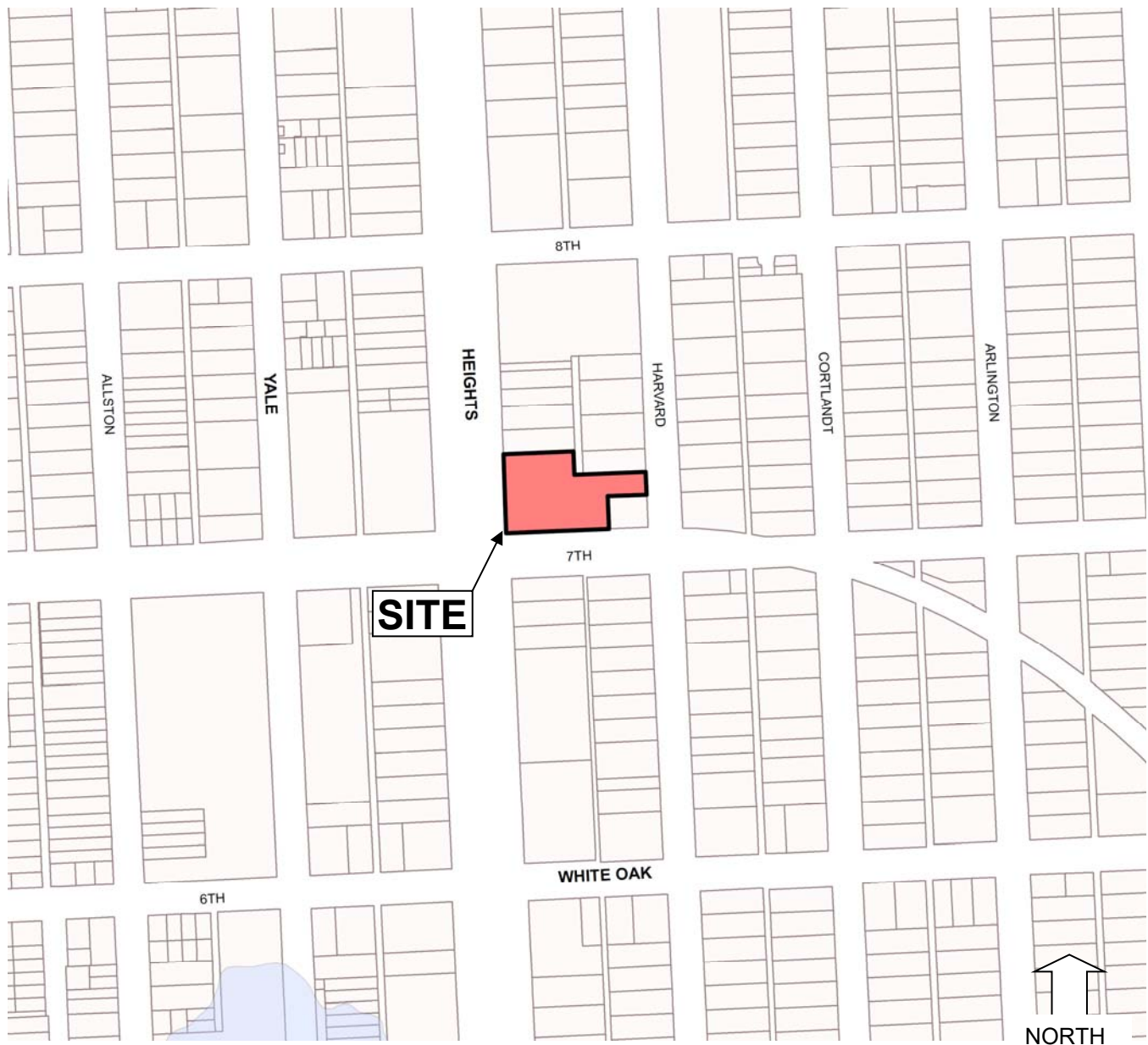
Houston Planning Commission **ITEM: 126**

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Houston Heights partial replat no 28 (DEF 1)

Applicant: The Interfield Group



C – Public Hearings

Site Location

Meeting Date: 05/13/2021

Applicant: The Interfield Group



Houston Planning Commission

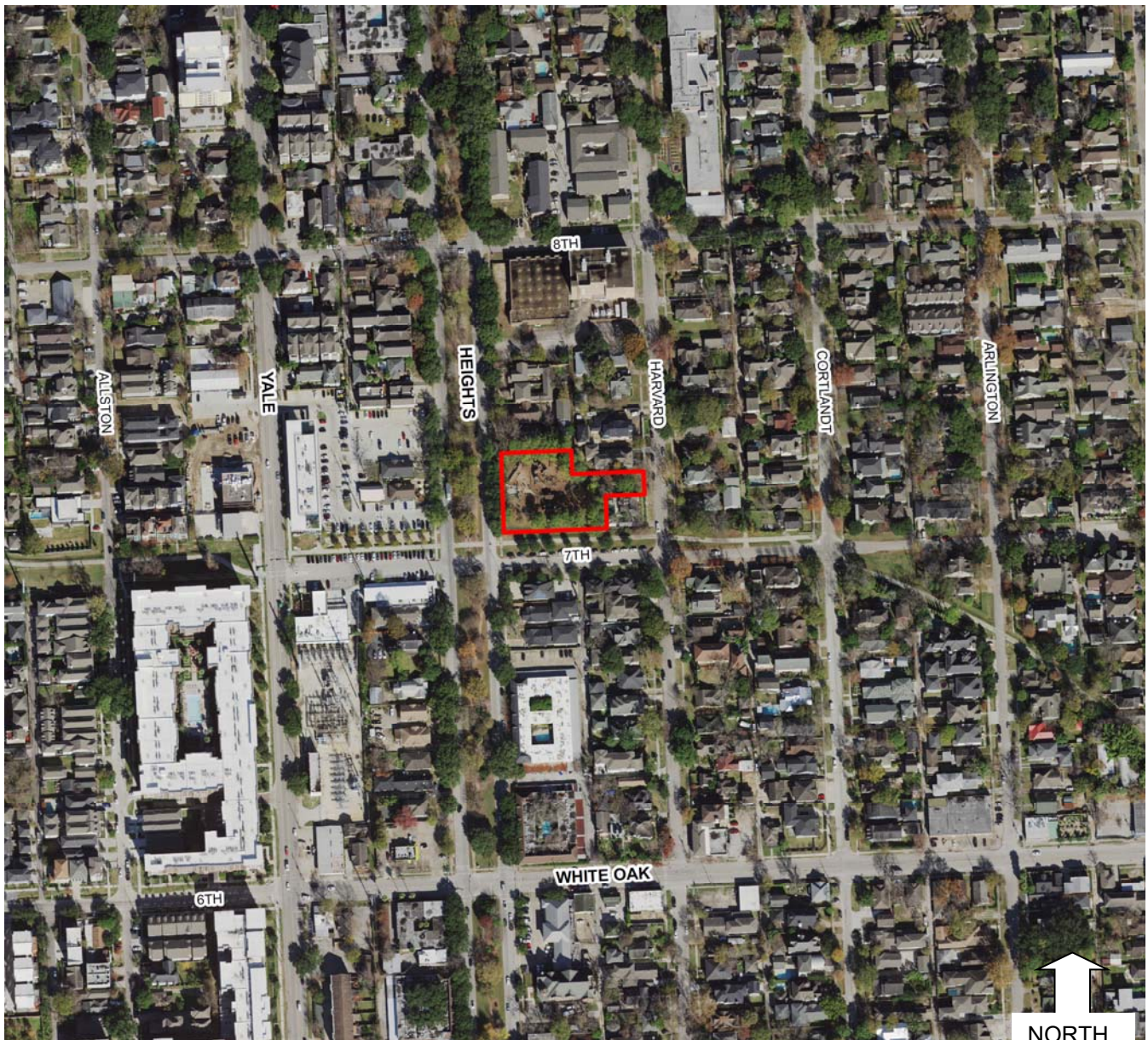
ITEM: 126

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Houston Heights partial replat no 28 (DEF 1)

Applicant: The Interfield Group



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

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 7th 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.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 127
Action Date: 05/13/2021
Plat Name: Little York partial replat no 2
Developer: Aria Development LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-0718 C3N

Total Acreage:	2.3641	Total Reserve Acreage:	2.3641
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	413S	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)
- 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.
- 134.02. Add to general notes on face of plat: This property(s) is located in Park Sector number 2.
- 1.) Coordinate with HPW-OCE Traffic regarding Agency comments.

Commission Action:

Approve the plat subject to the conditions listed



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For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 05/06/2021

The proposed plat does not include driveway location, E. Little York is a divided major thoroughfare ensure driveway alignment or right-in/right-out condition.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

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The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to
PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information
Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

****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

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

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Houston Planning Commission

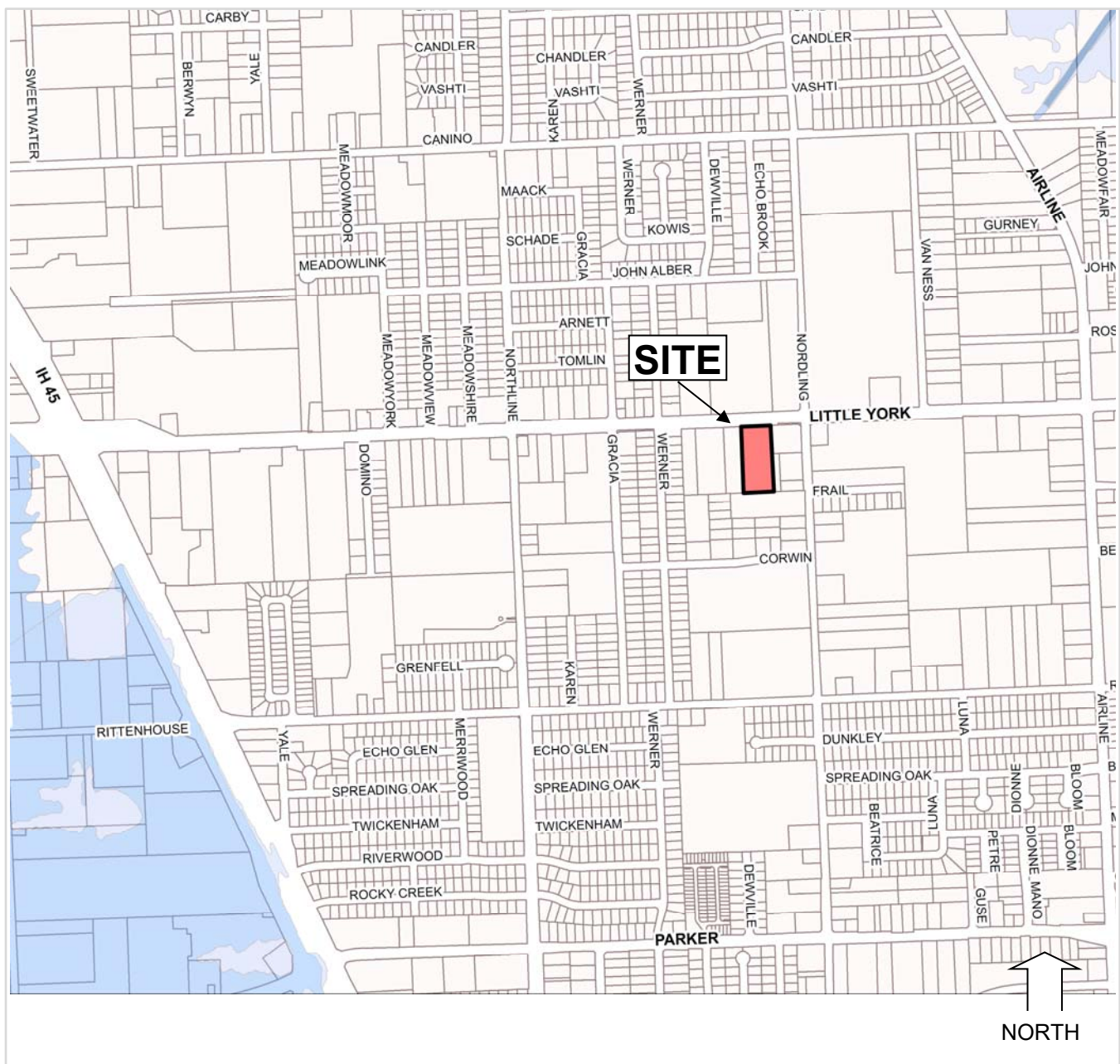
ITEM: 127

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Little York partial replat no 2

Applicant: Hovis Surveying Company Inc.



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 127

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Little York partial replat no 2

Applicant: Hovis Surveying Company Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

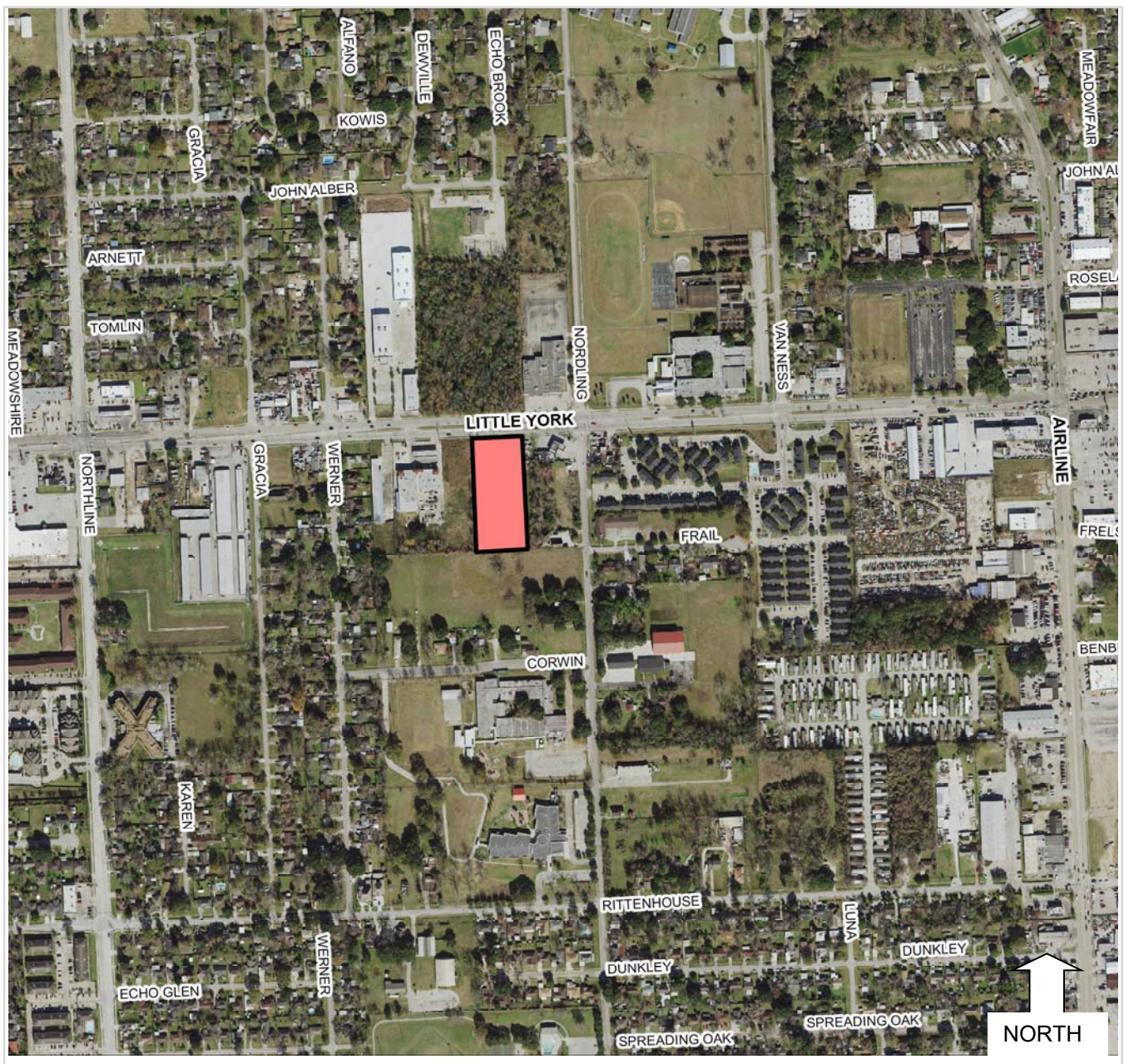
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C – Public Hearings

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

April 19, 2021

Dear Property Owner:

Reference Number: 2021-0718, Little York partial replat no 2; partial replat of "Little York," being a portion of Tract 11, as recorded in Volume 93, Page 214 of the Harris County Deed Records.

The property is located at 510 Little York Rd, west of Nordling Rd. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Ariel Hovis** with Hovis Surveying Company, Inc., on behalf of the developer, Aria Development LLC, can be contacted at **281-320-9591**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 128
Action Date: 05/13/2021
Plat Name: Park Place partial replat no 5
Developer: Rezcom
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-0480 C3N

Total Acreage:	0.2961	Total Reserve Acreage:	0.0000
Number of Lots:	2	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.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 128
Action Date: 05/13/2021
Plat Name: Park Place partial replat no 5
Developer: Rezcom
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-0480 C3N

Parks and Recreation: - Change from "net" to "incremental" in parks table

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

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

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

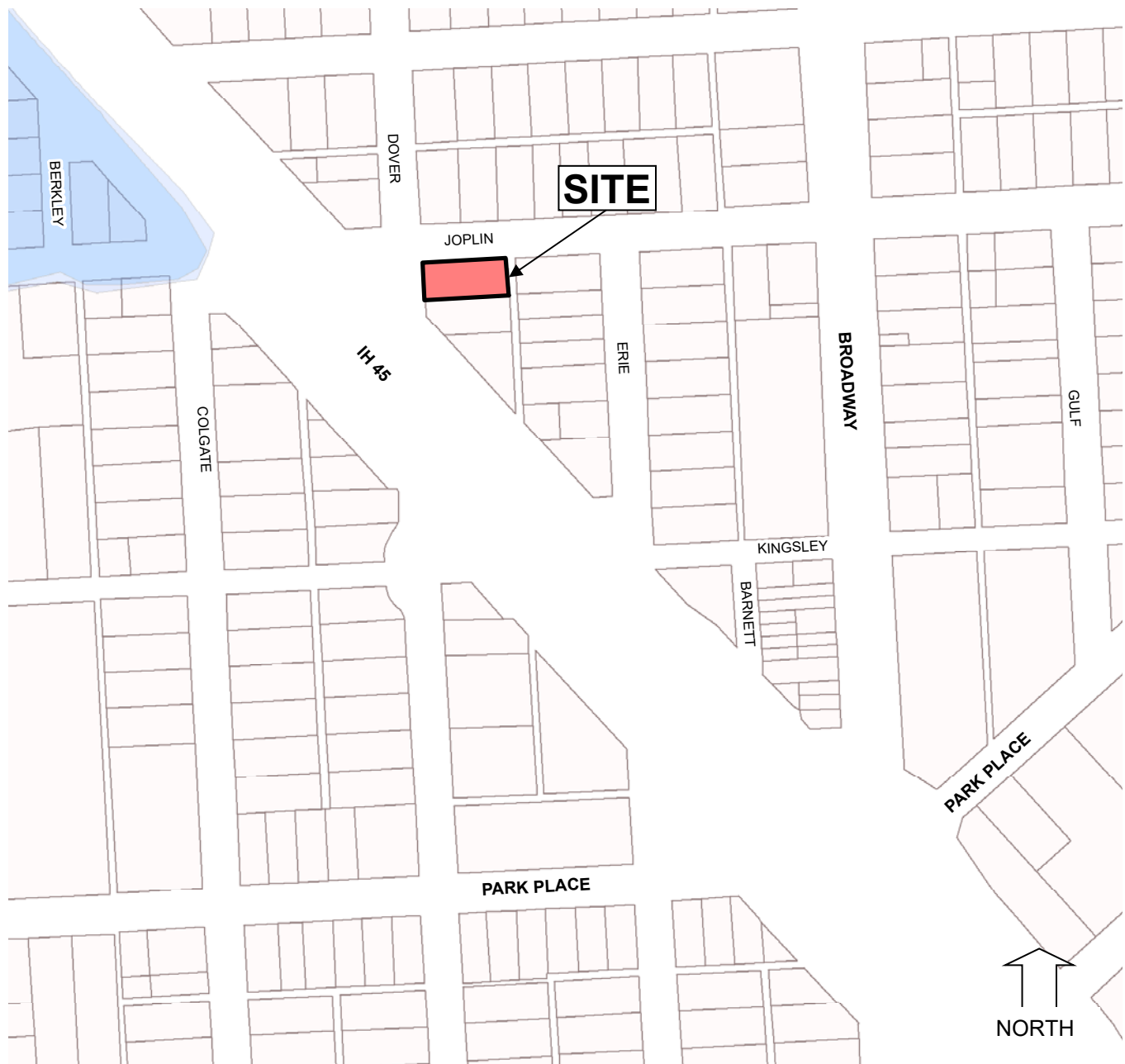
ITEM: 128

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Park Place partial replat no 5 (DEF 2)

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location

Houston Planning Commission

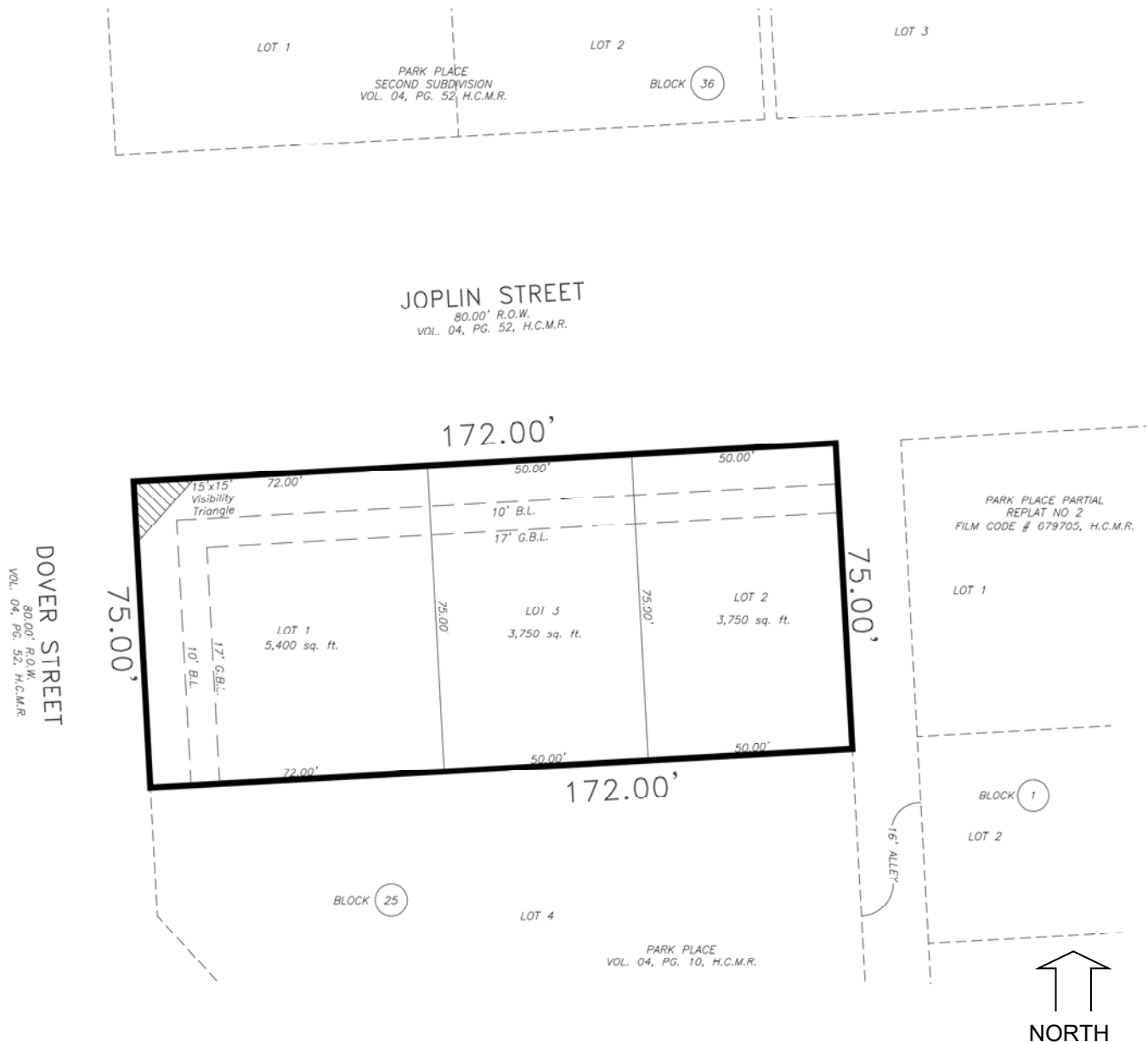
ITEM: 128

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Park Place partial replat no 5 (DEF 2)

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 128

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Park Place partial replat no 5 (DEF 2)

Applicant: PLS CONSTRUCTION LAYOUT, 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

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.

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

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houstontx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 129
Action Date: 05/13/2021
Plat Name: Plainview Second Addition partial replat no 7
Developer: Brownstone Living, LLC
Applicant: Interland Surveying
App No / Type: 2021-0688 C3N

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	492V	City

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 129
Action Date: 05/13/2021
Plat Name: Plainview Second Addition partial replat no 7
Developer: Brownstone Living, LLC
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App No / Type: 2021-0688 C3N

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 05/07/2021
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
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. Coordinate with Traffic Operations for any modification to the existing sign in the right of way. Please contact Paula.Hunter2@houstontx.gov.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

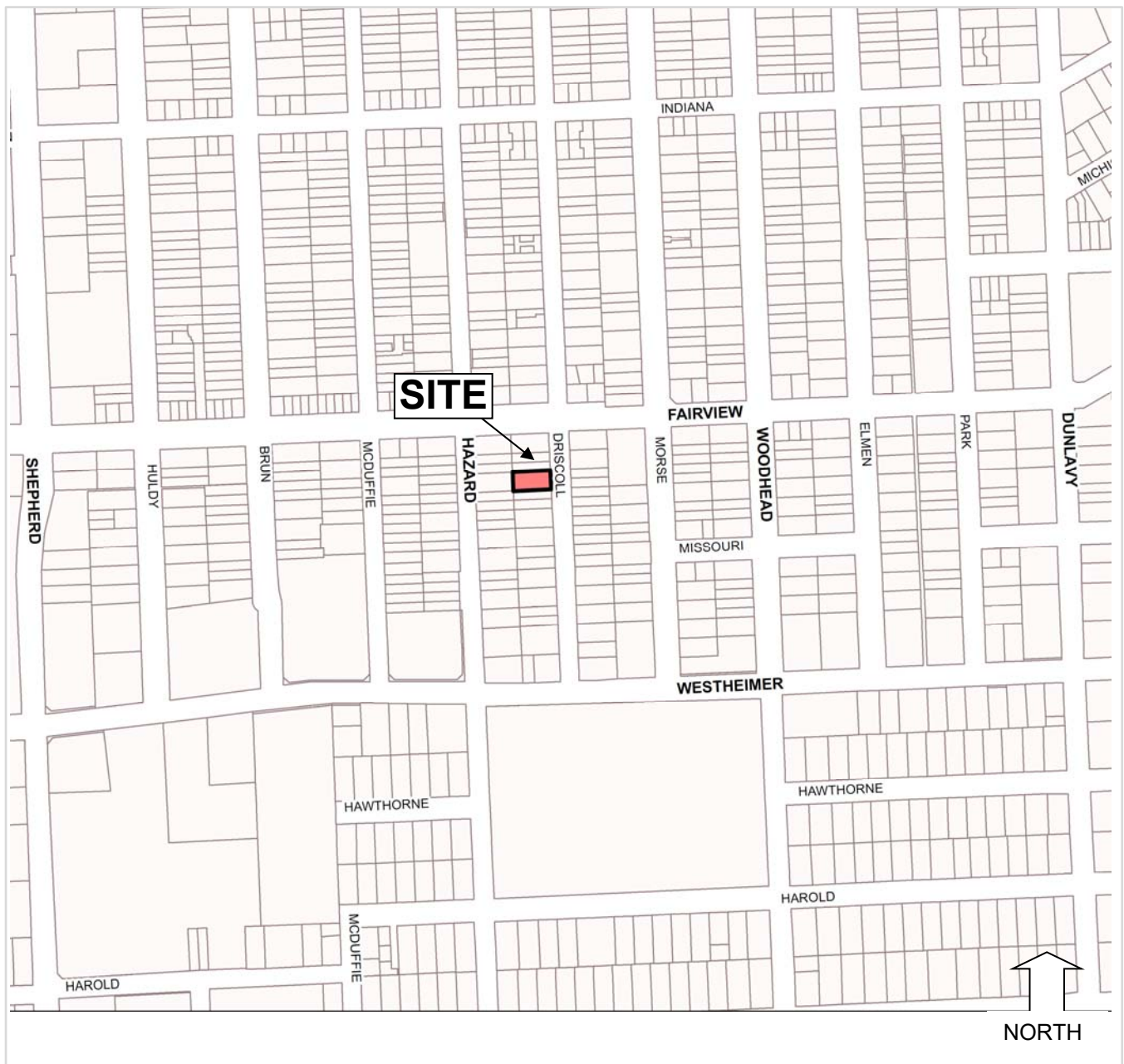
ITEM: 129

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Plainview Second Addition partial replat no 7

Applicant: Interland Surveying

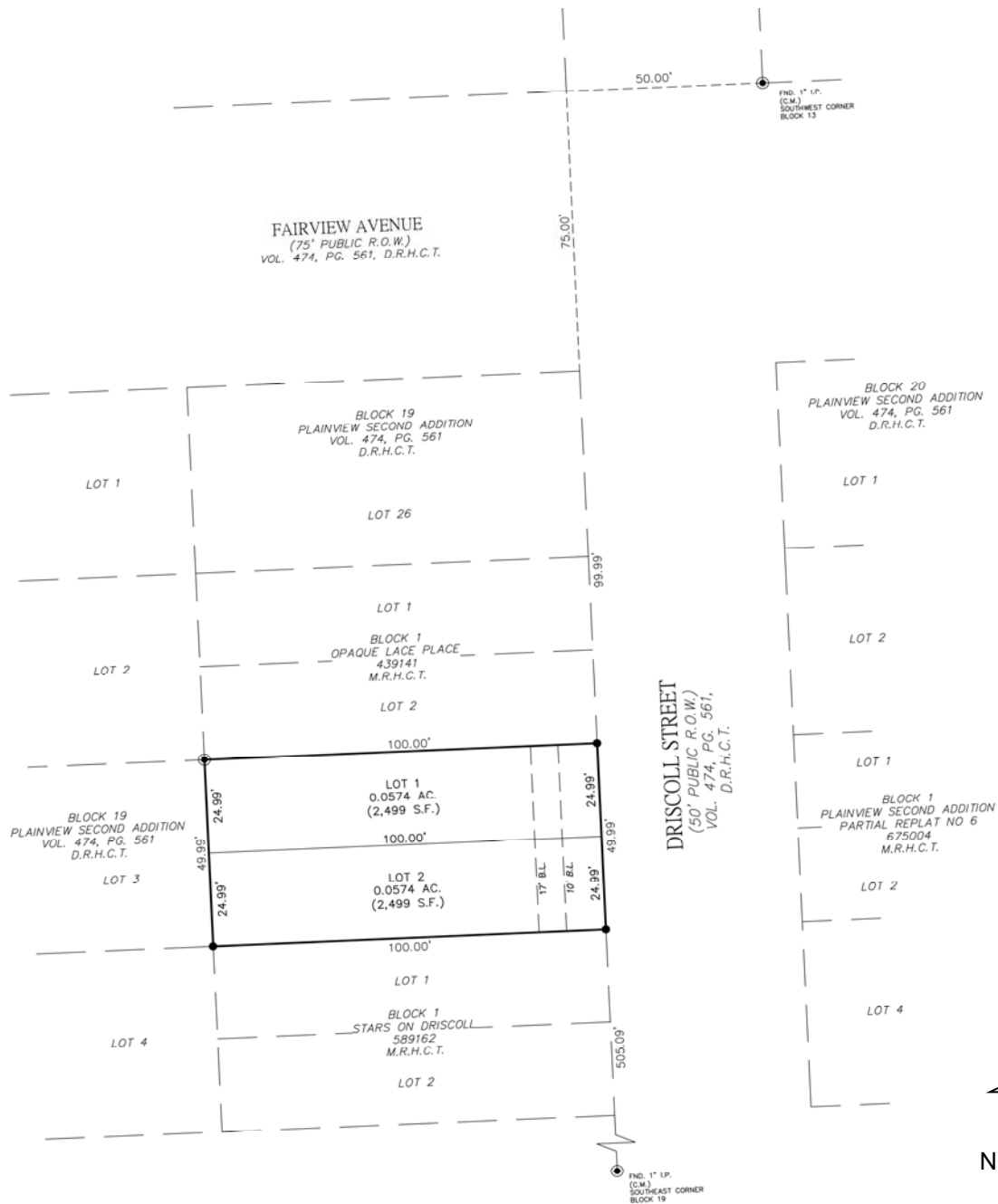


C – Public Hearings

Site Location

Meeting Date: 05/13/2021

Applicant: Interland Surveying



Subdivision

Houston Planning Commission

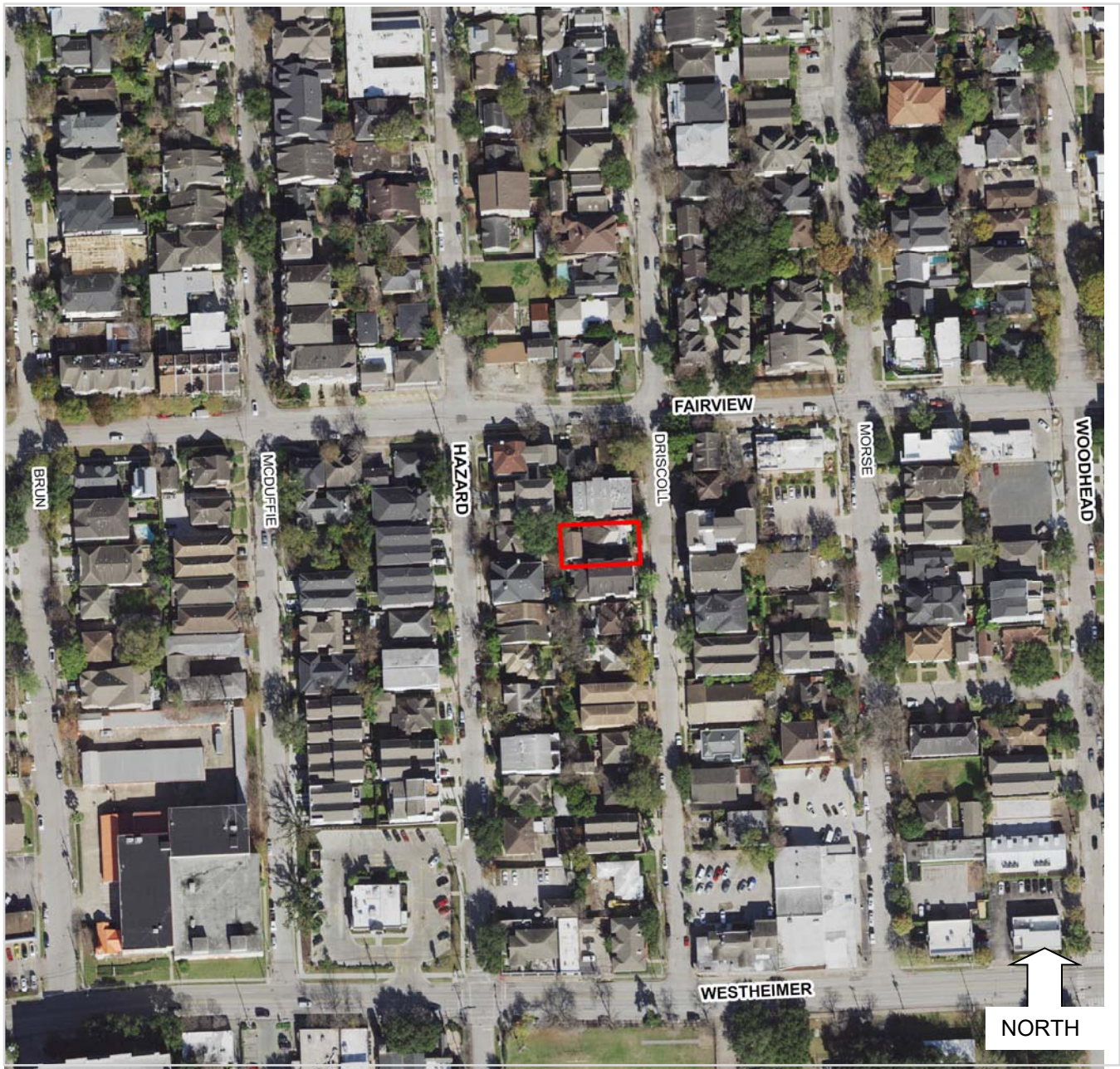
ITEM: 129

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Plainview Second Addition partial replat no 7

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.houstontx.gov

April 20, 2021

Dear Property Owner:

Reference Number: 2020-0688; Plainview Second Addition partial replat no 7: replatting Lot 24, block 19 of "Plainview Second Addition" as recorded in Vol. 474, Pg. 561 Harris County Deed Restrictions

The property is located west along Driscoll Street, north of Westheimer Road and East of Shepherd 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.

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. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, 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. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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, May 13, 2021 at 2:30 PM

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1. Send email to: 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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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
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- **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

- 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.

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

- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 130
Action Date: 05/13/2021
Plat Name: Porter Ranch Sec 1 partial replat no 1
Developer: Kingsland Baptist Church, Katy, Texas
Applicant: EHRA
App No / Type: 2021-0814 C3N

Total Acreage:	1.9879	Total Reserve Acreage:	1.9879
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445A	ETJ

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted the requested variance to not dedicate 5' of right of way along Porter Ranch Lane for the portion of the right of way that is less than 60 feet.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 130
Action Date: 05/13/2021
Plat Name: Porter Ranch Sec 1 partial replat no 1
Developer: Kingsland Baptist Church, Katy, Texas
Applicant: EHRA
App No / Type: 2021-0814 C3N

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

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 to change radius of C4 to 35' for future signal or add an additional 5' curve radius

UVE shown needs to be reapproved for this PLAT. (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.

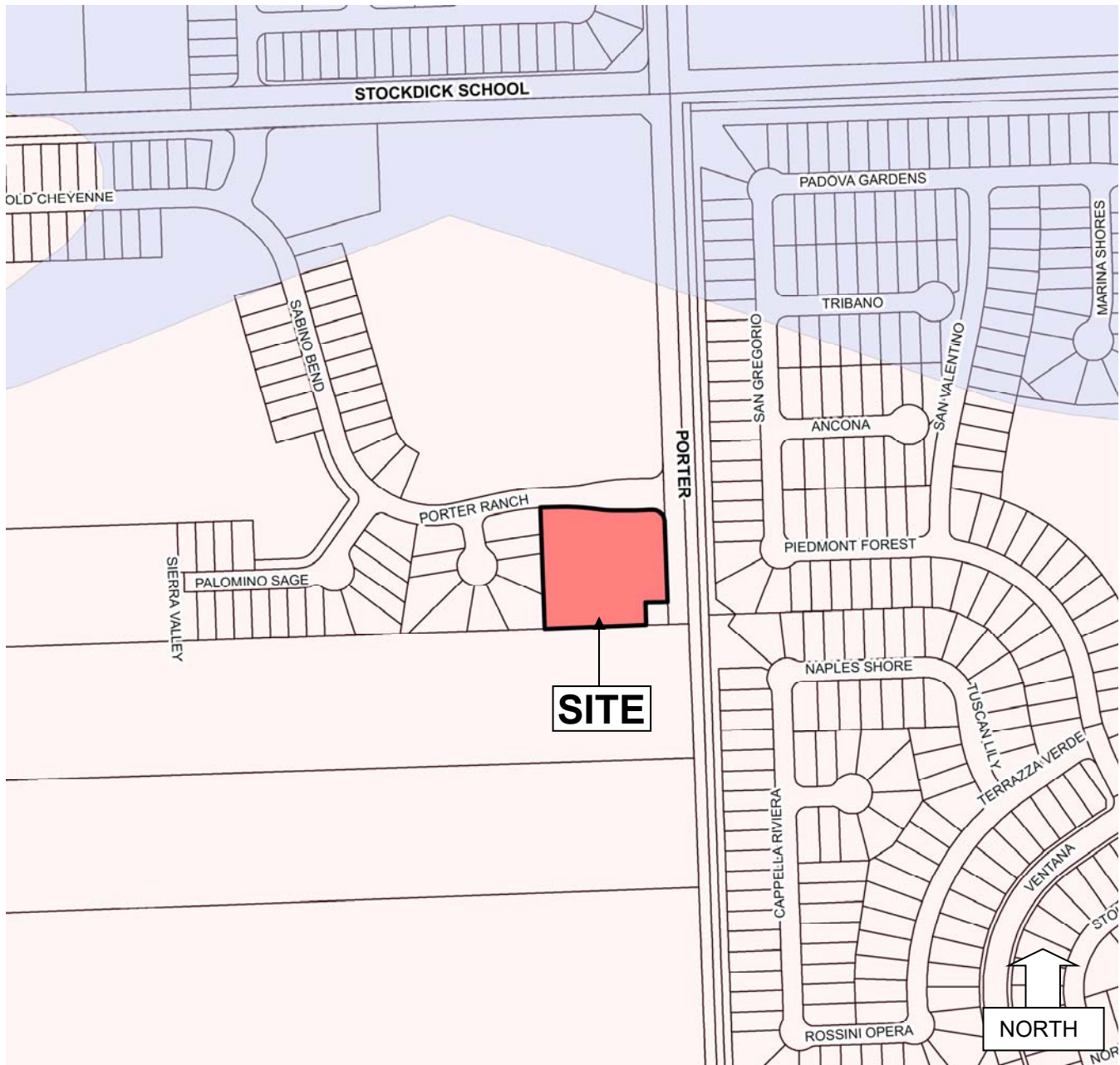
Houston Planning Commission **ITEM: 130**

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Porter ranch Sec 1 partial replat no 1

Applicant: EHRA

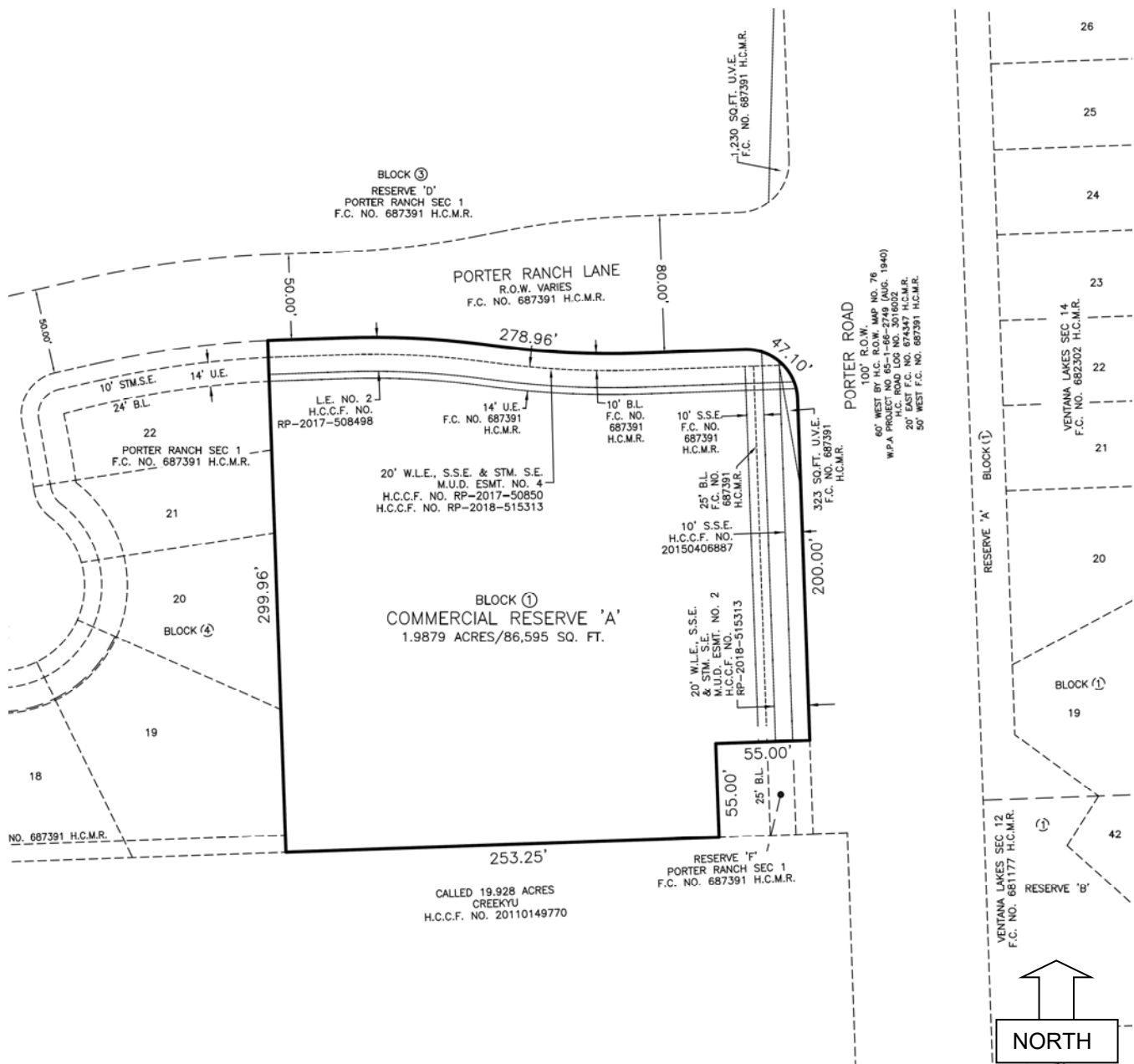


C – Public Hearings with Variance Site Location

ITEM: 130

Meeting Date: 05/13/2021

Applicant: EHRA



Subdivision

Houston Planning Commission

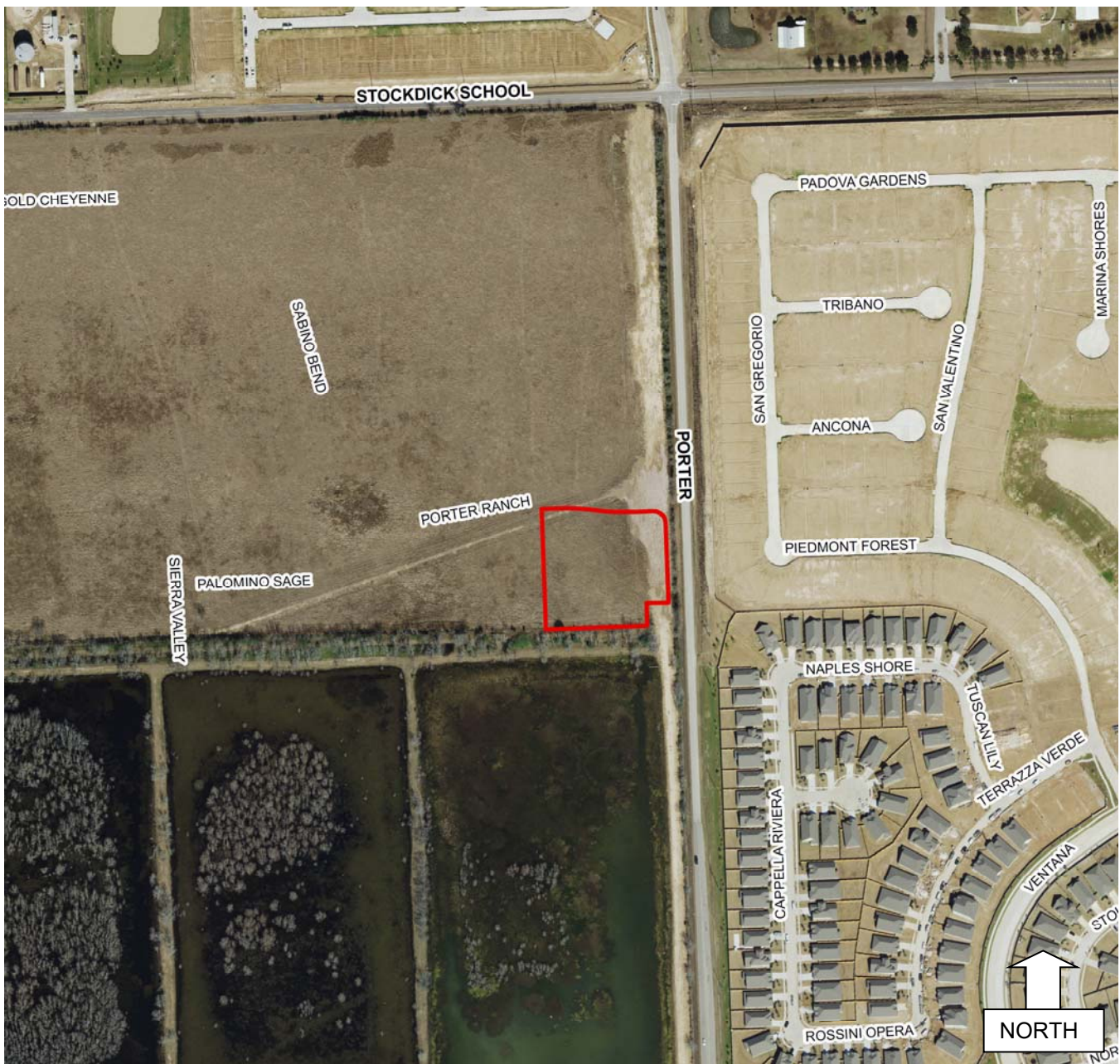
ITEM: 130

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Porter ranch Sec 1 partial replat no 1

Applicant: EHRA



C – Public Hearings with Variance

Aerial



Application Number: 2021-0814

Plat Name: Porter Ranch Sec 1 partial replat no 1

Applicant: EHRA

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:

Variance is being requested not to provide 5' of right-of-way dedication along Porter Ranch Lane.

Chapter 42 Section: 190

Chapter 42 Reference:

Tracts for non-single-family use—Reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Restricted Reserve – All Other, Minimum Street or Shared Driveway Width 60 feet

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

Porter Ranch Sec 1 included a 1.9879 acre reserve at the southwest corner of Porter Road and Porter Ranch Lane. This reserve was erroneously restricted to Landscape and Open Space and has been corrected to the appropriate Commercial Use via replat application 2020-2044. Chapter 42-190 describes the requirement that a reserve restricted to (in this case) Commercial use requires frontage on a 60-foot right-of-way. Thus, the Porter Ranch Sec 1 Partial Replat No 1 final plat application included a markup by staff to dedicate 5' widening on Porter Ranch Lane to comply with 42-190. This markup was placed because Porter Ranch Lane tapers from 80-foot of width at the intersection with Porter Road, down to 50-foot of width. This taper occurs along the northern property line of Reserve 'A'. The replat has not yet been recorded. We are addressing the planning staff markup by requesting a variance not to provide the required widening. In this case, the required widening is unnecessary since Porter Ranch Lane is the entry road to a single-family subdivision. Within Porter Ranch, homes take driveway access from Porter Ranch Lane so it functions as a local street, not a neighborhood collector. The 50-foot ROW width is appropriate to the use of the road as constructed and dedicating ROW widening simply removes property from Reserve 'A' to no advantage

(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;

Interpretation of 42-190 by COH Staff is requiring that the entirety of frontage of Reserve 'A' must be on a 60' wide right-of-way. We believe that the right-of-way width table states that only 60' of frontage is required on a 60' wide right-of-way. The difference in interpretation is the resulting hardship requiring this variance request.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Reserve 'A' has 200-feet of frontage on Porter Road which is a 100-foot-wide major thoroughfare. Porter Ranch Lane is a public street providing access not only to Reserve 'A' but also to the single-family lots within Porter Ranch. It measures 80' of width at the intersection with Porter Road and tapers to 50-feet of width upon entering the residential area. Reserve 'A' has a total of 308-feet of frontage on Porter Ranch Lane, only 115-feet of which is less than 60-feet in ROW width. Thus, in total, Reserve 'A' has approximately 500-feet of public street frontage available on two streets, only 23% of which is adjacent to ROW less than 60' in width. Reserve 'A' is owned by the Kingsland Baptist Church and is being proposed as a possible day care facility. The Church owns the property immediately north of Reserve 'A' within the

Porter Ranch subdivision and will be the location of their worship facility. The use of Reserve 'A' as a day care facility compliments the single-family nature of the subdivision and is in a prime location at the neighborhood entry. Since vehicular traffic to the site will be limited to parents and staff of the day care, the need for additional right-of-way width is unnecessary. The right-of-way taper down to 50-foot width on Porter Ranch Lane is appropriate for entering the single-family residential area of the Porter Ranch subdivision. If the 5-foot widening on Reserve 'A' is required and given, the remaining widening would have to occur by replat of existing single-family home sites and the adjacent church property. Neither of those widening circumstances is likely, making the 5-foot dedication on Reserve 'A' irrelevant. Porter Ranch Lane functions perfectly as a neighborhood entry and Reserve 'A' has appropriate access to both the entry street and a major thoroughfare, thus the intent and general purposes of Chapter 42 will be maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The right-of-way taper from 80-feet to 50-feet is an existing constructed condition that we are requesting to keep. The projected business use of Reserve 'A' will likely distribute traffic to both Porter Ranch Lane and Porter Road so the current paving configuration does not need to be widened. The 28-foot pavement section within the 50-foot ROW on Porter Ranch Lane is appropriate for the residential lots on that portion of the street. Public health, safety, and welfare will not be affected since the existing paving will not be altered.

(5) Economic hardship is not the sole justification of the variance.

Justification for this variance is that Reserve 'A' can be adequately served by the portion of Porter Ranch Lane which is over the 60-foot ROW width requirement as well as Porter Road. Also, it is highly unlikely that additional ROW widening on Porter Ranch Lane will ever occur since single-family residential property would have to be replatted to gain the necessary 5-foot of widening.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2021-0814

Agenda Item: 130

PC Action Date: 05/13/2021

Plat Name: Porter Ranch Sec 1 partial replat no 1

Applicant: EHRA

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 190

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Variance is being requested not to provide 5' of right-of-way dedication along Porter Ranch Lane.;

Basis of Recommendation:

The site is located along Porter Road south of Stockdick School. The applicant is proposing a reserve for commercial use being a replat of Reserve E of Porter Ranch Sec 1 being part of Porter Ranch General Plan. The applicant is requesting a variance to not dedicate five feet of right of way to Porter Ranch Lane for the portion shown in blue. Staff is in support of the request.

Porter Ranch Lane is an existing street that tapers from 80 feet to 50 feet with a 28-foot pavement section. There are no lots taking access from that portion of the street. The portion of the right of way that is less than 60 feet is 115 feet which represent 23% of the reserve frontage along Porter Ranch Lane. The reserve is going to be use for a day care facility which is planned to give service to the Porter Ranch neighborhood. The granting of the variance will not be injurious to the public health, safety or welfare as the proposed reserve has access to two streets and Porter Ranch Lane has an existing 28 foot pavement section adequate for traffic circulation. Requiring a 5-foot dedication for that portion of the street will not enhance the existing street. Review by Legal by legal indicates that the plat will not violate restrictions on the face of the plat or those filed separately. Harris County engineer department has voiced no objection for this request. Staff recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions. Madam Chair, if it pleases the Commission you may open the public hearing for this item at this time.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of the ordinance requires a 60 foot right of way for a reserve. This proposed reserve is changing from landscape to commercial reserve due to an error on the previous plat land use classification. 23 percent of the frontage reserve along Porter Ranch Lane has a ROW width of less than 60 feet. Porter ranch Lane is an existing street with a 28 feet pavement section. The access from Porter Ranch Lane will be for the residents of the subdivision. The reserve will also have access to Porter Ranch road. Requiring a 5-foot dedication for that portion of the street will create an impractical development as it will not enhance the existing street or public infrastructure.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Porter Ranch Lane is an existing street that tapers from 80 feet to 50 feet with a sufficient pavement width of 28 feet.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The reserve will be used for a day care facility to give service to the residents of the Porter Ranch development. The access from Porter Ranch Lane will be for the residents of the subdivision. The reserve will also have access to Porter Ranch road a major thoroughfare. Porter Ranch Lane is an existing street that tapers from 80 feet to 50 feet with a sufficient pavement width of 28 feet. These will 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 reserve will also have access to Porter Ranch road a major thoroughfare. Porter Ranch Lane is an existing street that tapers from 80 feet to 50 feet with a sufficient pavement width of 28 feet. Granting the requested variance will not be injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

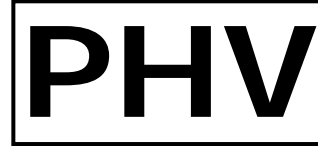
Porter Ranch Lane is an existing street that tapers from 80 feet to 50 feet with a sufficient pavement width of 28 feet.



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

April 19, 2021

Dear Property Owner:

Reference Number: 2021-0814; Porter Ranch Sec 1 partial replat no 1; partial replatting of Porter Ranch Sec 1, Reserve E, block 4 as recorded at Film Code No. 687391 H.C.M.R.

The property is located at the southwest intersection of Porter Ranch Lane and Porter Road.
The purpose of the partial replat is to change the land use of Reserve E from "Landscape and Open Space" to "Commercial".
The applicant, Christopher Browne, with EHRA, on behalf of Kingsland Baptist Church, Katy, Texas, can be contacted at 713-337-7447 Ext .

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, May 13, 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

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houstontx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houstontx.gov. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

Council Members: Amy Peck 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

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 131
Action Date: 05/13/2021
Plat Name: Ruburfield Subdivision no 66 partial replat no 4
Developer: JST Rentals, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2021-0735 C3N

Total Acreage:	0.1729	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	City

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 131
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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: 05/10/2021

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

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

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

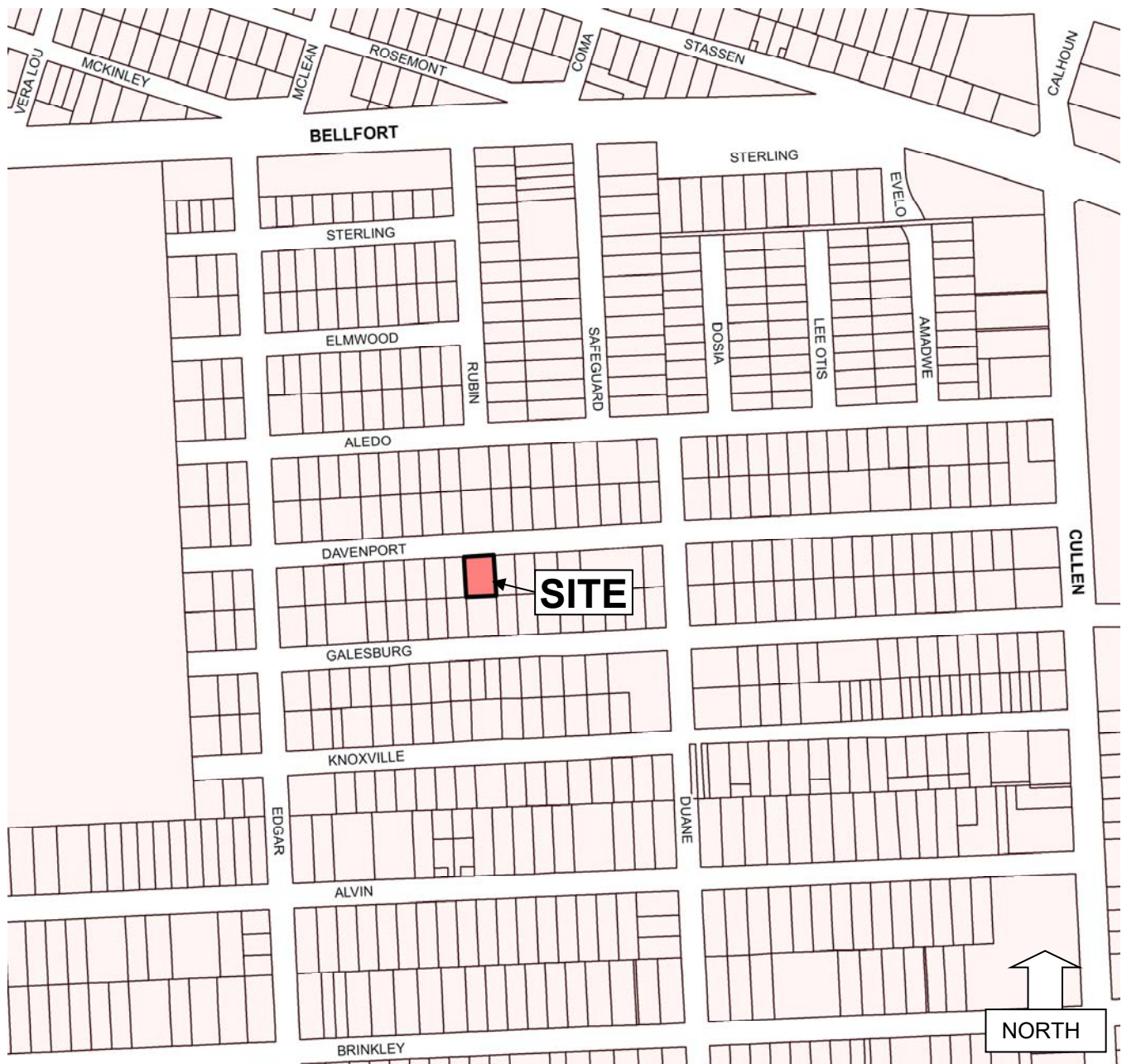
Houston Planning Commission **ITEM: 131**

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Ruburfield Subdivision no 66 partial replat no 4

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Site Location

Houston Planning Commission

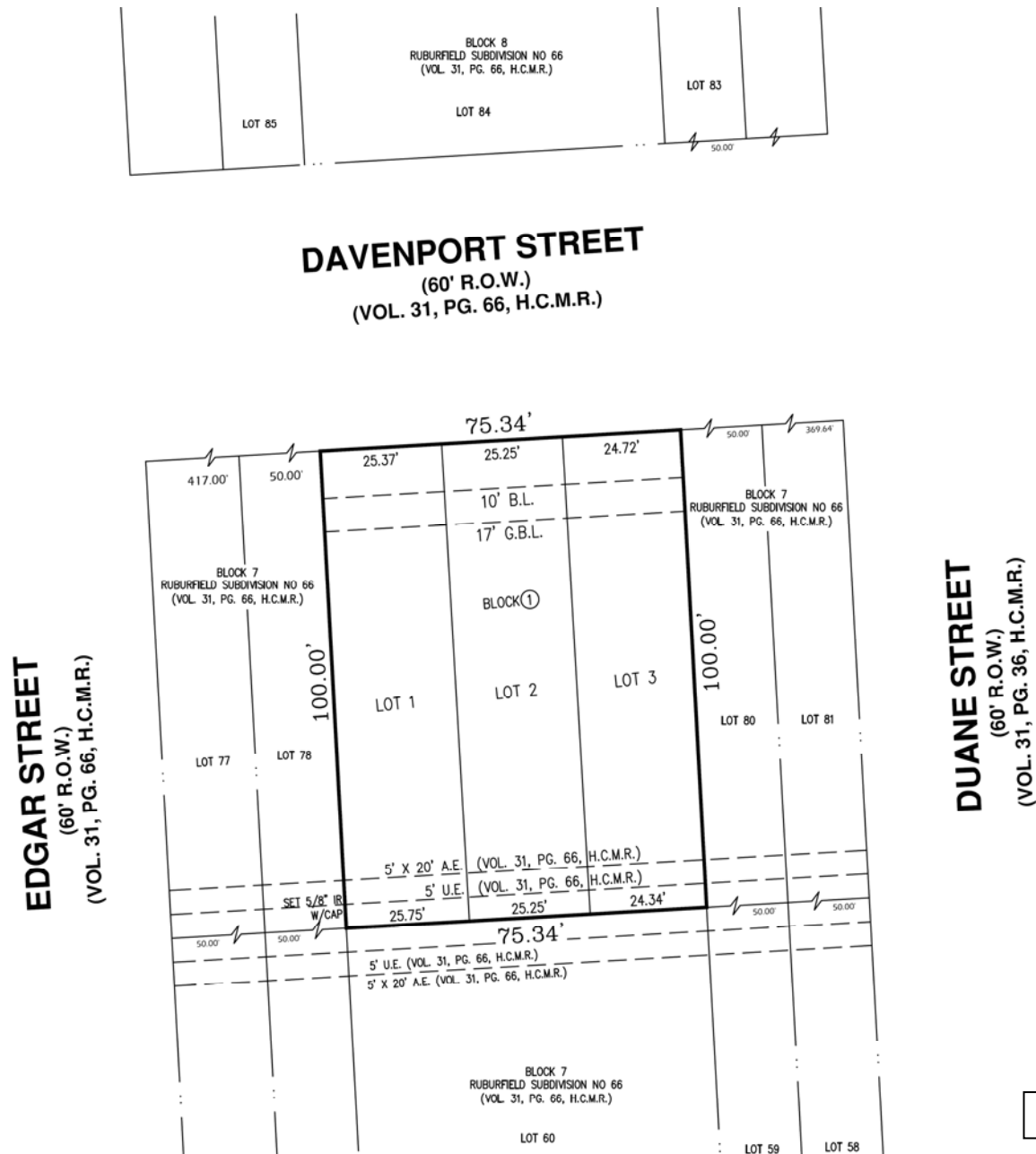
ITEM: 131

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Ruburfield Subdivision no 66 partial replat no 4

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Subdivision

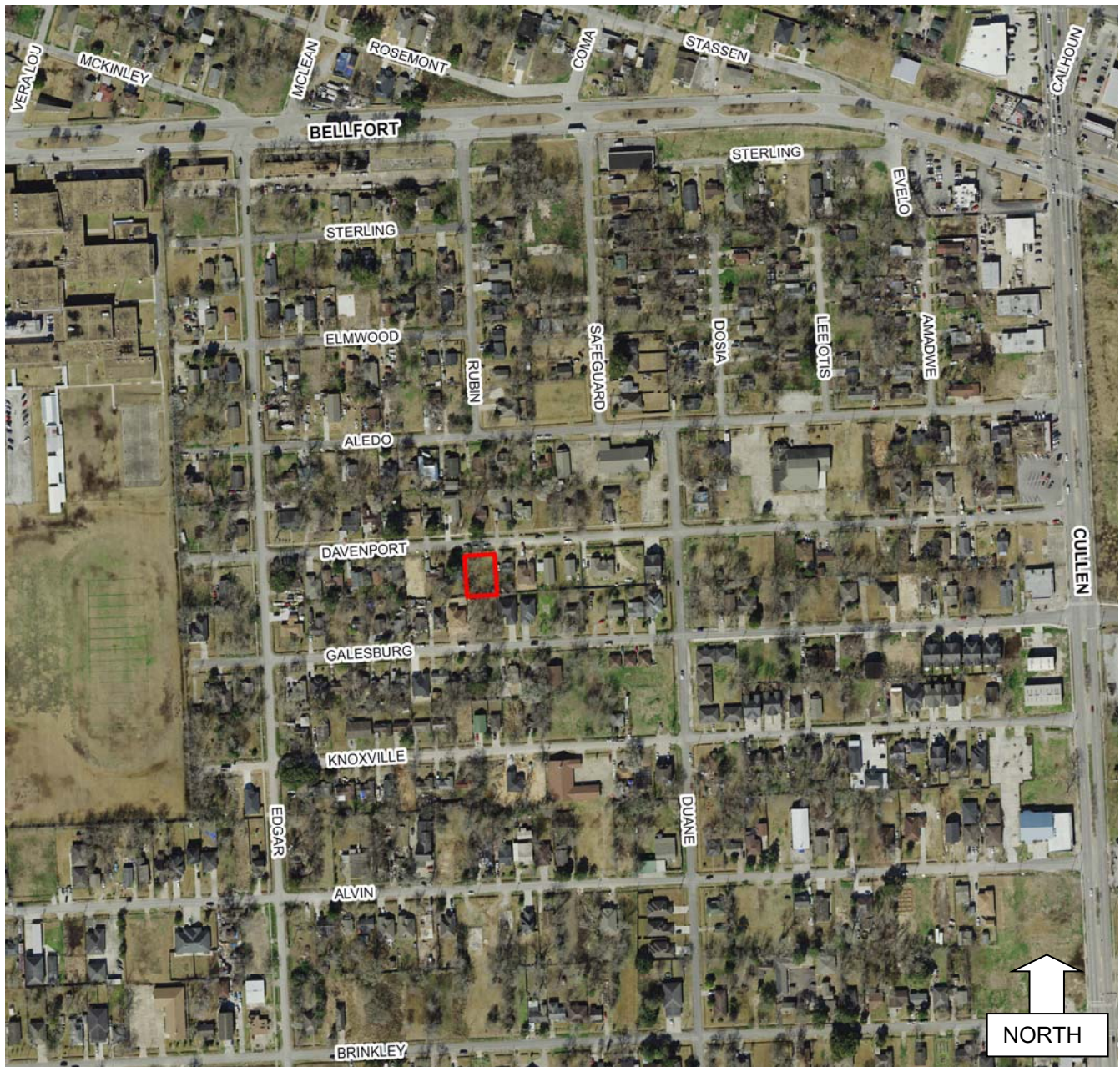
Houston Planning Commission ITEM: 131

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Ruburfield Subdivision no 66 partial replat no 4

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 19, 2021

Dear Property Owner:

Reference Number: 2021-0735; Ruburfield Subdivision no 66 partial replat no 4; replatting a portion of "Ruburfield Subdivision no 66" lot 79, block 7 as recorded at Vol 31, pg 66 of the Harris County Map Records.

The property is located at 4438 Davenport Street south along Davenport Street, between Edgar Street and Duane Street. The purpose of the partial replat is to create 3 single-family residential lots.

The applicant, Ruby Nunez, with Pioneer Engineering, LLC, on behalf of JST Rentals, LLC, 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.

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. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, 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. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

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Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houstontx.gov. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

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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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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 132
Action Date: 05/13/2021
Plat Name: Ryon Addition partial replat no 2
Developer: Meta Shelter Capital LLC
Applicant: CGES|Bailey Planning
App No / Type: 2021-0770 C3N

Total Acreage:	0.1100	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453V	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.

181. Subdivision replat is subject to the notification provisions of the Local Government Code, Section 212.015.

206. Staff recommendation is disapproval for the following reasons:
 Notification

Commission Action:

Disapprove



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 132
Action Date: 05/13/2021
Plat Name: Ryon Addition partial replat no 2
Developer: Meta Shelter Capital LLC
Applicant: CGES|Bailey Planning
App No / Type: 2021-0770 C3N

HPW- TDO- Traffic: 05/10/2021

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

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

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

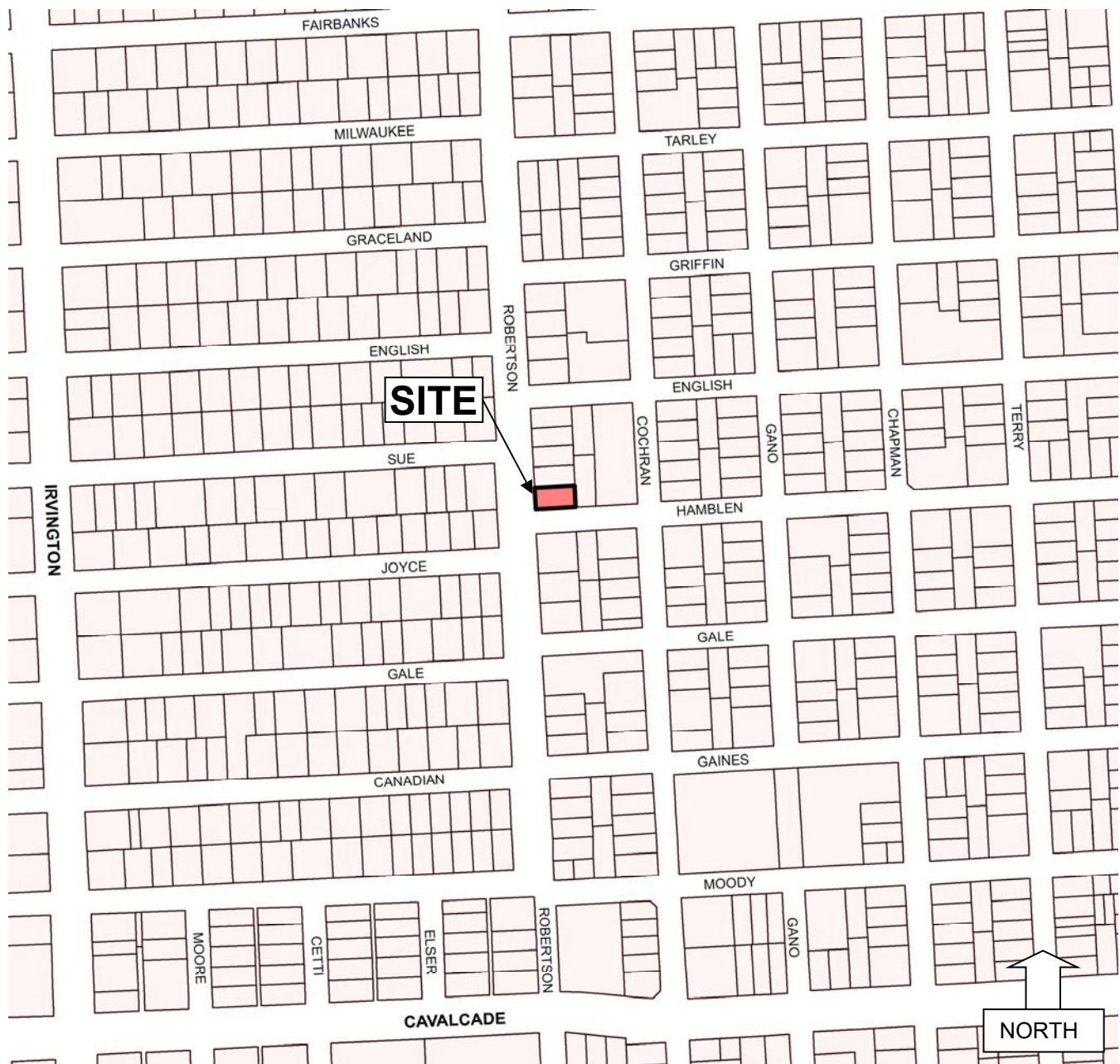
ITEM: 132

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Ryon Addition partial replat no 2

Applicant: CGES/Bailey Planning



C – Public Hearings

Site Location

Houston Planning Commission

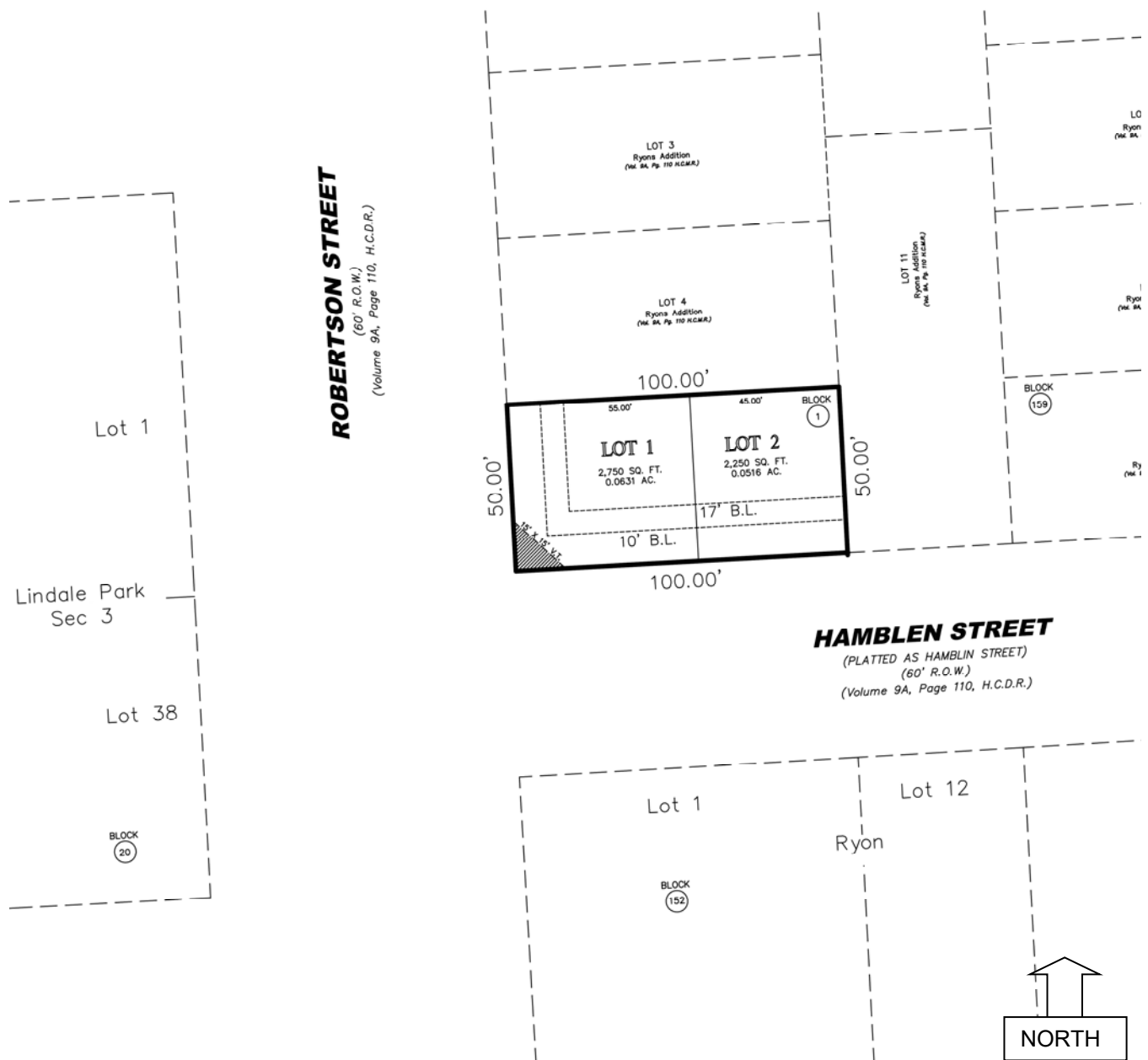
ITEM: 132

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Ryon Addition partial replat no 2

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C – Public Hearings

Subdivision

Houston Planning Commission

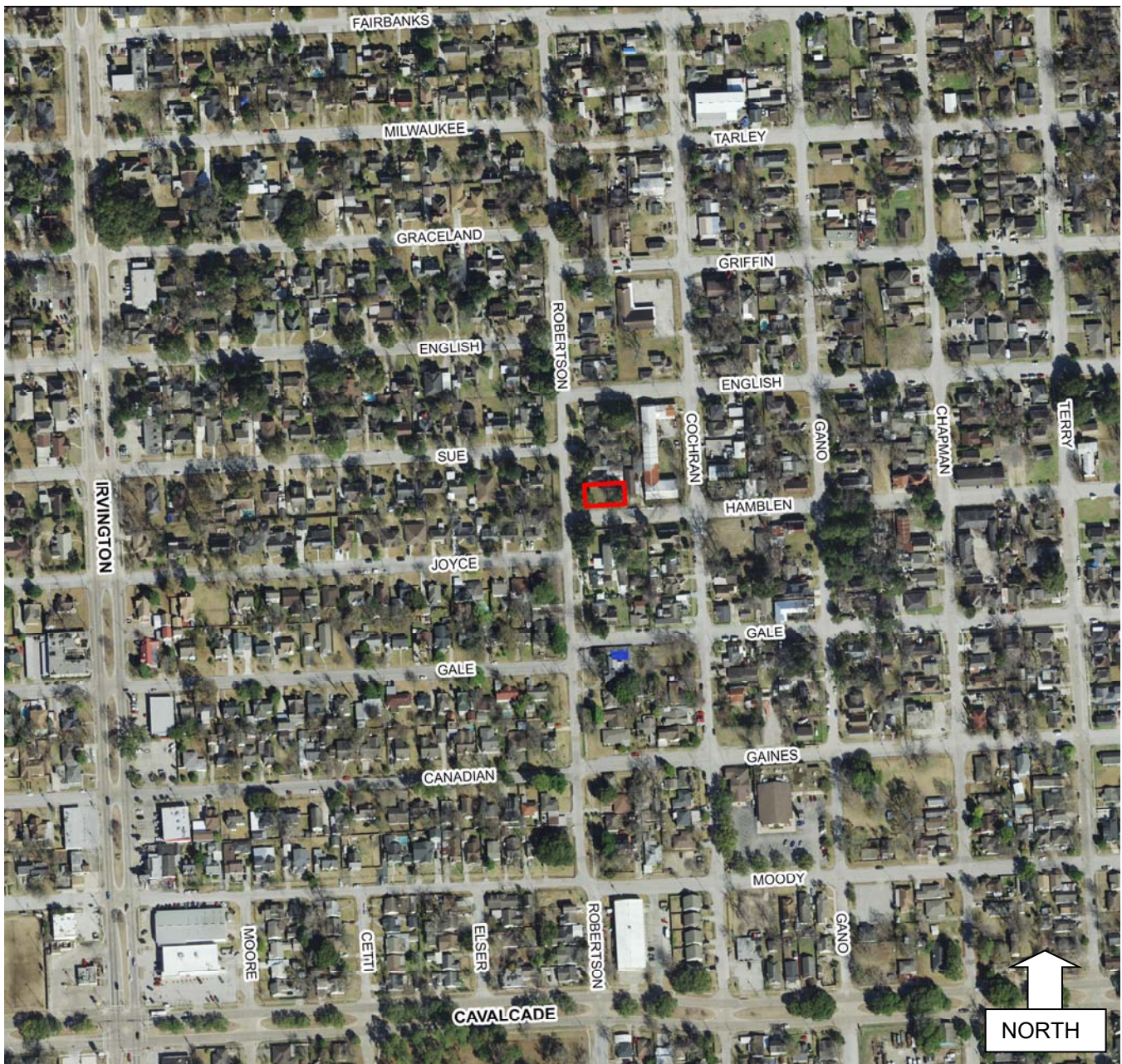
ITEM: 132

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Ryon Addition partial replat no 2

Applicant: CGES/Bailey Planning



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 20, 2021

Dear Property Owner:

Reference Number: 2021-0770, Ryon Addition partial replat no 2; partial replat of "Ryon Addition," being Lot 5, Block 159, as recorded in Volume 9A, Page 110 of the Harris County Deed Records.

The property is located at the northeast intersection of Hamblen Street and Robertson Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Carlos G. Espinoza y Sánchez** with CGES|Bailey Planning, on behalf of the developer, Meta Shelter Capital LLC, can be contacted at **713-965-7385**.

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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Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

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Planning Commission Body, Authority and Obligation

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 133
Action Date: 05/13/2021
Plat Name: Shadyvilla Addition Sec 2 partial replat no 9
Developer: REIL GARY, LLC
Applicant: replats.com
App No / Type: 2021-0728 C3N

Total Acreage:	0.2387	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

210. Applicant has requested that this item be withdrawn at this time.

Commission Action:

Withdrawn



Action Date:
05/13/2021

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 133
Action Date: 05/13/2021
Plat Name: Shadyvilla Addition Sec 2 partial replat no 9
Developer: REIL GARY, LLC
Applicant: replats.com
App No / Type: 2021-0728 C3N

HPW- TDO- Traffic: 05/10/2021

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

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

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: 133**

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Shadyvilla Addition Sec 2 partial replat no 9

Applicant: replats.com



C – Public Hearings

Site Location

Houston Planning Commission

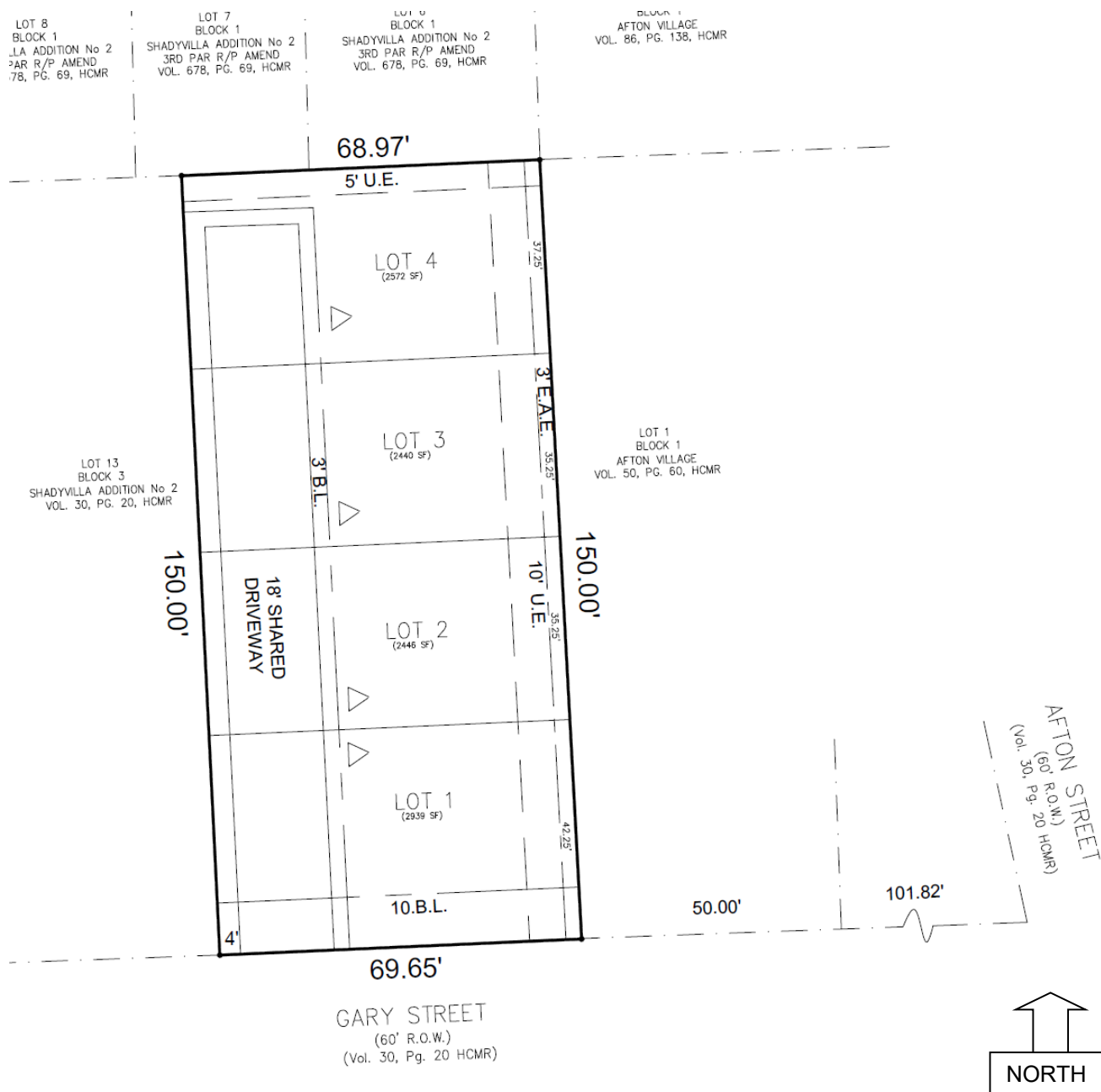
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Meeting Date: 05/13/2021

Subdivision Name: Shadyvilla Addition Sec 2 partial replat no 9

Applicant: replats.com



C – Public Hearings

Subdivision

Houston Planning Commission

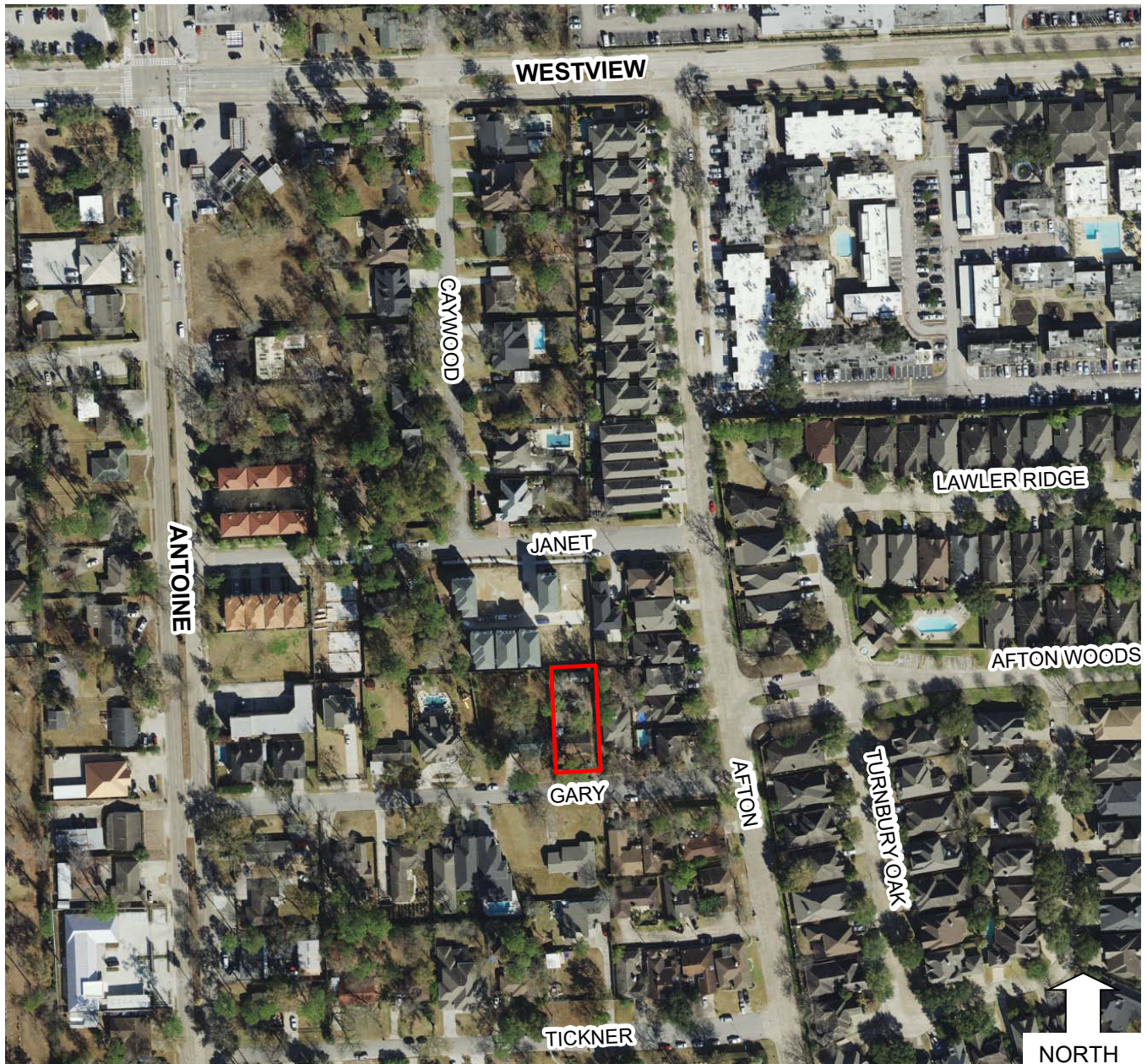
ITEM: 133

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Meeting Date: 05/13/2021

Subdivision Name: Shadyvilla Addition Sec 2 partial replat no 9

Applicant: replats.com



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 20, 2021

Dear Property Owner:

Reference Number: 2021-0728; Shadyvilla Addition Sec 2 partial replat no 9; replatting of Lot 12, Block 3 of "Shadyvilla Addition Sec 2" as recorded in Volume 30 Page 20 of the Harris County Map Records.

The property is located west along Afton Street and north along Gary Street. The purpose of the replat is to create four (4) single-family residential lots. The applicant, Dave Strickland with replats.com, on behalf REIL GARY, LLC, can be contacted at **281-705-4297**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 134
Action Date: 05/13/2021
Plat Name: Southgate partial replat no 4
Developer: 1969 Dryden LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2021-0605 C3N

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

Conditions and requirements for approval:

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 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
- 3.) Show deed record information for deed restricted BLs.

Commission Action:

Approve the plat subject to the conditions listed
 Commission voted to defer the plat to allow further legal review of deed restrictions provided by resident.



Action Date:
05/13/2021

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Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2021-0605 C3N

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Parks and Recreation: - 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

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

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.

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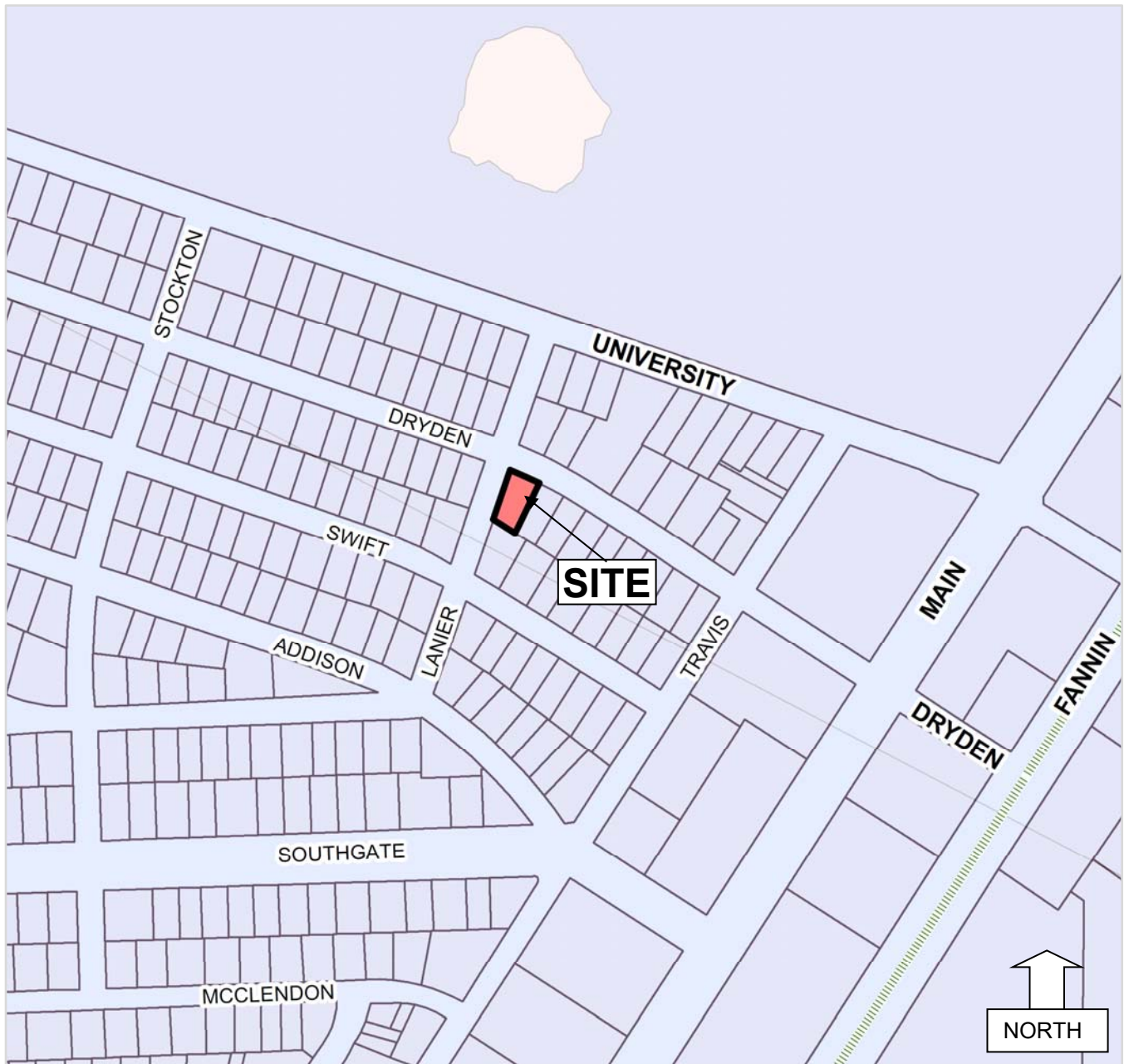
ITEM: 134

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Meeting Date: 05/13/2021

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Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Site Location

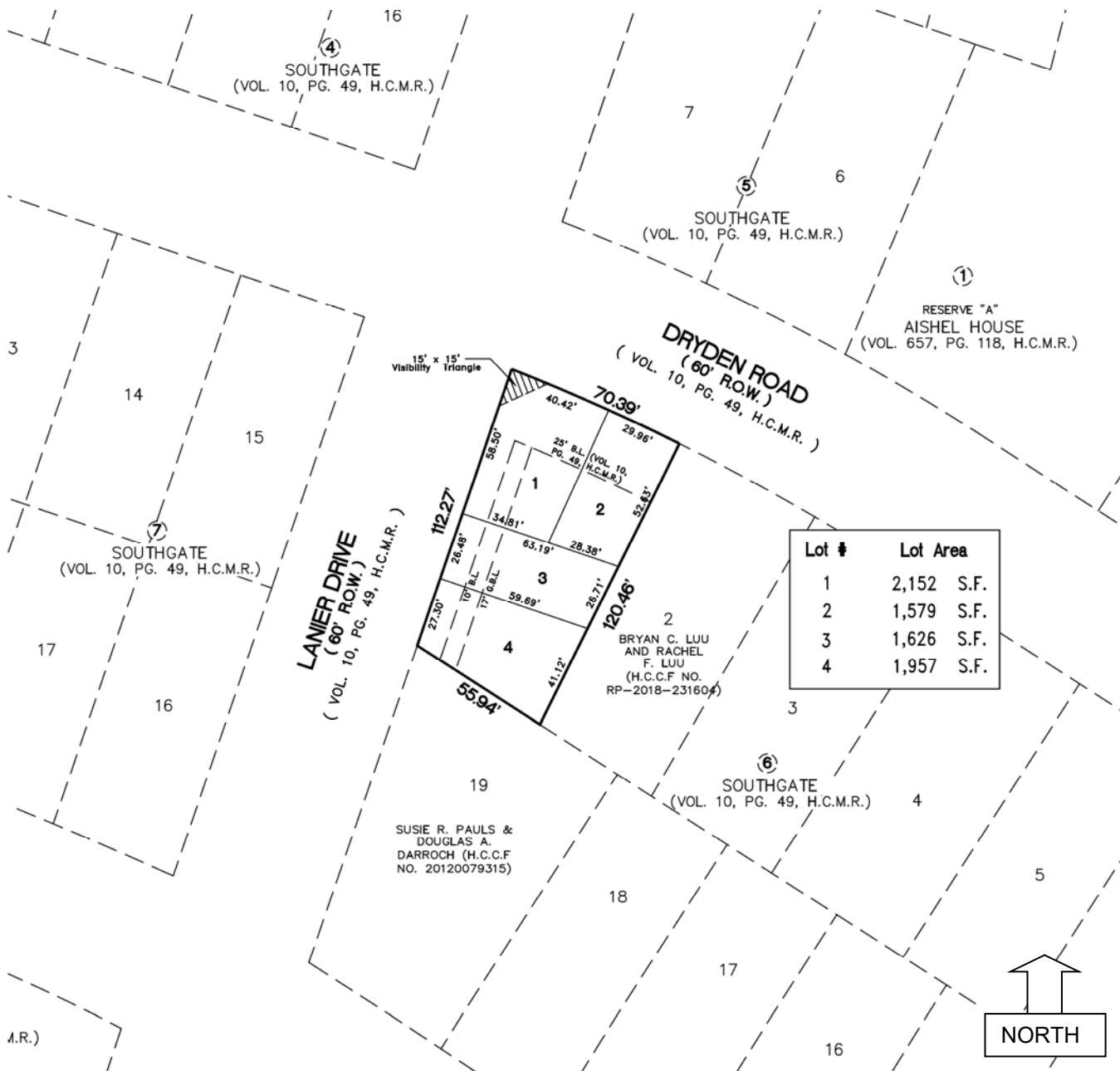
Houston Planning Commission ITEM: 134

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C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 134

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Meeting Date: 05/13/2021

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C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development Department

Sylvester Turner

Mayor

Public Hearing Notice



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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**.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 135
Action Date: 05/13/2021
Plat Name: West Side Villas partial replat no 2
Developer: Prebish Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2021-0517 C3N

Total Acreage:	0.3400	Total Reserve Acreage:	0.0258
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451T	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 mutual use agreement at recordation
- 2) revise C.O.S reserve to landscape and open space.

Commission Action:

Defer Additional information reqd



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 135
Action Date: 05/13/2021
Plat Name: West Side Villas partial replat no 2
Developer: Prebish Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2021-0517 C3N

HPW- TDO- Traffic: 05/10/2021

No traffic-related comments.

CenterPoint: 1) There is an existing recorded utility easement, uploaded for your review, that should be included on the current plat: 20150524575_OPRHC

* The 5'UE appears to be in current Lot 8, in between what was previously known as Lot 4 and 5.

2) UE and AE to reference "SEE NOTE 15" and not 11.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to
PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

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

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.

Also need to mark out the private F.H..

Make sure that the subdivision has detention.

Houston Planning Commission

ITEM: 135

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: West Side Villas partial replat no 2

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission

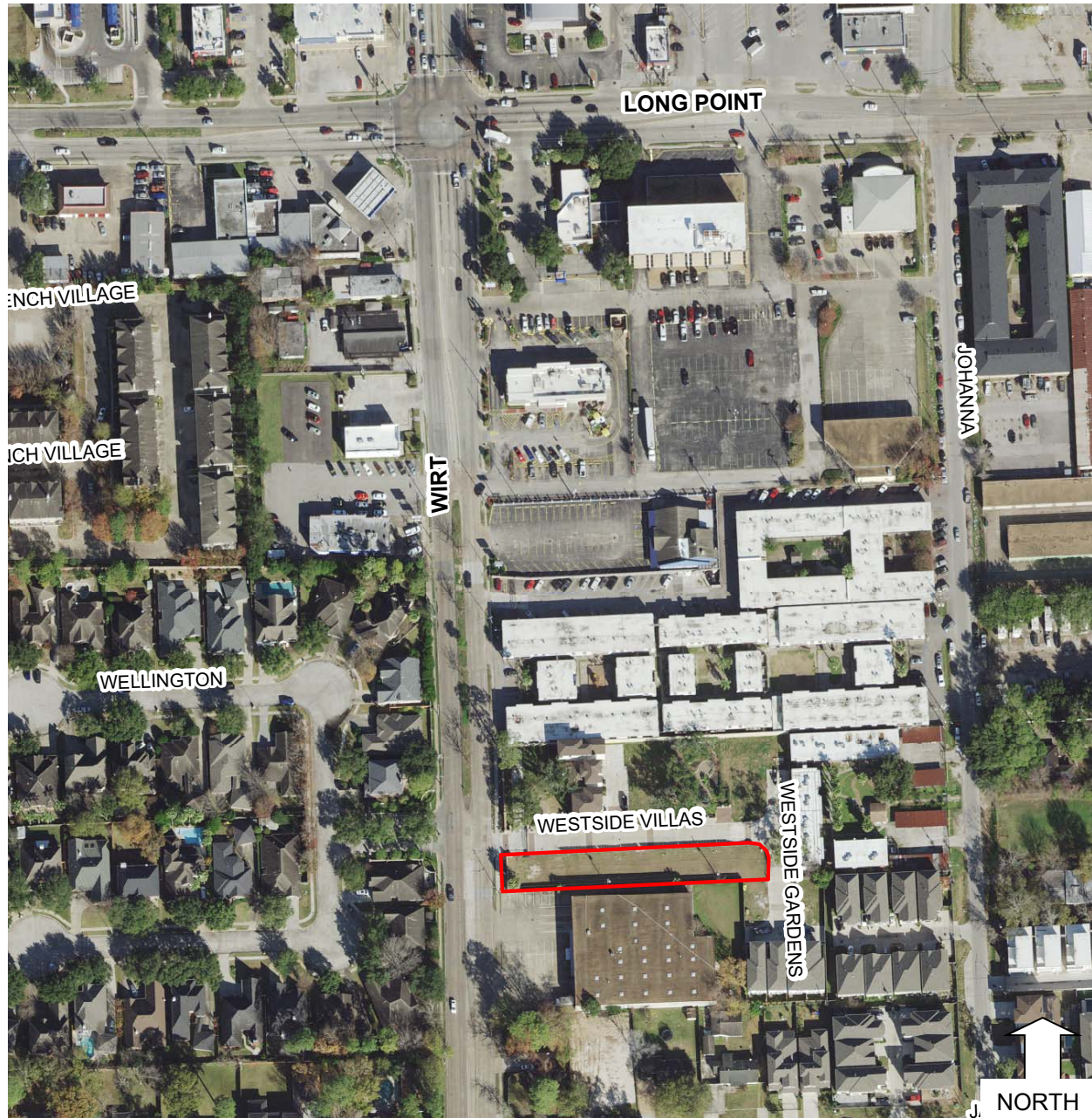
ITEM: 135

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: West Side Villas partial replat no 2

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-0517

Plat Name: West Side Villas partial replat no 2

Applicant: Total Surveyors, Inc.

Date Submitted: 03/08/2021

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 180 sq. ft. of excess compensating open space to be replat into a reserve restricted to parking.

Chapter 42 Section: 42-193

Chapter 42 Reference:

(a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat. (b) Property within a subdivision plat that does not contain lots restricted to single-family residential or residential use may be replatted to amend any plat restriction contained on the preceding subdivision plat. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The site is located at 1702 Wirt Road, within the Houston city limits, south of Long Point, east of Wirt Road. The original plat of West Side Villas was recorded in August, 2014, when compensating open space was required for a reduction in lots size. At that time, 12,617 sq. ft. of land was provided for Compensating Open Space, which provided 17 sq. ft. of excess of the required 12,600 sq. ft. In April of 2016, a replat of 2 lots and a compensating open space reserve was recorded, which reduced the required amount of compensating open space to 12,000 sq. ft. At that time, we were providing an excess of 402 sq. ft. This partial replat will create 9 lots out of an existing 5 lots and carve a 180 sq. ft. parking reserve out of the compensating open space. None of the open space will be used for any of the new single family lots. The new reserve, restricted to parking, will be 180 sq. ft. After removing the 180 sq. ft., the remaining compensating open space will total 12,221 sq. ft., giving an excess of 221 sq. ft. of compensating open space. The new reserve will be restricted to parking, which will serve the entire subdivision and benefit the property owners.

(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 the variance are not the result of a hardship created or imposed by the applicant. The subdivision does have an excess of compensating open space and by allowing the conversion of the space into a parking reserve, it will benefit the entire subdivision.

(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 original intent of the subdivision will be observed the we are still in excess of the required amount of compensating open space with the original subdivision. The newly created parking reserve will benefit the entire subdivision.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare, since the required compensating open space is still in place and the new parking reserve will help to alleviate any on street parking with the subdivision.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for the variance, the required compensating open space is still being provided, and in excess. The new parking reserve will add benefit the surround land owners within the West Side Villas subdivision.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2021-0517

Agenda Item: 135

PC Action Date: 05/13/2021

Plat Name: West Side Villas partial replat no 2

Applicant: Total Surveyors, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-193

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow 180 sq. ft. of excess compensating open space to be replat into a reserve restricted to parking.;

Basis of Recommendation:

The site is located in Houston city limits east along wirt road, south of longpoint drive and West of Johanna Street. The purpose of the replat is to create 9 single family lots and two reserves. The applicant is also seeking a variance to allow a portion of a C.O.S reserve to be replatted into a parking reserve. Staff is in support of the request.

This subdivision was originally platted in August of 2014, into 21 single family lots with 6 restricted reserves. Four of the reserves were restricted to Compensating Open Space, providing 12,617 square feet of land area. At the time that this property was platted, a total of 12,600 square feet was required to meet the lot size requirements of Chapter 42. Now the rules allow single family lots to use 60% lot coverage instead of providing C.O.S.

Staff granted a similar variance in December of 2015 to allow a portion of a C.O.S reserve to be replatted into single family lots. Justification for granting that variance was the surplus of C.O.S available and no additional C.O.S was needed.

Similar to the 2015 approval, these new lots will not add to the C.O.S requirement because they're utilizing 60% coverage. This ultimately reduces the C.O.S from the original subdivision. If you were to remove the current plat from the original subdivision, the 14 remaining lots require 8,400 sq. ft. of C.O.S and the subdivision has 10,000 sq. ft. of C.O.S available.

All of the lots outside of the replat will still have an adequate amount of Compensating Open Space as required by the ordinance. If we were to replat the entire subdivision, it would meet all of the ordinance requirements and not need a variance. Since this new subdivision does not require C.O.S, the applicant has agreed to provide a landscape and open space reserve instead which will be available for the entire subdivision to utilize. Ultimately the new replat reduces the C.O.S requirement for the original subdivision and is providing an additional parking space in the development.

Staff recommendation is to grant the requested variance and approve the plat subject to the cpc 101 form conditions.

Madam chair if it pleases the commission you may open the public hearing for this item at this time.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The original subdivision is providing more compensating open space than what is required by the ordinance. It is justifiable to allow a portion of that to be converted into parking which is required for the subdivision.

(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 applicant platted this subdivision before Chapter 42 was amended, which required more COS than today's standards for properties within the city limits.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The applicant is providing more COS than what is currently required by the ordinance, and is preserving enough COS for the new lots and the remaining lots in the original subdivision.

(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; Additional parking is beneficial to the subdivision.

(5) Economic hardship is not the sole justification of the variance.

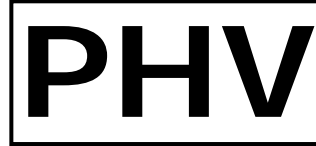
Economic hardship is not the sole justification of the variance. The additional parking space is required once the lot count exceeds 6.



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

April 20, 2021

Dear Property Owner:

Reference Number: 2021-0517; West Side Villas partial replat no 2; replatting of Lots 1-5 and Reserve B of Block 2 of "West Side Villas" as recorded at Film Code No. 667250 of the Harris County Map Records.

The property is located east along Wirt Road and south of Long Point Road. The purpose of the replat is to create nine (9) single-family residential lots and two (2) reserves. The applicant, Kevin Kolb, with Total Surveyors, Inc., on behalf of Prebish Homes, can be contacted at 281-479-8719.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat. 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, May 13, 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

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houston.tx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. 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. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 136
Action Date: 05/13/2021
Plat Name: Westheimer Manor partial replat no 3
Developer: Kensinger Donnelly
Applicant: Terra Surveying Company, Inc.
App No / Type: 2021-0726 C3N

Total Acreage:	2.7745	Total Reserve Acreage:	2.7745
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	491X	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 05/11/2021
 No comments.



Agenda Item: 136
Action Date: 05/13/2021
Plat Name: Westheimer Manor partial replat no 3
Developer: Kensinger Donnelly
Applicant: Terra Surveying Company, Inc.
App No / Type: 2021-0726 C3N

CenterPoint: 1) A Release of Easement application is required to be submitted for formal review and approval for abandonment of utility easement. Application Form uploaded.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to
PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

****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. 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.

5. 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

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention is required.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 136
Action Date: 05/13/2021
Plat Name: Westheimer Manor partial replat no 3
Developer: Kensinger Donnelly
Applicant: Terra Surveying Company, Inc.
App No / Type: 2021-0726 C3N

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.

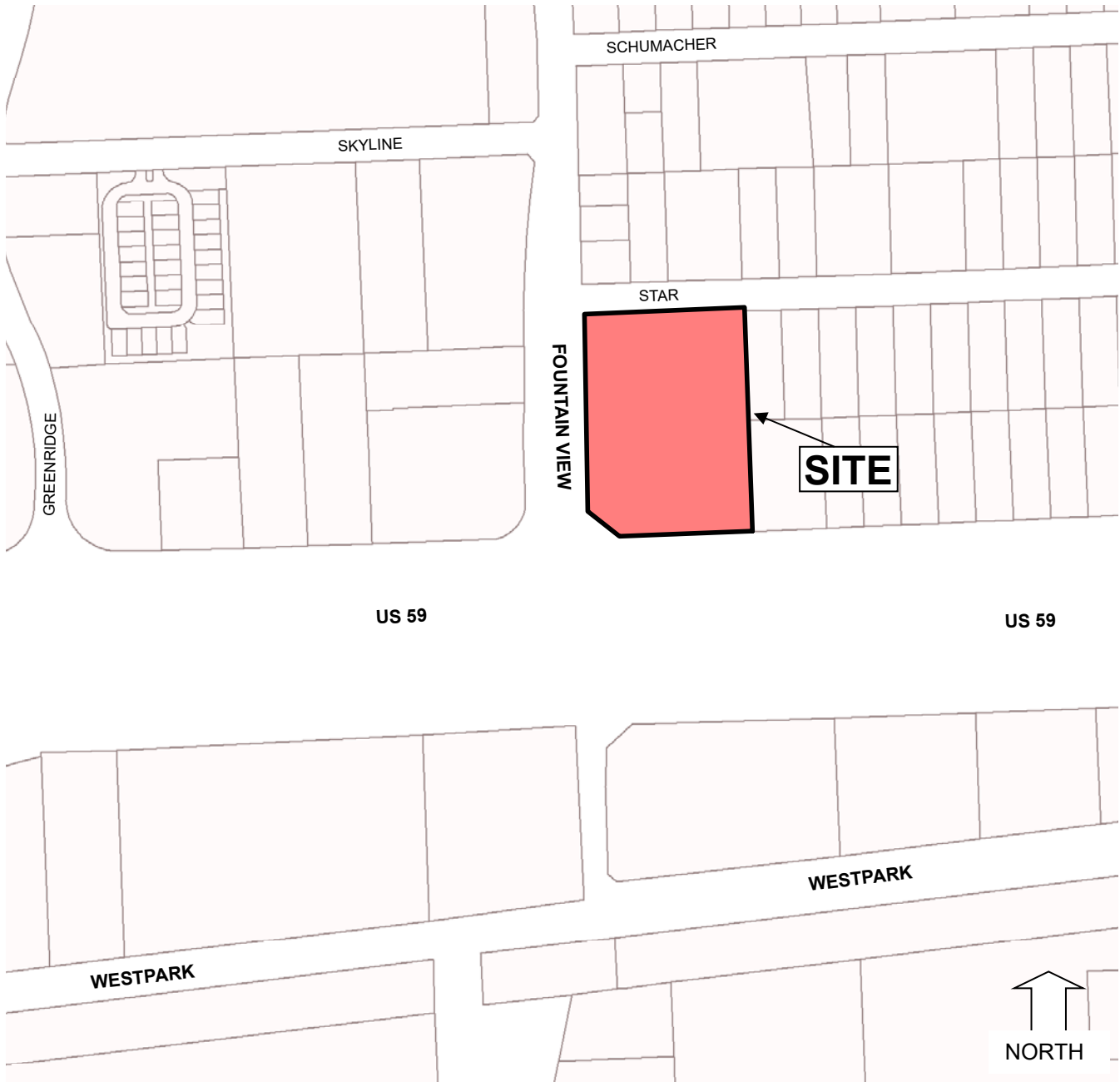
Houston Planning Commission **ITEM: 136**

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Westheimer Manor partial replat no 3

Applicant: Terra Surveying Company, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

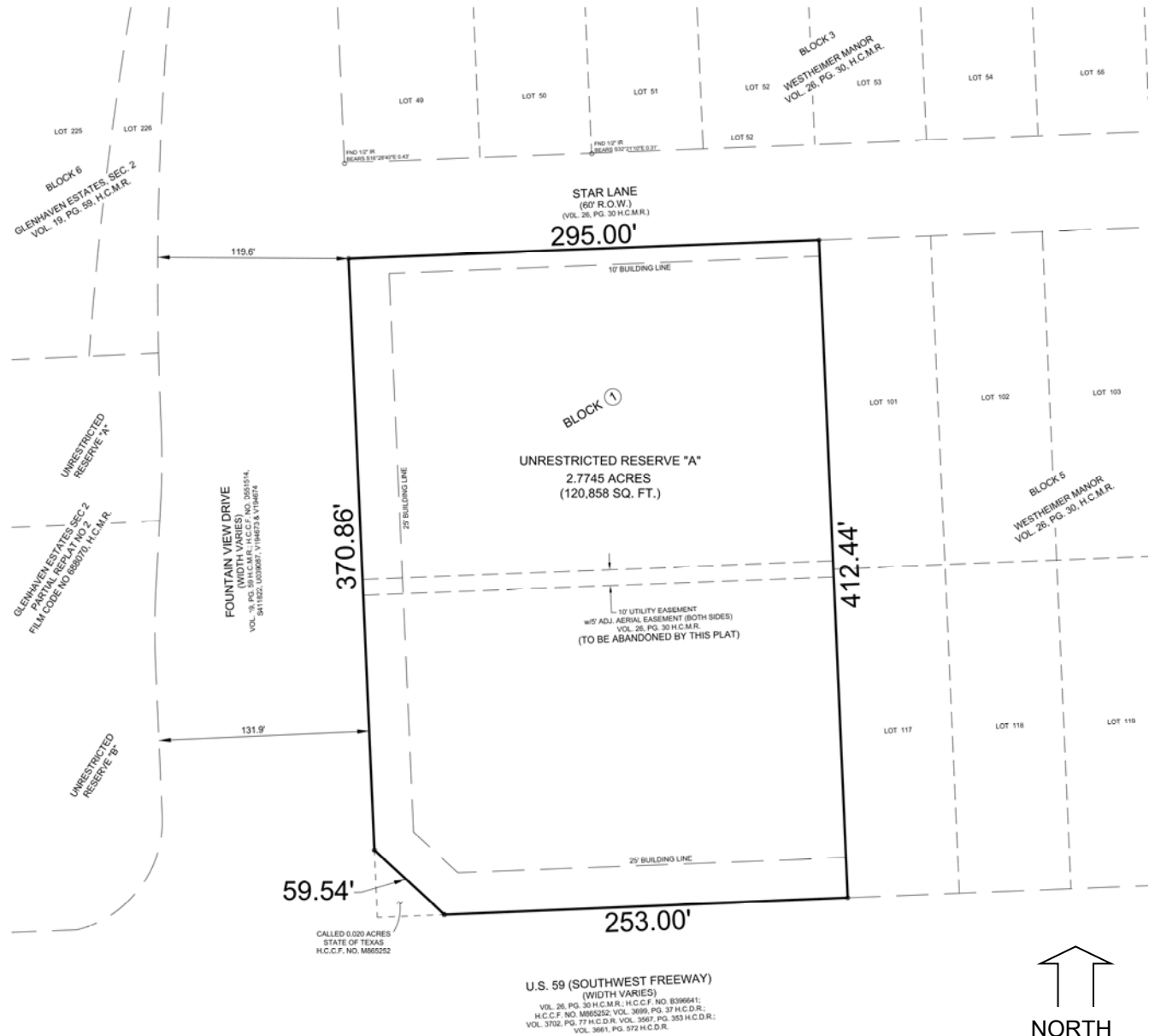
ITEM: 136

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Westheimer Manor partial replat no 3

Applicant: Terra Surveying Company, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

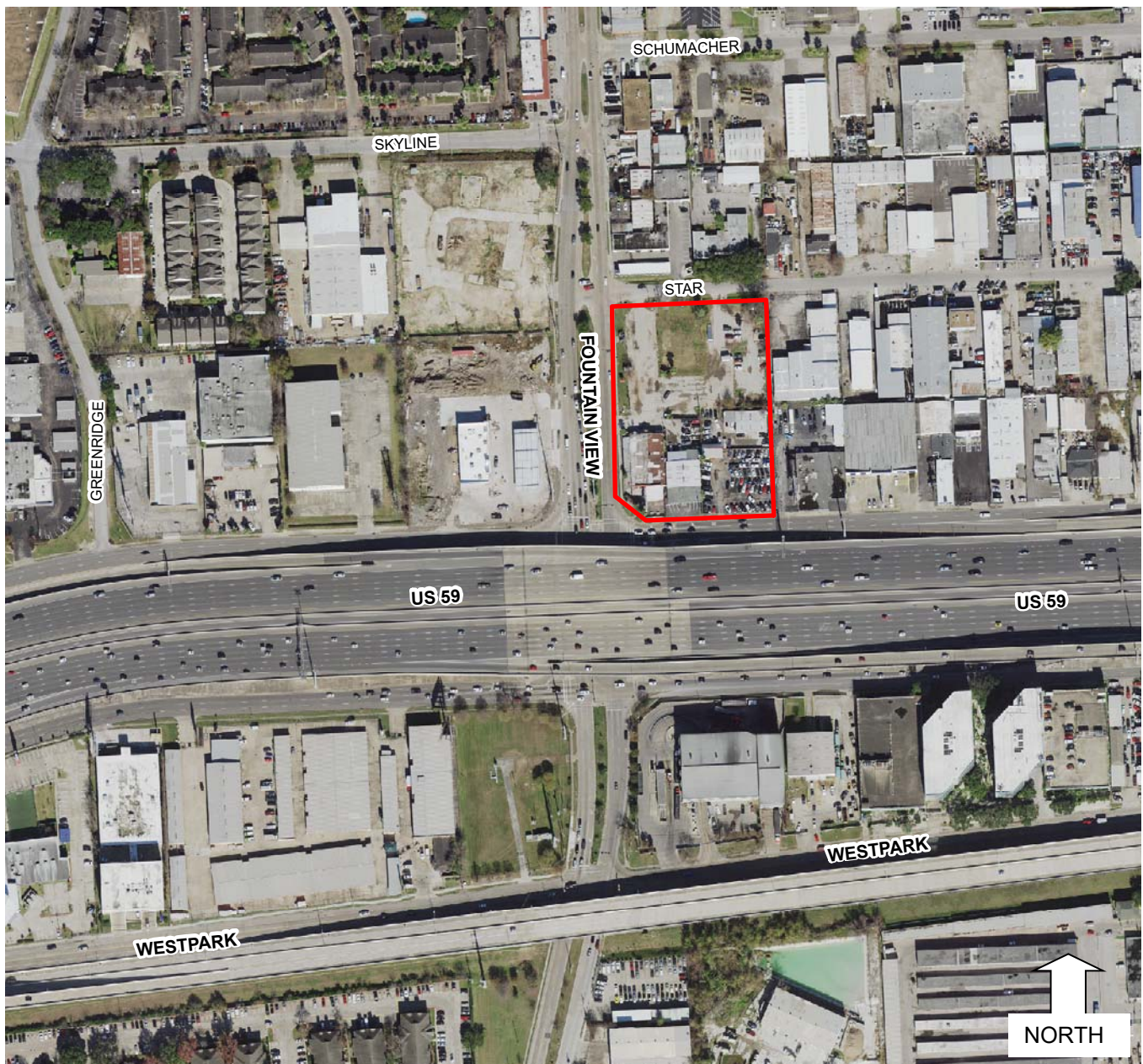
ITEM: 136

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Westheimer Manor partial replat no 3

Applicant: Terra Surveying Company, 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

April 19, 2021

Dear Property Owner:

Reference Number: 2021-0726, Westheimer Manor partial replat no 3; partial replat of "Westheimer Manor," being Lots 97-100, Lot 113 (save and except 0.020 acre), and Lots 114-116, Block 5, as recorded in Volume 26, Page 30 of the Harris County Map Records.

The property is located at the northeast intersection of Fountain View and US 59. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Jerry Scott**, with Terra Surveying Company, Inc., on behalf of the developer, Kensinger Donnelly, can be contacted at **713-993-0327**.

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, May 13, 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

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houstontx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
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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.
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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 137
Action Date: 05/13/2021
Plat Name: Willowcreek Ranch Sec 1 partial replat no 2 and Willowcreek Ranch Sec 4 partial replat no 1
Developer: CC Telge Road, L.P. - A Texas Limited Partnership
Applicant: EHRA
App No / Type: 2021-0816 C3N

Total Acreage:	11.9700	Total Reserve Acreage:	3.4000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 416
County	Zip	Key Map ©	City / ETJ
Harris	77377	288W	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 137
Action Date: 05/13/2021
Plat Name: Willowcreek Ranch Sec 1 partial replat no 2 and Willowcreek Ranch Sec 4 partial replat no 1
Developer: CC Telge Road, L.P. - A Texas Limited Partnership
Applicant: EHRA
App No / Type: 2021-0816 C3N

HPW-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - No comments.

HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

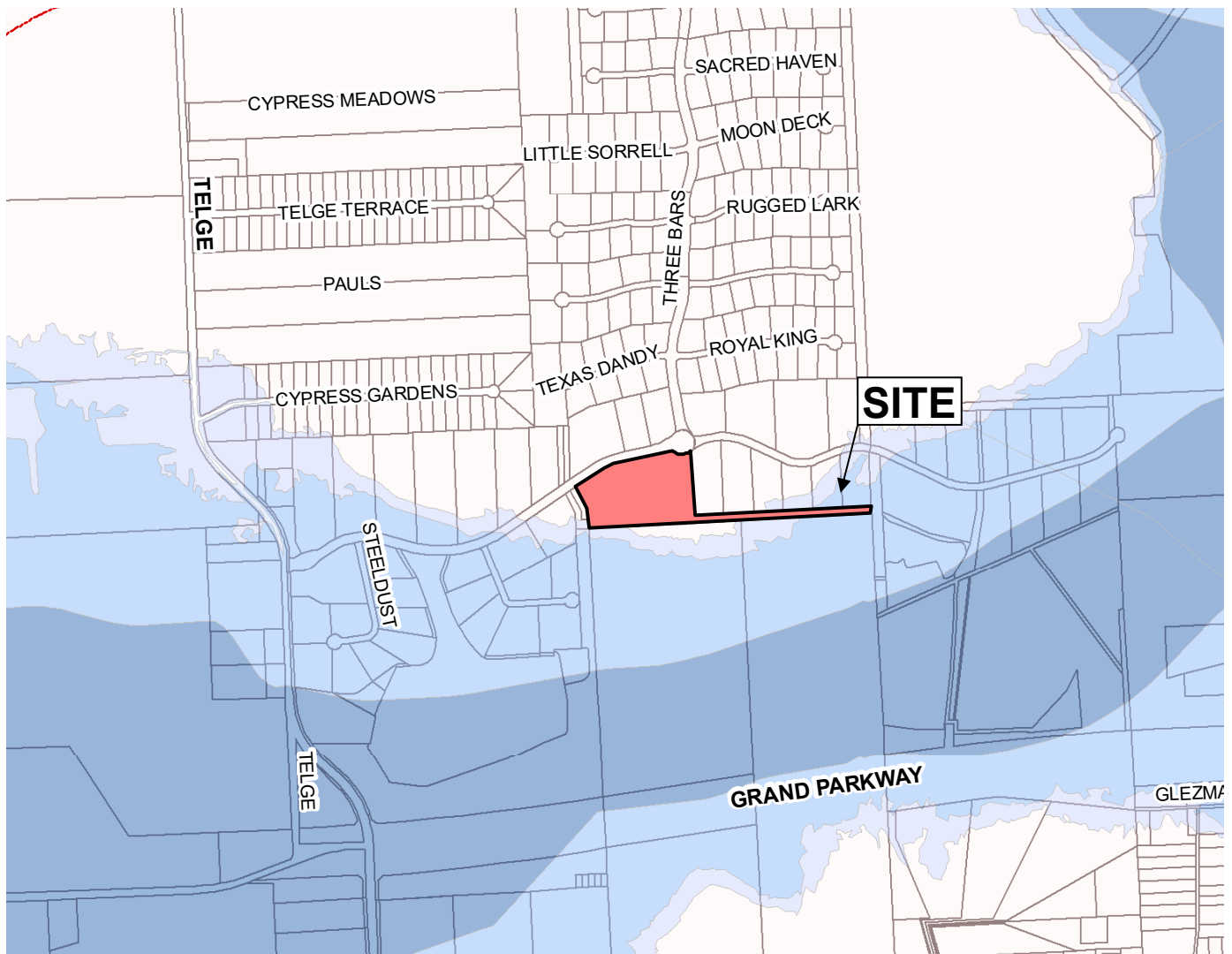
ITEM: 137

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Willowcreek Ranch Sec 1 partial replat no 2 and Willowcreek Ranch Sec 4 partial replat no 1

Applicant: EHRA



C – Public Hearings

Site Location

Houston Planning Commission

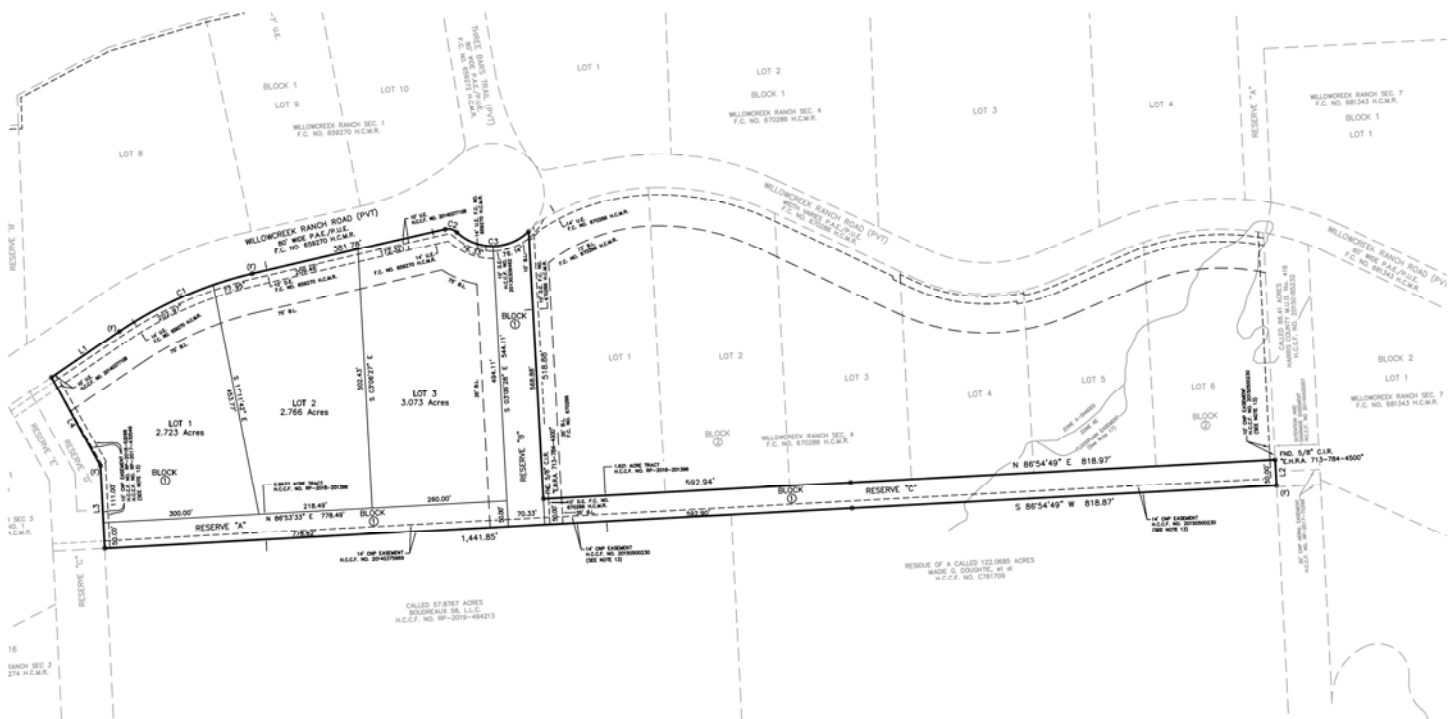
ITEM: 137

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Willowcreek Ranch Sec 1 partial replat no 2 and Willowcreek Ranch Sec 4 partial replat no 1

Applicant: EHRA



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 137

Planning and Development Department

Meeting Date: 05/13/2021

**Subdivision Name: Willowcreek Ranch Sec 1 partial replat no 2 and
Willowcreek Ranch Sec 4 partial replat no 1**

Applicant: EHRA



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 20, 2021

Dear Property Owner:

Reference Number: 2021-0816: Willowcreek Ranch Sec 1 partial replat no 2 and Willowcreek Ranch Sec 4 partial replat no 1; replatting Lots 1 through 4 of Block 2 of "Willowcreek Ranch Sec 1" as recorded at Film Code No. 659270 of the Harris County Map and Lots 1 through 6 and Reserve B of Block 2 of Willowcreek Ranch Sec 4, as recorded in Film Code No. 670270 of the Harris County Map Records.

The property is located along and south of Willowcreek Ranch Road, east of Telge Road and north of the Grand Parkway. The purpose of the replat is to create three (3) single-family residential lots and three (3) reserves. The applicant, Christopher Browne, with EHRA., on behalf of CC Telge Road LP, can be contacted at 713-337-7447.

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, May 13, 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

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houstontx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houstontx.gov. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

Council Members: Amy Peck 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

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

- 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 138
Action Date: 05/13/2021
Plat Name: Wrenwood partial replat no 2
Developer: DacasaHomes
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-0297 C3N

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

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) Add E.A.E

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 138
Action Date: 05/13/2021
Plat Name: Wrenwood partial replat no 2
Developer: DacasaHomes
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-0297 C3N

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

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

HPW-OCE- Drainage and Utility: Detention is required.

Master W.M.E. is required.

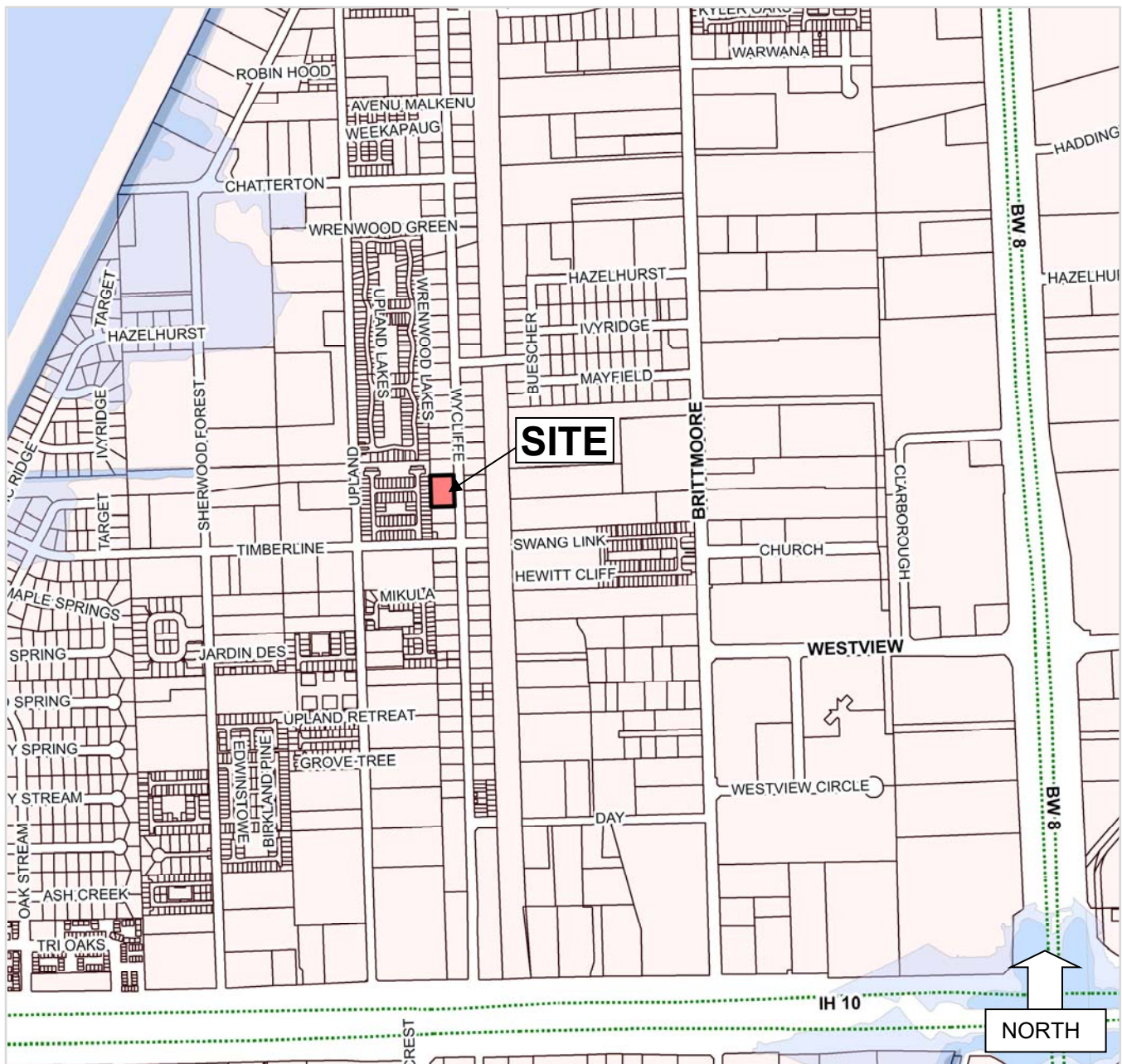
Harris County Flood Control District: Flood Control review - No comments.

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: 05/13/2021

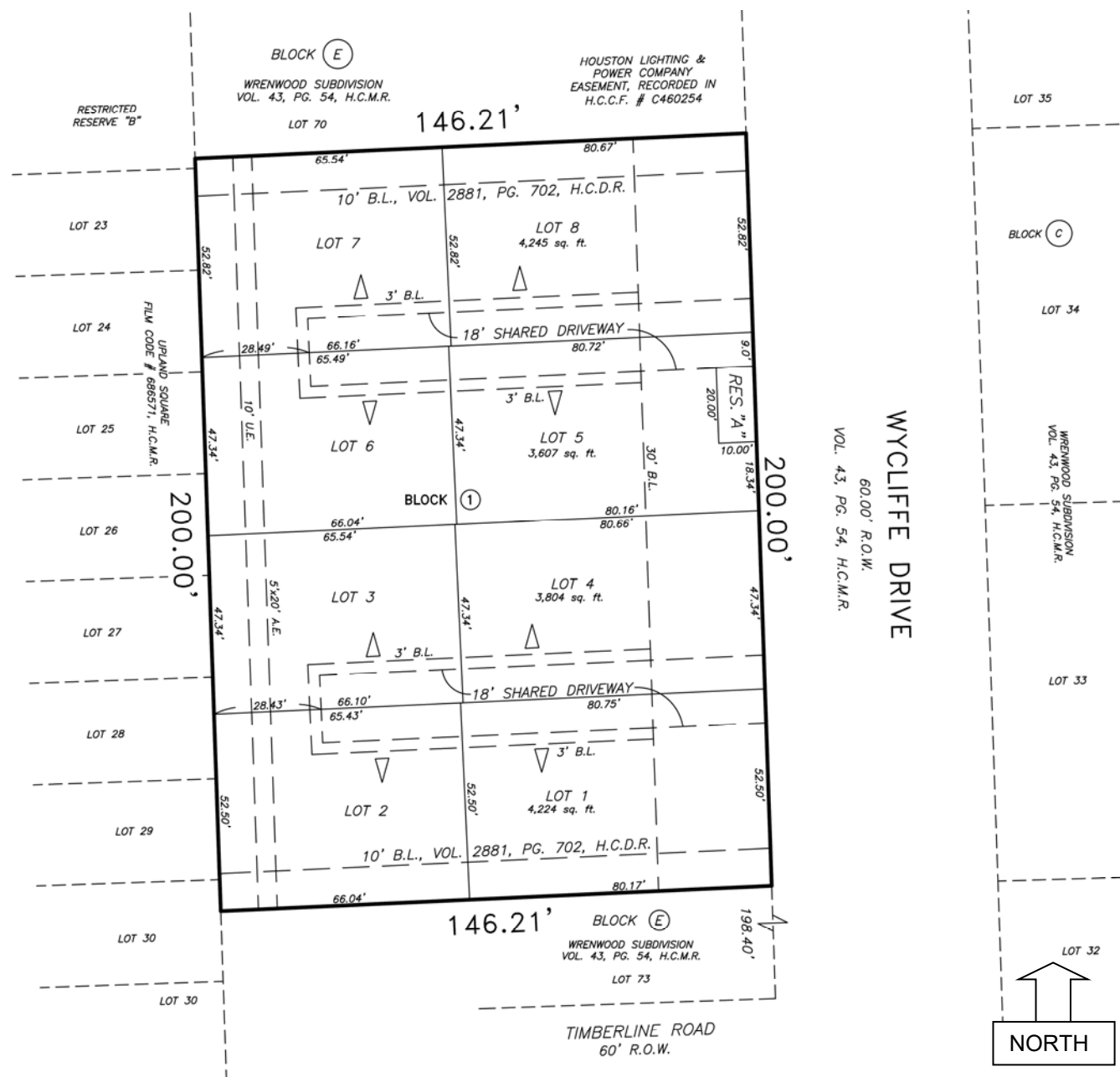
Applicant: PLS Construction, Inc.



Site Location

Meeting Date: 05/13/2021

Applicant: PLS Construction, Inc.



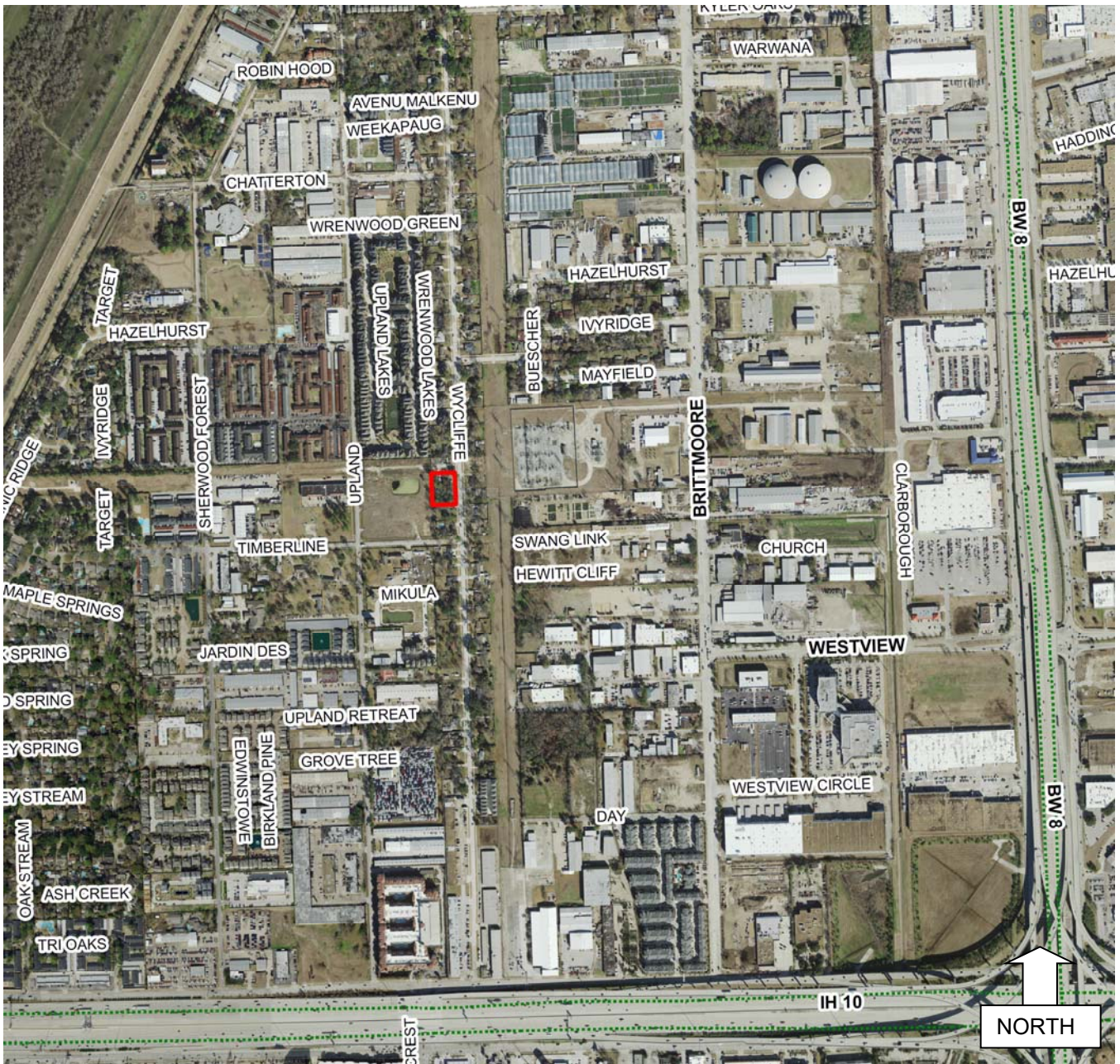
ITEM: 138

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Wrenwood partial replat no 2 (DEF 2)

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

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.

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

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houstontx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

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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

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Planning Department Staff Authority and Obligation

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 139
Action Date: 05/13/2021
Plat Name: Wrenwood partial replat no 3
Developer: DacasaHomes
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-0772 C3N

Total Acreage:	0.3020	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449X	City

Conditions and requirements for approval:

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.

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

209. Applicant has requested that this item be deferred for two weeks.

223. Indicate the direction of vehicular entry to each garage from the shared driveway (>).

Commission Action:

Defer Applicant request



Action Date:
05/13/2021

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 139
Action Date: 05/13/2021
Plat Name: Wrenwood partial replat no 3
Developer: DacasaHomes
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-0772 C3N

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 05/10/2021
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
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

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

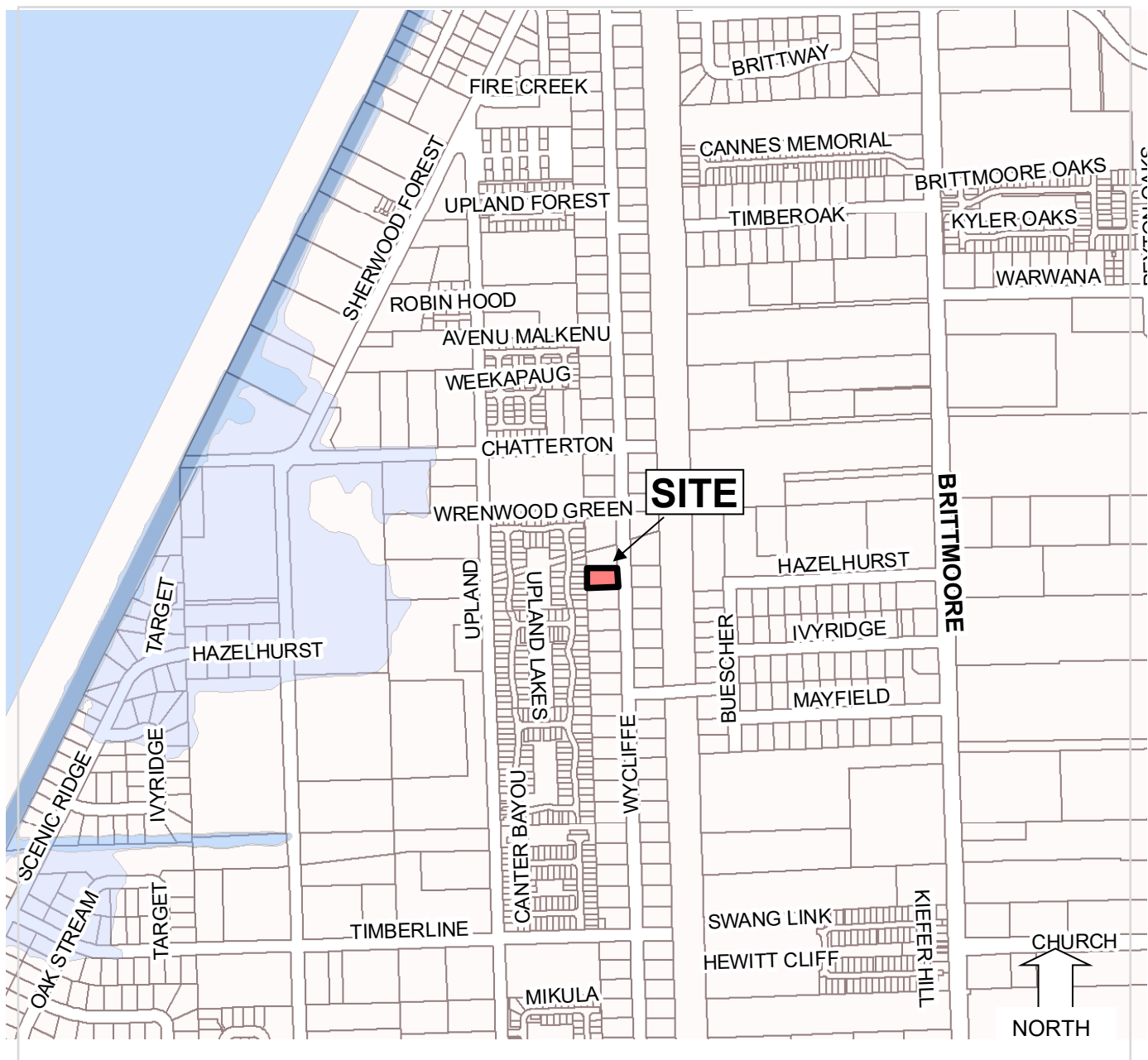
ITEM: 139

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Wrenwood partial replat no 3

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location

Houston Planning Commission

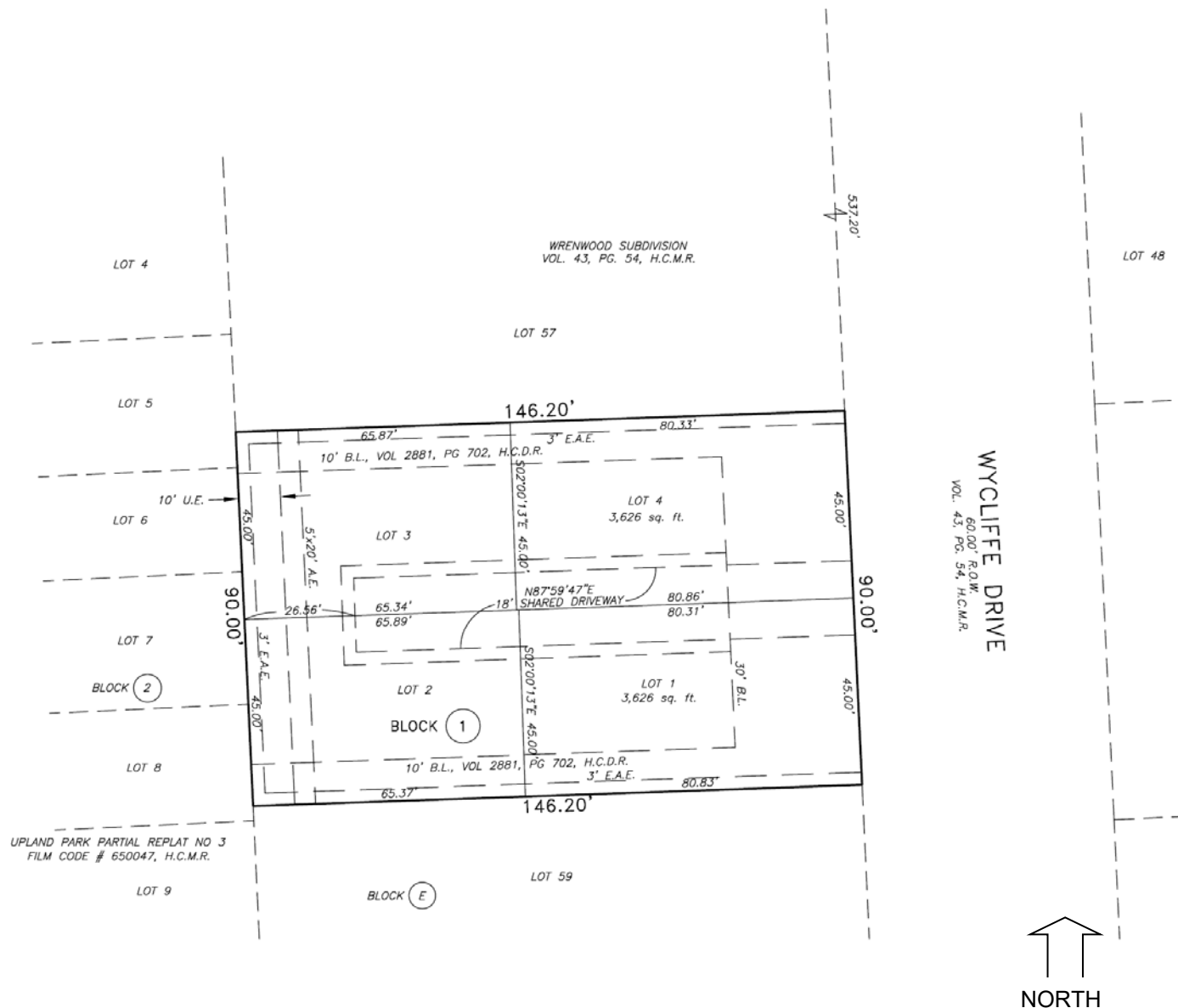
ITEM: 139

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Wrenwood partial replat no 3

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision

Houston Planning Commission

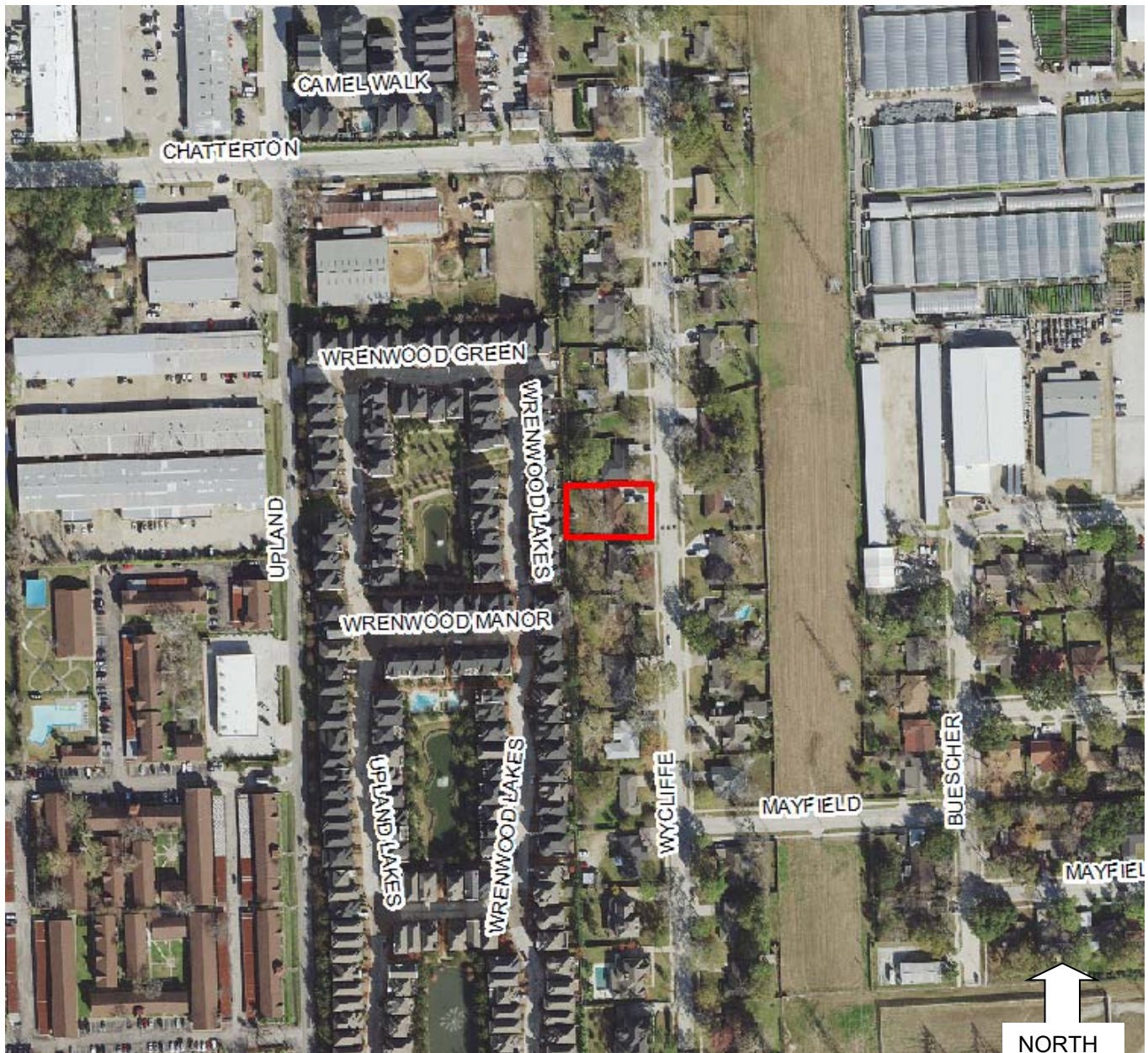
ITEM: 139

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Wrenwood partial replat no 3

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 20, 2021

Dear Property Owner:

Reference Number: 2021-0772; Wrenwood partial replat no 3; replatting of Lot 58 of Block E of "Wrenwood" as recorded at Volume 43 Page 54 of the Harris County Map Records.

The property is located along and east of Wycliffe Street, north of Timberline and south of Chatterton. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Uriel Figueueroa**, with PLS Construction Layout, Inc., on behalf of Dacasa Homes, 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.

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. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, 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. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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, May 13, 2020 at 2:30 PM

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houstontx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houstontx.gov. but may be summarized by staff if 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.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 140
Action Date: 05/13/2021
Plat Name: Yaupon Grove partial replat no 2
Developer: American Good Investment
Applicant: Pioneer Engineering, LLC
App No / Type: 2021-0615 C3N

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

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.
- 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 record information substantiating 40' BL on face of the plat.
- 2.) Approved Drainage plan must be provided with final submission

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 140
Action Date: 05/13/2021
Plat Name: Yaupon Grove partial replat no 2
Developer: American Good Investment
Applicant: Pioneer Engineering, LLC
App No / Type: 2021-0615 C3N

HPW- TDO- Traffic: 04/26/2021

We recommend reviewing the shared driveway curb radius.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

****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

Metro: Coordination is required with METRO before a final plat can be submitted. Contact METRO at busstops@Ridemetro.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 8452 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.

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.

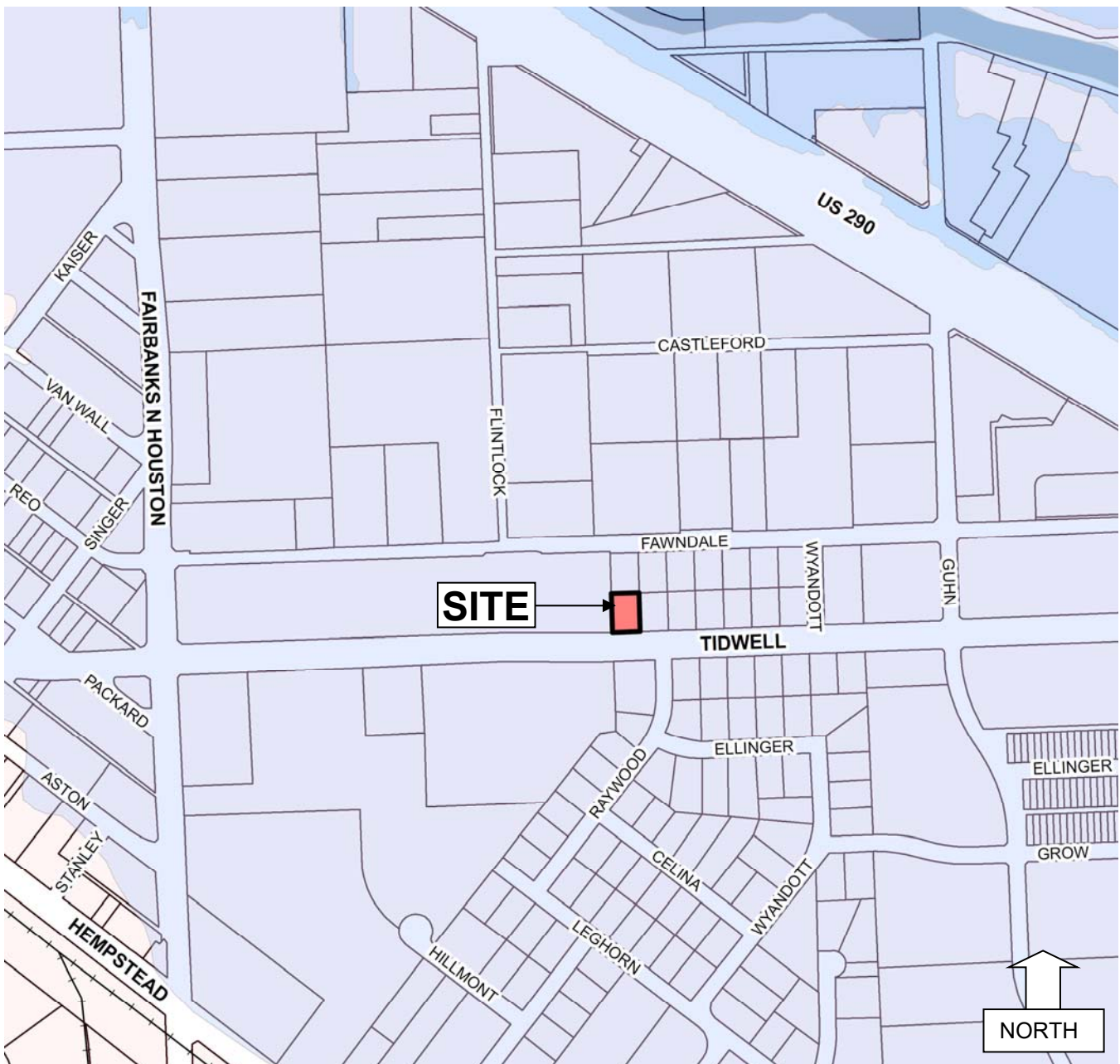
Houston Planning Commission ITEM: 140

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Yaupon Grove partial replat no 2 (DEF 1)

Applicant: Pioneer Engineering, LLC

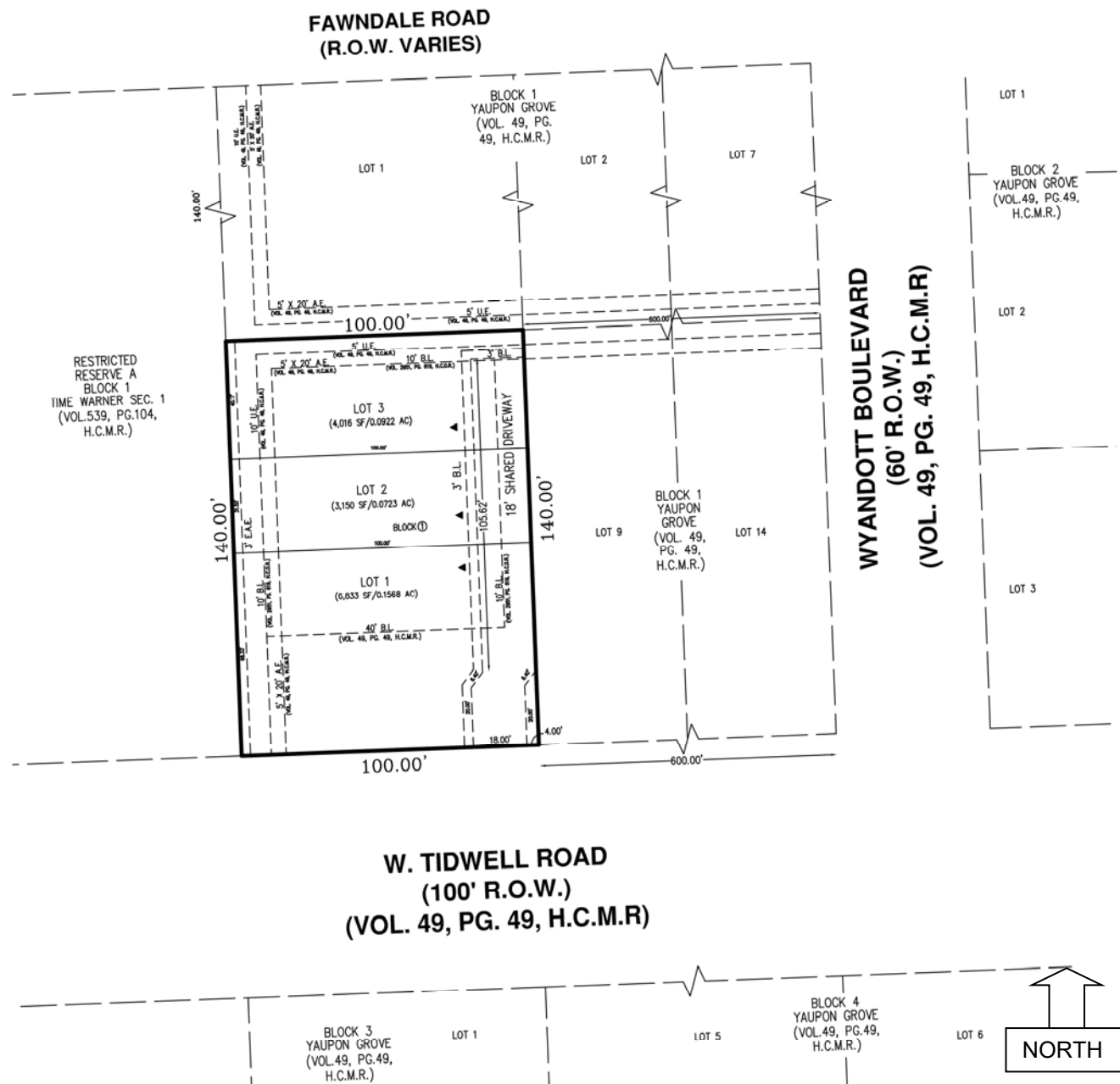


C – Public Hearings

Site Location

Meeting Date: 05/13/2021

Applicant: Pioneer Engineering, LLC



Subdivision

Houston Planning Commission

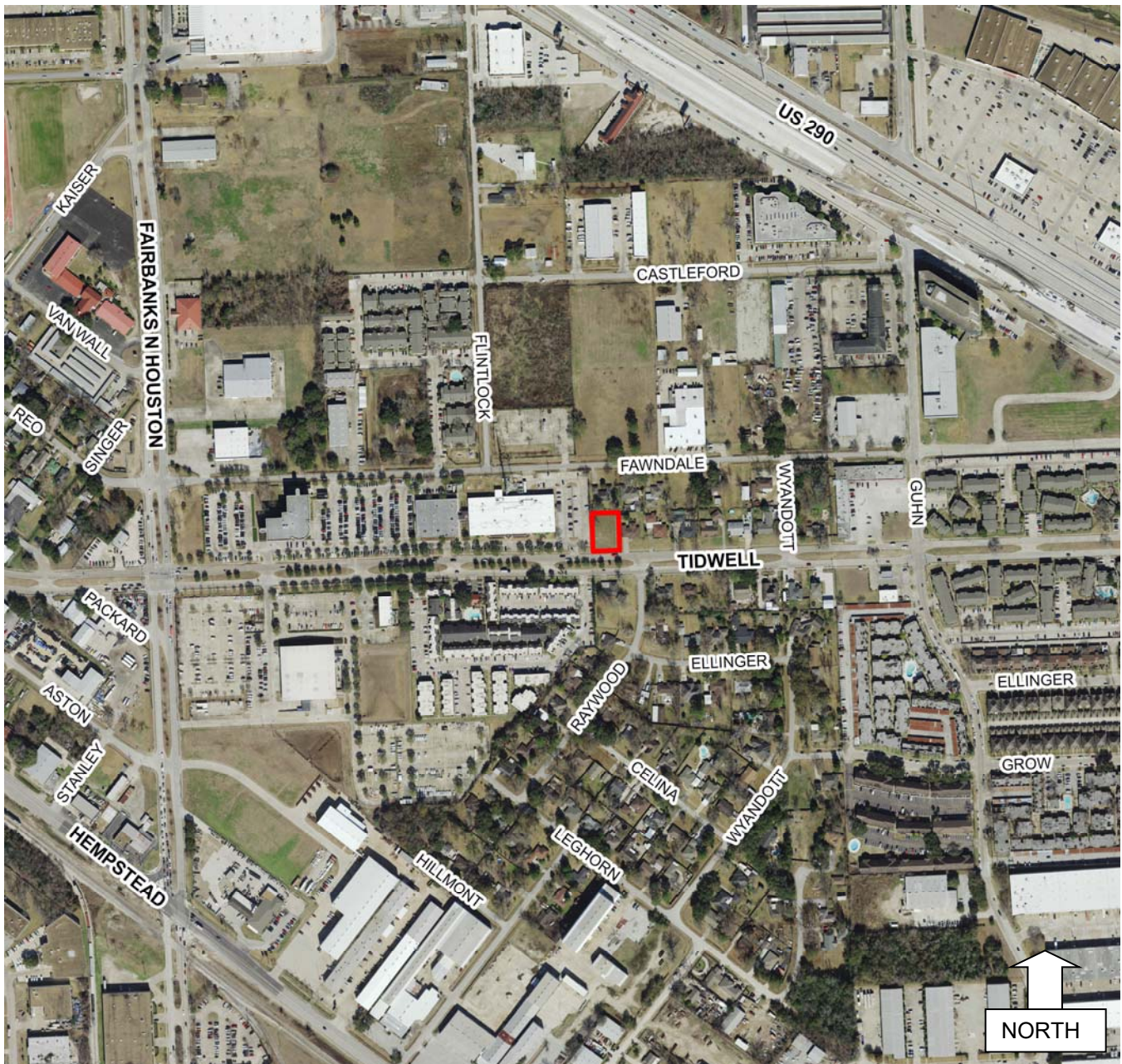
ITEM: 140

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Yaupon Grove partial replat no 2 (DEF 1)

Applicant: Pioneer Engineering, LLC



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

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.

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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 141
Action Date: 05/13/2021
Plat Name: Cygne North Main
Developer: ALJ Lindsey
Applicant: Windrose
App No / Type: 2021-0797 C2R

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

210. Applicant has requested that this item be withdrawn at this time.

Commission Action:

Withdrawn



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

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,



Agenda Item: 141
Action Date: 05/13/2021
Plat Name: Cygne North Main
Developer: ALJ Lindsey
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App No / Type: 2021-0797 C2R

this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>
(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))
Email subject should read: Access Management Form Request/ Project Number/ Address
Provide completely filled Access Management Form and provide a dimension site plan to
PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

****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

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. Metro: Please continue to coordinate with METRO. At this time the traffic signal is being moved the Main Street at Burnett/Trentham Place for a METRO project just west of this plat.**

Houston Planning Commission

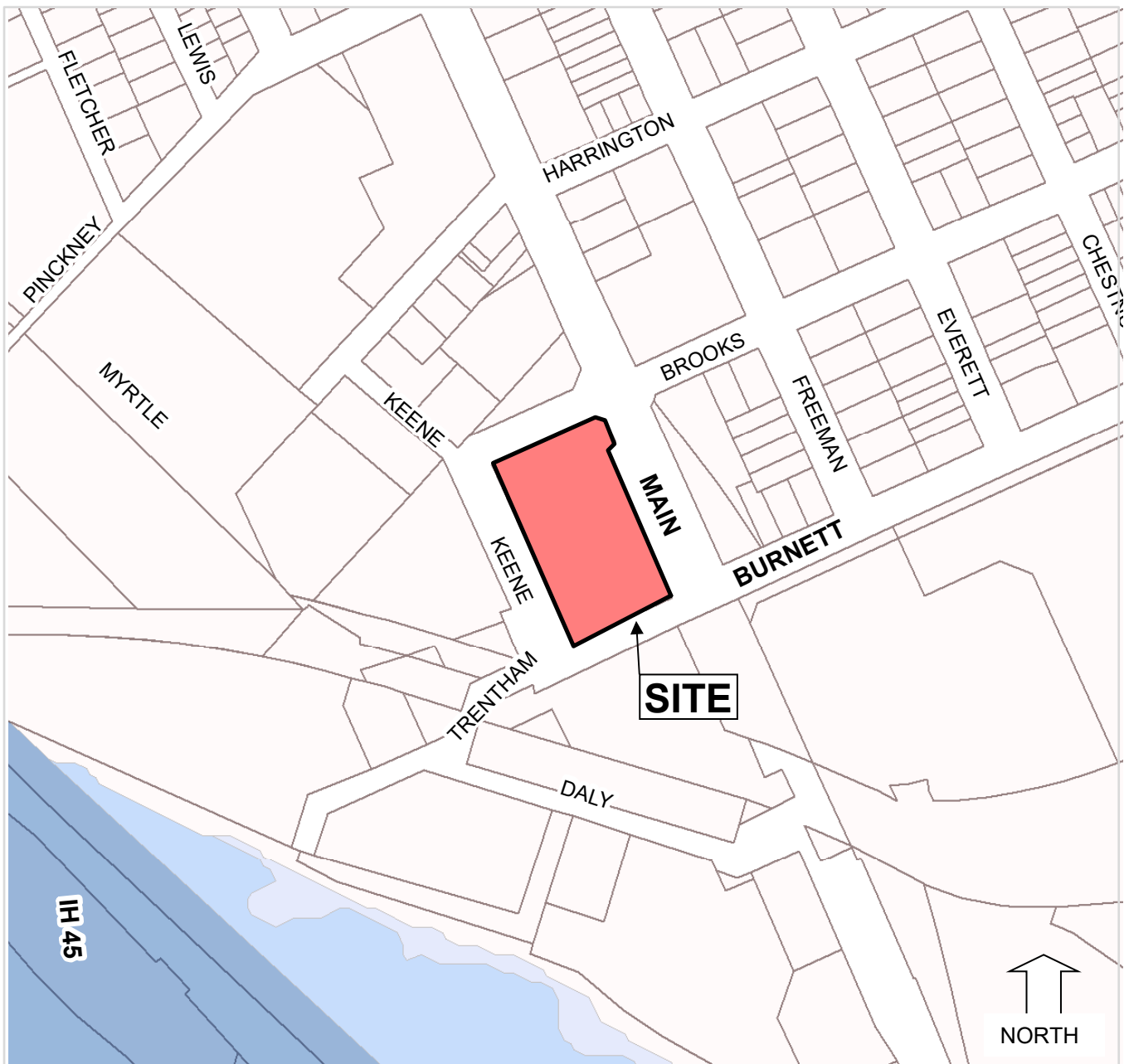
ITEM: 141

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Cygne North Main (DEF 2)

Applicant: Windrose



D – Variances

Site Location

Planning and Development Department

Meeting Date: 05/13/2021

Applicant: Windrose



Houston Planning Commission

ITEM: 141

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Cygne North Main (DEF 2)

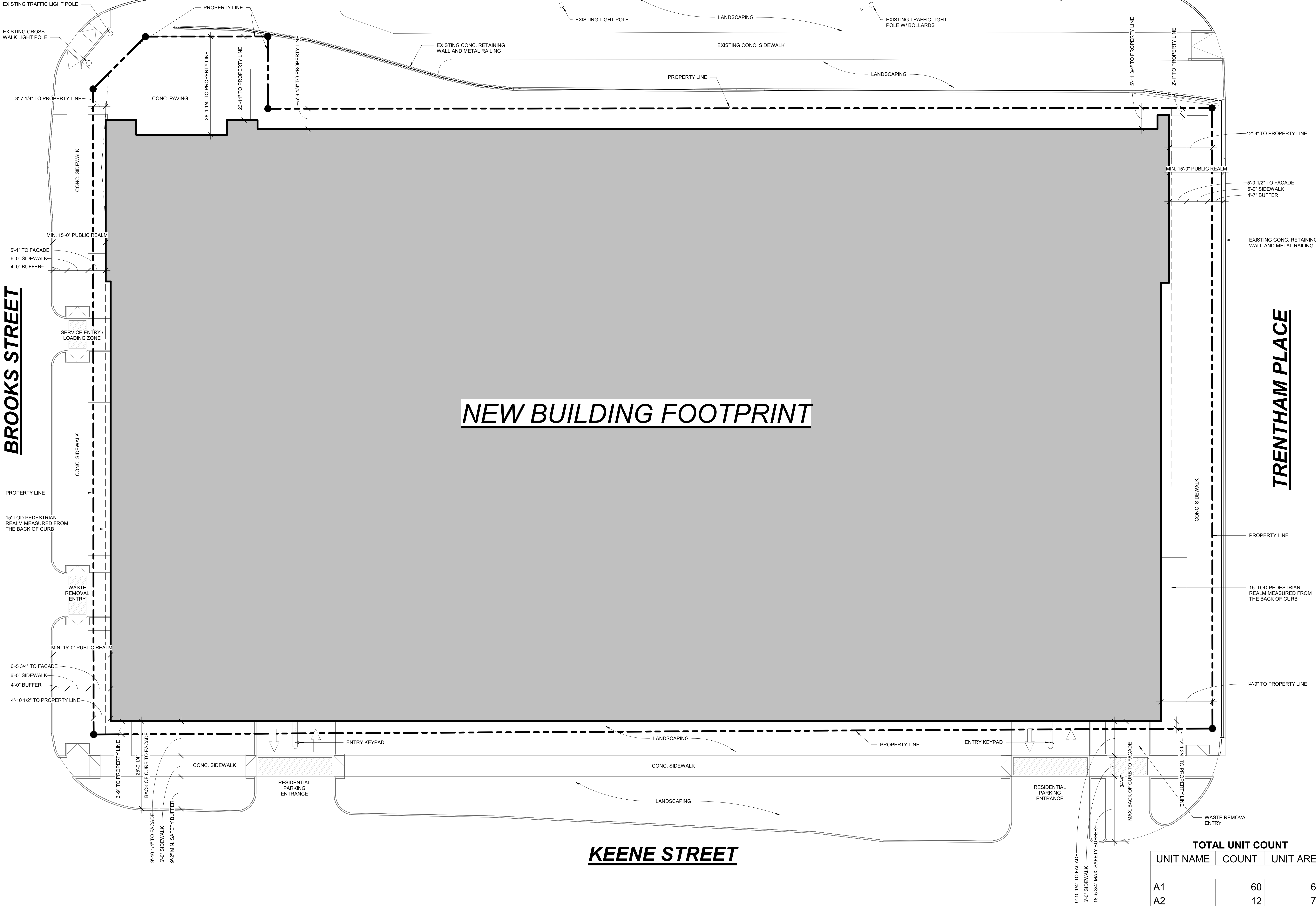
Applicant: Windrose



D – Variances

Aerial

NORTH MAIN STREET



NORTH MAIN APARTMENTS

1515 N. MAIN HOUSTON, TX 77009

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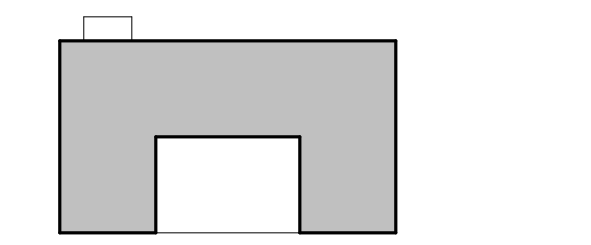
INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR PERMIT OR CONSTRUCTION PURPOSES.



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

SITE PLAN

Project number	20.233.07
Project Manager	PM
Drawn by	PR,MV
Checked by	JB

A11.01

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	



NORTH MAIN APARTMENTS

1515 N. MAIN HOUSTON, TX 77009

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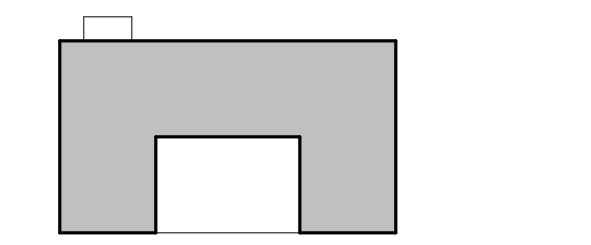
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KEYPLAN
TRUE NORTH
PLAN NORTH

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: 141

PC Action Date: 05/13/2021

Plat Name: Cygne North Main

Applicant: Windrose

Staff Recommendation: Withdraw

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:

Withdrawn.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

NA

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

NA

(3) The intent and general purposes of this chapter will be preserved and maintained;

NA

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

NA

(5) Economic hardship is not the sole justification of the variance.

NA



CITY OF HOUSTON

Planning and Development Department

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
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www.houstontx.gov



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

Public Comments

The public may address the Planning Commission on agenda items. The deadline to submit comments or signing up to speak is the end of the day Wednesday before the Planning Commission meeting. All comments are made part of the public meeting record.

- Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houstontx.gov.
- You may also call the Planning Department at [832-393-6624](tel:832-393-6624). A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **Arica Bailey** with Windrose at **713-458-2281**. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 142
Action Date: 05/13/2021
Plat Name: Enclave at Sadie Oaks
Developer: K. Hovnanian of Houston II, LLC
Applicant: Crestline Engineering
App No / Type: 2021-1029 C3P

Total Acreage:	7.0790	Total Reserve Acreage:	2.2802
Number of Lots:	72	Number of Multifamily Units:	0
COH Park Sector:	8	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	77045	572E	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 053. Change street name(s) as indicated on the file copy to avoid duplication.
- 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)
- 207.1. Staff requests a two week deferral for further study and review.

Commission Action:

Defer for further study and review



Action Date:
05/13/2021

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Agenda Item: 142
Action Date: 05/13/2021
Plat Name: Enclave at Sadie Oaks
Developer: K. Hovnanian of Houston II, LLC
Applicant: Crestline Engineering
App No / Type: 2021-1029 C3P

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 05/10/2021

Ensure that the new development entrance is aligned with the median opening on West Airport Blvd, and the median opening provides a left-turn bay onto the development.

Recommending improvement of connectivity throughout a design that allows access using stub street's southern portion of the 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

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.

CenterPoint: 1. Utility Easements (UEs) should be dedicated (minimum of 14' or 16') for subdivisions in rear or front of lots for subdivision

2. Any private roads and/or private access easements (PAE) would be preferred to be dedicated as PUE and identified as such within the notes and legend.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel C146-00 -00 and Easements (see uploaded PDF).

HPW-HW- IDS: For the creation of a private subdivision (pvt road), a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

**** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 142
Action Date: 05/13/2021
Plat Name: Enclave at Sadie Oaks
Developer: K. Hovnanian of Houston II, LLC
Applicant: Crestline Engineering
App No / Type: 2021-1029 C3P

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

HPW-OCE- Drainage and Utility: Stormwater quality permit is required.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 142

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Enclave at Sadie Oaks

Applicant: Crestline Engineering



D – Variances

Site Location

Houston Planning Commission

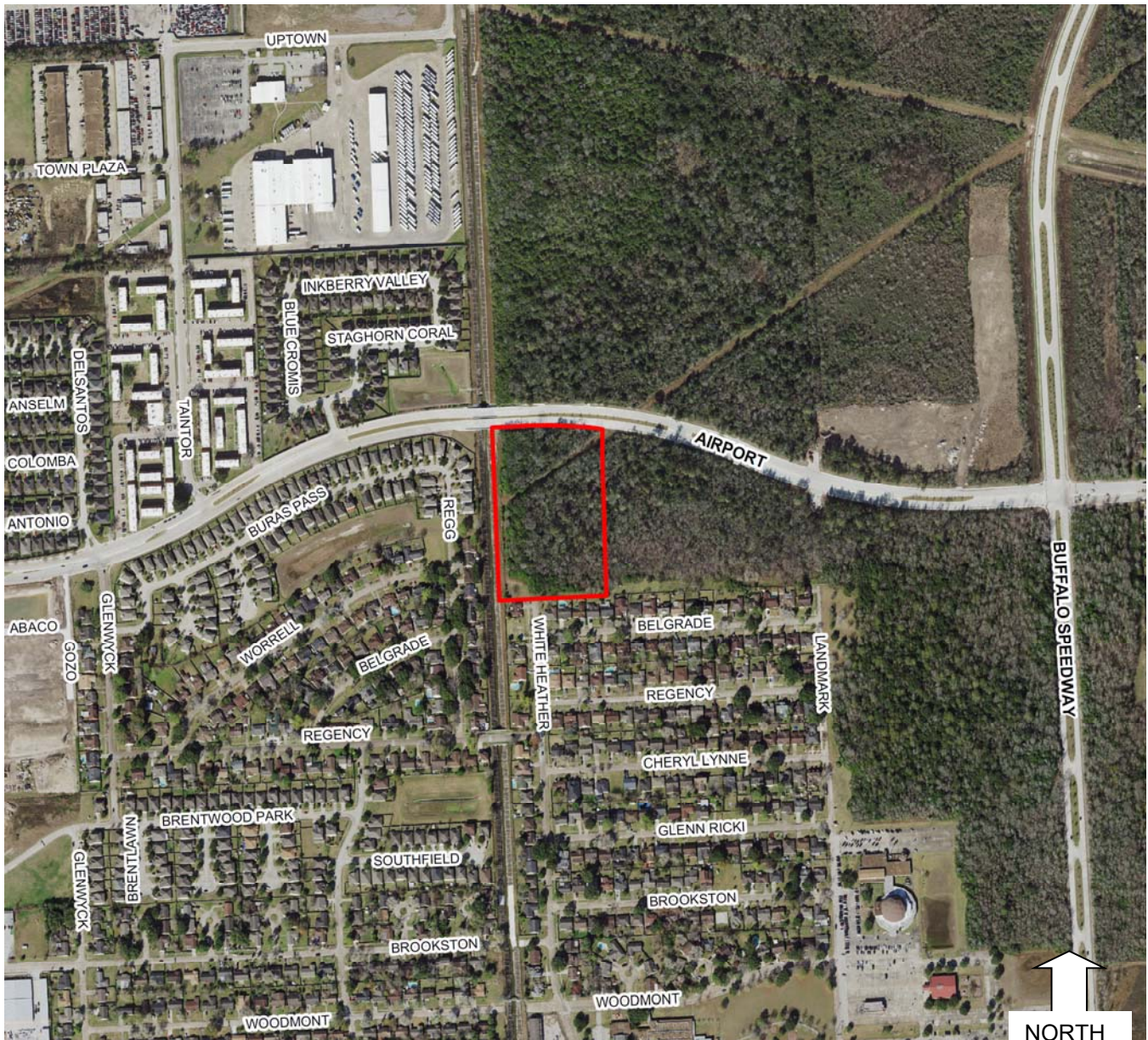
ITEM: 142

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Enclave at Sadie Oaks

Applicant: Crestline Engineering



D – Variances

Aerial



Application Number: 2021-1029

Plat Name: Enclave at Sadie Oaks

Applicant: Crestline Engineering

Date Submitted: 05/03/2021

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 extend a public street that terminates at the boundary of a plat without means of a vehicular turnaround. White Heather Drive is located south of the proposed plat and currently terminates at the southern boundary. It was originally platted as part of the Brentwood Section 5 subdivision and has existed in its current configuration for over 50 years.

Chapter 42 Section: 42-134(a)

Chapter 42 Reference:

42-134(a) Street Extension 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

Strict application of 42-134(a) would require the owner to dedicate a public street extension and/or turnaround of within the plat boundary. Doing so would deprive the applicant the reasonable use of the land as this would encumber the land with a street which does not serve to benefit the public. Current residents of Brentwood Section 5 south of the proposed plat currently have multiple points of access to area major thoroughfares including Hiram Clarke Road to the west, W. Orem Drive to the south, and W. Airport Boulevard to the north via Landmark Drive. W. Airport Boulevard was recently improved immediately adjacent to the proposed plat. A bridge was constructed over White Heather Ditch and a curbed median was installed along the property's entire frontage. Any extension of White Heather Drive to W. Airport Boulevard would not allow vehicles to make westbound turns onto W. Airport Boulevard. The proximity to the bridge also prevents construction of a new median opening. Residents of Brentwood Sec 5 will utilize the existing Landmark Drive access to W. Airport Boulevard even if an extension of White Heather Drive was platted. Only one (1) residence currently takes access from the stub portion of White Heather Drive. This current configuration has existed for over 50 years and has been successfully served by emergency, solid waste, moving, and delivery vehicles during that span. Construction of a cul-de-sac within the boundaries of the plat would add no benefit to the public and would only bring additional traffic in front of the existing residence. Neither extending White Heather Drive or providing a vehicular turnaround within the plat boundary benefits the public, and instead, only acts to encumber the owner's 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;

(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. Rather, the circumstances are based on the existing conditions on the ground.

(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 since residents in the subdivisions south of the plat will not be deprived of vehicular access to any major roadways, and dedication of a vehicular turnaround would not benefit the community. Instead, a vehicular turnaround would only add unwanted traffic, street parking and crime potential to 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. Not dedicating a public street or turnaround which does not enhance traffic circulation or provide a clear benefit to the community will not injure the health, safety, or welfare of the public.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification of granting the variance. The justification is made by two distinct points. First, extending White Heather Drive to W. Airport Boulevard does not provide any additional access not currently existing. Additionally, any extension and connection to W. Airport Boulevard would seldom be utilized due to restricted turning movements caused by the curbed median and proximity to the Bridge over White Heather Ditch. Second, construction of a vehicular turnaround within the plat boundary would offer little to no public benefit and would instead provide unwanted conditions for the residents of Brentwood Section 5 south of the plat.



Application Number: 2021-1029
Plat Name: Enclave at Sadie Oaks
Applicant: Crestline Engineering
Date Submitted: 05/03/2021

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. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

A special exception is requested to exceed the maximum intersection spacing requirements of a major thoroughfare. The proposed plat exists along the southern block of W. Airport Boulevard between Glenwyck Drive and Landmark Drive. The distance between these two public streets as measured along W. Airport Boulevard is 3,100'. The maximum intersection spacing along a major thoroughfare is specified by Chapter 42 to be 2,600'. The requested modification of this standard is 19.2%.

Chapter 42 Section: 42-127

Chapter 42 Reference:

Ch. 42-127 Intersections of major thoroughfares – A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600'

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The proposed plat exists south of W. Airport Boulevard and immediately east of White Heather Ditch. W. Airport Boulevard was recently improved including the construction of a bridge over White Heather Ditch. The dedication of a public street within the boundary of the plat will not improve traffic circulation or provide new major thoroughfare access for the community. Brentwood Section 5, located south of the proposed plat currently exists with major thoroughfare access to Hiram Clarke Road to the west, W. Orem Drive to the south, and W. Airport Boulevard (via Landmark Drive) to the north. In connection with the W. Airport Boulevard improvements recently completed, a curbed median was constructed across the entire frontage of the plat. Due to the proximity to the White Heather Ditch bridge, a new median opening is not feasible, and any dedicated public street would have limited turning movements. The limited turning options available to the public would further ensure that community residents utilize existing access to/from W. Airport Boulevard. Landmark Drive exists approximately 900' east of the plat, and a median opening together with left turn lanes were constructed with the W. Airport Boulevard improvements.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The special exception will achieve a result contemplated by the standards of Article III by ensuring that adequate traffic circulation and access exists for the public. In this specific case, the dedication of a public street within the boundary of the plat would provide redundant and under-utilized access with restricted turning movements due to the proximity to the White Heather Ditch bridge.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification of the standard requested is not disproportionate to the requirement of the standard. Ch 42-127 requires a major thoroughfare to intersect with a public local street at least every 2,600'. In this specific case, the proposed plat is located between Glenwyck Drive and Landmark Drive. The distance between these two public streets is 3,100'. The requested modification of this standard is 19.2%. Landmark Drive is located approximately 900' east of the proposed plat.

(4) 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 since residents of the community will not be deprived of vehicular access to any major roadways and adequate vehicular circulation will be maintained.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special request will not be injurious to the public health, safety, or welfare. Not dedicating a public street which does not enhance traffic circulation or provide a clear benefit to the community will not injure the health, safety, or welfare of the public.



Application No: 2021-1029

Agenda Item: 142

PC Action Date: 05/13/2021

Plat Name: Enclave at Sadie Oaks

Applicant: Crestline Engineering

Staff Recommendation: [Defer for further study and review](#)

Chapter 42 Sections: [42-134\(a\)](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

A variance is requested to not extend a public street that terminates at the boundary of a plat without means of a vehicular turnaround. White Heather Drive is located south of the proposed plat and currently terminates at the southern boundary. It was originally platted as part of the Brentwood Section 5 subdivision and has existed in its current configuration for over 50 years.;

Basis of Recommendation:

The site is located in the city limits, south of and along Airport Blvd, west of Buffalo Speedway. The reason for replat is to create 72 lots and 13 reserves along Type II PAEs. The applicant is requesting: a variance to not extend or terminate White Heather Drive with a cul-de-sac, and a special exception to exceed 2600' intersection spacing along Airport Blvd by not providing a N/S street. Staff recommendation is to defer this plat 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

[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: 143
Action Date: 05/13/2021
Plat Name: Estates De Espinoza
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2021-0631 C2R

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)
- 185.2. Appendix A: Provide an attesting individual in the dedicatory language.
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 the proposed lot to take access via an access easement subject to specific conditions on 05/13/2021. 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.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 The Planning Commission granted the requested variance to allow the proposed Lot 1 to take access via a 30' access easement and approved the plat subject to CPC 101 Form conditions.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 143
Action Date: 05/13/2021
Plat Name: Estates De Espinoza
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2021-0631 C2R



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

- Fort Bend Engineer: 1) Provide 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: 143

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Estates De Espinoza (DEF 1)

Applicant: Action Surveying



D – Variances

Site Location

Houston Planning Commission

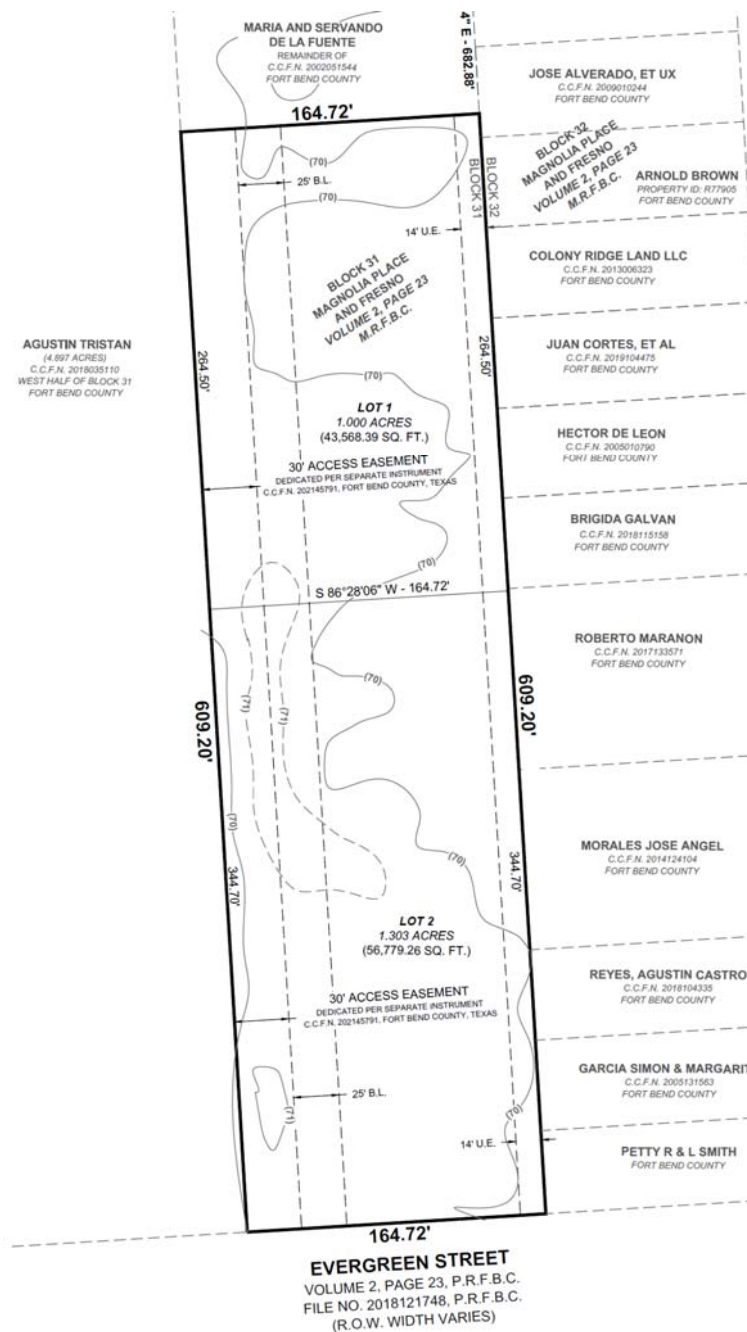
ITEM: 143

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Estates De Espinoza (DEF 1)

Applicant: Action Surveying



D – Variances

Subdivision

Houston Planning Commission

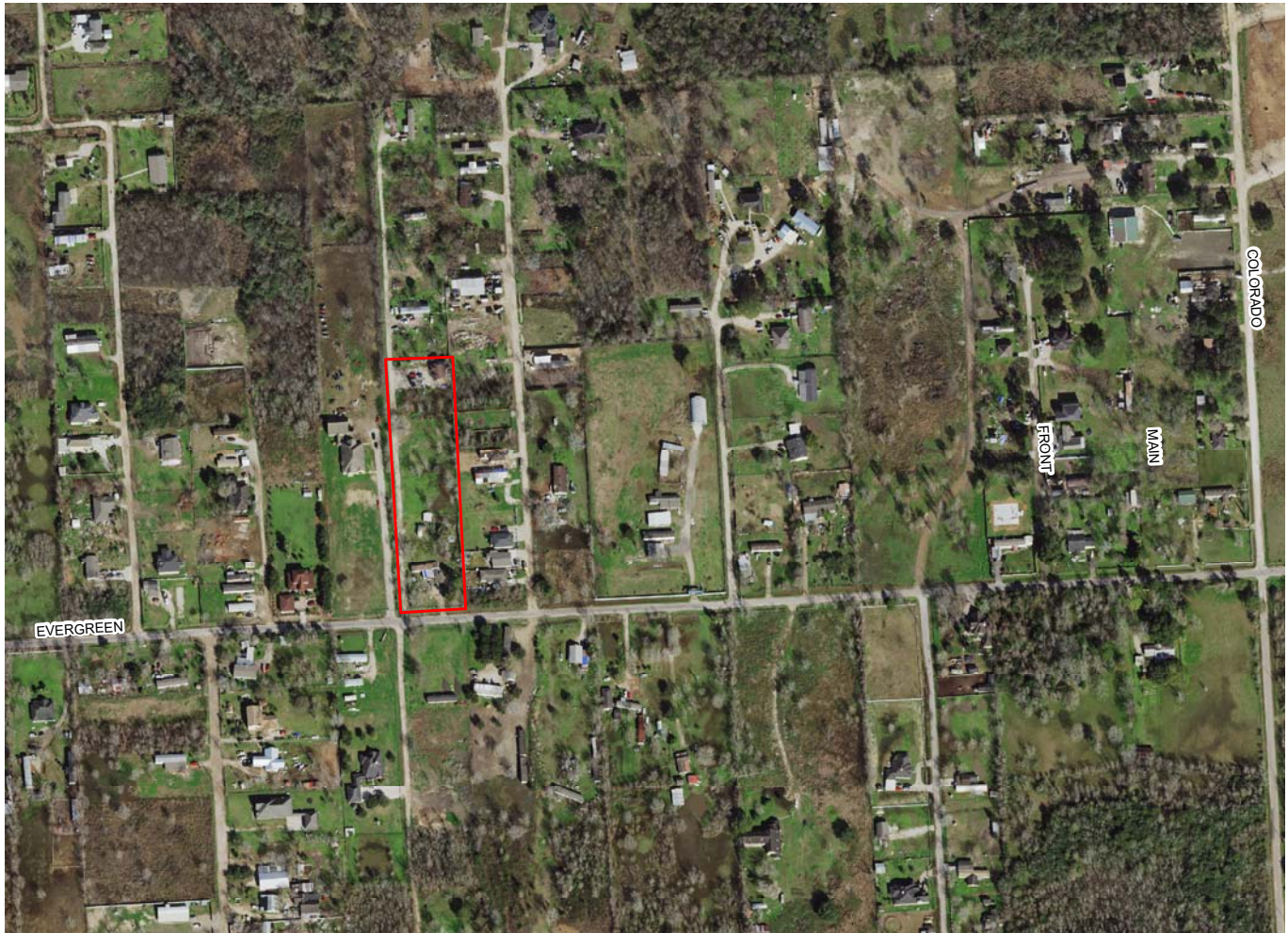
ITEM: 143

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Estates De Espinoza (DEF 1)

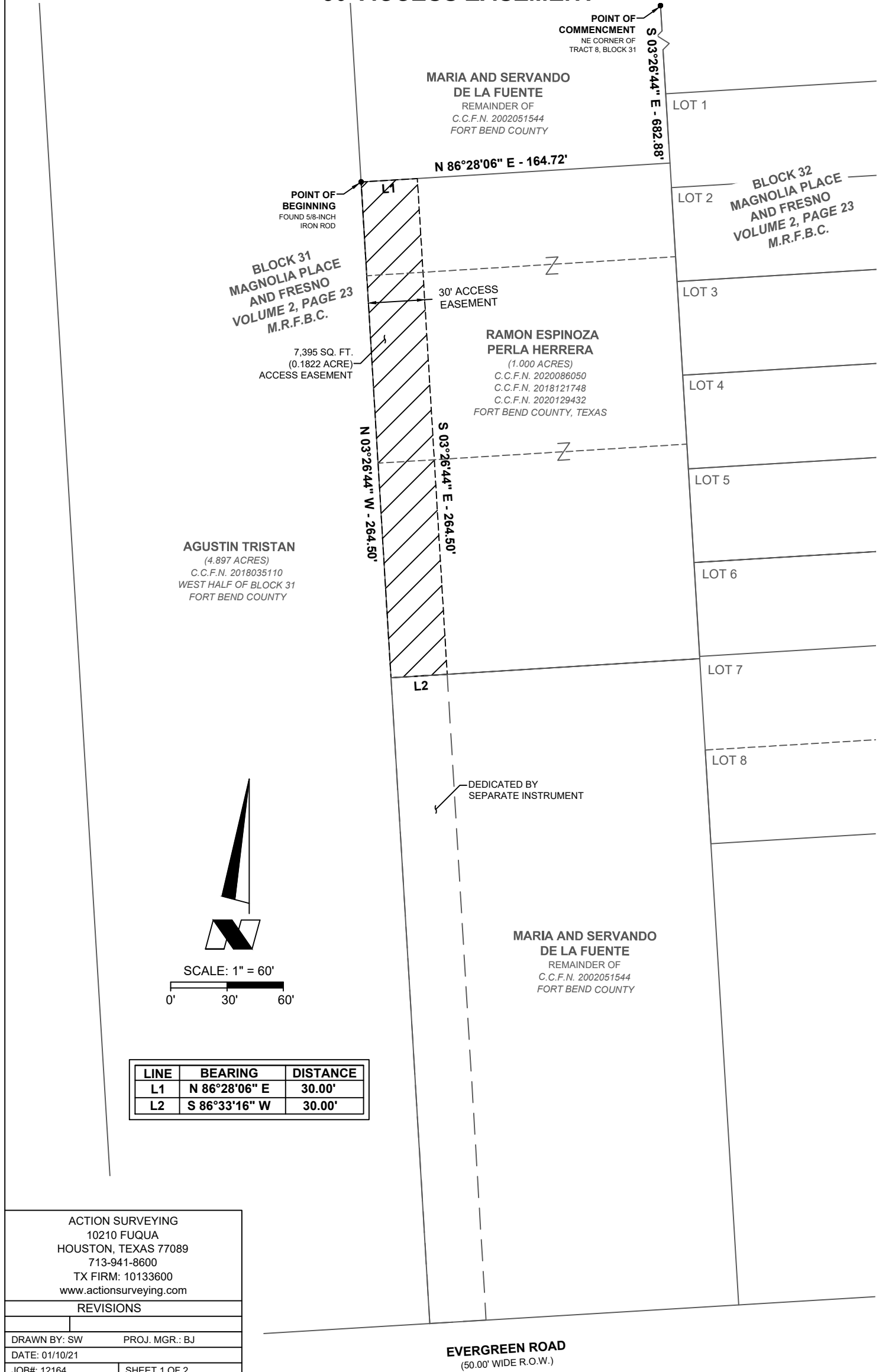
Applicant: Action Surveying



D – Variances

Aerial

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\ESPINOZA ESTATES ACC ESMT.DWG	

EXHIBIT

POINT OF
COMMENCEMENT
NE CORNER OF
TRACT 8, BLOCK 31

**MARIA AND SERVANDO
DE LA FUENTE**
REMAINDER OF
C.C.F.N. 2002051544
FORT BEND COUNTY

N 86°28'06" E - 164.72

BLOCK 31
MAGNOLIA PLACE
AND FRESNO
VOLUME 2, PAGE 23
M.R.F.B.C.

RAMON ESPINOZA
PERLA HERRERA
 (1.000 ACRES)
 C.C.F.N. 2020086050
 C.C.F.N. 2018121748
 C.C.F.N. 2020129432
 FORT BEND COUNTY, TEXAS

AGUSTIN TRISTAN
(4.897 ACRES)
C.C.F.N. 2018035110
WEST HALF OF BLOCK 31
FORT BEND COUNTY

**POINT OF
BEGINNING**
FOUND 5/8-INCH
IRON ROD

DEDICATED BY
SEPARATE INSTRUMENT

7,395 SQ. FT.
(0.1822 ACRE)
ACCESS EASEMENT

**MARIA AND SERVANDO
DE LA FUENTE**
REMAINDER OF
C.C.F.N. 2002051544
FORT BEND COUNTY

LINE	BEARING	DISTANCE
L1	N 86°28'06" E	30.00'
L2	S 86°33'16" W	30.00'

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\ESPINOZA ESTATES ACC ESMT.DWG

EVERGREEN ROAD
(50.00' WIDE R.O.W.)



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: 143

PC Action Date: 05/13/2021

Plat Name: Estates De Espinoza

Applicant: Action Surveying

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

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 granting the requested variance.

The subject site is located in Fort Bend County ETJ. This area is developed with low density residential uses. Lots of tracts in this area were created without public street frontage. The applicant proposes two single family residential lots on the subject site. Each lot is more than 1 acre in size. The applicant has created a 30' wide access easement for the proposed Lot 1 and the tracts to the north to access Evergreen Street. A north south public street is not required at this location. Fort Bend County Engineer's Office poses no objection to the requested variance.

Therefore, staff recommends granting the requested variance 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;

Lots of tracts in this area were created without public street frontage. The applicant has created a 30' wide access easement for the proposed Lot 1 and the tracts to the north to access Evergreen Street. A north south public street is not required at this location. Granting the requested variance will not contradict with 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 development characteristics in the adjacent area.

(3) The intent and general purposes of this chapter will be preserved and maintained;

A north south public street is not required at this location. Granting the requested variance will not

contradict with sound public policy.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The applicant has created a 30' wide access easement for the proposed Lot 1 and the tracts to the north to access Evergreen Street. The granting of the variance will not be injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

The main justification for granting the requested variance is based on the development characteristics in the adjacent area.



Agenda Item: 144
Action Date: 05/13/2021
Plat Name: Friendswood Hariom
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2021-0936 C3R

Total Acreage:	4.8764	Total Reserve Acreage:	1.3176
Number of Lots:	50	Number of Multifamily Units:	0
COH Park Sector:	0	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	77546	617T	ETJ

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.
- 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)

Add the following note on face of the plat: The Planning Commission granted the following variances: (1) to allow the proposed private street to have direct access on an access easement, (2) to exceed intersection spacing along FM 2351 and (3) to exceed intersection spacing along the eastern and western plat boundaries subject to specific conditions on 05/13/2021. 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.

Update CenterPoint note: Provide CenterPoint note: Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Planning Commission granted the following variances:

1. To allow the proposed private street to have direct access on an access easement instead of the required public street,
2. To exceed 2600' intersection spacing along FM 2351, and
3. To exceed 1400' intersection spacing along the eastern and western plat boundaries.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 144
Action Date: 05/13/2021
Plat Name: Friendswood Hariom
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2021-0936 C3R



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: 1. The 10' U.E. along with the 5'x20' A.E., per HCCF No. G475805 should be noted on the plat.

HPW-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - No comments.

HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE.
Even if the private street is not an 28', water meter easement is still required for connection of 3 lots
Also need to mark out the private F.H..

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Documentation of TxDOT driveway approval should be submitted with site plans HC permit regs, 5.06

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

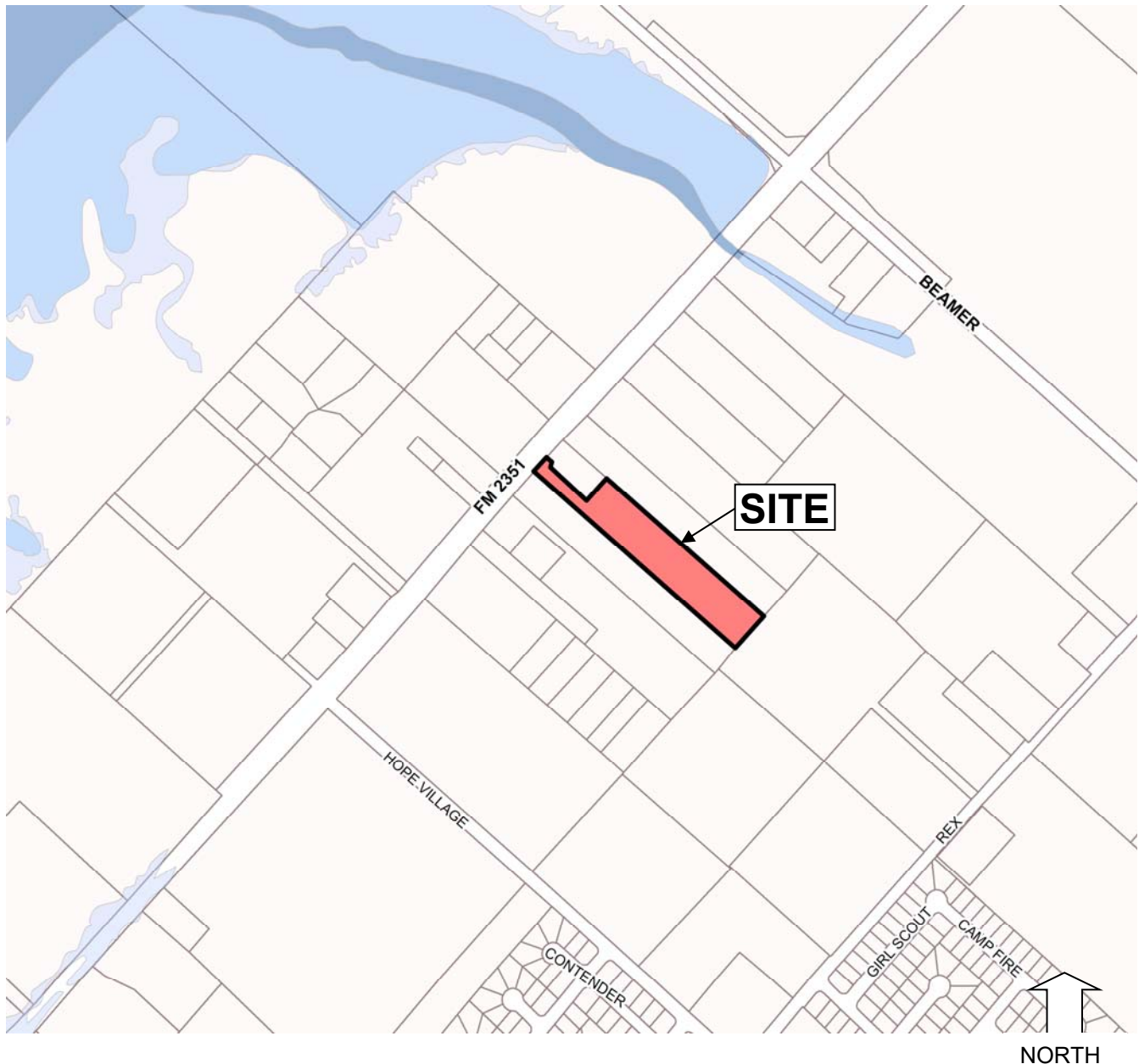
ITEM: 144

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Friendswood Hariom

Applicant: CE Engineers & Development Consultants, INC



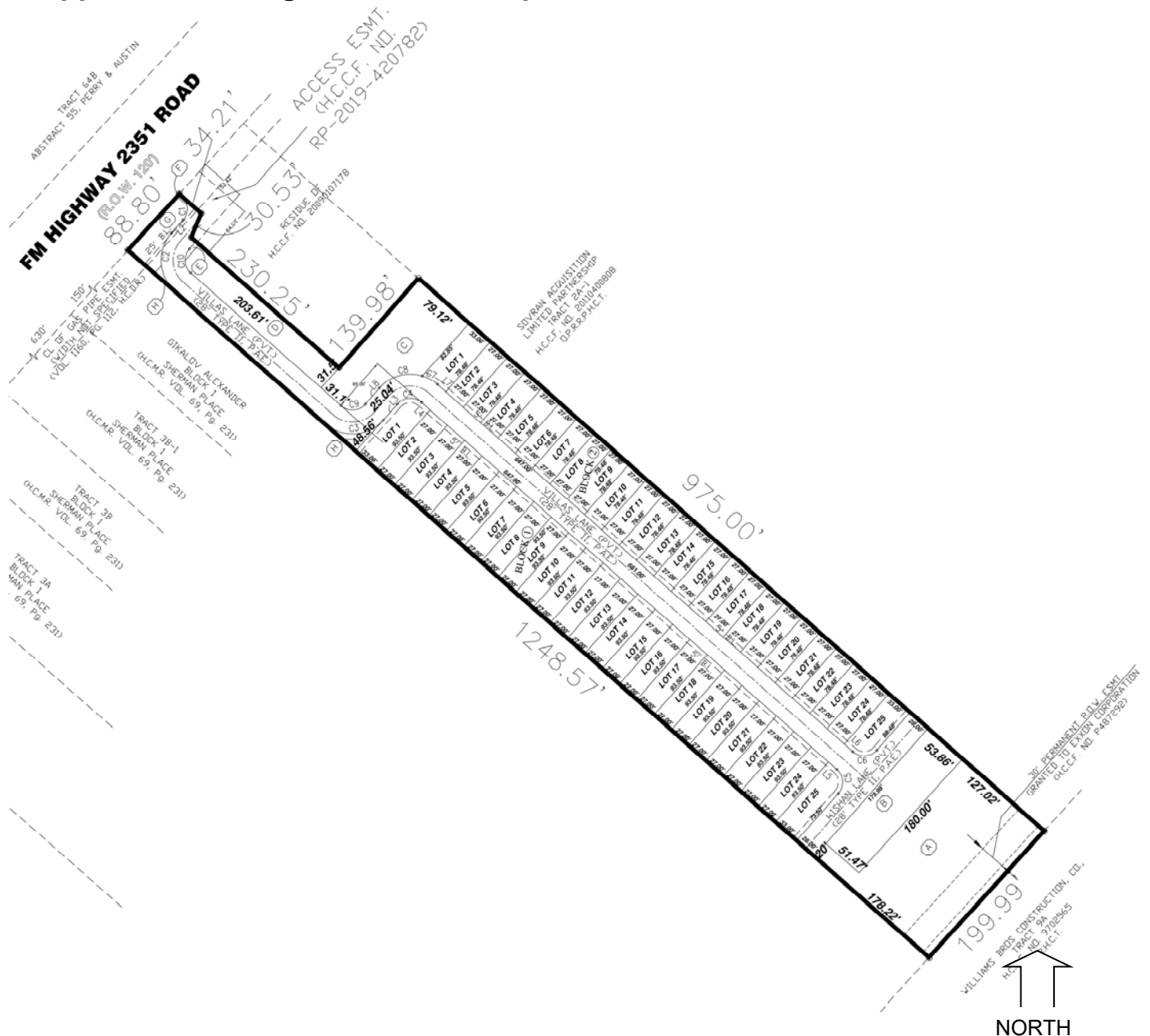
D – Variances

Site Location

ITEM: 144

Meeting Date: 05/13/2021

Applicant: CE Engineers & Development Consultants, INC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 144

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Friendswood Hariom

Applicant: CE Engineers & Development Consultants, INC



D – Variances

Aerial



Application Number: 2021-0936

Plat Name: Friendswood Hariom

Applicant: CE Engineers & Development Consultants, 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 obtain driveway access on an access easement

Chapter 42 Section: 189

Chapter 42 Reference:

Chapter 42, Section 189. (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

"Each lot shall have access to a street that meets the requirements of this chapter and the design manual, subject to the limitations of this section."

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The developer is planning to build 44 residential lots and 5 unrestricted reserves. Per the requirement of City of Houston Ordinance Chapter 42-189, residential lots have to have driveway access directly to a street or share-driveway. The reason for the variance is because the property lies in front of a TxDOT Highway with 120' ROW. Per TxDOT's requirement, they do not allow us to have direct access from the frontage of the property to the FM2351 as there is already a curb-cut granted for our neighbor lot where we are taking the access easement from. They need us to have direct access on a turnaround, for vehicles to go either left or right with no problem. Therefore, the neighbor to the right, recorded an access easement that grants and convers a perpetual, non-exclusive mutual common driveway easement for purposes of vehicular and pedestrian access.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances in that area are not caused by the result of a hardship created by the applicant. Since the property's frontage is next to a TxDOT highway, TxDOT will not allow the property to be platted unless there is driveway access through the right neighbor for vehicles to have driveway access through the turnaround.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The developer is promising to strictly adhere to the above-mentioned criteria and follow the intent and general purpose of Chapter 42. The driveway will be maintained by both the owner of the property and the neighboring owner.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

We will not cause any injuries to the public health, safety and welfare because of this project for we are only trying to change a part of the property that is restricted to landscaping and driveway access into an unrestricted reserve. The

granting of the variance will help enforce the public health, safety or welfare of all the public as obtaining a driveway that has clear access through the turn around will help eliminate traffic and help avoid accidents. This variance will make it safer for vehicles to come in and out in a safe manner.

(5) Economic hardship is not the sole justification of the variance.

The proposed plat will provide a better and more efficient development to which economic hardship is not the sole justification of the variance. The sole purpose of this variance is to provide a safe and efficient driveway for both vehicle coming in or out from the right side or the left side.



Application Number: 2021-0936

Plat Name: Friendswood Hariom

Applicant: CE Engineers & Development Consultants, 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 exceed 1400' local intersection spacing along the plat boundary

Chapter 42 Section: 128

Chapter 42 Reference:

The reference is at Chapter 42, Section 128. (a)(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The developer is planning to build a subdivision for 50 residential lots. Per the requirements of City of Houston Ordinance Chapter, 42-128(a)(1), a local street must be created at least every 1400 feet. Therefore, the City would require us to create a local street parallel to FM 2351. However, this is not feasible as the property is very long and narrow, and the neighboring properties to the right and left are already developed. Therefore, creating a local street would not be useful to anyone. Hence, the developer is seeking variance to get exception of creating a local street.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances in that area are not caused by the result of hardship created by the application. Since the property is very narrow, if we were to even create a local street, it would only be 200 feet long and it would lead nowhere as the neighboring properties to the right and left are already developed.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The developer is promising to strictly adhere to the above-mentioned criteria and follow the intent and general purpose of Chapter 42. Our main purpose for this development is to not only create a subdivision development to meet the increasing demands in that area and to benefit the neighborhood, but also to comply with the City's requirements and make the reserve a more user-friendly. We understand that the commission is authorized to impose any condition on this variance we are requesting, and we will follow all those conditions.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

We will not cause any injuries to the public health, safety and welfare because of this project for we are only trying to reduce the turn arounds amount needed.

(5) Economic hardship is not the sole justification of the variance.

The reason for not creating a local street is not due to economic hardship. Creating a local street will not help anyone in the subdivision or outside, as it would lead nowhere since it cannot be extended past the right or past the left of the property.



Application Number: 2021-0936

Plat Name: Friendswood Hariom

Applicant: CE Engineers & Development Consultants, 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 exceed 2600' intersection spacing along FM 2351

Chapter 42 Section: 127

Chapter 42 Reference:

The reference is at Chapter 42, Section 127 (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

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 developer is planning to build a subdivision for 50 residential lots. Per the requirements of City of Houston Ordinance Chapter, 42-127(a), a major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Therefore, the City would require us to create a public street perpendicular to FM 2351. However, this is not feasible as the property is very long and narrow. The frontage of the property is only 88.80 feet and it reduces to 60 feet. Furthermore, our subdivision is having to get driveway access through the left neighbor's property as TxDOT requires this property to get driveway access directly through the turn-around for easier and safer vehicular access. Therefore, it is not feasible to create a public street.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances in that area are not caused by the result of hardship created by the application. Since the property is very narrow at the frontage of the property, it is not feasible to create a public street.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The developer is promising to strictly adhere to the above-mentioned criteria and follow the intent and general purpose of Chapter 42. Our main purpose for this development is to not only create a subdivision development to meet the increasing demands in that area and to benefit the neighborhood, but also to comply with the City's requirements and make the reserve a more user-friendly. We understand that the commission is authorized to impose any condition on this variance we are requesting, and we will follow all those conditions.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

We will not cause any injuries to the public health, safety and welfare because of this project for we are only trying to reduce the turn arounds amount needed.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole reason for this variance, creating a public street is not possible due to the property's shape on how narrow the frontage of the property is.



Application No: 2021-0936

Agenda Item: 144

PC Action Date: 05/13/2021

Plat Name: Friendswood Hariom

Applicant: CE Engineers & Development Consultants, INC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 189; 127; 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To obtain driveway access on an access easement ;
to exceed 2600' intersection spacing along FM 2351;
to exceed 1400' local intersection spacing along the plat boundary;

Basis of Recommendation:

The site is located in Houston's ETJ, in Harris County, along FM 2351 and east of Interstate Highway 45. The applicant is requesting three variances:

1. To allow the proposed private street to have direct access on an access easement instead of the required public street,
2. To exceed 2600' intersection spacing along FM 2351, and
3. To exceed 1400' intersection spacing along the eastern and western plat boundaries.

Staff is in support of the requests.

The applicant is proposing to develop 50 single-family residential lots with Type II PAEs. The subject property fronts on FM 2351, a designated major thoroughfare, but currently takes access from an existing perpetual, non-exclusive access easement.

The applicant coordinated with TxDOT and TxDOT did not approve a new driveway connection to FM 2351 due to the short distance between the proposed driveway and the adjacent existing driveway. The development can continue to take access from the existing access easement.

The applicant is also required to provide north-south and east-west public streets to address excessive intersection spacing. The applicant will not be able to provide a north-south public street as TxDOT is requiring the subject property to get access directly through the existing access easement. Requiring an east-west public street through the tract would create an impractical development. The east-west street would be required to bisect existing developments and multiple smaller tracts. The likelihood to extend the east-west street at this location is very low. In the future, the east-west street can be addressed with the properties to the south.

Harris County Engineering Department poses no objections. Staff's recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form.

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 coordinated with TxDOT and TxDOT did not approve a new driveway connection to FM 2351 due to the short distance between the proposed driveway and the adjacent existing driveway. The development can continue to take access from the existing access easement. For this same reason, the applicant cannot provide the required

north=south public street. Additionally, requiring an east-west public street through the tract would create an impractical development as it would bisect existing developments and multiple smaller tracts.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

TxDOT denied the creation of a driveway connection to FM 2351. A condition not created by the applicant. Also, the physical characteristics of the adjacent areas are existing conditions not created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The subject site would have access to FM 2351 via an existing perpetual, non-exclusive access easement. The required public streets would not impact the traffic circulation in the overall area. All adjacent tracts are currently low density developments with access to public streets.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Harris County Engineering Department poses no objections to the requests.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. Existing conditions are the justifications for granting the variances.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 145
Action Date: 05/13/2021
Plat Name: Harris County MUD 418 Wastewater Treatment Plant no 3
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No / Type: 2021-0984 C2

Total Acreage:	7.0100	Total Reserve Acreage:	7.0100
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 491
County	Zip	Key Map ©	City / ETJ
Harris	77447	365F	ETJ

Conditions and requirements for approval:

001. The temporary access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ). As the adjacent sections/streets are platted, the temporary access easement will automatically terminate, the reserve will then have access and proper frontage on a public street as required per the ordinance.

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

052. Access easement must be recorded prior to or simultaneously with this plat.

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedictory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))

203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))

Coordinate with Harris County Engineering Department for driveway location if conflict with future bridge guardrail along Peek Road.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted a variance to allow the wastewater treatment plant reserve to not have frontage on a public ROW but instead to have access and frontage via a temporary 30-foot access easement.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 145
Action Date: 05/13/2021
Plat Name: Harris County MUD 418 Wastewater Treatment Plant no 3
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No / Type: 2021-0984 C2

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: 1. CenterPoint records show an existing recorded blanket easement that should be included in the notes of the proposed plat. A copy is attached: CF# Y869841, amended in RP-2017-141844, and amended in RP-2020-510748.

Harris County Flood Control District: Flood Control review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Access easement will need to be recorded prior to plat recordation (Chapter 42-212)

Verify if future bridge railing and guardrail along Peek will not conflict with WWTP entrance

Show entire limits of access easement

Easement shall be an all weather access road (HC-permits)

County has no objections to variance.

limited scope TIA required to determine driveway location before review of site development plan (HC-permit regs, 12.02)

UVE should be checked at future Rd and Peek 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

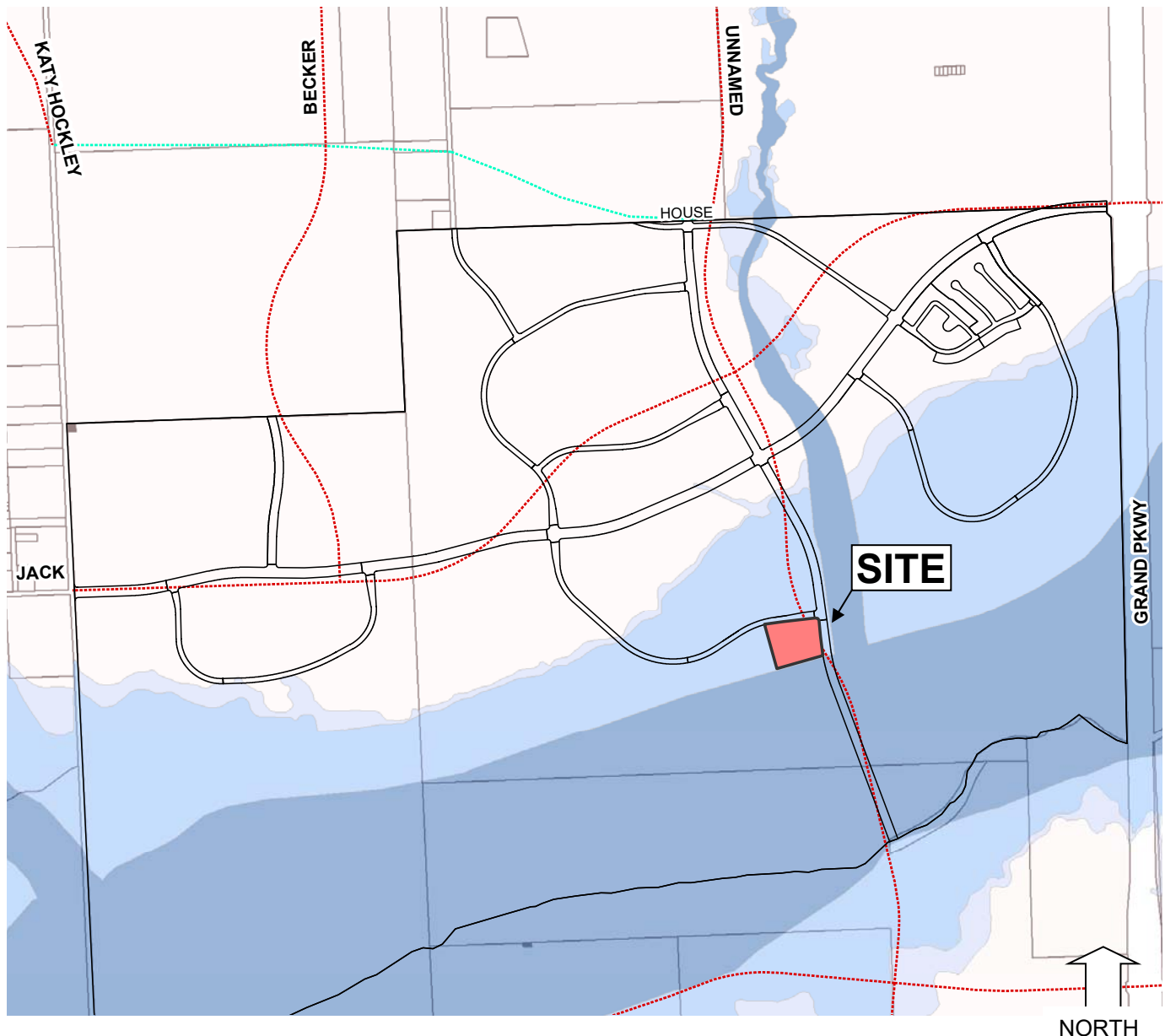
ITEM: 145

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Harris County MUD 418 Wastewater Treatment Plant
no 3

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission

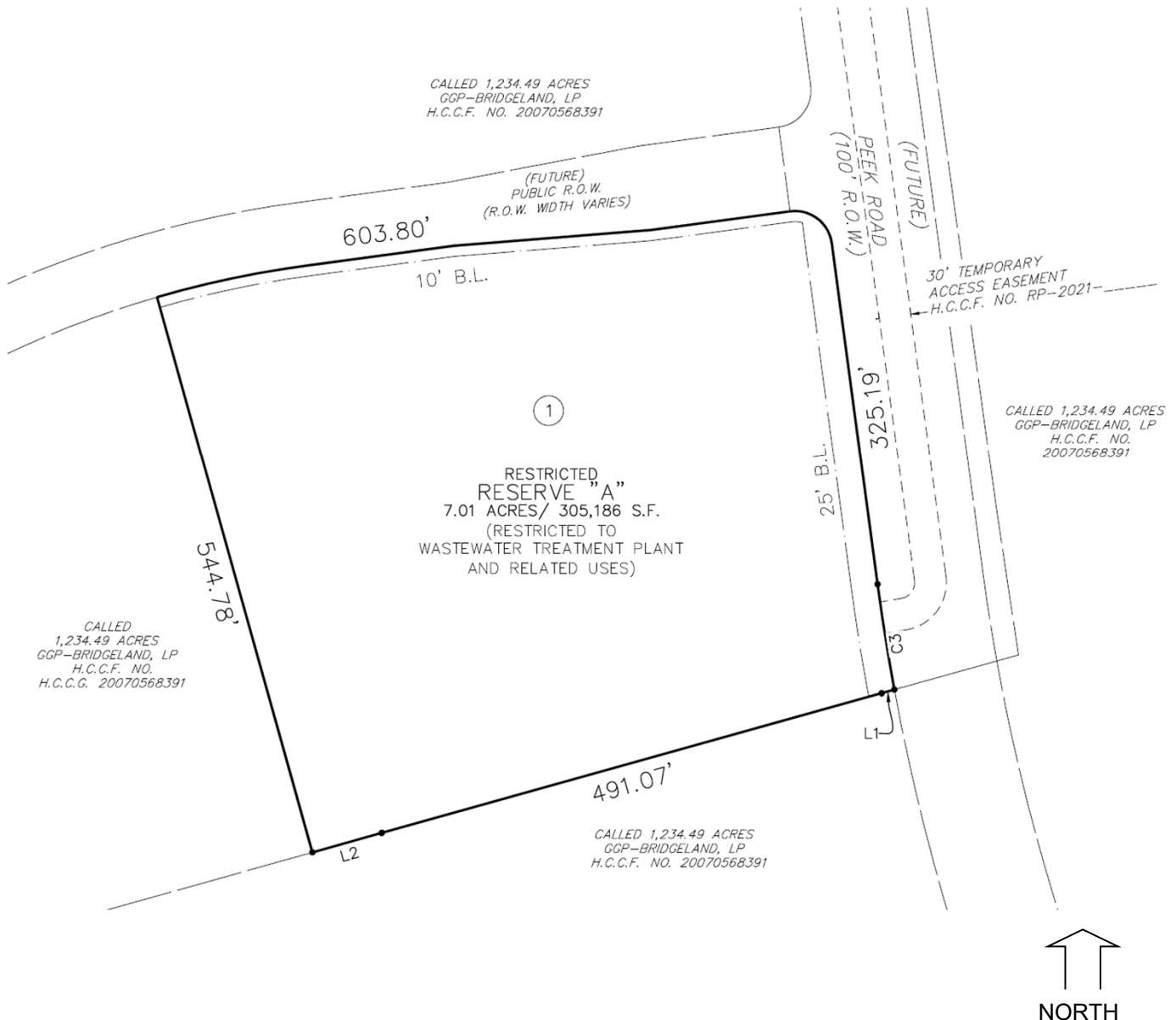
ITEM: 145

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Harris County MUD 418 Wastewater Treatment Plant
no 3

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 145

Planning and Development Department

Meeting Date: 05/13/2021

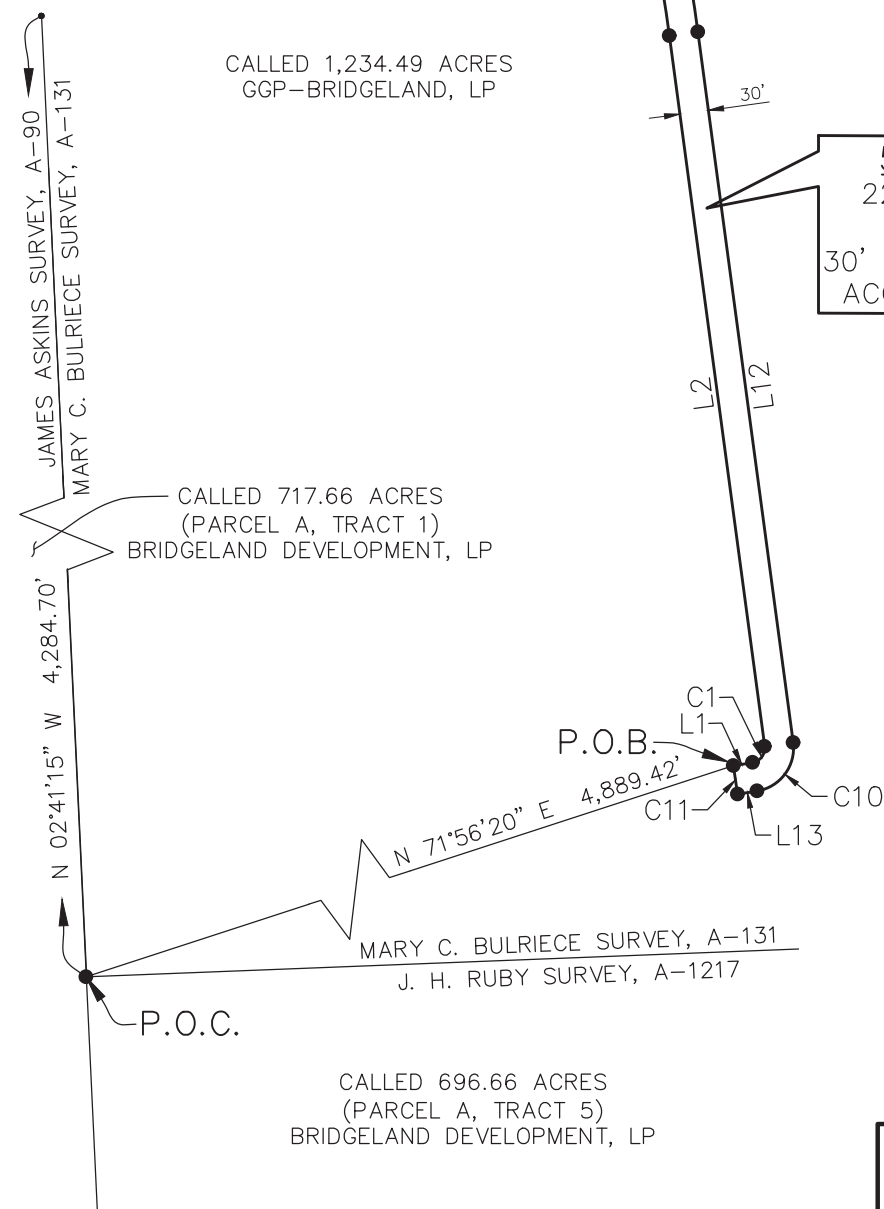
Subdivision Name: Harris County MUD 418 Wastewater Treatment Plant
no 3

Applicant: BGE, Inc.



D – Variances

Aerial




CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.18'	15.00'	88°32'41"	N 36°38'00" E	20.94'
C2	753.13'	1,985.00'	21°44'19"	N 18°30'30" W	748.62'
C9	764.51'	2,015.00'	21°44'19"	S 18°30'30" E	759.93'
C10	69.54'	45.00'	88°32'41"	S 36°38'00" W	62.83'
C11	30.00'	2,050.00'	0°50'19"	N 08°31'45" W	30.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 80°54'20" E	20.32'
L2	N 07°38'21" W	747.09'
L3	N 29°22'39" W	773.52'
L11	S 29°22'39" E	773.52'
L12	S 07°38'21" E	747.09'
L13	S 80°54'20" W	20.61'

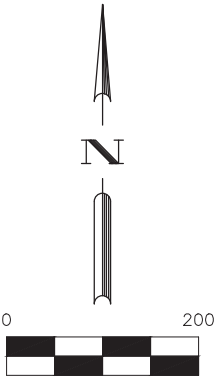
LEGEND

ESMT.	EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
SQ. FT.	SQUARE FEET

NOTE: THIS EXHIBIT IS FOR GRAPHICAL PURPOSES ONLY
IN RELATION TO THE PROPOSED EASEMENT(S)
SHOWN HEREON AND IS NOT A BOUNDARY SURVEY
NOR SHALL IT BE CONSTRUED IN ANY WAY AS A
BOUNDARY SURVEY.

	BGE, Inc. 10777 Westheimer, Suite 400, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPLS Licensed Surveying Firm No. 10106500			Copyright 2021
	<p align="center"> EXHIBIT OF A 5.217 ACRE/30' TEMP. ACCESS ESMT SITUATED IN THE MARY C. BULRIECE SURVEY, ABSTRACTS NO. 131 HARRIS COUNTY, TEXAS </p>			
Scale: 1"=200'	Job No.: 7644--00	Date: 04/2021	Drawing: 1 OF 4	

REMAINDER OF A
CALLED 2,523.670 ACRES
RICHFIELD RANCH INVESTMENTS



H.T. & B. R.R. CO. SURVEY, A-402
MARY C. BULRIECE SURVEY, A-131

CALLED 1,234.49 ACRES
GGP-BRIDGELAND, LP

MATCHLINE SEE SHEET 4

5.217 ACRE
227,259 SQ. FT.
PROPOSED
30' WIDE TEMPORARY
ACCESS EASEMENT


LINE TABLE		
NUMBER	BEARING	DISTANCE
L5	N 37°08'56" E	1,399.54'
L9	S 37°08'56" W	1,399.54'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C5	2,486.33'	2,800.00'	50°52'38"	N 62°35'15" E	2,405.44'
C6	2,459.69'	2,770.00'	50°52'38"	S 62°35'15" W	2,379.67'

LEGEND

ESMT. EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
SQ. FT. SQUARE FEET

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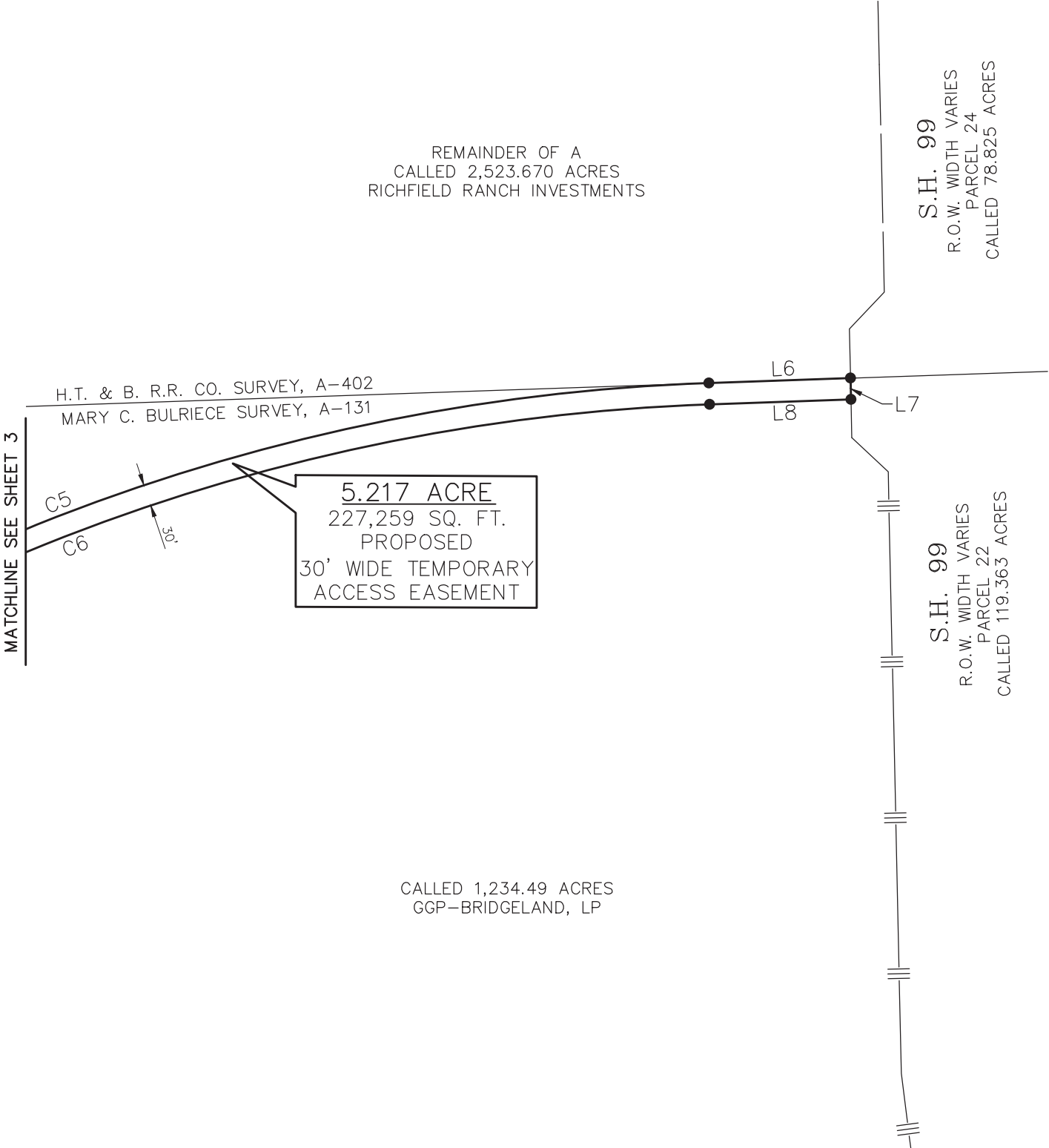
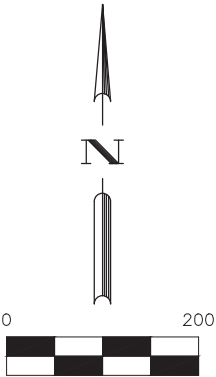
Copyright 2021

EXHIBIT OF A
5.217 ACRE/30' TEMP. ACCESS ESMT
SITUATED IN THE
MARY C. BULRIECE SURVEY,
ABSTRACTS NO. 131
HARRIS COUNTY, TEXAS

Scale: 1"=200'	Job No.: 7644-00	Date: 04/2021	Drawing: 3 OF 4
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CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C5	2,486.33'	2,800.00'	50°52'38"	N 62°35'15" E	2,405.44'
C6	2,459.69'	2,770.00'	50°52'38"	S 62°35'15" W	2,379.67'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L6	N 88°01'34" E	198.89'
L7	S 01°14'59" E	30.00'
L8	S 88°01'34" W	198.51'



LEGEND

- ESMT.
- P.O.B.
- P.O.C.
- SQ. FT.
- EASEMENT
- POINT OF BEGINNING
- POINT OF COMMENCING
- SQUARE FEET

NOTE: THIS EXHIBIT IS FOR GRAPHICAL PURPOSES ONLY IN RELATION TO THE PROPOSED EASEMENT(S) SHOWN HEREON AND IS NOT A BOUNDARY SURVEY NOR SHALL IT BE CONSTRUED IN ANY WAY AS A BOUNDARY SURVEY.

BGE, Inc.

10777 Westheimer, Suite 400, Houston, TX 77042

Tel: 281-558-8700 • www.bgeinc.com

TBPLS Licensed Surveying Firm No. 10106500

EXHIBIT OF A

5.217 ACRE/30' TEMP. ACCESS ESMT

SITUATED IN THE

MARY C. BULRIECE SURVEY,

ABSTRACTS NO. 131

HARRIS COUNTY, TEXAS

Scale:

1"=200'

Job No.:

7644-00

Date:

04/2021

Drawing:

4 OF 4



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-0984

Plat Name: Harris County MUD 418 Wastewater Treatment Plant no 3

Applicant: BGE, Inc.

Date Submitted: 04/30/2021

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 temporary access easement to service a wastewater treatment plant until a public street is dedicated within a recorded plat.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190 Reserves (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The wastewater treatment plant is necessary to service the future single-family residential homes in the immediate area. Ultimately the wastewater treatment plant will have over 20' of frontage along a "future" 100' public Right of Way. Strict application of the ordinance would leave the future single-family homes in the area without the service of a platted wastewater treatment plant.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance request is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon the necessity to provide proper and adequate service to the future single-family residential homes in the immediate area prior to extension of public street network.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The developer will record a 30' temporary access easement to provide access from the plat's eastern boundary line. The temporary access easement will be recorded along "future" Peek Road (100' Right of Way) to intersection of "future" Jack Road (120' Right of Way) to existing Grand Parkway S.H. 99. The proposed temporary access easement will contain an all-weather access road to accommodate the construction and maintenance traffic required for the wastewater treatment plant until such time as the public street is dedicated and constructed that will provide the ultimate access to the wastewater treatment plant site.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. The proposed 30' temporary access easement will be an all-weather access road utilized by authorized construction and maintenance traffic only. The temporary access easement and all-weather access road will not be utilized by the general public for ingress, egress or general traffic circulation for any reason.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. Not having the wastewater treatment plant is necessary to provide the required service for the future single-family residential homes would create an impractical development and is the basis for this request.



Application No: 2021-0984

Agenda Item: 145

PC Action Date: 05/13/2021

Plat Name: Harris County MUD 418 Wastewater Treatment Plant no 3

Applicant: BGE, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 190

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a temporary access easement to service a wastewater treatment plant until a public street is dedicated within a recorded plat. ;

Basis of Recommendation:

The site is located within Houston's ETJ in Harris County, west of W Grand Parkway S, along and west of future Peek Road, between future Jack Road and N Bridgeland Lake Parkway. The applicant is proposing a reserve restricted to Wastewater Treatment Plant and requesting a variance not to have 50 feet of frontage on a 50' public right-of-way but instead to have access and frontage via 30-foot temporary access easement. Staff is in support of the request. The subject site is part of an approved general plan, Bridgeland Creekland Village GP. According to the approved general plan, the proposed wastewater treatment plant will eventually have sufficient frontage along a future public right-of-way. The treatment plant is necessary to provide service for the future single-family residential homes in the adjacent areas. The temporary easement connects to the Grand Parkway, following along future Peek and Jack Roads. The temporary access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ). As the roadways are dedicated, the temporary access easement will automatically terminate; the wastewater treatment plant will then have access and proper frontage on a public street as required by the ordinance. Harris County Engineering Department has voiced 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;

Strict application of the ordinance would require the dedication of all the adjacent public streets to provide access to the wastewater treatment plant. The proposed WWTP is needed to provide service to the future residential developments in adjacent areas. As the surrounding area develops, the public rights-of-way will be dedicated, providing the reserve with access and frontage on a public street as required by 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 proposed wastewater treatment plant is needed to provide service to the future single-family residential homes in adjacent areas. When the adjacent right-of-way is platted, the variance would no longer be required.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The subject site is a part of an approved general plan, Bridgeland Parkland Village GP. The temporary access easement will give access to the proposed reserve following the street pattern proposed on the GP. When the adjacent streets are dedicated, the temporary access easement will automatically terminate, and the wastewater treatment plant will then have access and proper frontage on a public street as required per the ordinance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed wastewater treatment plant will be accessible via a temporary access easement that will be an all-weather road as required by the Texas Commission on Environmental Quality (TCEQ). The temporary access easement connects with the Grand Parkway. This will allow for adequate ingress and egress to this area.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The alignment of the temporary easement follows the street pattern on the said general plan. As the surrounding subdivision develops, the rights-of-way will be dedicated, providing the reserve with access and frontage on a public street as required by the ordinance.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 146
Action Date: 05/13/2021
Plat Name: Harris County MUD 418 Water Plant no 4
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No / Type: 2021-0985 C2

Total Acreage:	5.6050	Total Reserve Acreage:	5.6050
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 491
County	Zip	Key Map ©	City / ETJ
Harris	77433	365B	ETJ

Conditions and requirements for approval:

001. The temporary access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ). As the adjacent sections/streets are platted, the temporary access easement will automatically terminate, the reserve will then have access and proper frontage on a public street as required per the ordinance.
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
052. Access easement must be recorded prior to or simultaneously with this plat.
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))
209. Applicant and Harris County Engineering has requested that this item be deferred for two weeks.
213. Subdivision plat submitted does not conform to the last approved General Plan. Submit a revised GP. (42-77(1))

Commission Action:

Defer Applicant request



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 146
Action Date: 05/13/2021
Plat Name: Harris County MUD 418 Water Plant no 4
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No / Type: 2021-0985 C2

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: 1. CenterPoint records show an existing recorded blanket easement that should be included in the notes of the proposed plat. A copy is attached: CF# Y869841, amended in RP-2017-141844, and amended in RP-2020-510748.

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)

Alignment of Rio Medina Trail and Louetta does not match approved GP. County recommends deferral.

Access easement will need to be recorded prior to or simultaneously with this plat (Chapter 42-212)

show entire limits of access easement

Easement shall be an all weather road (HC-permits)

limited scope TIA required to determine driveway location before review of site development plan (HC-permit regs, 12.02)

UVE should be checked at Rio Medina Trl and Louetta 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

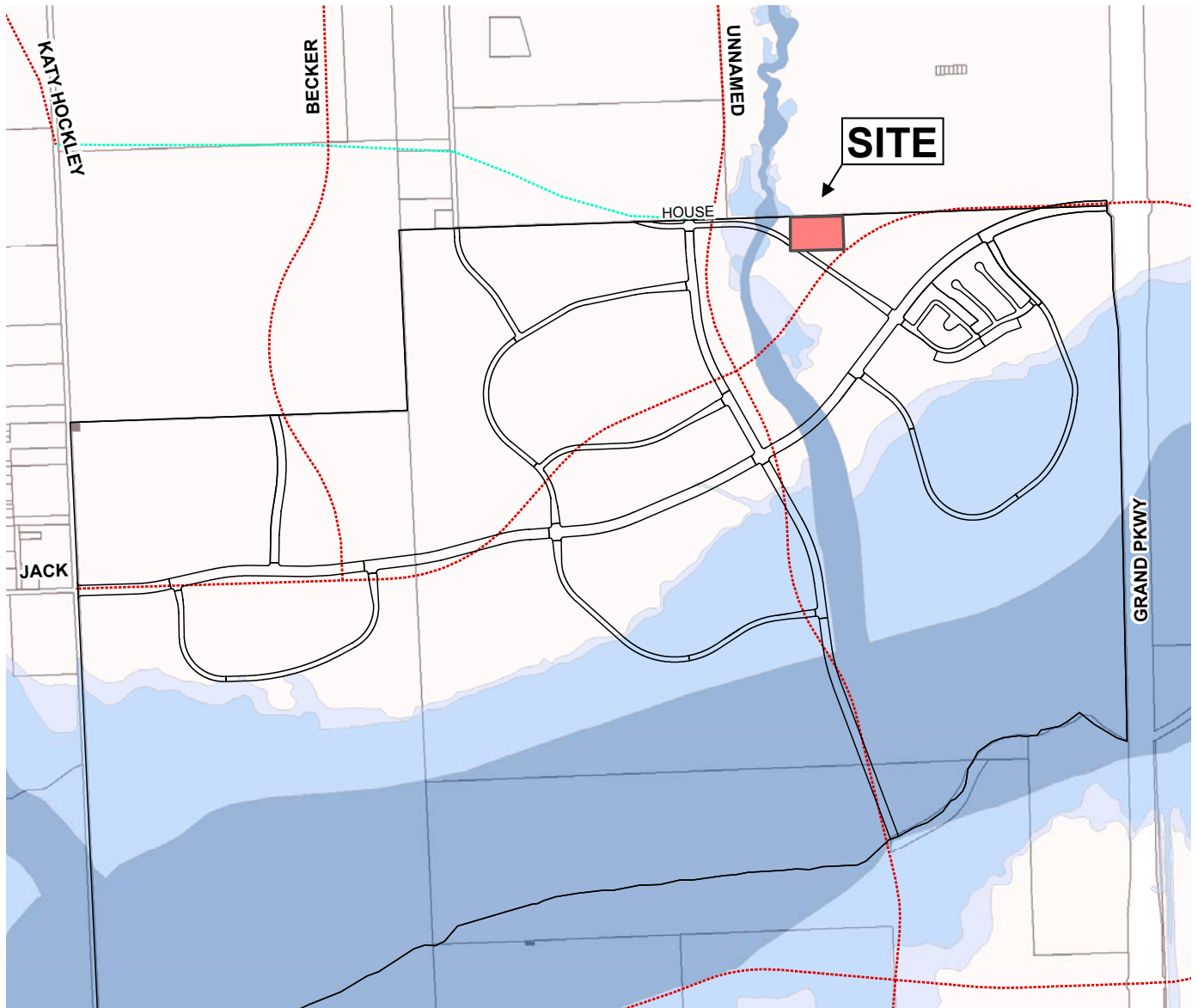
ITEM: 146

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Harris County MUD 418 Water Plant no 4

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission

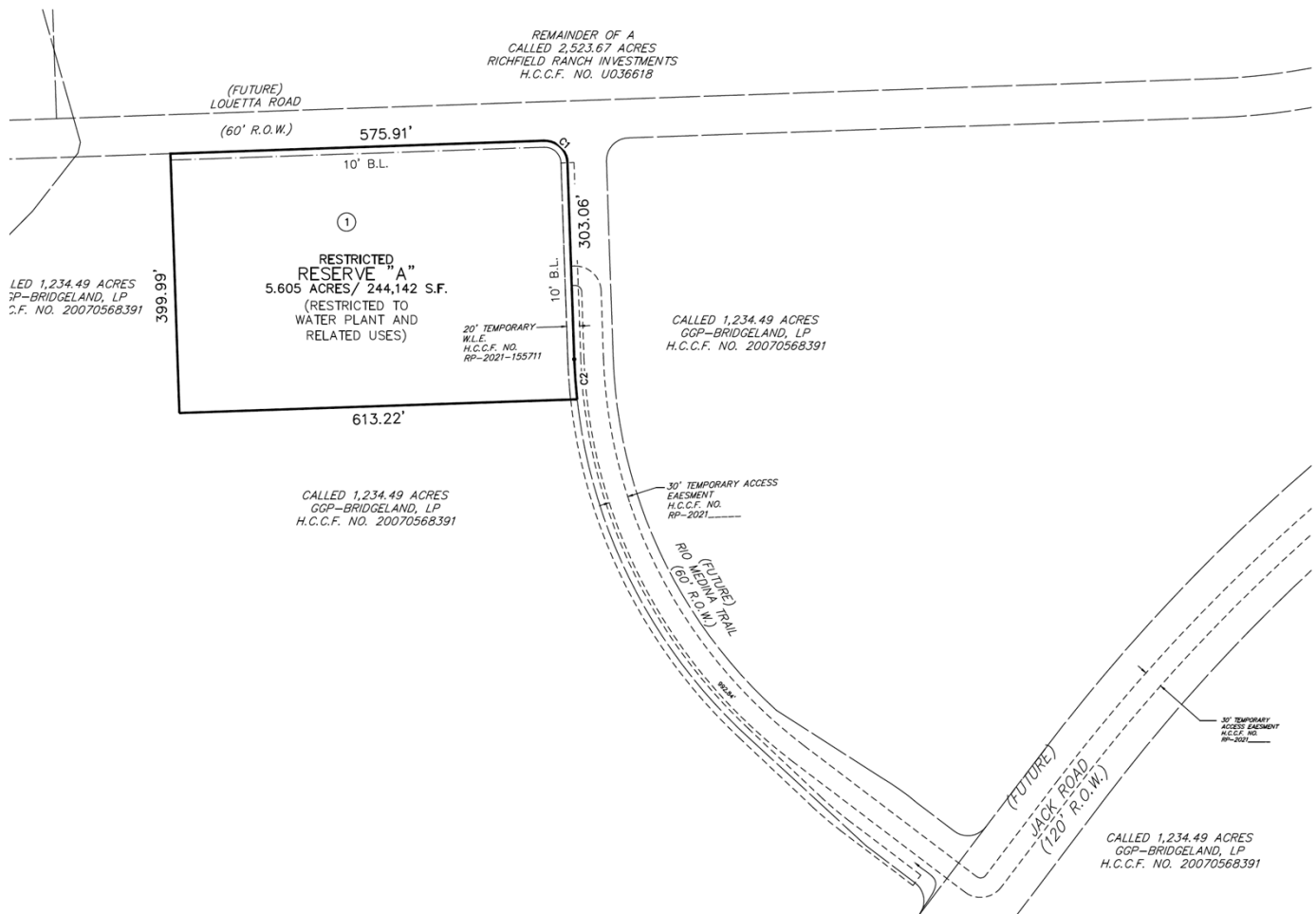
ITEM: 146

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Harris County MUD 418 Water Plant no 4

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

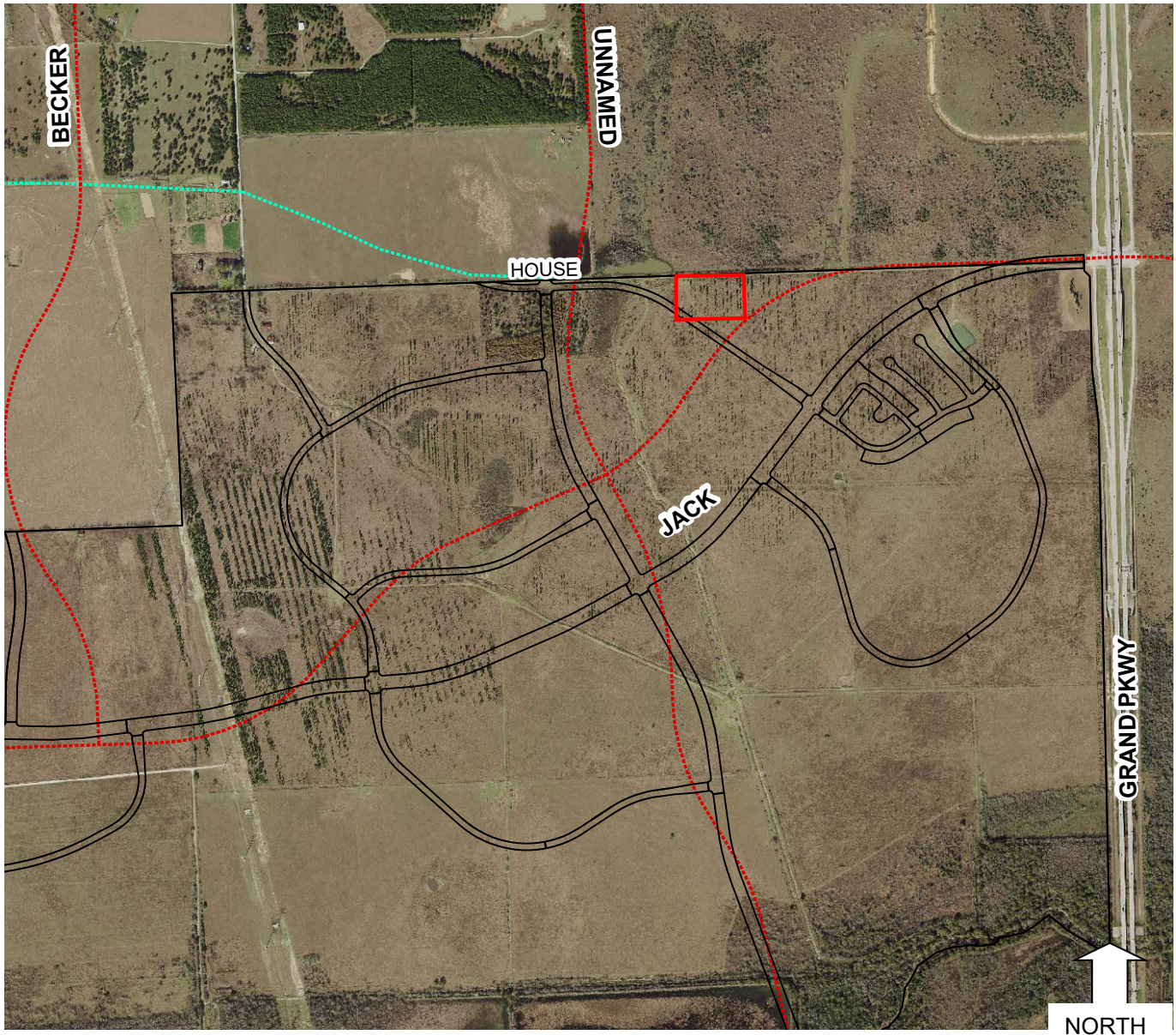
ITEM: 146

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Harris County MUD 418 Water Plant no 4

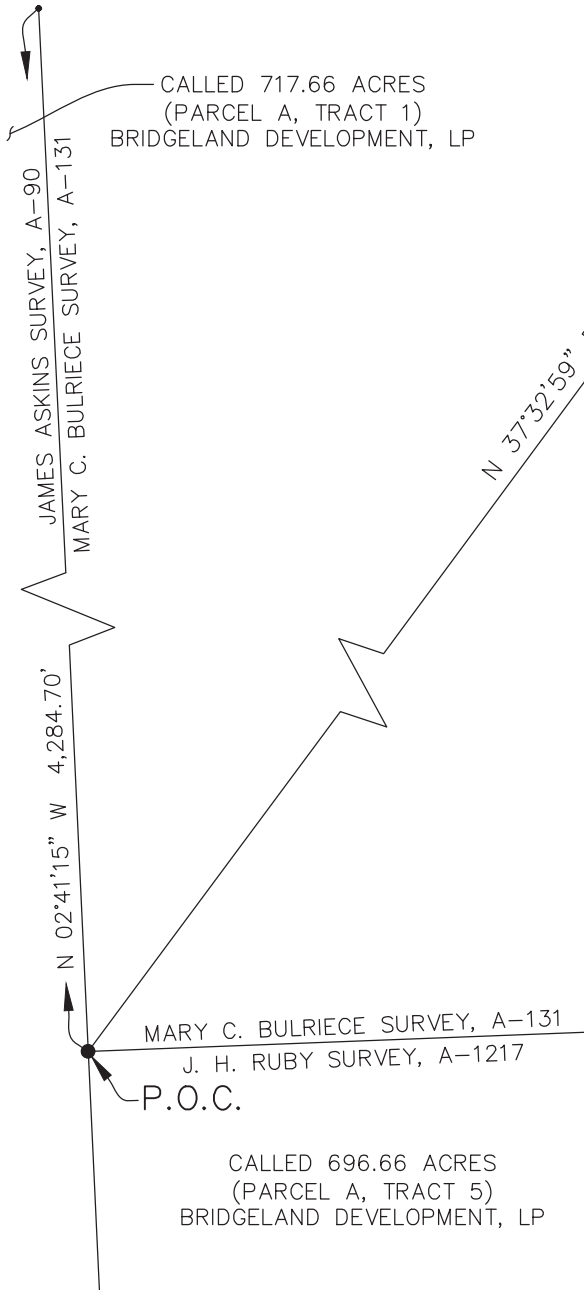
Applicant: BGE, Inc.



D – Variances

Aerial

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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 88°01'33" E	5.00'
L2	S 01°58'27" E	103.17'
L3	S 52°48'44" E	332.56'
L4	N 37°08'43" E	181.02'
L8	S 37°08'43" W	181.02'
L9	N 52°48'44" W	332.56'
L10	N 01°58'27" W	103.17'
L11	S 88°01'33" W	5.00'
L12	N 01°58'27" W	30.00'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	62.83'	40.00'	90°00'00"	S 46°58'27" E	56.57'
C2	696.53'	785.00'	50°50'18"	S 27°23'35" E	673.90'
C3	15.72'	10.00'	90°02'33"	N 82°09'59" E	14.15'
C4	2,513.15'	2,830.00'	50°52'51"	N 62°35'08" E	2,431.38'
C5	2,486.51'	2,800.00'	50°52'51"	S 62°35'08" W	2,405.61'
C6	62.86'	40.00'	90°02'33"	S 82°09'59" W	56.59'
C7	723.14'	815.00'	50°50'18"	N 27°23'35" W	699.66'
C8	15.71'	10.00'	90°00'00"	N 46°58'27" W	14.14'

2.820 ACRE
122,834 SQ. FT.
PROPOSED
30' WIDE TEMPORARY
ACCESS EASEMENT

NOTE: THIS EXHIBIT IS FOR GRAPHICAL PURPOSES ONLY IN RELATION TO THE PROPOSED EASEMENT(S) SHOWN HEREON AND IS NOT A BOUNDARY SURVEY NOR SHALL IT BE CONSTRUED IN ANY WAY AS A BOUNDARY SURVEY.

LEGEND

ESMT. EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
SQ. FT. SQUARE FEET



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106500

Copyright 2021

EXHIBIT OF A
2.820 ACRE/30' TEMP. ACCESS ESMT
SITUATED IN THE
MARY C. BULRIECE SURVEY,
ABSTRACTS NO. 131
HARRIS COUNTY, TEXAS

Scale:	Job No.:	Date:	Drawing:
1"=200'	7555-00	04/2021	1 OF 2

MATCHLINE SEE SHEET 2

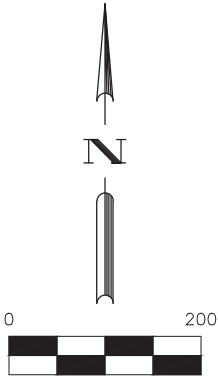
G:\TXH\Projects\Districts\HCMUD418\7555-00-WP_4_Ph1_Dsgn\SV\04_Finals\Drawings\2.820_TAE1.dwg, 4/23/2021 9:42 AM, ABentley

LINE TABLE		
NUMBER	BEARING	DISTANCE
L5	N 88°01'34" E	184.70'
L6	S 01°14'59" E	30.00'
L7	S 88°01'34" W	184.32'

REMAINDER OF A
CALLED 2,523.670 ACRES
RICHFIELD RANCH INVESTMENTS

S.H. 99
R.O.W. WIDTH VARIES
PARCEL 24
CALLED 78.825 ACRES

S.H. 99
R.O.W. WIDTH VARIES
PARCEL 22
CALLED 119.363 ACRES



H.T. & B. R.R. CO. SURVEY, A-402
MARY C. BULRIECE SURVEY, A-131

MATCHLINE SEE SHEET 1

C4
C5
2.820 ACRE
122,834 SQ. FT.
PROPOSED
30' WIDE TEMPORARY
ACCESS EASEMENT

CALLED 1,234.49 ACRES
GGP-BRIDGELAND, LP

LEGEND

ESMT. EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
SQ. FT. SQUARE FEET

NOTE: THIS EXHIBIT IS FOR GRAPHICAL PURPOSES ONLY
IN RELATION TO THE PROPOSED EASEMENT(S)
SHOWN HEREON AND IS NOT A BOUNDARY SURVEY
NOR SHALL IT BE CONSTRUED IN ANY WAY AS A
BOUNDARY SURVEY.

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C4	2,513.15'	2,830.00'	50°52'51"	N 62°35'08" E	2,431.38'
C5	2,486.51'	2,800.00'	50°52'51"	S 62°35'08" W	2,405.61'



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EXHIBIT OF A
2.820 ACRE/30' TEMP. ACCESS ESMT
SITUATED IN THE
MARY C. BULRIECE SURVEY,
ABSTRACTS NO. 131
HARRIS COUNTY, TEXAS

Scale: 1"=200'	Job No.: 7555-00	Date: 04/2021	Drawing: 2 OF 2
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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-0985

Plat Name: Harris County MUD 418 Water Plant no 4

Applicant: BGE, Inc.

Date Submitted: 04/30/2021

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 temporary access easement to service a water plant until a public street is dedicated within a recorded plat.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190 Reserves (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The water plant is necessary to service the future single-family residential homes in the immediate area. Ultimately the water plant will have over 20' of frontage along a "future" 60' public Right of Way. Strict application of the ordinance would leave the future single-family homes in the area without the service of a platted water plant.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance request is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon the necessity to provide proper and adequate service to the future single-family residential homes in the immediate area prior to extension of public street network.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The developer will record a 30' temporary access easement to provide access from the plat's eastern boundary line. The temporary access easement will be recorded along "future" Rio Medina Trail (60' Right of Way) to the intersection of "future" Jack Road (120' Right of Way) to existing Grand Parkway S.H. 99. The proposed temporary access easement will contain an all-weather access road to accommodate the construction and maintenance traffic required for the water plant until such time as the public street is dedicated and constructed that will provide the ultimate access to the wastewater treatment plant site.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. The proposed 30' temporary access easement will be an all-weather access road utilized by authorized construction and maintenance traffic only. The temporary access easement and all-weather access road will not be utilized by the general public for ingress, egress or general traffic circulation for any reason.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. Not having the wastewater treatment plant is necessary to provide the required service for the future single-family residential homes would create an impractical development and is the basis for this request.



Application No: 2021-0985

Agenda Item: 146

PC Action Date: 05/13/2021

Plat Name: Harris County MUD 418 Water Plant no 4

Applicant: BGE, Inc.

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 190

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a temporary access easement to service a water plant until a public street is dedicated within a recorded plat. ;

Basis of Recommendation:

The site is located within Houston's ETJ in Harris County, west of W Grand Parkway S, east of future Peek Road, and north of future Jack Road. The applicant is proposing a reserve restricted to Water Plant and requesting a variance not to have 50 feet of frontage on a 50' public right-of-way but instead to have access and frontage via 30-foot temporary access easement.

Staff is recommending to defer this application per the applicant's request so they can coordinate for the submittal of a revised general plan showing the revised street pattern.

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](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 147
Action Date: 05/13/2021
Plat Name: Humble ISD North Belt Elementary School
Developer: HUMBLE ISD
Applicant: Miller Survey Group
App No / Type: 2021-1058 C2R

Total Acreage:	27.1790	Total Reserve Acreage:	26.7670
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	77396	375Q	ETJ

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted the requested variance to exceed intersection spacing along the southern boundary of the plat by not providing a north - south street.



Action Date:
05/13/2021

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 147
Action Date: 05/13/2021
Plat Name: Humble ISD North Belt Elementary School
Developer: HUMBLE ISD
Applicant: Miller Survey Group
App No / Type: 2021-1058 C2R

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Harris 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)

Label restricted reserve for school and related use (Chapter 42)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org. For drainage analysis related questions, please email civildevel@hcpid.org. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

TIA required to evaluate driveway locations, school circulation and onsite storage capacity, traffic signal modifications, pedestrian access and any necessary turn lanes.

UVE should be checked for making right on red by westbound traffic on Bender Rd onto Old Humble 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

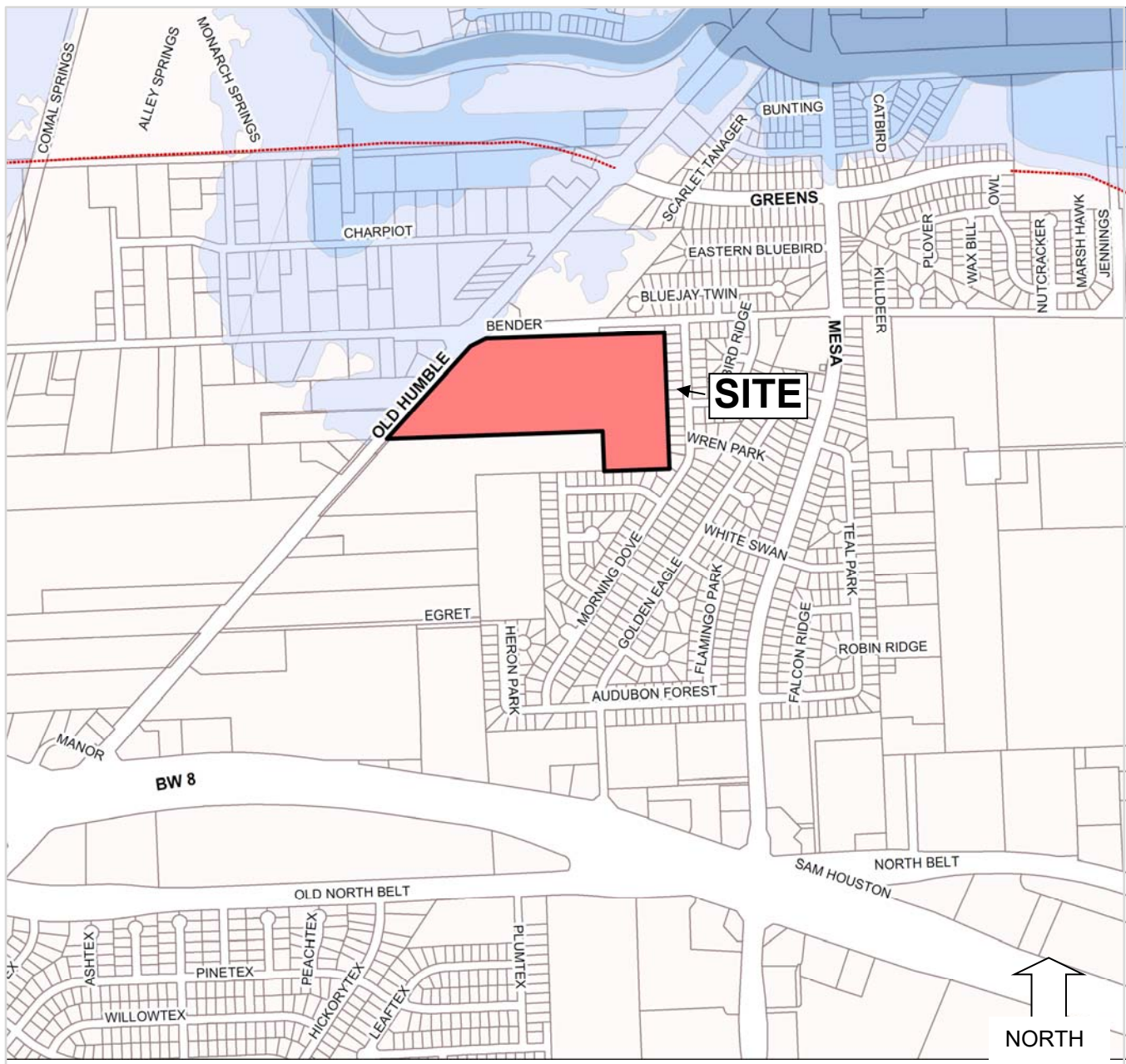
ITEM: 147

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Humble ISD North Belt Elementary School

Applicant: Miller Survey Group



D – Variances

Site Location

Houston Planning Commission

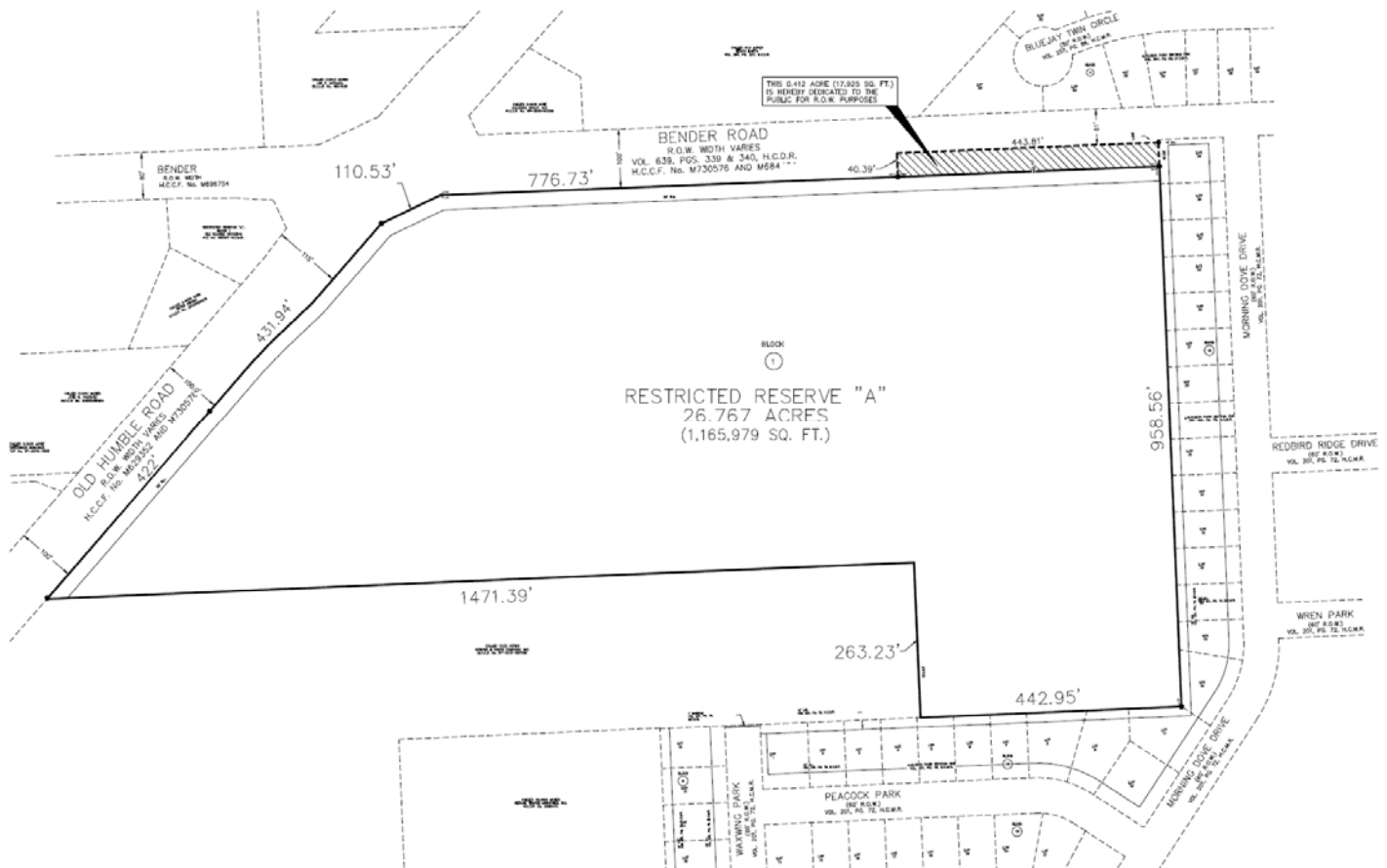
ITEM: 147

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Humble ISD North Belt Elementary School

Applicant: Miller Survey Group



D – Variances

Subdivision

Houston Planning Commission

ITEM: 147

Planning and Development Department

Meeting Date: 05/13/2021

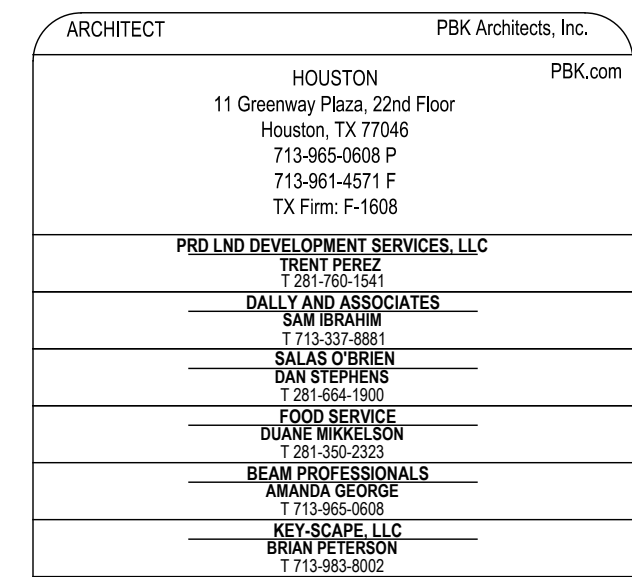
Subdivision Name: Humble ISD North Belt Elementary School

Applicant: Miller Survey Group



D – Variances

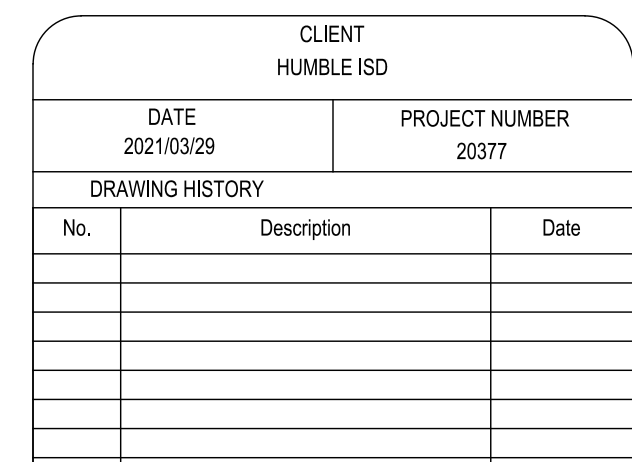
Aerial



HUMBLE INDEPENDENT SCHOOL DISTRICT
15630 Old Humble Road, Humble, TX 77338
95% CONSTRUCTION DOCUMENTS



C 5.0



	95% CONSTRUCTION DOCUMENTS
	BUILDING NUMBER



PRD
LAND DEVELOPMENT
SERVICES
TBPE Firm Registration No.: F-17238
5208 Broadway Suite 203
Pearland, Texas 77581
(281) 760-1541



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-1058

Plat Name: Humble ISD North Belt Elementary School

Applicant: Miller Survey Group

Date Submitted: 05/03/2021

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 property owner requests intersection spacing exceeding 1400 feet along the southern boundary of the plat, by not dedicating a public street.

Chapter 42 Section: 42-128

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;

The property is located at the southeast intersection of Bender Road and Old Humble Road. The property is bounded on the east and south by a single-family residential subdivision (Audubon Park Sec 1) and on the south by an acreage tract. Audubon Park has sufficient circulation via Morning Dove Drive and Red Bird Ridge Drive (access to Bender Road), Golden Eagle Drive, White Swan Drive, and Audubon Forest Drive (access to Mesa Drive), and Golden Eagle Drive (access to Beltway 8 Frontage Road). The acreage tract directly to the south of the subject property takes direct access from Old Humble Road. The site is proposed as a public elementary school in Humble ISD. The design includes two separate driveway entrances for efficient student drop off and pick up, one on Old Humble Road and the other on Bender Road. The site layout includes a school building, aforementioned parking and driveways, an exercise field, and on-site detention. In addition, existing trees on the perimeter of the property will be salvaged to the extent possible. Dedication of a through street would create two separate tracts, creating additional traffic through an elementary school property and creating an unsafe and impractical development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Strict application of the ordinance would require the land owner to dedicate a public street that would potentially create an unsafe environment for students through increased through traffic. As mentioned above, the surrounding acreage properties have adequate traffic circulation via direct access to Old Humble Road and the single-family residential subdivision has multiple access points providing direct access to Bender Road, Mesa Drive and Beltway 8 Frontage Road.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the chapter is to provide safe and effective traffic circulation. A street dedication on the property would not improve traffic circulation and could ultimately cause additional safety concerns for students as a result of having a public street dedicated through the property.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Dedication of a street extension would serve no purpose to the public. Allowing the land owner to develop their land without a through street would not be injurious to public health, safety or welfare. The site plan has been developed to allow safe and thoughtful circulation for student dropoff and pickup. The safety of students and staff has been the leading principal of the design.

(5) Economic hardship is not the sole justification of the variance.

Justification for granting the variance is based solely on the existing conditions of the property and the surrounding developments. The configuration of the adjoining properties and the proposed design of the school site negate the need for a street dedication through the property.



Application No: 2021-1058

Agenda Item: 147

PC Action Date: 05/13/2021

Plat Name: Humble ISD North Belt Elementary School

Applicant: Miller Survey Group

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)

The property owner requests intersection spacing exceeding 1400 feet along the southern boundary of the plat, by not dedicating a public street;

Basis of Recommendation:

The site is located along Old Humble Road north of Beltway 8. The applicant is proposing a reserve restricted to School and related uses for a proposed Elementary School. The applicant is requesting a variance to exceed intersection spacing along the southern boundary of the plat by not providing a north – south street. Staff is in support of the request. The adjacent neighborhood has adequate connectivity and traffic circulation with connections to the north, south and west with access to major thoroughfares and Sam Houston Parkway to the south. Requiring a street at this location will not improve or benefit traffic circulation on the area. Along Bender Road and Old Humble Road, the street intersection spacing requirements are met not requiring additional street connections. Harris County has voiced no objection to 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 requires a local street every 1400 feet. Requiring a street to bisect the proposed elementary school will create an impractical development as the intersection spacing along Bender and Old Humble is already met. Along Bender Road there is already a street connection within 1400 feet of Old Humble Road. Requiring another connection in between due to the southern boundary length will not improve traffic circulation on the area because there are already multiple connections to Bender Road.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The adjacent neighborhood has good connectivity and traffic circulation with a major thoroughfare running north south that connect to other MTFs and local streets that provide additional connections to the north, south, east, and west.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The adjacent neighborhood has good connectivity and traffic circulation with a major thoroughfare running north south that connect to other MTFs and local streets that provide additional connections to the north, south, east, and west. The existing connectivity maintains the intent and general purpose of chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The adjacent neighborhood has good connectivity and traffic circulation with a major thoroughfare running north south that connect to other MTFs and local streets that provide additional connections to the north, south, east and west. This allows for emergency services to access the neighborhood from different points of access. 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 intersection spacing along Bender Road and Old Humble already meets chapter 42 requirements. Requiring a street to bisect the proposed elementary school will not improve traffic circulation on the area.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 148
Action Date: 05/13/2021
Plat Name: Quinn Park
Developer: Spring Harbor Venture LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2021-0859 C3R

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)

206. Staff recommendation is disapproval for the following reasons. (see staff report)

Commission Action:

Deny the requested variance(s) and Disapprove the plat



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 148
Action Date: 05/13/2021
Plat Name: Quinn Park
Developer: Spring Harbor Venture LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2021-0859 C3R

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

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

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

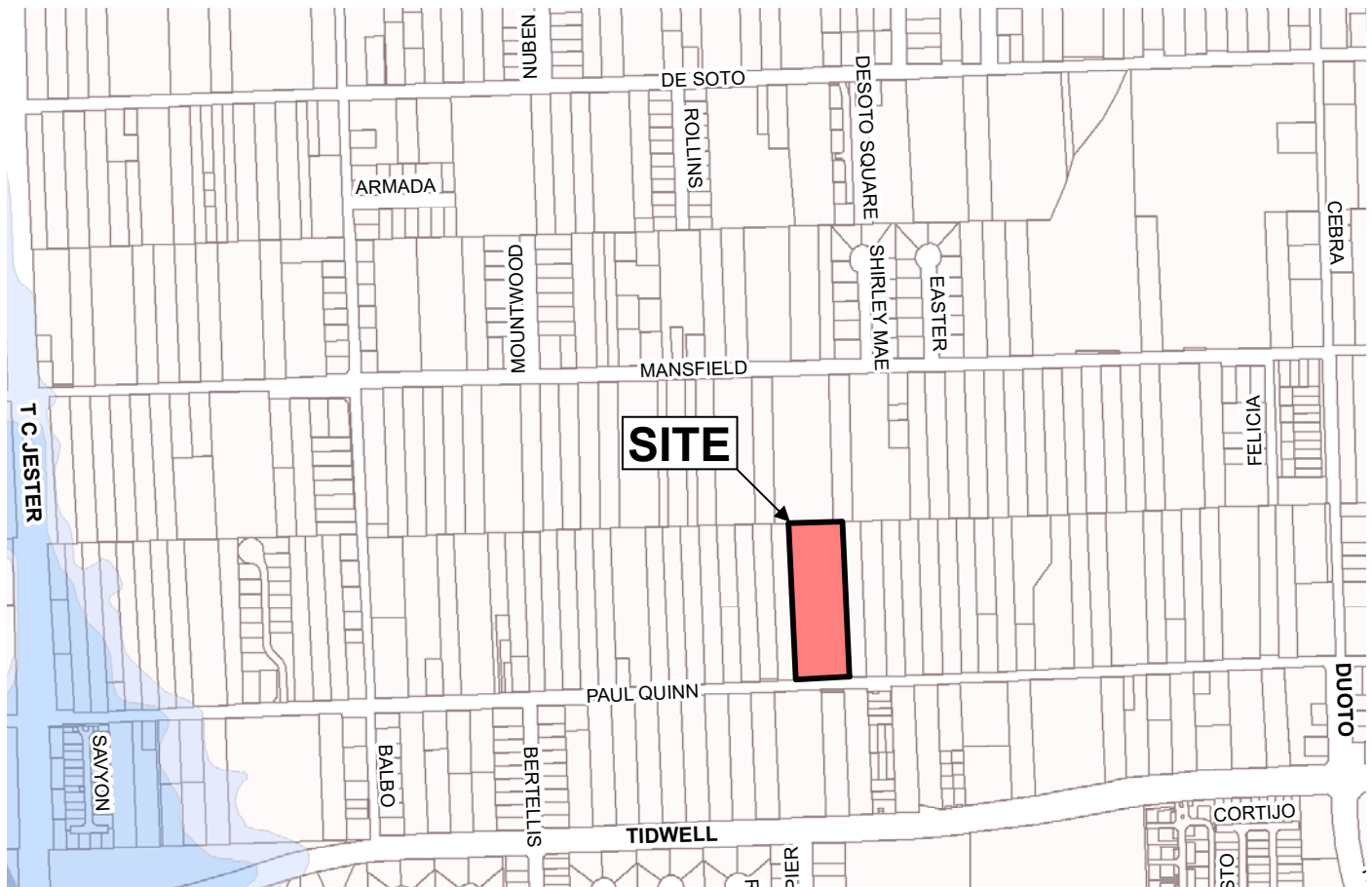
ITEM: 148

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Quinn Park (Def 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

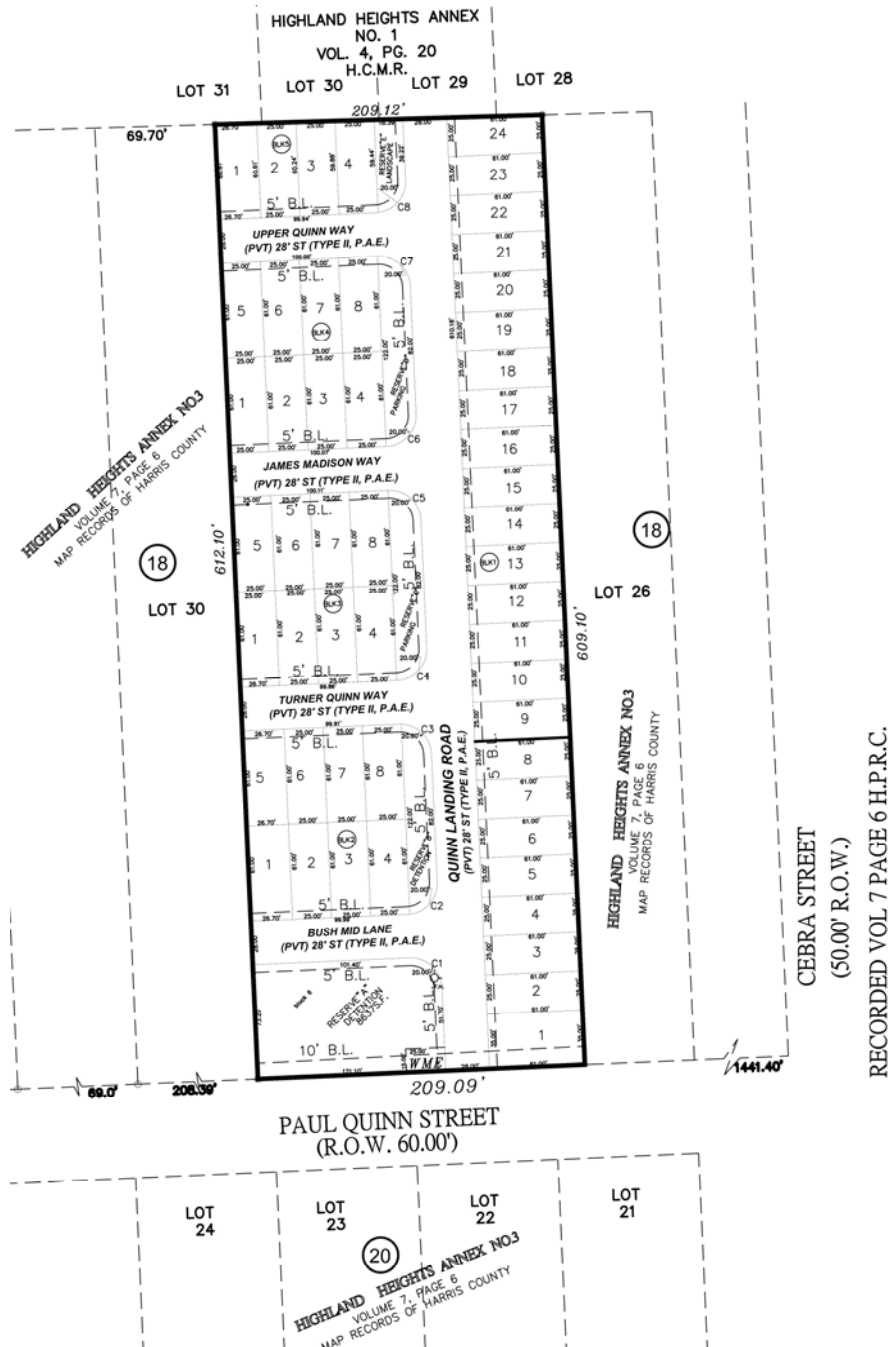
ITEM: 148

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Quinn Park (Def 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

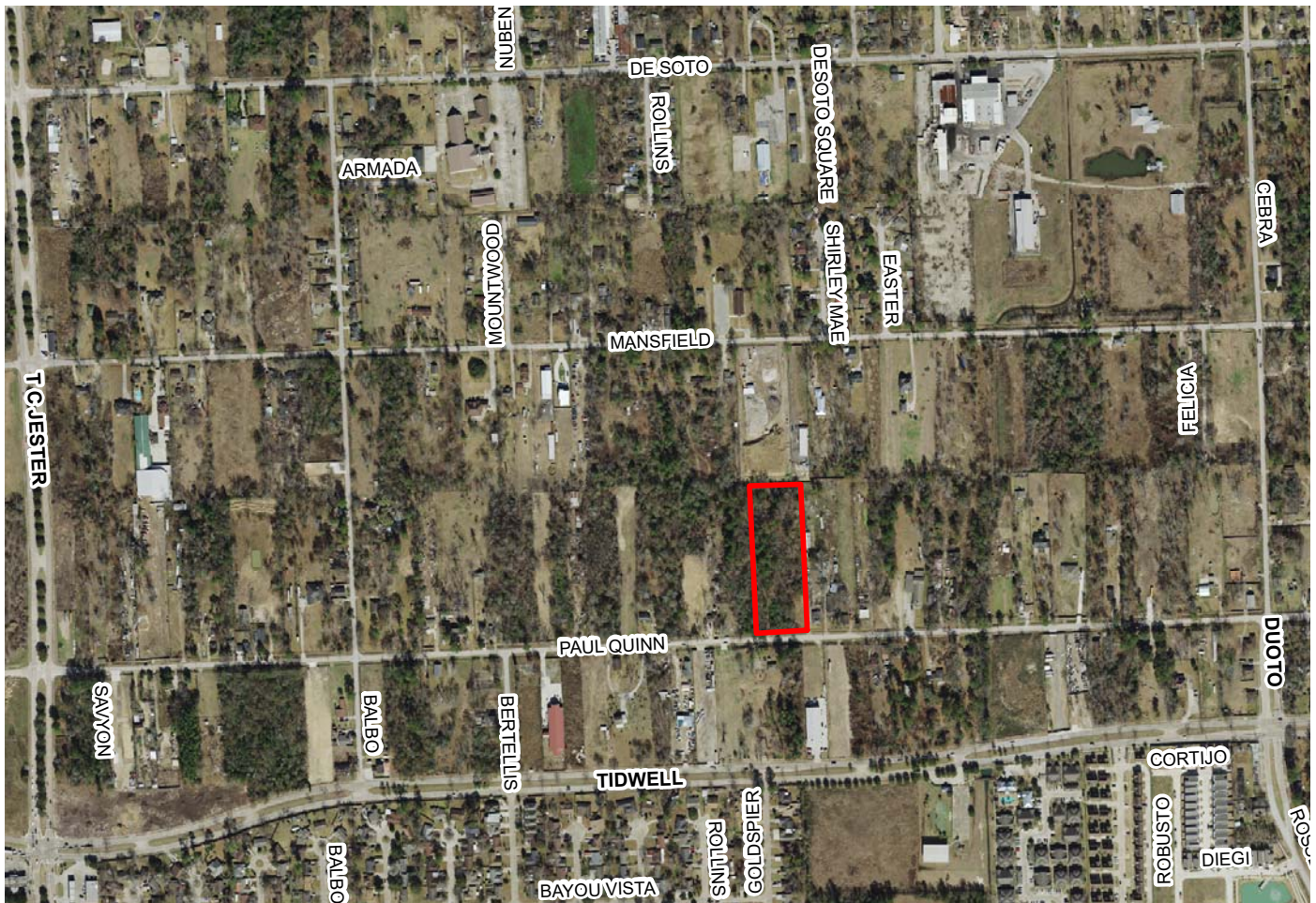
ITEM: 148

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Quinn Park (Def 1)

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

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F. 832.393.6661
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

Public Comments

The public may address the Planning Commission on agenda items. The deadline to submit comments or signing up to speak is the end of the day Wednesday before the Planning Commission meeting. All comments are made part of the public meeting record.

- Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houstontx.gov.
- You may also call the Planning Department at [832-393-6624](tel:832-393-6624). A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **Jake Patrick** with Vernon G. Henry & Associates, Inc., at **713-627-8666**. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 149
Action Date: 05/13/2021
Plat Name: Soto Complex
Developer: Raul Garza
Applicant: Owens Management Systems, LLC
App No / Type: 2021-0838 C2R

Total Acreage:	1.6490	Total Reserve Acreage:	1.6490
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	494A	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)

209. Applicant has requested that this item be deferred for two weeks.

Commission Action:

Defer Applicant request



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 149
Action Date: 05/13/2021
Plat Name: Soto Complex
Developer: Raul Garza
Applicant: Owens Management Systems, LLC
App No / Type: 2021-0838 C2R

HPW- TDO- Traffic: 05/10/2021
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>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to
PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

****Traffic only reviews for applicability of sidewalk construction details.****

3. Please coordinate with TxDOT for any work along Eastex Freeway. 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

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

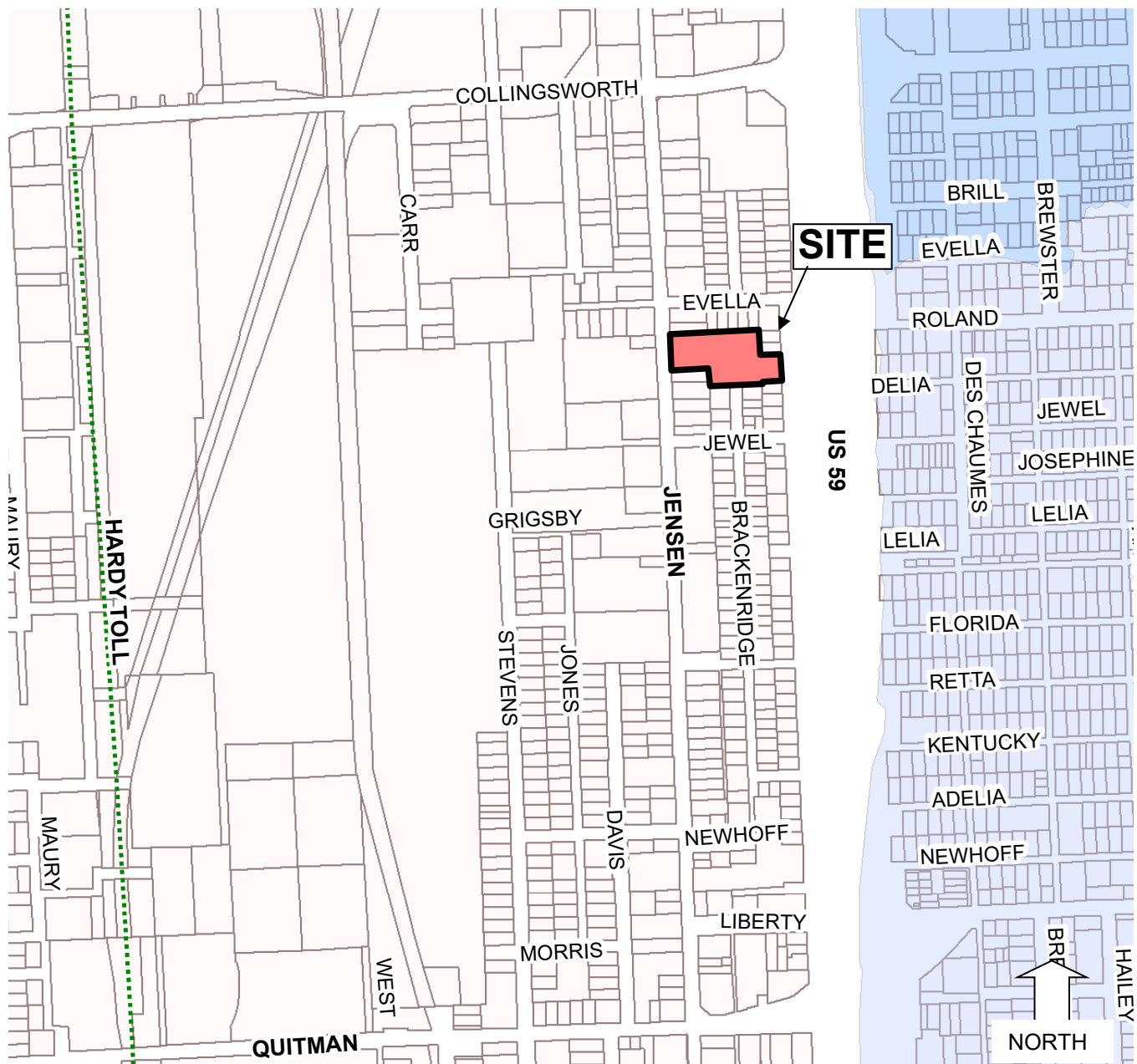
ITEM: 149

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Soto Complex

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

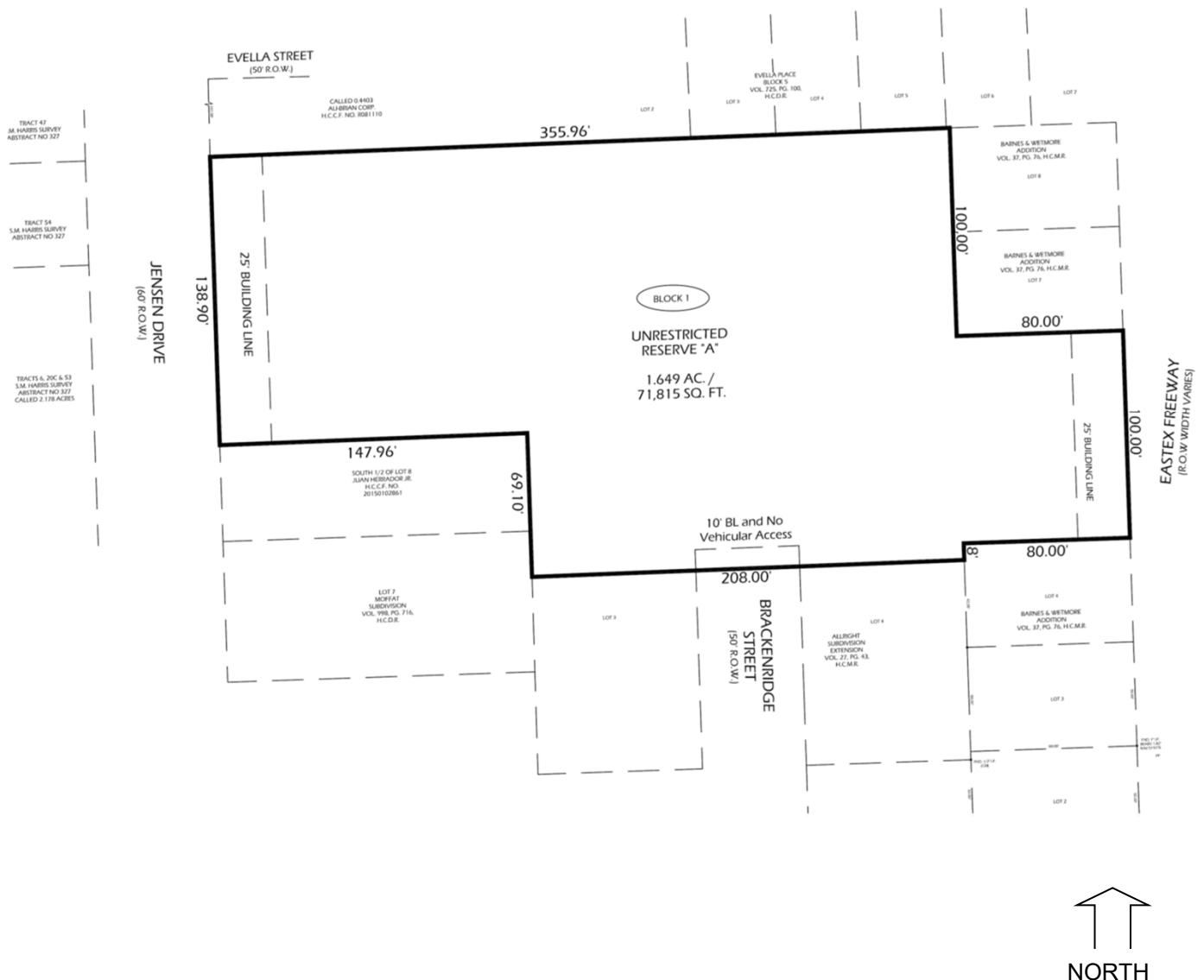
ITEM: 149

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Soto Complex

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 149

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Soto Complex

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



Application Number: 2021-0838

Plat Name: Soto Complex

Applicant: Owens Management Systems, LLC

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 continue Brackenridge Street through the plat boundary, nor provide cul-de-sac or turnaround.

Chapter 42 Section: 134

Chapter 42 Reference:

Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended. (b) The owner of the property adjacent to the end of a stub street that is not extended pursuant to subsection (a) of this section shall: (1) Construct a pedestrian gate and ornamental screening fence with a minimum height of six feet along the entire right-of-way line when the adjacent property is a public park, a detention reserve, a flood control easement or fee strip, or other platted open space that pedestrian access to and from may be appropriate; or (2) Construct a wood, concrete or masonry opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street if the adjacent property does not meet the criteria of item (1) of this subsection. (b). 42-192 - Reserves. (a) A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The applicant may note on the plat the use intended for each reserve. The applicant shall identify a reserve tract for which it has not determined a use as an unrestricted reserve. (b) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: TYPE OF RESERVE MINIMUM SIZE STREET TYPE MINIMUM STREET OR SHARED DRIVEWAY WIDTH MINIMUM STREET FRONTAGE Unrestricted reserve 5,000 sq. ft. public street 60 feet (50 feet in a street width exception area) 60 feet

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The proposed plat abuts 2 major thoroughfares- Jensen Drive, 100' ROW with curb and gutter - acreage out of the Samuel M. Harris Survey, Abstract 327 and US 59 South feeder road, curb and gutter being lots 5 & 6, Block T, Barnes and Wetmore subdivision recorded in 1946. Brackenridge is a 50' ROW dedicated in the Allright Subdivision Extension recorded in 1948. It terminates at the proposed plat boundary. The acreage to the west of the plat boundary was acquired by Texas Department of Transportation for the US 59 feeder. The main lanes of US 59 are elevated at this location. The

owner is proposing a cement ready mix facility. The development includes a modular office building, metal building, truck washing and ready-mix processing areas. The trucks will enter from Jensen and exit US 59 feeder road with no access to Brackenridge. The existing shed will be demolished.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The land use in the general area is diverse with industrial and commercial and residential lots. Brackenridge Street, from intersection of Jewell Street to the plat boundary is 192 feet with 6 lots. There is an existing fence and no parking sign at the terminus. The paved section is insufficient for trucks.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The plat adheres to 25' ordinance building lines on Jensen Drive and US 59 feeder. There are 2 existing curb cuts on Eastex feeder from the original houses. The owner is proposing removal of the 2 curb cuts to be replaced with one new curb cut on feeder road. Upon approval, trucks will enter and exit on Jensen and Eastex feeder. Jensen Drive and Eastex Frwy feeder include 6' sidewalks with 8' ADA compliance where applicable, 12 new street trees and 120 shrubs. A solid 10-foot fence will be installed around the perimeter of the property.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

There are existing residential lots along the north plat boundary prohibit Brackenridge connection to Evella Street. The developer is following the Environment Protection Agency's (EPA) guidelines in accordance with Environmental Protection Policies (EPP) which outlines recommendations and mandatory requirements for the environment. Texas Commission on Environmental Quality (TCEQ) and owners have participated in 3 public meetings with state representatives. TCEQ has issued a permit for the ready-mix cement facility.

(5) Economic hardship is not the sole justification of the variance.

Brackenridge is a local street and insufficient for commercial traffic. Further, street extension will not improve vehicular circulation.



Application No: 2021-0838

Agenda Item: 149

PC Action Date: 05/13/2021

Plat Name: Soto Complex

Applicant: Owens Management Systems, LLC

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

A variance is requested to not continue Brackenridge Street through the plat boundary, nor provide cul-de-sac or turnaround.;

Basis of Recommendation:

The site is located within the city limits, east of Jensen Drive, west of US 59 and south of Collingsworth Street. The applicant is requesting a variance to not extend or terminate Brackenridge Street with a cul-de-sac. Staff's recommendation is to defer the plat per the applicant's request.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[n/a](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[n/a](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[n/a](#)

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[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
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www.houstontx.gov



May 6, 2021

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Soto Complex

REFERENCE NUMBER: 2021-0838

Dear Property Owner:

The Planning and Development Department has received a subdivision plat with a variance request for a property located east of Jensen Drive, north of Jewel Street, west of US 59 and south of Evella 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.

Owens Management Systems, 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 or terminate Brackenridge Street with a cul-de-sac. 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, May 13, 2021, at 2:30 p.m.

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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 **Joyce Owens** with Owens Management Systems, LLC, at **713-643-6333**. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
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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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 150
Action Date: 05/13/2021
Plat Name: Stanolind Acres
Developer: Betty Bogs
Applicant: C & C Surveying, Inc
App No / Type: 2021-0953 C2

Total Acreage:	5.2200	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	249W	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.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Agenda Item: 150
Action Date: 05/13/2021
Plat Name: Stanolind Acres
Developer: Betty Bogs
Applicant: C & C Surveying, Inc
App No / Type: 2021-0953 C2

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: 1. Utility Easements (UEs) should be dedicated (minimum of 14' or 16') for subdivisions in rear or front of lots for subdivision (case-by-case basis).

- 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.

Building Lines must be added to Plat

Legend must be added to Plat

Aerial Easement Language must be added to Plat

Legend Must be added to Plat

The following note is required for any subdivision plat that falls within the City of Houston (COH):

"Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."

Dedication Page must be added.

HPW-HW- IDS: Approved

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Missing B.L..

Harris County Flood Control District: Flood Control review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Label 10 foot building line along Stanolind Road (Chapter 42)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org. For drainage analysis related questions, please email civildevel@hcpid.org. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

Label general notes and dedication language/certificates



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 150
Action Date: 05/13/2021
Plat Name: Stanolind Acres
Developer: Betty Bogs
Applicant: C & C Surveying, Inc
App No / Type: 2021-0953 C2

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

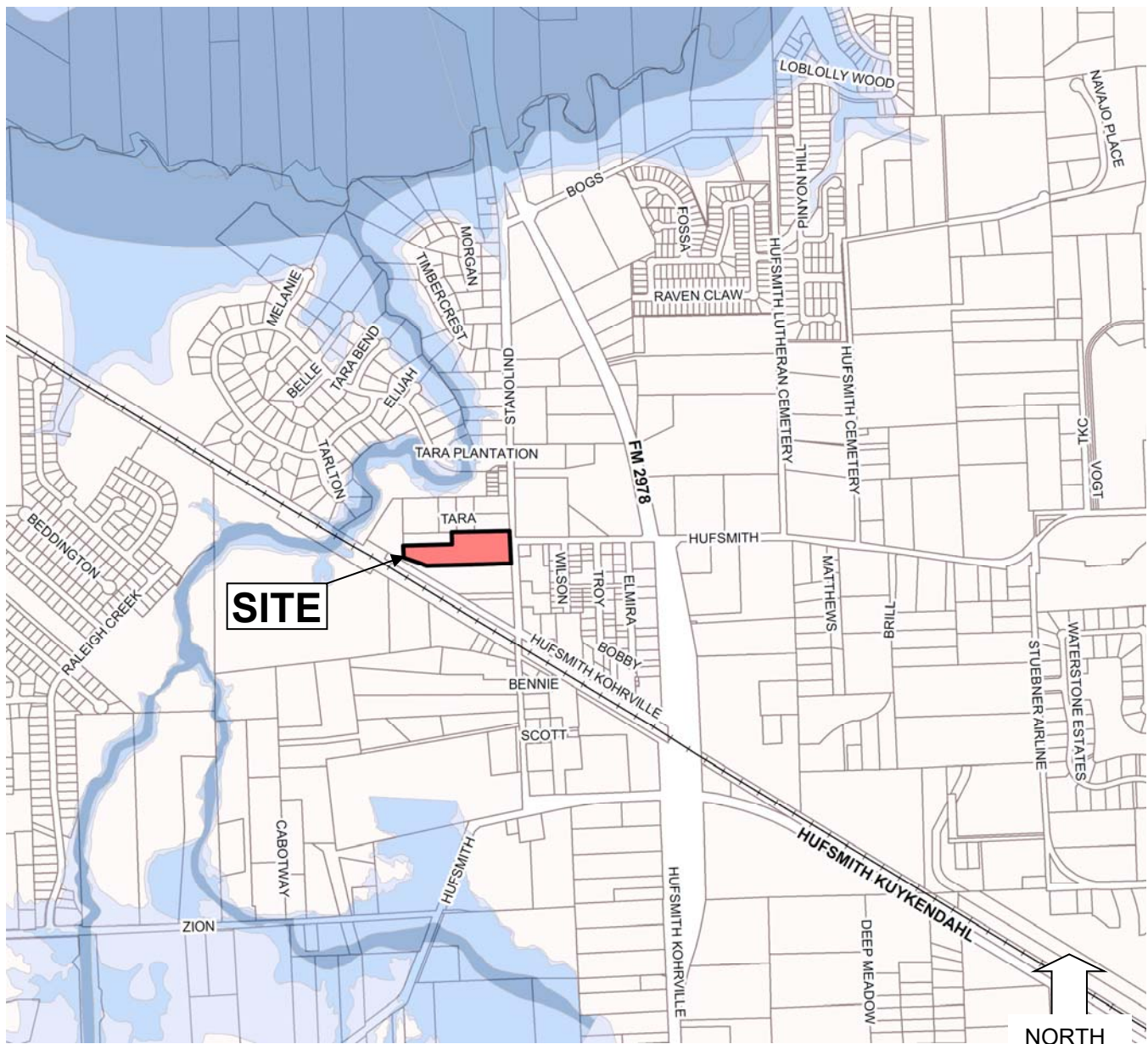
ITEM: 150

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Stanolind Acres (DEF 1)

Applicant: C & C Surveying, Inc



D – Variances

Site Location

Houston Planning Commission ITEM: 150

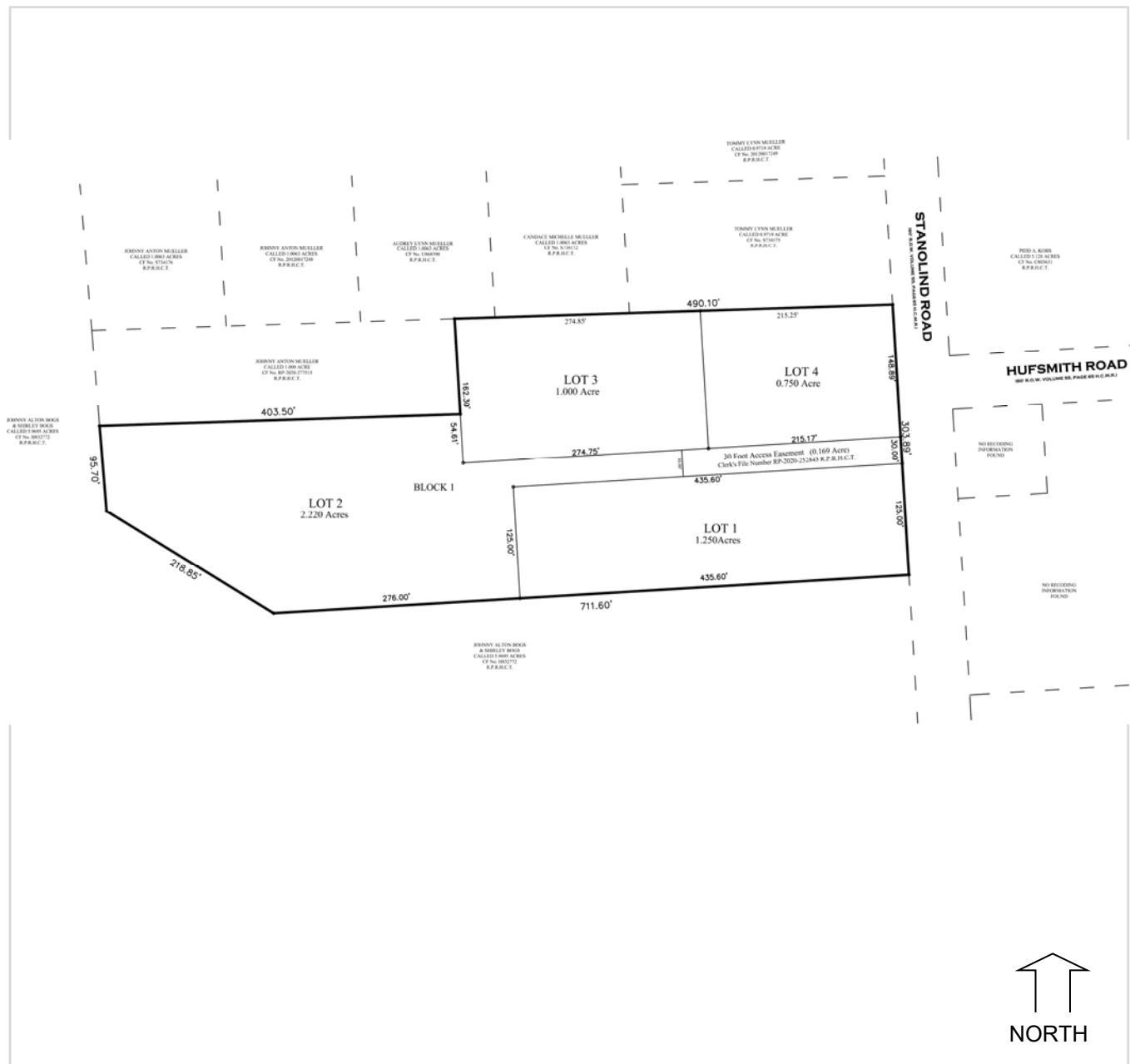
ITEM: 150

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Stanolind Acres (DEF 1)

Applicant: C & C Surveying, Inc



D – Variances

Subdivision

Houston Planning Commission

ITEM: 150

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Stanolind Acres (DEF 1)

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**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 151
Action Date: 05/13/2021
Plat Name: Sunterra GP
Developer: Katy 1093, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1050 GP

Total Acreage:	2303.8800	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris/Waller	77493	443D	ETJ

Conditions and requirements for approval:

046. General Plan approval is for street patterns as shown on the plat only. (24)

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

209. Applicant has requested that this item be deferred for two weeks.

Commission Action:

Defer Applicant request



Action Date:
05/13/2021

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 151
Action Date: 05/13/2021
Plat Name: Sunterra GP
Developer: Katy 1093, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1050 GP

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approved

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 general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Recommend to adjust location of northern stub streets. See markup.

Traffic Impact Analysis will be required before the review of site development plan to determine developer responsibility of roadway construction, traffic signal installations.

UVE, ROW, cutbacks, tangent length at the approach will be checked when section plats or Street dedication plats are submitted. (COH geometric Design guidelines)

Questions concerning the informational comments should be directed to the agency's author. Planning 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

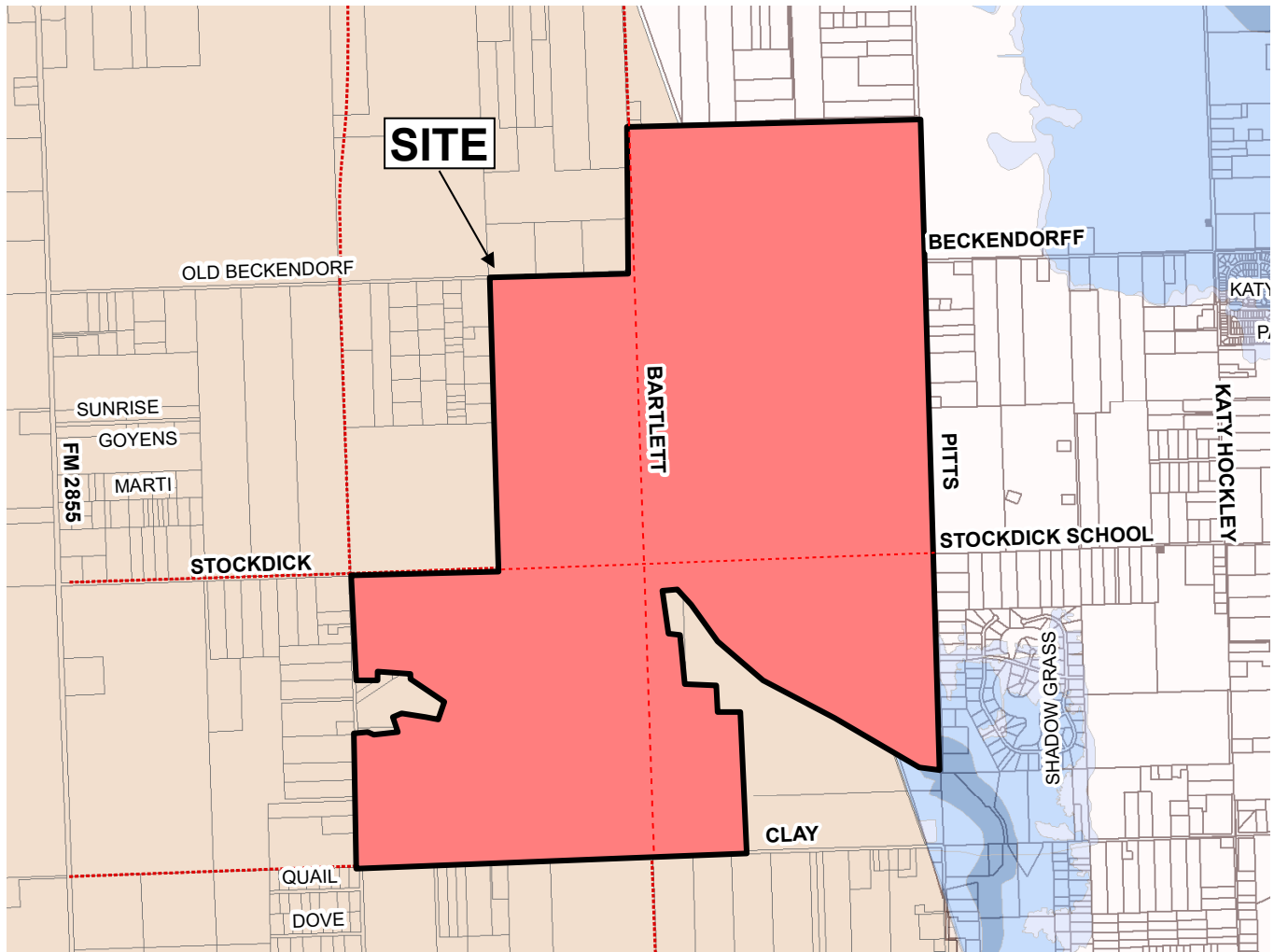
ITEM: 151

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Sunterra GP

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

Houston Planning Commission

ITEM: 151

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Sunterra GP

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision

Houston Planning Commission

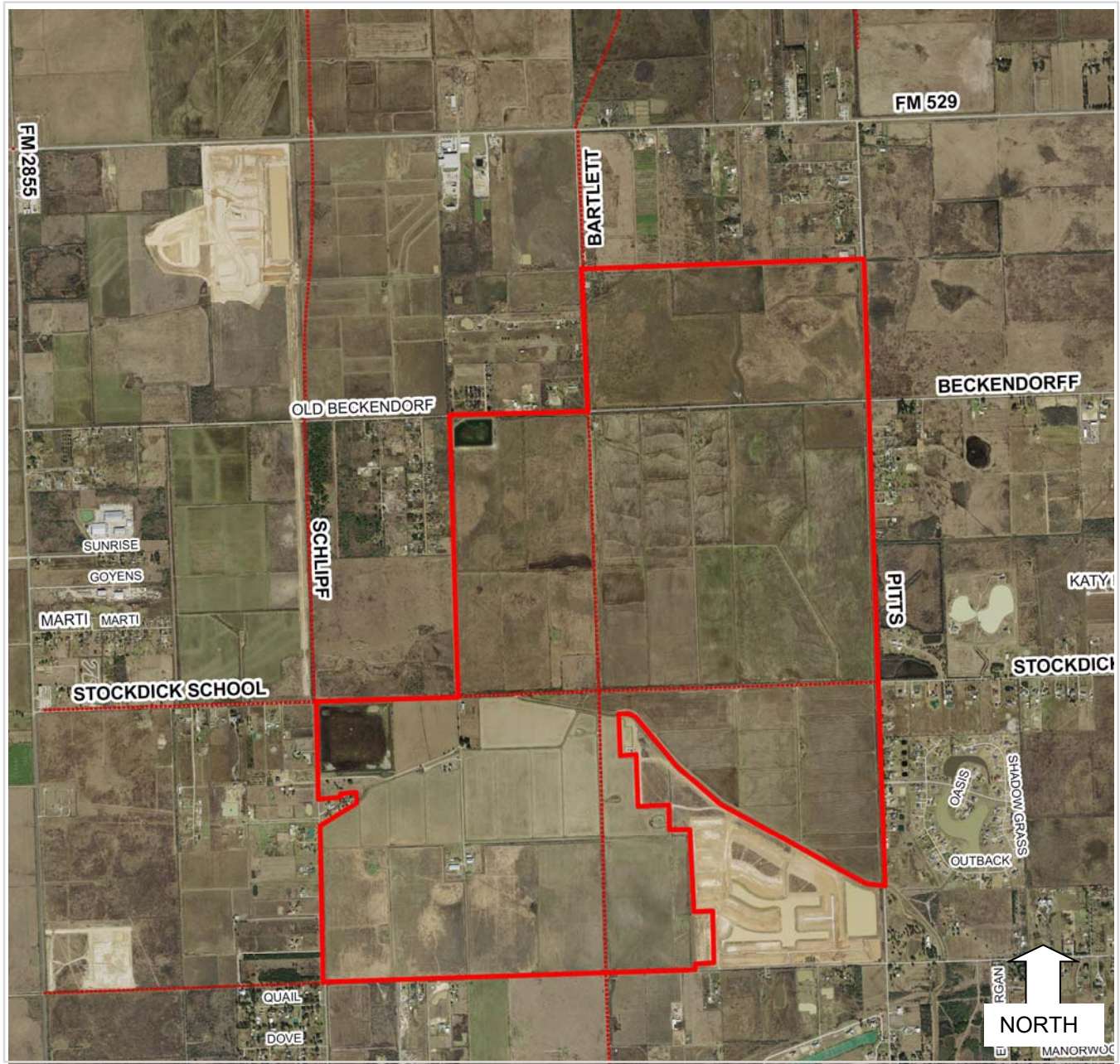
ITEM: 151

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Sunterra GP

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-1050

Plat Name: Sunterra GP

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 05/03/2021

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', for Sunterra Sec 34 and along the entire eastern boundary of the GP north of Stockdick School Road.

Chapter 42 Section: 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. Similar variances have been requested and granted for Sunterra Sec 17, 18 and 21, however; staff has requested the applicant to submit the variance with the GP instead of with each section as needed. 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. Similar variances have been requested and granted for Sunterra Sec 17, 18 and 21, however; staff has requested the applicant to submit the variance with the GP instead of with each section as needed.

(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 a 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. Similar variances have been requested and granted for Sunterra Sec 17, 18 and 21, however; staff has requested the applicant to submit the variance with the GP instead of with each section as needed.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**STAFF REPORT
Variance Request Form**

Application No: 2021-1050

Agenda Item: 151

PC Action Date: 05/13/2021

Plat Name: Sunterra GP

Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 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', for Sunterra Sec 34 and along the entire eastern boundary of the GP north of Stockdick School Road.;

Basis of Recommendation:

The sites are located along 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 recommendation is to defer the application for two weeks per the applicant request.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[n/a](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[n/a](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[n/a](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[n/a](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[n/a](#)

(5) Economic hardship is not the sole justification of the variance.

[n/a](#)



Agenda Item: 152
Action Date: 05/13/2021
Plat Name: Sunterra Sec 34
Developer: Katy 1039, LTD
Applicant: Jones | Carter
App No / Type: 2021-1077 C3P

Total Acreage:	22.2100	Total Reserve Acreage:	3.8600
Number of Lots:	102	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	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. Sec 42-40(c) & 44(1)
052. Sunterra Sec 17 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. Sec 42-42 & 44
064. Provide all dedication acknowledgements and certificates on the face of the plat. Sec 42-42(5) & 44(6)
085. The minimum acceptable lot width shall be 20 feet. 42-185(a)
144. Provide a minimum 50-foot cul-de-sac radius as indicated on the marked file copy. Refer to PWE Design Manual. 42-131(b)
- 161.4. The proposed location for major thoroughfare/collector does not conform to the current MTFP location. Revise plan to conform. See Major Thoroughfare and Freeway Plan. 42-127

Commission Action:

Defer Applicant request



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 152
Action Date: 05/13/2021
Plat Name: Sunterra Sec 34
Developer: Katy 1039, LTD
Applicant: Jones | Carter
App No / Type: 2021-1077 C3P



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approved

Addressing: AURORA GLEN LANE - Duplicate / sound-alike existing street name found: AURORA GLEN. Please change street name to something more unique.

SUMMER BEND LANE - Duplicate / sound-alike existing street name found: SUMMER BEND. Please change street name to something more unique.

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.

Dedication Page not attached

Harris County Flood Control District: Flood Control review - No comments.

HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)

Secs 17 or 18 will need to be recorded prior to or simultaneously with this plat (chapter 42-120)

UVE should be checked for making right on red by northbound traffic on Pitts Rd onto Stockdick School 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

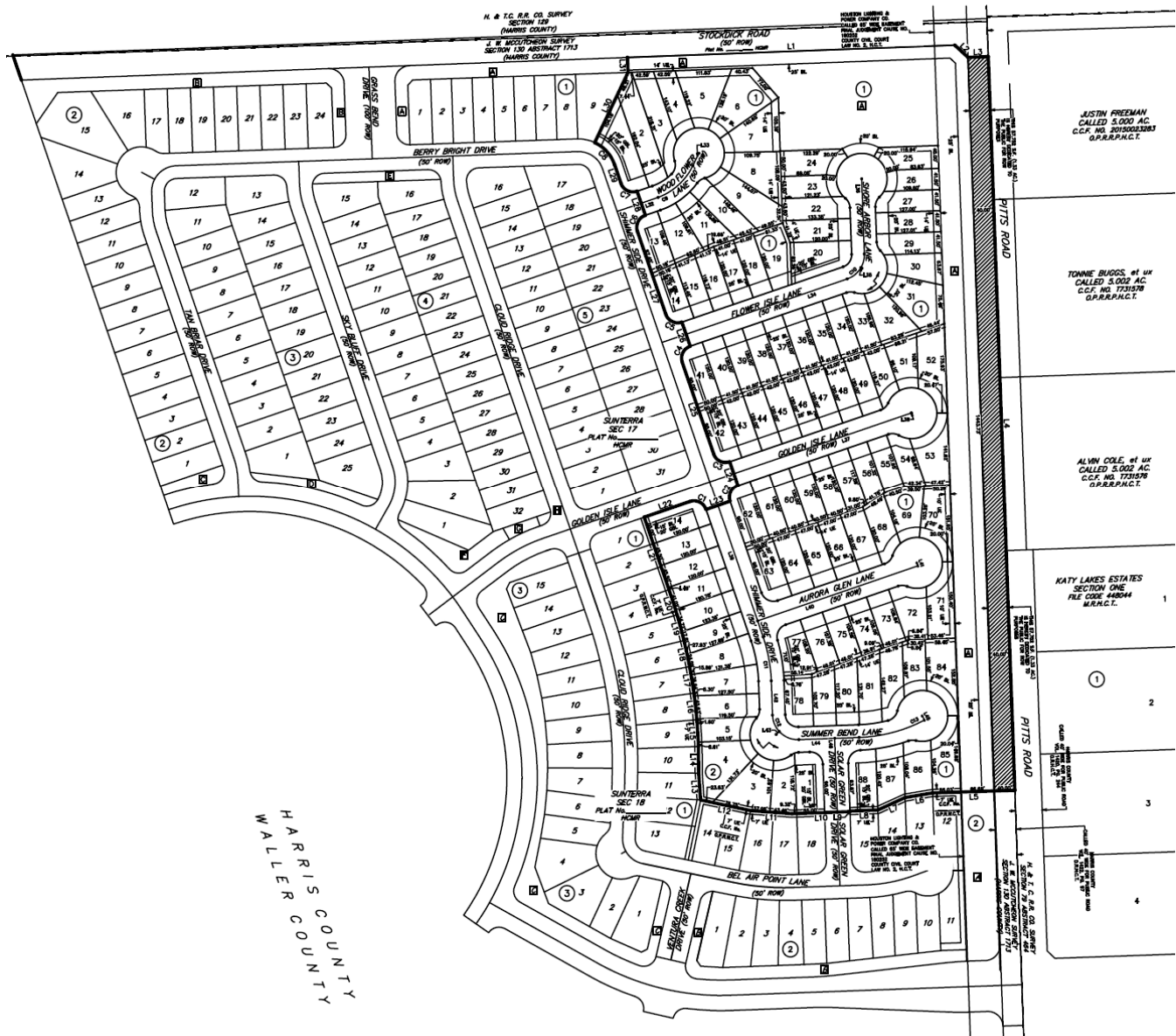
ITEM: 152

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Sunterra 34

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 153
Action Date: 05/13/2021
Plat Name: Urban Logistics Square
Developer: Kimley Horn
Applicant: Windrose
App No / Type: 2021-0722 C2R

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

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."

Commission Action:

Defer for further study and review



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

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,



Agenda Item: 153
Action Date: 05/13/2021
Plat Name: Urban Logistics Square
Developer: Kimley Horn
Applicant: Windrose
App No / Type: 2021-0722 C2R

this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>
(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))
Email subject should read: Access Management Form Request/ Project Number/ Address
Provide completely filled Access Management Form and provide a dimension site plan to
PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

****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

- 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 153
Action Date: 05/13/2021
Plat Name: Urban Logistics Square
Developer: Kimley Horn
Applicant: Windrose
App No / Type: 2021-0722 C2R

Submit applications online at 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

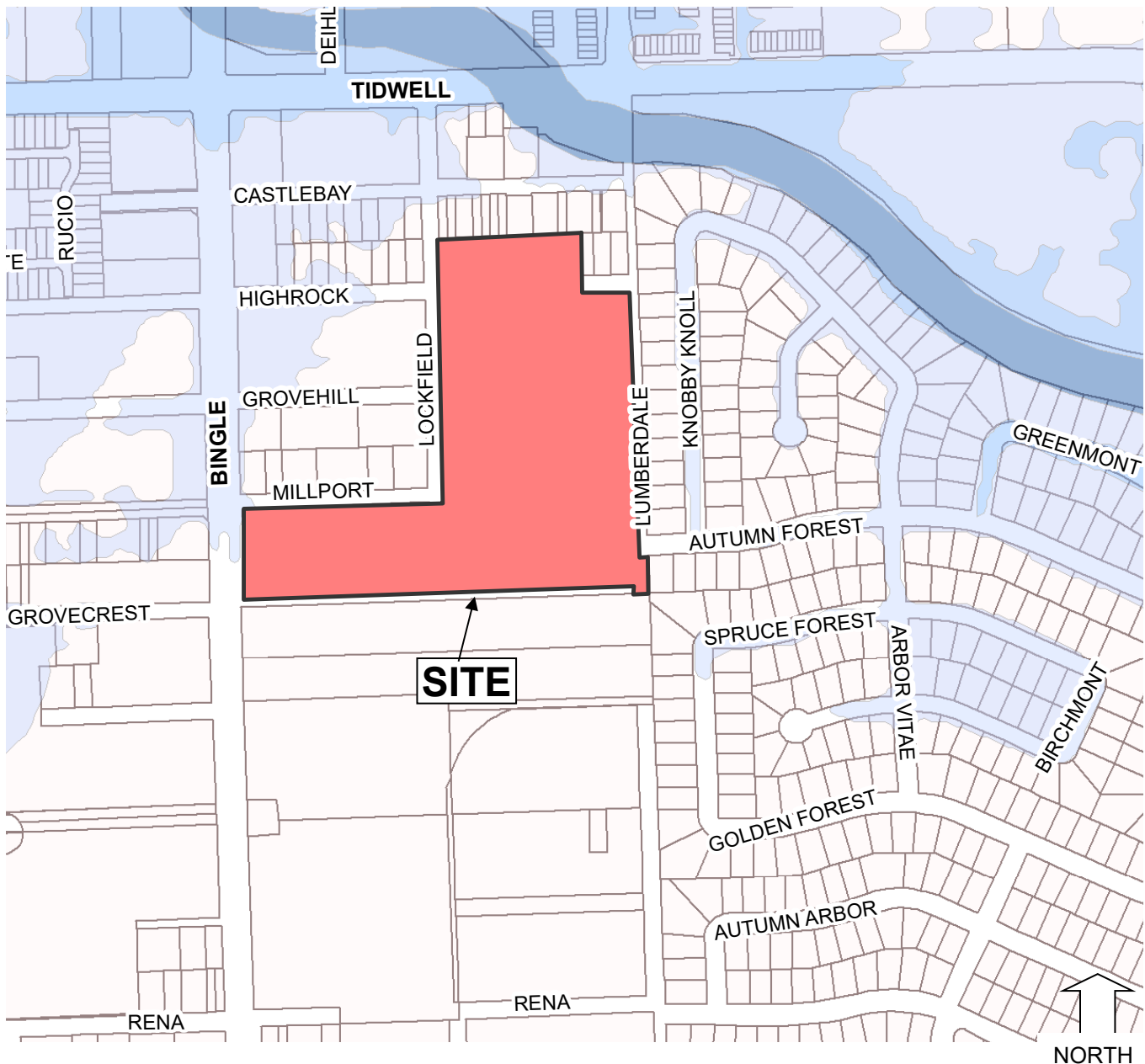
ITEM: 153

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Urban Logistics Square (DEF 1)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

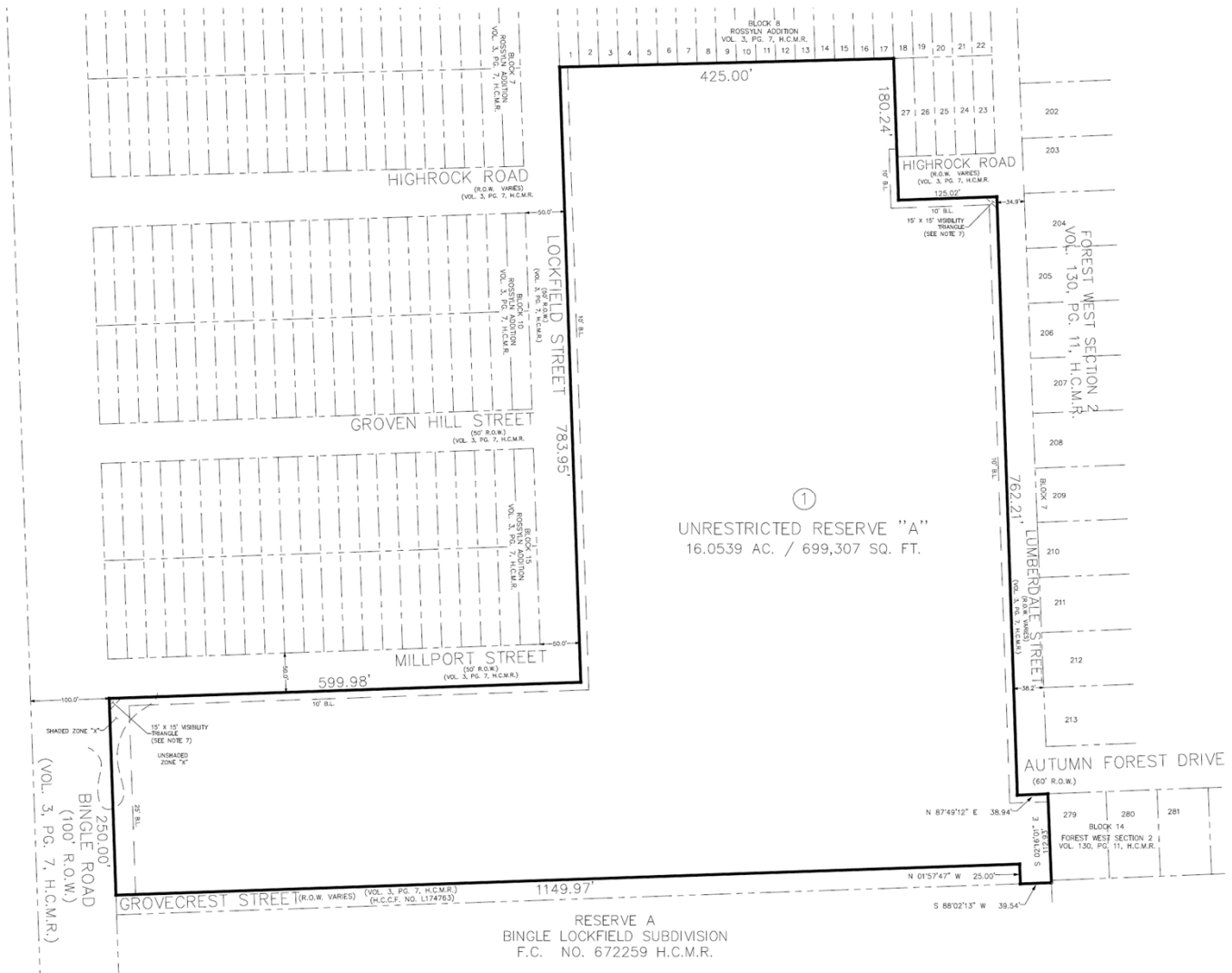
ITEM: 153

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Urban Logistics Square (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 153

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Urban Logistics Square (DEF 1)

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.

Kimley»Horn

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.
Kimley»Horn
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

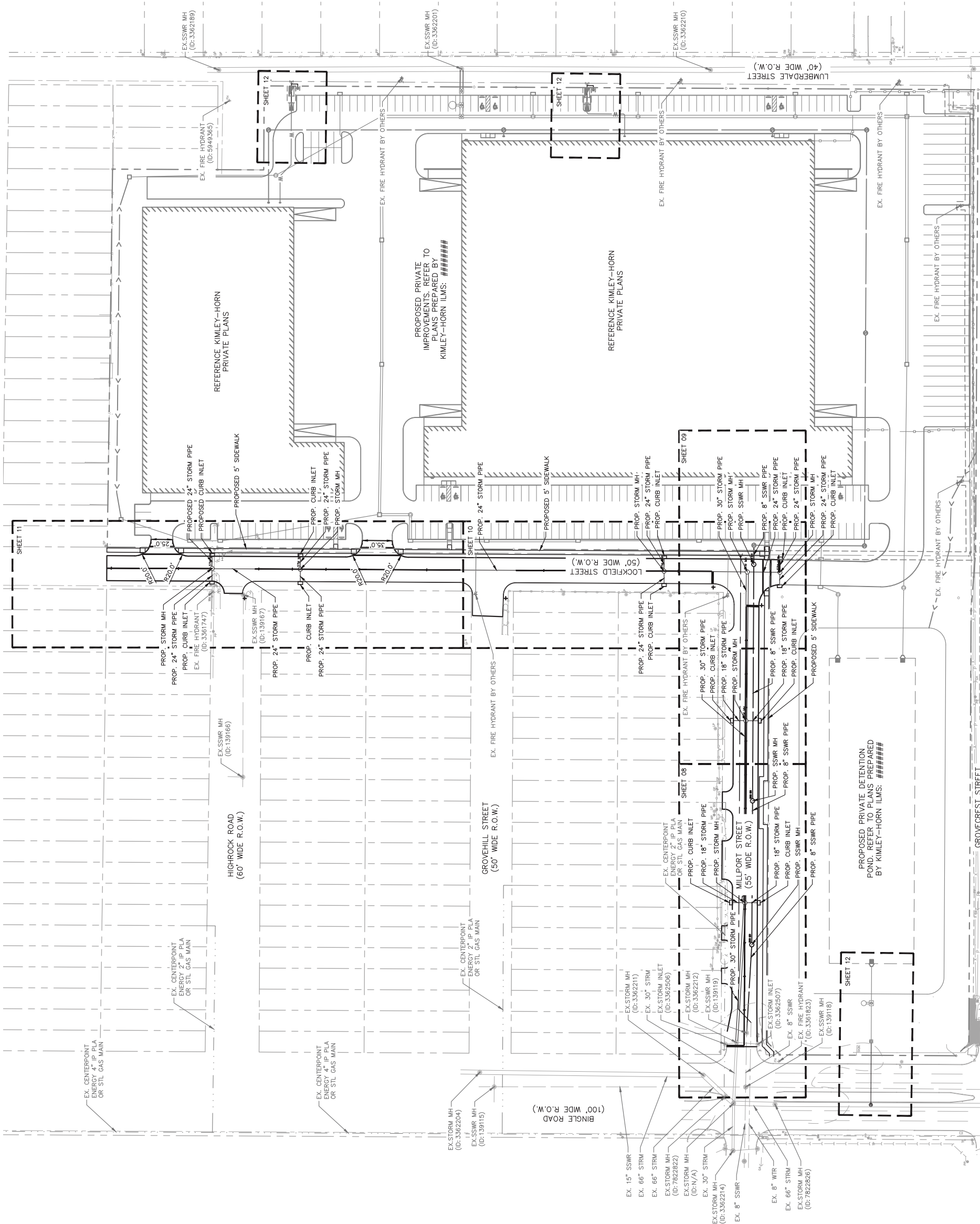
CITY OF HOUSTON

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: 153

PC Action Date: 05/13/2021

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



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

Public Comments

The public may address the Planning Commission on agenda items. The deadline to submit comments or signing up to speak is the end of the day Wednesday before the Planning Commission meeting. All comments are made part of the public meeting record.

- Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houstontx.gov.
- You may also call the Planning Department at [832-393-6624](tel:832-393-6624). A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **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 or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Agenda Item: 154
Action Date: 05/13/2021
Plat Name: Village at Old River
Developer: SAAS LAND SERVICES
Applicant: CAS SURVEY
App No / Type: 2021-1004 C2R

Total Acreage:	0.5000	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77530	498A	ETJ

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41)

087. Add note: This lot shall provide a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare. (Sec 42-188)

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.

146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.

190.3. Add 'Margaret Wallace Brown, AICP, CNU-A, Secretary' as Secretary in the Planning Commission certificate.

191.1. Provide new Harris County Engineer certificate. Reference recordation dedicatory acknowledgement and certifications for requirements.

193. Appendix I: Certificate for Harris County Commissioners' Court 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)

Provide CenterPoint note: Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

Commission Action:



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 154
Action Date: 05/13/2021
Plat Name: Village at Old River
Developer: SAAS LAND SERVICES
Applicant: CAS SURVEY
App No / Type: 2021-1004 C2R

Grant the requested variance(s) and Approve the plat subject to the conditions listed
Planning Commission granted a variance to allow a single-family residential lot of less than 1 acre to have
direct access to a major thoroughfare, Dell Dale Street.



Contact the City of Houston, Planning and Development Department with questions
regarding the Planning Commission's action or the conditions or requirements for
approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and
Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 05/10/2021
No comments.

CenterPoint: 1. GHBA language is missing (attached).

2. No dedicated easements found. CenterPoint requires a 14' UE in front/rear of lots, or a 16' UE if wet utilities
are needed.

3. CenterPoint records show the following existing utility easement(s) that should be included on the proposed
plat. Copies are attached. If you require a release, an application is attached.
Recorded in CF#: D149856

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)
Plan and PLAT need to be approved by CIP project manager Tom Vu prior to recordation (HC-permit regs,
5.06)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development
Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number
listed above.

Houston Planning Commission

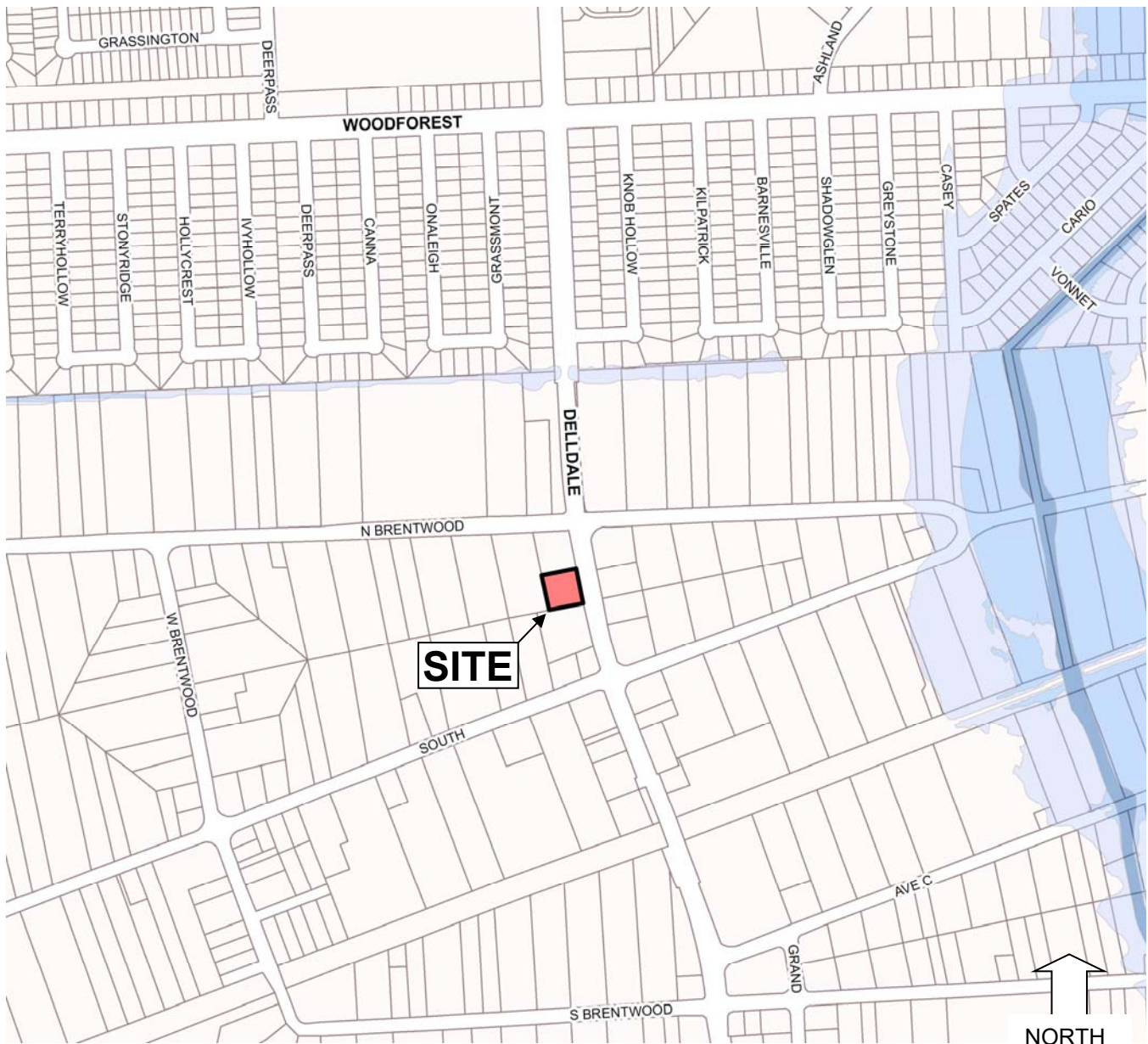
ITEM: 154

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Village at Old River

Applicant: CAS SURVEY



D – Variances

Site Location

Houston Planning Commission

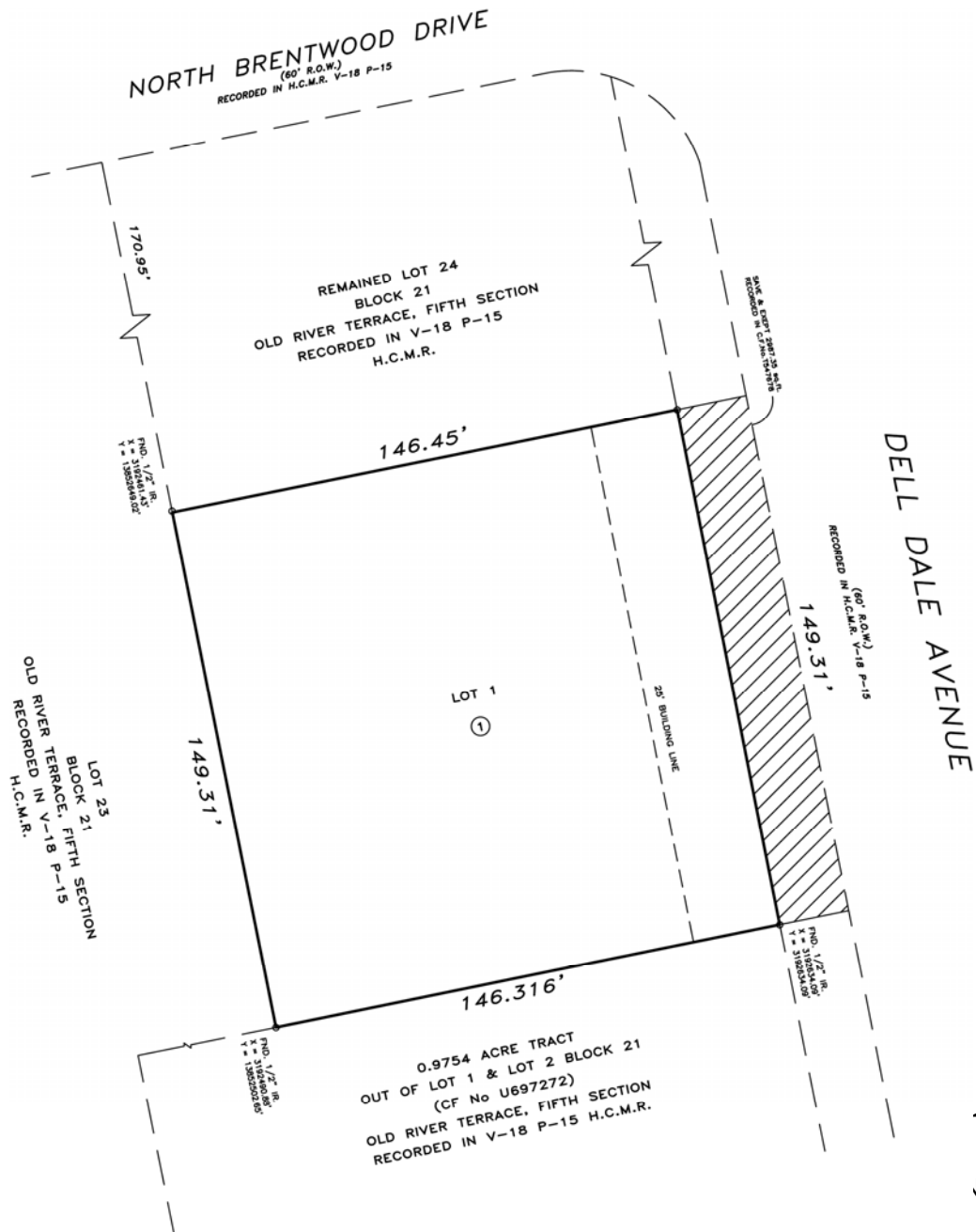
ITEM: 154

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Village at Old River

Applicant: CAS SURVEY



D – Variances

Subdivision

Houston Planning Commission

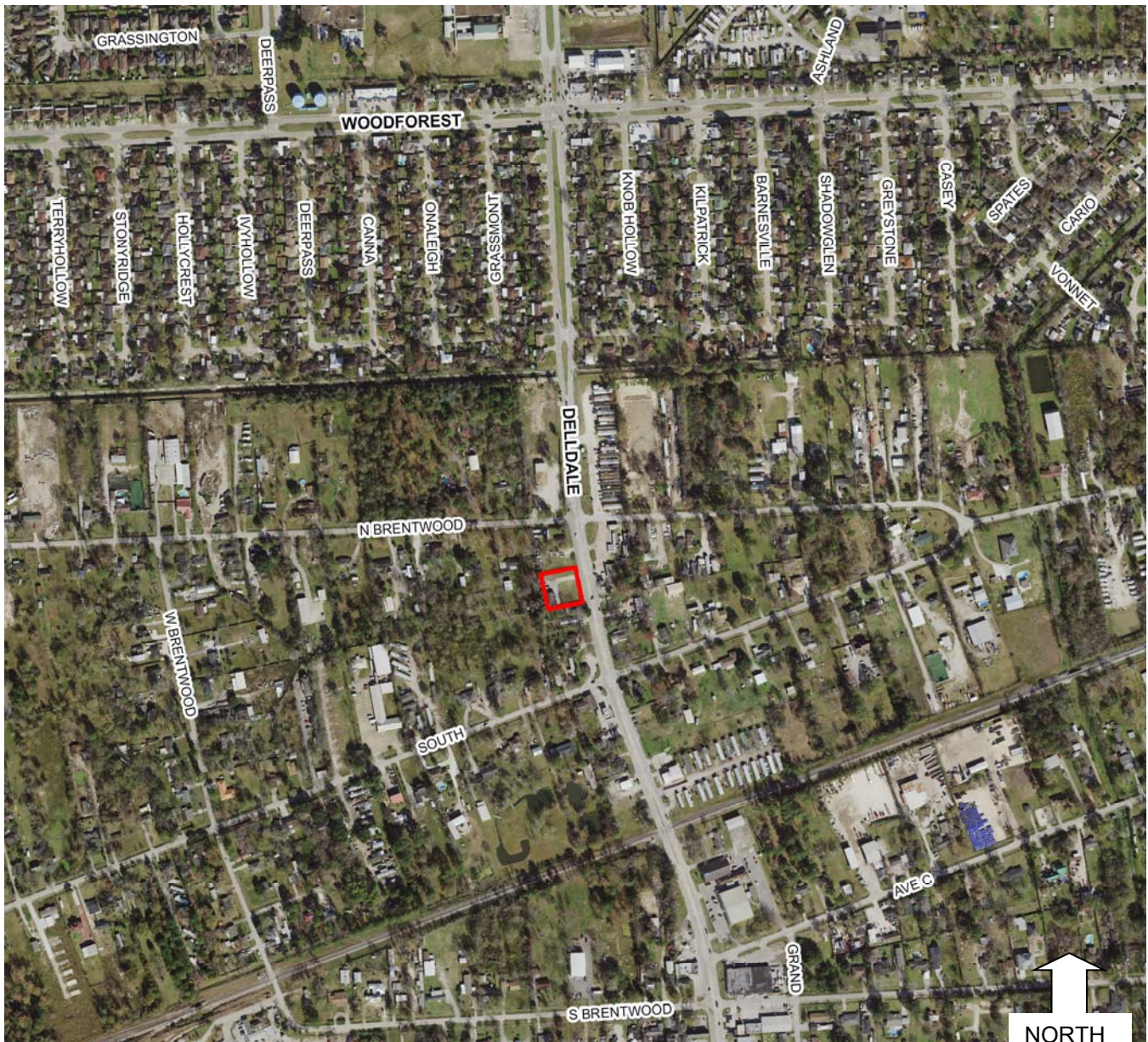
ITEM: 154

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Village at Old River

Applicant: CAS SURVEY



D – Variances

Aerial

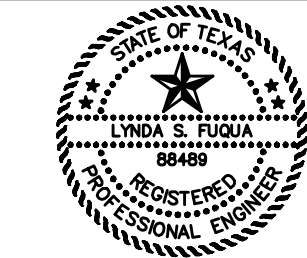
Ownership of Documents

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF F&R CONSULTING, LLC AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF F&R CONSULTING, LLC

PUBLIC UTILITY INFORMATION SHOWN HEREON IS BASED ON FIELD SURVEYS AND PLAN INFORMATION AVAILABLE TO THE ENGINEER. TO THE BEST OF THE ENGINEER'S KNOWLEDGE THE INFORMATION IS COMPLETE AND CORRECT. OCCASIONALLY, SOME UTILITY EXISTS WHICH FOR WHATEVER REASON IS NOT REFLECTED HEREON. TO INSURE THAT THE ENGINEER HAS ADEQUATE TIME TO RESOLVE ANY CONFLICTS OR SURPRISES THAT MAY BE ENCOUNTERED IT IS REQUESTED THAT THE CONTRACTOR DIG TEST TRENCHES AT THE STREET RIGHTS-OF-WAY VERY EARLY IN THE PROJECT AND CONFIRM THAT ALL GRAVITY UTILITY LINES AS DESIGNED WILL WORK. ANY CONFLICTS THAT MAY BE ENCOUNTERED ARE TO BE REPORTED TO THE ENGINEER FOR ASSISTANCE IN RESOLVING. IT IS IMPORTANT THAT THIS TEST TRENCH BE PERFORMED WELL BEFORE THE PLUMBING CONTRACTOR CONTEMPLATES CONSTRUCTING THE UTILITY SO THAT MAXIMUM DESIGN FLEXIBILITY EXISTS IN SOLVING THE CONFLICT. FAILURE TO PERFORM THIS TEST TRENCH AS REQUESTED WILL RESULT IN LOSS OF CONTRACTOR RIGHTS TO CLAIM ANY EXTRAS FOR LOST TIME ON THE PROJECT. LIKEWISE SHOULD THE CONTRACTOR START LAYING THE UTILITY FROM THE HIGH END AND SUBSEQUENTLY DISCOVER A CONFLICT AT THE STREET AND HAS NOT PERFORMED THE REQUESTED TEST TRENCH THEN IN THAT EVENT ALL EXTRA COSTS TO RESOLVE THE CONFLICT SHALL BE BORNE BY THE CONTRACTOR.

NO.	DESCRIPTION	DATE

REVISIONS



CEPEDA HOMESTEAD
S. 0.5 Acres of Lot 24, Blk 21
Old River Terrace S/D, 5th Sec.
633 DELL DALE AVENUE
CHANNELVIEW, TEXAS 77530

**SITE PLAN
& FLOOR PLAN**

100% CD SET

HARRIS COUNTY PROJECT NUMBER:

COH PLAT PROJECT NUMBER:

DATE April 30, 2021

JOB NO.

20-173-00

DRAWN BY

APU

CHECKED BY

LSF

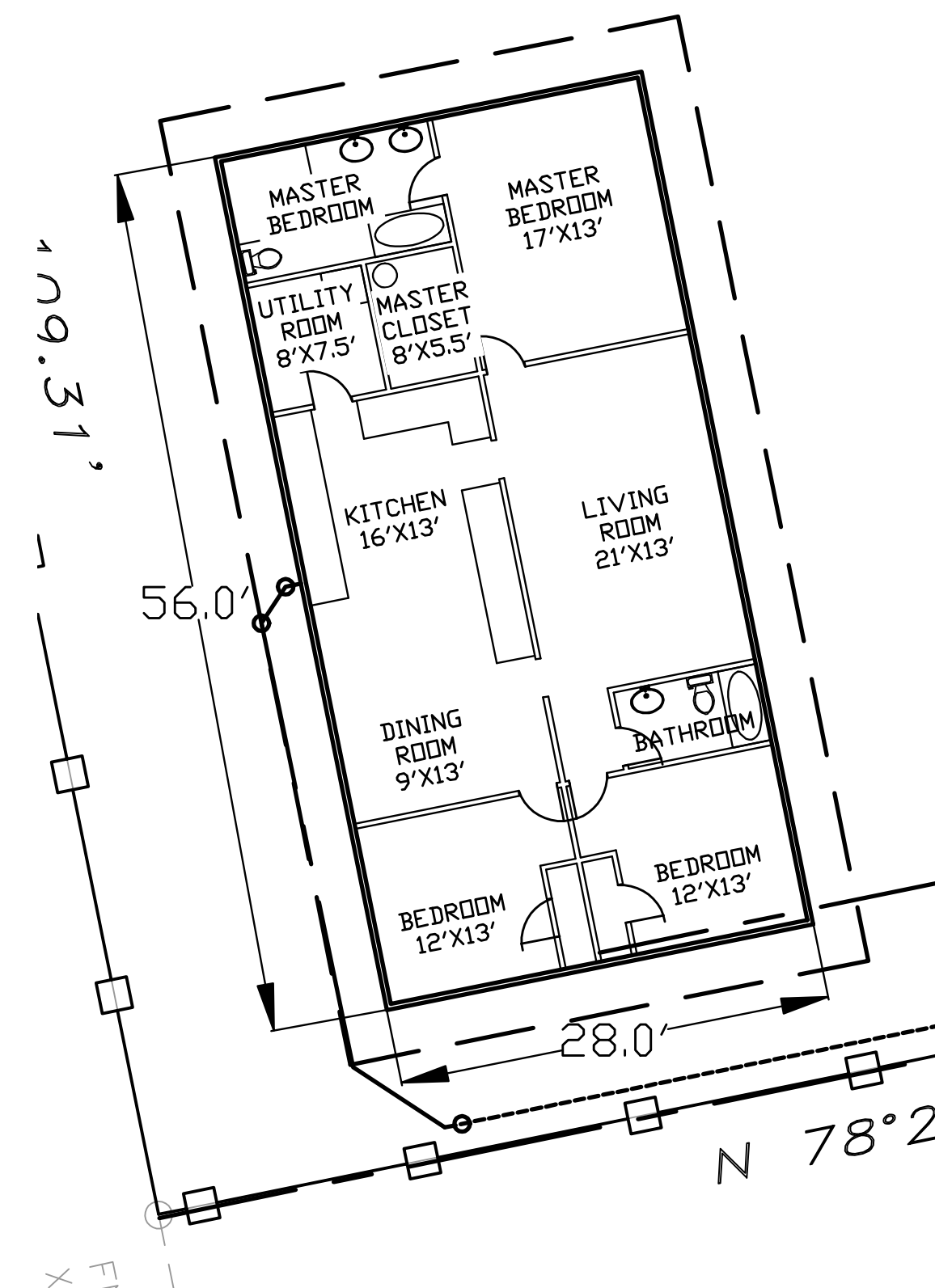
SCALE

1" = 20'

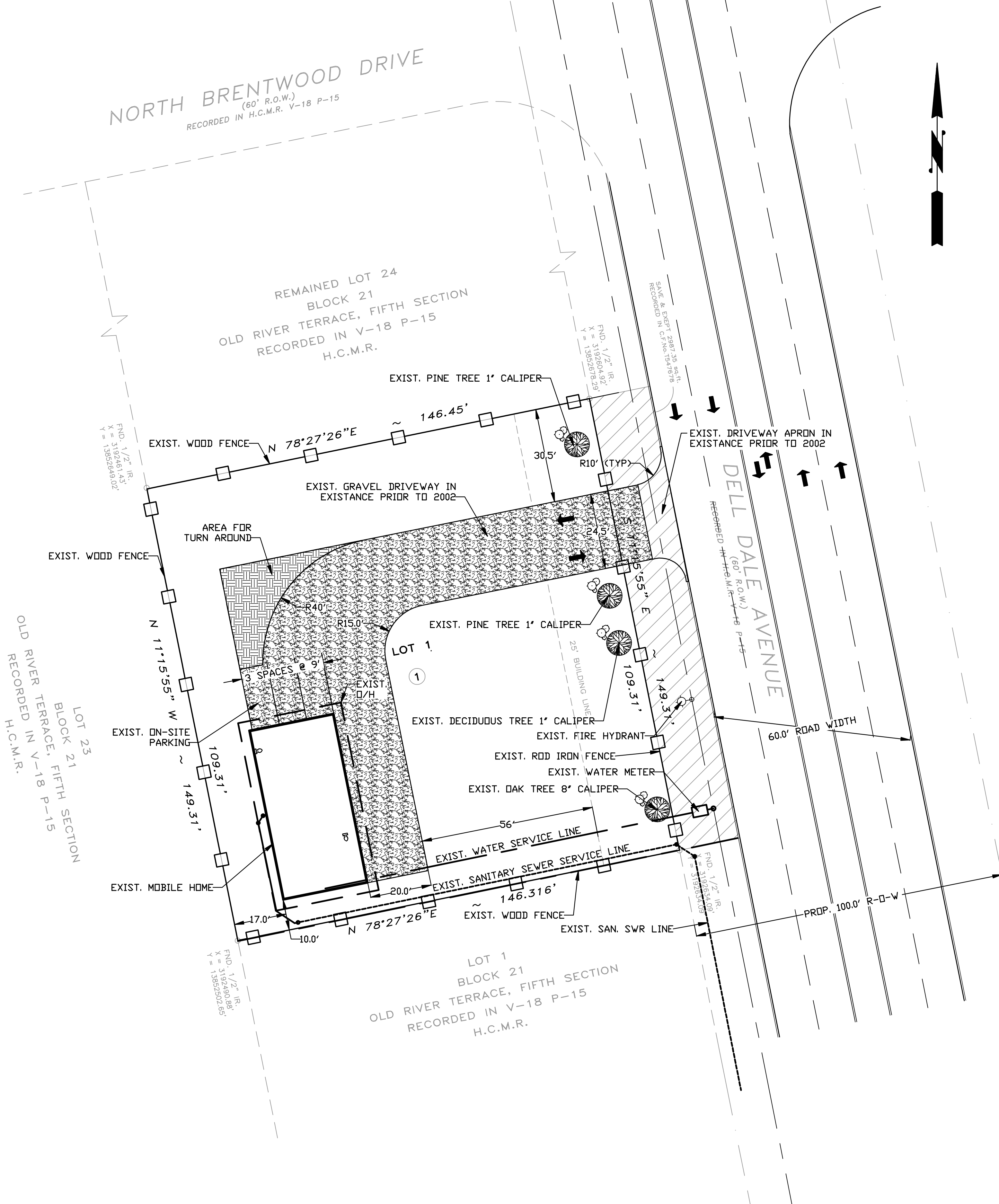
C1

SHEET NO. 2 OF 2

F.E.M.A.
THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE "X" (UNSHADED) AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48201C0720M, DATED JANUARY 6, 2017. ZONE "X" IS DEFINED IN THIS CASE AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN". THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR AS WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THIS ENGINEER.



FLOOR PLAN
SCALE 1"=10'





**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2021-1004

Plat Name: Village at Old River

Applicant: CAS SURVEY

Date Submitted: 05/02/2021

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:

Variance from Section 42-188 to allow access off Dell Dale, a major thoroughfare, to a lot less than 1 acre & w/o a shared driveway. A variance is requested to allow a lot less than 1 acre to maintain its access off a major thoroughfare with no shared driveway. The intent of the Ordinance is to prevent vehicles from backing onto a major thoroughfare. The S. 0.5 acre of Lot 24 was purchased in 2018 based on the existing access to the lot by the existing driveway off Dell Dale, which has been in existence since before 2002. No other access is obtainable. The lot is large enough to provide a turnaround in order not to have to back out onto Dell Dale, a major thoroughfare

Chapter 42 Section: 42-188.(b)

Chapter 42 Reference:

A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless (1) The lot takes vehicular access to a major thoroughfare through a shared driveway..... (2) The lot is greater than one acre in size....

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

Without this variance the Owner will not have access to his lot which would deem the lot landlocked and undevelopable. The land was purchased in good faith with the expectation of access from Dell Dale via the existing driveway. Access from Dell Dale is the only option.

(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 Owner purchased this property in good faith with reasonable expectations that he could utilize the existing driveway to access his property. The title company nor the realtor informed him of any issues with access. The Owner has tried to obtain access from his neighbors to no avail. This lot is landlocked without this variance.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The lot is large enough to allow a turnaround driveway to prevent backing out onto a major thoroughfare which is the intent of this Section of the Ordinance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

With the ability to turn around within the lot and head out of the property through the existing driveway; the safety requirements of this Section of the Ordinance will be met. No additional driveways will be added along Dell Dale either.

(5) Economic hardship is not the sole justification of the variance.

Meeting the intent of this Section of the Ordinance is justification for not landlocking this property. This property cannot be developed without this variance. The land was purchased with an existing driveway access that has been used for

over 20 years by others without issue. When Dell Dale was widened they reconstructed that driveway that accesses this property which gave the illusion that this property had access. The Owner asks only that he can have access to his property via the existing driveway and is willing to meet the intent of this Section of the Ordinance by not backing out onto Dell Dale. The line of site along Dell Dale is reasonable to provide safe turn in and out of the property.



Application No: 2021-1004

Agenda Item: 154

PC Action Date: 05/13/2021

Plat Name: Village at Old River

Applicant: CAS SURVEY

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-188.(b)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Variance from Section 42-188 to allow access off Dell Dale, a major thoroughfare, to a lot less than 1 acre & w/o a shared driveway. A variance is requested to allow a lot less than 1 acre to maintain its access off a major thoroughfare with no shared driveway. The intent of the Ordinance is to prevent vehicles from backing onto a major thoroughfare. The S. 0.5 acre of Lot 24 was purchased in 2018 based on the existing access to the lot by the existing driveway off Dell Dale, which has been in existence since before 2002. No other access is obtainable. The lot is large enough to provide a turnaround in order not to have to back out onto Dell Dale, a major thoroughfare;

Basis of Recommendation:

The site is located in Houston's ETJ, in Harris County, along and west Dell Dale Street and south of Woodforest Boulevard. The applicant is requesting a variance to allow a single-family residential lot of less than 1 acre to have direct access to a major thoroughfare, Dell Dale Street. Staff is in support of the request.

The applicant is proposing 1 single-family residential lot with access to Dell Dale Street, a major thoroughfare. Per the ordinance, a lot can take access to a major thoroughfare if the lot is greater than 1 acre in size and provides a turnaround within the site to avoid backing onto the major thoroughfare. However, the subject lot is less than 1 acre in size and strict application of the ordinance would deny the property owner reasonable use of the land. Dell Dale Boulevard is the sole access for the site.

The subject site is a portion of a lot that was subdivided few years ago and currently takes access to Dell Dale Boulevard. This is an existing condition not created by the applicant. Additionally, the main purpose of the re-plat is to allow to connect utilities to an existing mobile home.

Granting of the variance would not be injurious to public safety. A turnaround will be provided within the property as required per the ordinance for the safe and convenient reversal of traffic movement.

Harris County Engineering Department poses no objections. Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The applicant is proposing 1 single-family residential lot with access to Dell Dale Street, a major thoroughfare. Per the ordinance, a lot can take access to a major thoroughfare if the lot is greater than 1 acre in size and provides a turnaround within the site to avoid backing onto the major thoroughfare. However, the subject lot is less than 1 acre in size and strict application of the ordinance would deny the property owner reasonable use of the land

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The subject property is a portion of a lot that was subdivided few years ago. This is an existing condition not created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

A turnaround will be provided within the site to avoid backing onto the major thoroughfare.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

A turnaround will be provided within the property as required per the ordinance for the safe and convenient reversal of traffic movement.

(5) Economic hardship is not the sole justification of the variance.

The existing condition of the property is the justification for supporting the variance. Dell Dale Boulevard is the only access for the site.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 155
Action Date: 05/13/2021
Plat Name: Kingwood Elite Storage
Developer: 1656 Northpark LLC
Applicant: Stewart Engineering
App No / Type: 2021-0932 C2

Total Acreage:	5.0630	Total Reserve Acreage:	5.0630
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
Montgomery	77339	296T	ETJ

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45)

Add the following note on face of the plat: The Planning Commission granted a variance to allow a commercial reserve to have frontage on an access easement subject to specific conditions on 05/13/2021. 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.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted a variance to allow a commercial reserve to have frontage and access via an access easement instead of the required public street.



Action Date:
05/13/2021

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 155
Action Date: 05/13/2021
Plat Name: Kingwood Elite Storage
Developer: 1656 Northpark LLC
Applicant: Stewart Engineering
App No / Type: 2021-0932 C2

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approve

CenterPoint: Dedication for AE language is incorrect. Clarification for Commercial Reserves in the UE language. 10' BL needed.

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 155

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Kingwood Elite Storage

Applicant: Stewart Engineering



F- Reconsideration of Requirements

Site Location

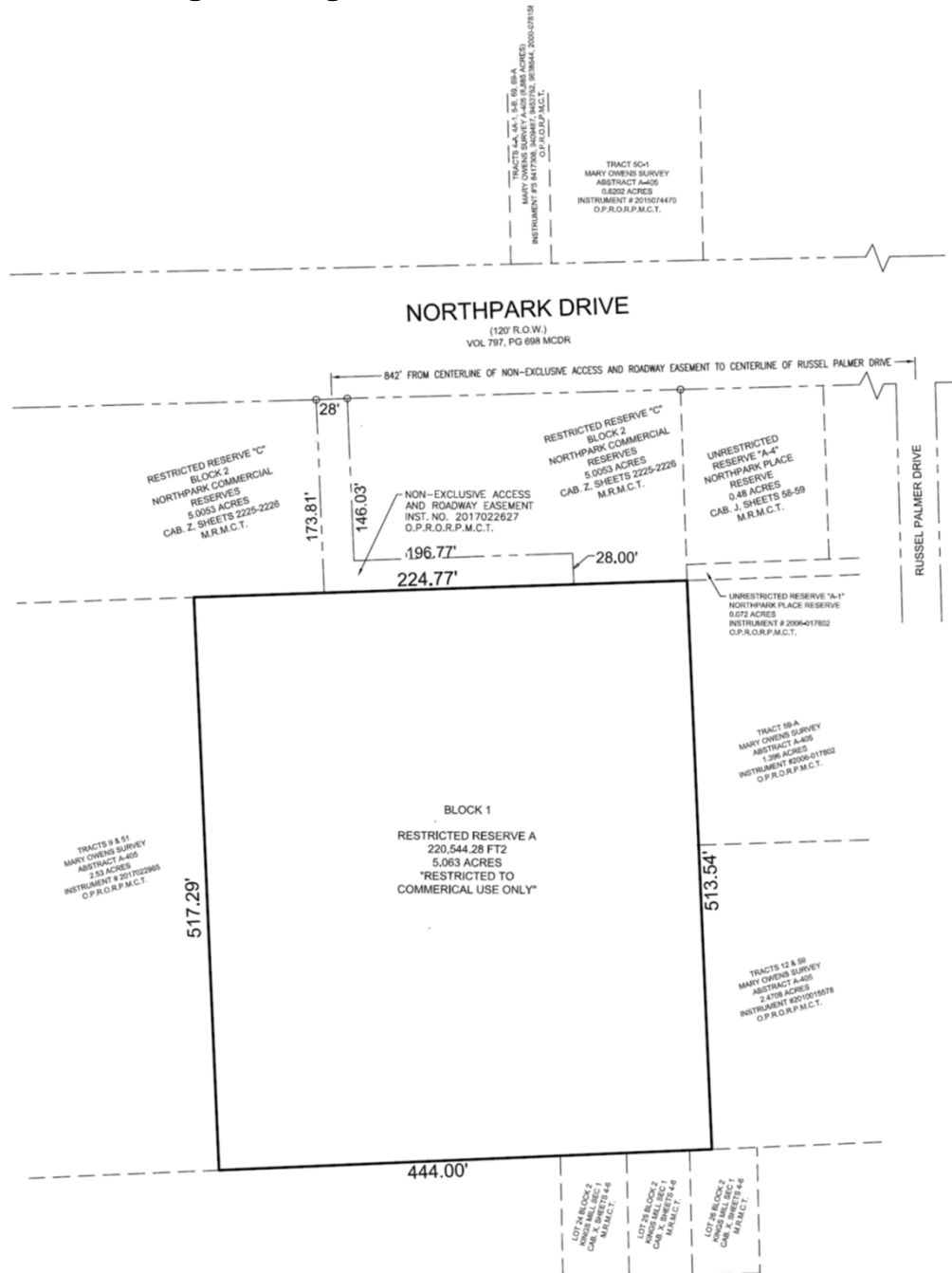
Houston Planning Commission ITEM: 155

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Kingwood Elite Storage

Applicant: Stewart Engineering



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 155

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Kingwood Elite Storage

Applicant: Stewart Engineering



F- Reconsideration of Requirements

Aerial



Application No: 2021-0932
Plat Name: Kingwood Elite Storage
Applicant: Stewart Engineering
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 requirement or condition being sought:

Requesting a variance to the 60' of road frontage as required along a local street.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use—Reserves. (a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

See variance request form.



Application Number: 2021-0932

Plat Name: Kingwood Elite Storage

Applicant: Stewart Engineering

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:

Requesting a variance to the 60' of road frontage as required along a local street.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use—Reserves. (a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Bottom requirement in the chart for a reserve requiring a 60' road frontage along 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;

Vehicle access to the property is only achievable via a 28' wide non exclusive access easement. Strict application of the terms of chapter 42-190 would make development infeasible due to insufficient road frontage for the type of development proposed.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Due to the location of the property in question, and its configuration in relation to surrounding properties and roadways, there is insufficient road frontage. The applicant has no control over this fact.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of chapter 42 will be preserved and maintained and all other conditions of section 42-190 will be strictly adhered to.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance will not have any negative consequences on public health, safety, or welfare. We are simply requesting that the existing method of vehicular access to the property be allowed to continue. A single entrance and exit gate has been serving the site for 4 years without any due harm to traffic safety.

(5) Economic hardship is not the sole justification of the variance.

Greater than economic hardship to the owner/developer is the fact that the geographical location of this property and its lack of road frontage make it unsuitable for development of many kinds. This property cannot be used to its full potential without some resolution to the road frontage issue. Previous permitting has provided the ability for fire apparatus to enter said property without any due concern from Montgomery County.



Application No: 2021-0932

Agenda Item: 155

PC Action Date: 05/13/2021

Plat Name: Kingwood Elite Storage

Applicant: Stewart Engineering

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 190

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Requesting a variance to the 60' of road frontage as required along a local street.;

Basis of Recommendation:

The site is located in Houston's ETJ, in Montgomery County, south of North Park and east of Loop 494. The applicant is requesting a variance to allow a commercial reserve to have frontage and access via an access easement instead of the required public street. Staff is in support of the request.

The applicant is proposing a commercial reserve and the subject property does not have frontage on a public street as required per the ordinance. The property owner was unable to acquire additional land in order to provide street frontage to the subject site. Strict application of the ordinance would deny the property owner reasonable use of the land.

Therefore, a 28' wide non-exclusive access and roadway easement was created to allow the property access to Northpark Drive. This access easement is the only available access to the property. This access easement will run with the land and the grantee would be responsible to maintain the access easement. The access easement is solely for ingress and egress purposes.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Per the ordinance, a commercial reserve shall have a minimum 60' of frontage on a public street. The subject property doesn't have street frontage and access to Northpark Drive is only available through an existing 28' wide access easement. Strict application of the ordinance would deny the property owner reasonable use of the land. The applicant was unable to acquire additional land to provide street frontage to the subject property.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The tract has been in its current configuration for a considerable amount of time and there is no additional land which is willing to be sold to allow this property frontage. This situation is beyond the control of the current land owner. Also, in 2017, Planning Commission granted a similar variance to allow a commercial reserve to take access via the existing access easement.

(3) The intent and general purposes of this chapter will be preserved and maintained;

A 28' wide non-exclusive access and roadway easement was created which allows the property access to Northpark Drive. The non-exclusive easement will run with the land and it's maintenance is the responsibly of the grantee. Its use is restricted solely to ingress and egress.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The access easement is the only available access to the subject site. The access easement will run with the land and will be maintained by the grantee.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The property owner tried to acquire additional land but was unable to do so. Therefore, an access easement was created to provide the property access to Northpark Drive.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 156
Action Date: 05/13/2021
Plat Name: Minnetex Place partial replat no 3
Developer: TJ Mark LLC
Applicant: Beacon Land Services
App No / Type: 2021-0961 C2R

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

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.

Commission Action:

Defer for further study and review



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 156
Action Date: 05/13/2021
Plat Name: Minnetex Place partial replat no 3
Developer: TJ Mark LLC
Applicant: Beacon Land Services
App No / Type: 2021-0961 C2R

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

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

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

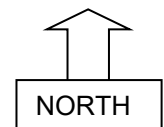
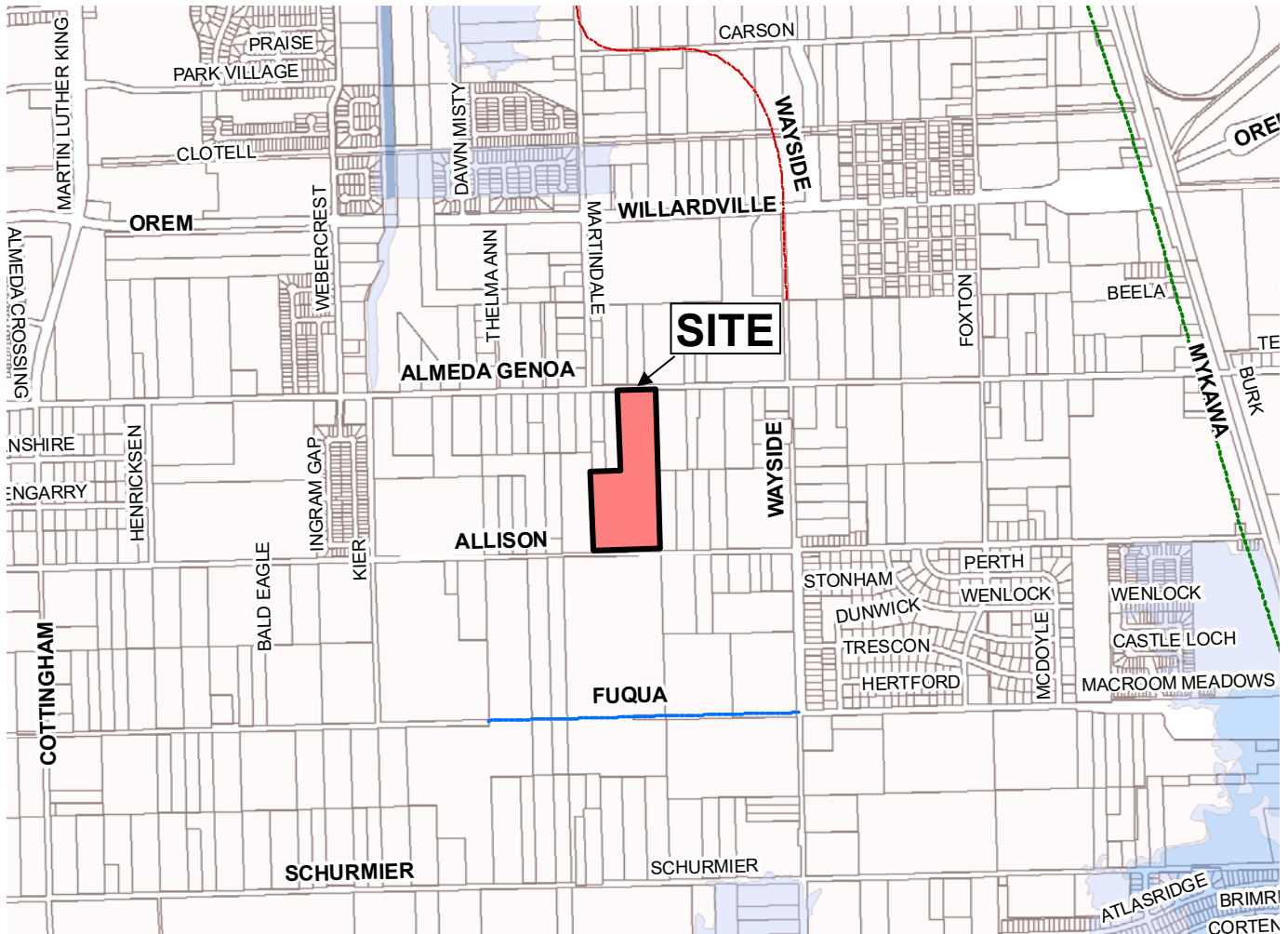
ITEM: 156

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Minnetex Place partial replat no 3 (Def 1)

Applicant: Beacon Land Services



F- Reconsideration of Requirements

Site Location

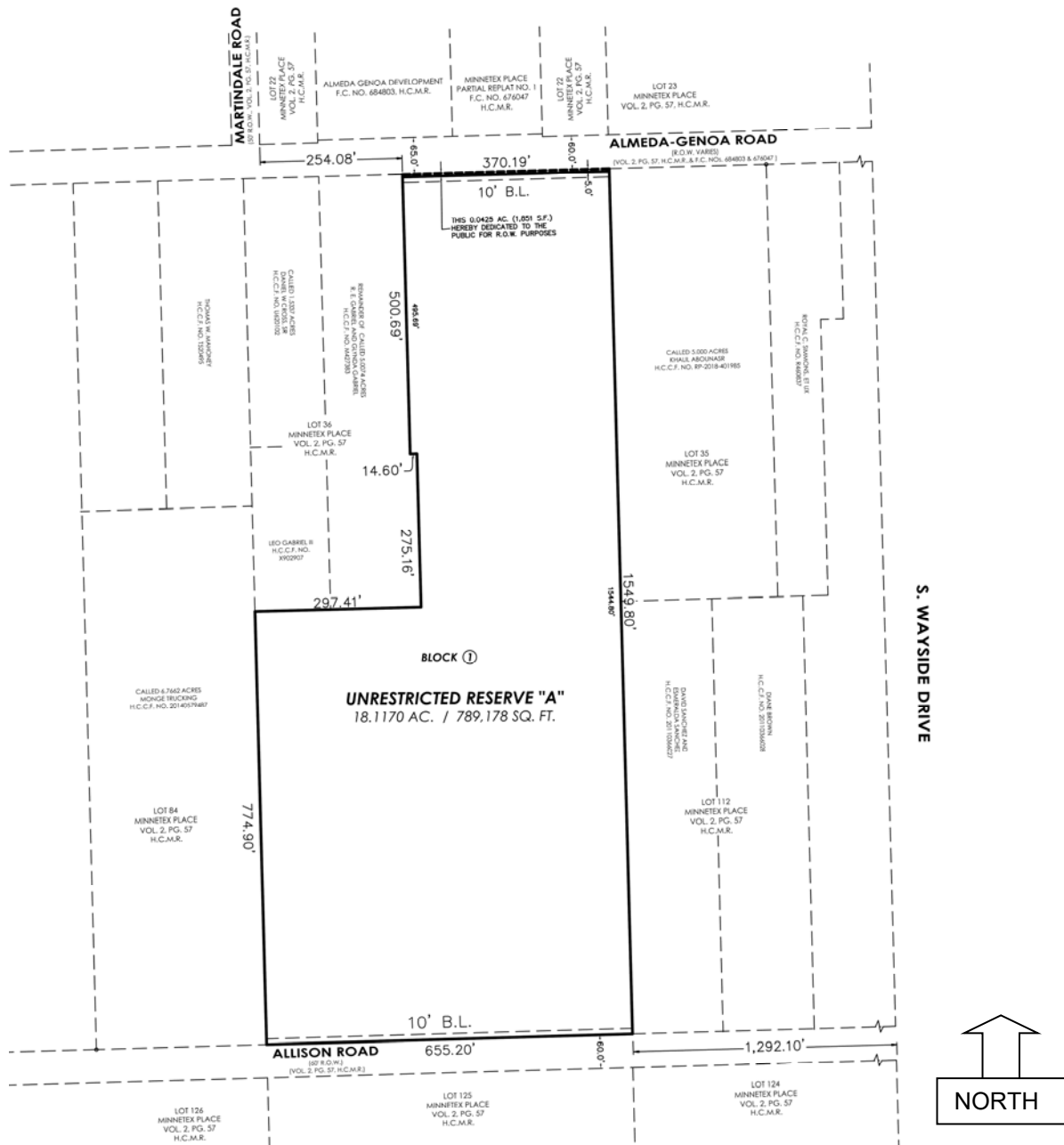
Houston Planning Commission ITEM: 156

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Minnetex Place partial replat no 3 (Def 1)

Applicant: Beacon Land Services



F- Reconsideration of Requirements

Subdivision

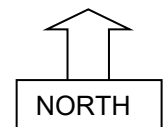
Houston Planning Commission **ITEM: 156**

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Minnetex Place partial replat no 3 (Def 1)

Applicant: Beacon Land Services



F- Reconsideration of Requirements

Aerial



Application No: 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 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

Application No: 2021-0961

Agenda Item: 156

PC Action Date: 05/13/2021

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](#)

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[na](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[na](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[na](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[na](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[na](#)

(5) Economic hardship is not the sole justification of the variance.

[na](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 157
Action Date: 05/13/2021
Plat Name: Randalls Distribution Center replat no 3 and extension
Developer: Crow Holdings Industrial
Applicant: Terra Surveying Company, Inc.
App No / Type: 2021-0982 C2R

Total Acreage:	70.5060	Total Reserve Acreage:	70.5060
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:	West Harris County MUD 15
County	Zip	Key Map ©	City / ETJ
Harris	77095	368W	ETJ

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

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)

Establish 10' B.L. and add vehicular access denied note along Whitelock Drive as indicated on the marked file copy.

Add the following note on face of the plat: The Planning Commission granted a variance to not extend or terminate Whitelock Drive with a cul-de-sac subject to specific conditions on 05/13/2021. 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.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted a variance to not extend or terminate Whitelock Drive with a cul-de-sac.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 157
Action Date: 05/13/2021
Plat Name: Randalls Distribution Center replat no 3 and extension
Developer: Crow Holdings Industrial
Applicant: Terra Surveying Company, Inc.
App No / Type: 2021-0982 C2R

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 05/10/2021
No comments

HPW-HW- IDS: Approve

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Appropriate truck turning templates need to be applied for trucks using the site (HC-permit regs)
TIA required for development of improvements creating traffic generation from the currently undeveloped eastern portion of the tract (HC-permit regs, 12.02)
County has no objections to variance.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

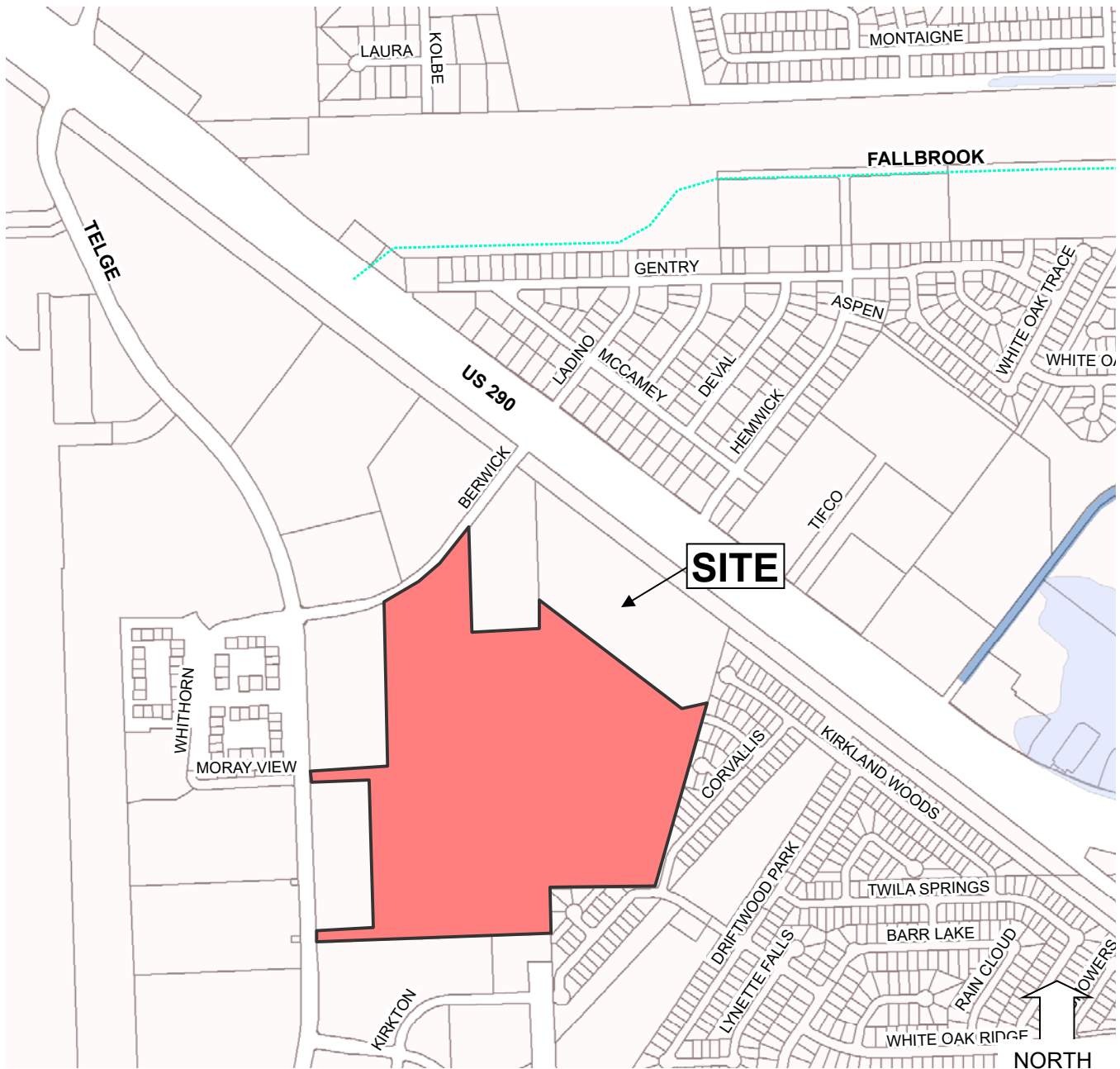
ITEM: 157

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Randalls Distribution Center replat no 3 and extension

Applicant: Terra Surveying Company, Inc.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

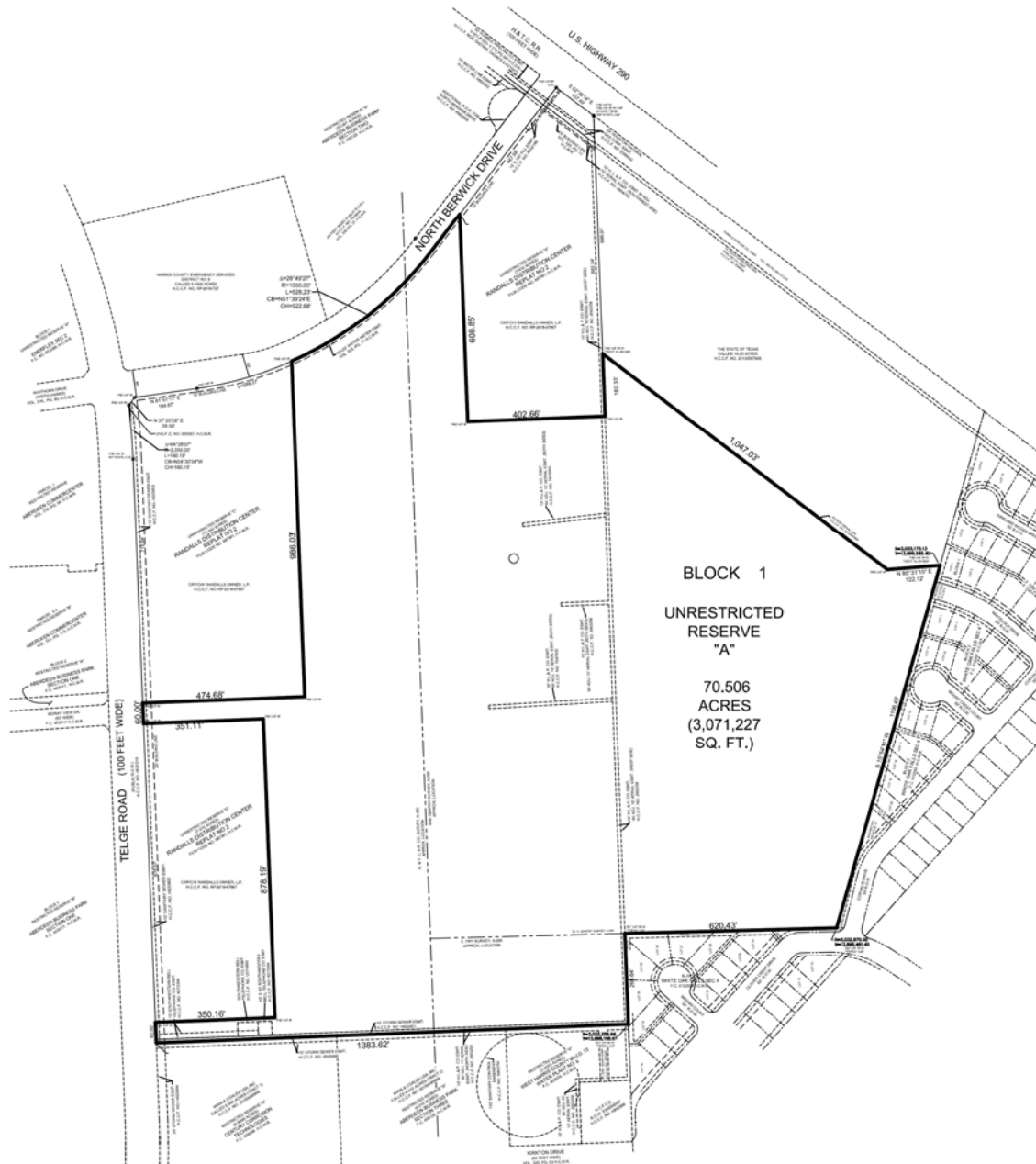
ITEM: 157

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Randalls Distribution Center replat no 3 and extension

Applicant: Terra Surveying Company, Inc.



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 157

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Randalls Distribution Center replat no 3 and extension

Applicant: Terra Surveying Company, Inc.



F- Reconsideration of Requirements

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Reconsideration Of Requirement Request Form**

Application No: 2021-0982
Plat Name: Randalls Distribution Center replat no 3 and extension
Applicant: Terra Surveying Company, Inc.
Date Submitted: 04/30/2021

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:

Not extend the right-of-way of the stub street of Whitelock Drive (50-feet wide).

Chapter 42 Section: 134

Chapter 42 Reference:

Street extension.

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:

Address stub street Whitelock Drive.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-0982

Plat Name: Randalls Distribution Center replat no 3 and extension

Applicant: Terra Surveying Company, Inc.

Date Submitted: 04/30/2021

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:

Not extend the right-of-way of the stub street of Whitelock Drive (50-feet wide).

Chapter 42 Section: 134

Chapter 42 Reference:

Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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 Randall's Distribution Center is located at US 290 and Telge Road. The property originally consists of approximately 70 acres and was platted in 1983 (and replatted in April, 2018 and again in October, 2018). A Variance request was approved in April, 2018 to exceed the 1400' intersection spacing along the western plat boundary. The extension is to add 25 acres to the east side of the original 70 acres. The 25 acre extension borders the White Oak Falls, Section Four residential subdivision (platted in April, 2006). Also adjacent to White Oak Falls and north of the 25 acre extension is a 16 acre tract acquired by the State of Texas and is slated to be utilized for drainage detention purposes. Extending the stub-street right-of-way will not improve traffic mobility or safety; ultimately no improved impact for the area residential use. We believe this request meets 4 of the 5 criteria stated above and warrants an 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 to support this variance request. The variance request is supported by existing conditions.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of Chapter 42 will be preserved and maintained, due to traffic mobility, emergency service access or public safety.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will be beneficial to public health, safety and welfare by maintaining a separation of land uses (Single-family and Industrial) and not inviting the potential for industrial traffic within a residential neighborhood.

(5) Economic hardship is not the sole justification of the variance.

The existing development both on the site and surrounding the site, as well as, other physical characteristics described above, are the supporting circumstances for this request.



Application No: 2021-0982

Agenda Item: 157

PC Action Date: 05/13/2021

Plat Name: Randalls Distribution Center replat no 3 and extension

Applicant: Terra Surveying Company, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Not extend the right-of-way of the stub street of Whitelock Drive (50-feet wide).;

Basis of Recommendation:

The site is located in Houston's ETJ, in Harris County, southwest of US 290, east of Telge Road and north of Tuckerton Road. The applicant is requesting a variance to not extend or terminate Whitelock Drive with a cul-de-sac. Staff is in support of the request.

The western area of the proposed development is currently being used for industrial purposes. In 2018, Planning Commission granted a variance to this property to allow an excessive intersection spacing between N Berwick Drive and Kirkton Drive.

At this time, the applicant would like to expand the industrial park. Per the ordinance, the applicant is now required to extend Whitelock Drive through the site. Extending this street through the site would introduce industrial vehicles into the existing residential neighborhood to the east. Therefore, granting the variance would not be injurious to public safety. The intent of the ordinance would still be maintained as the subject site and all adjacent tracts have access to a public street and traffic circulation has already been addressed by the existing street pattern.

Harris County Engineering Department has no objections to the variance.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Per the ordinance, the applicant is required to extend Whitelock Drive into the subject site. Extending Whitelock Drive would introduce industrial traffic into the adjacent existing residential neighborhood.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Portion of the proposed plat has been used for industrial purposes at least since 1983. The applicant now wishes to expand the existing industrial park. Additionally, Planning Commission granted a variance to exceed intersection spacing between N Berwick Drive and Kirkton Drive.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Traffic circulation is already addressed by the existing street pattern. All adjacent tracts have access to a public street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the variance would help to prevent introducing industrial traffic into the adjacent residential neighborhood.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. Existing conditions are the justifications for granting the requested variance.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 158
Action Date: 05/13/2021
Plat Name: Rivas Premium
Developer: COPPERFIELD SURVEYING
Applicant: COPPERFIELD SURVEYING
App No / Type: 2021-0994 C2

Total Acreage:	2.5000	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	323G	ETJ

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

193. Appendix I: Certificate for Harris County Commissioners' Court 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)

Add the following note on face of the plat: The Planning Commission granted a variance to exceed intersection spacing by not providing an east-west public street through the site subject to specific conditions on 05/13/2021. 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.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted a variance to exceed intersection spacing along Premium Drive by not providing an east-west public street through the site.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 158
Action Date: 05/13/2021
Plat Name: Rivas Premium
Developer: COPPERFIELD SURVEYING
Applicant: COPPERFIELD SURVEYING
App No / Type: 2021-0994 C2

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: APPROVE

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
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: 158

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Rivas Premium

Applicant: COPPERFIELD SURVEYING



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

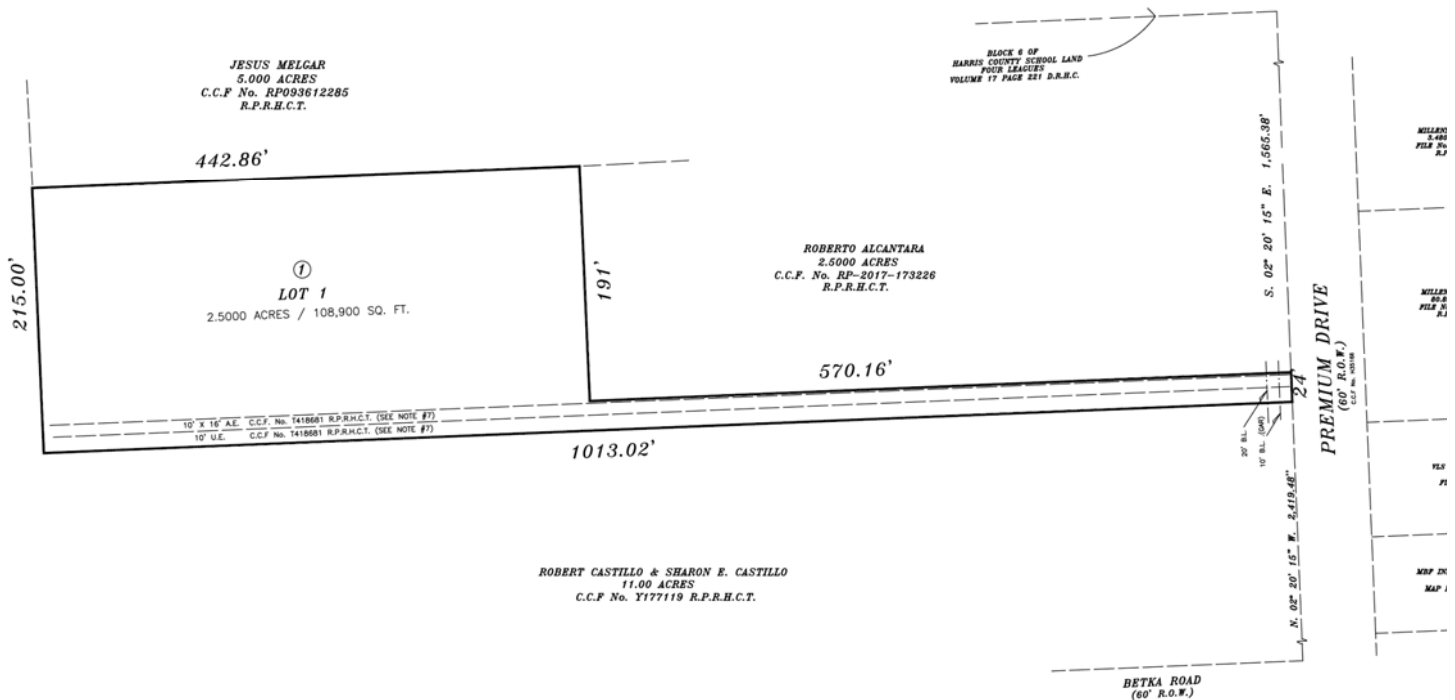
ITEM: 158

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Rivas Premium

Applicant: COPPERFIELD SURVEYING



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 158

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Rivas Premium

Applicant: COPPERFIELD SURVEYING



F- Reconsideration of Requirements

Aerial



Application No: 2021-0994
Plat Name: Rivas Premium
Applicant: COPPERFIELD SURVEYING
Date Submitted: 05/02/2021

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 requirement or condition being sought:

To exceed minimum 1400' intersection spacing along Premium Drive by not providing an east-west public street through the subject site, same variance was approved but expired.

Chapter 42 Section: 128

Chapter 42 Reference:

Each local street shall intersect with a street that meets the requirements of subsection (c) 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 reason for the variance we are suggesting is that this would not be practical to use the driveway as a dedicated road, there is no turn around or any means of creating a turnaround, as the plat exist in its present configuration there is no risk or danger to the public if the variance is granted.



Application Number: 2021-0994

Plat Name: Rivas Premium

Applicant: COPPERFIELD SURVEYING

Date Submitted: 05/02/2021

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 exceed minimum 1400' intersection spacing along Premium Drive by not providing an east-west public street through the subject site.

Chapter 42 Section: 128

Chapter 42 Reference:

Each local street shall intersect with a street that meets the requirements of subsection (c) 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;

A strict application of the requirements of this chapter would make this project infeasible, the hardship of forcing an east west road design in this undersized parcel of land that would destroy the integrity of his overall use of his property.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of a variance is not the result of a hardship created, it is a safety concern with the placement of an undersized east-west road on our plat that would make the entrance to the nearest north-south road (premium drive) unsafe.

(3) The intent and general purposes of this chapter will be preserved and maintained;

We would like to submit that the intent and the general purposes of this chapter 42 requirement will be preserved if this variance to the east west road is granted.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance to the east west road requirement will not be injurious to the public health, safety or welfare to any persons and would not impede or endanger any adjoining property owner.

(5) Economic hardship is not the sole justification of the variance.

We would like to State that the request for a variance if not due to any economic hardship, we are affirming our belief this variance will allow a private and safe private drive.



Application No: 2021-0994

Agenda Item: 158

PC Action Date: 05/13/2021

Plat Name: Rivas Premium

Applicant: COPPERFIELD SURVEYING

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 minimum 1400' intersection spacing along Premium Drive by not providing an east-west public street through the subject site.;

Basis of Recommendation:

The site is located in Houston's ETJ, in Harris County, along and west of Premium Drive and north of Betka Road. The applicant is requesting a variance to exceed intersection spacing along Premium Drive by not providing an east-west public street through the site. Staff is in support of the request.

In 2019, Planning Commission granted a similar variance to not provide an east-west public street through the site. The plat was never recorded, and the variance expired. The applicant is now re-addressing the same variance.

The applicant is proposing one single-family lot with frontage on Premium Drive. The distance between Old Washington Road and Betka Road along Premium Drive is about 4,500'. Per the ordinance, an east-west public street is required through the tract to address minimum 1400' intersection spacing. Requiring a public street at this location would be impractical due to the existing configuration of the land.

Granting of the variance would still preserve and maintain the intent of the ordinance. Premium Drive currently acts as a collector street in this area. All the adjacent tracts are developed with low density uses and have adequate frontage and access to a public street. Providing the required east-west public street would not significantly impact the overall traffic circulation.

Harris County Engineering Department has no objections 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;

The applicant is required to provide an east-west public street through the site to address minimum 1400' intersection spacing. However, due to the existing configuration of the land, it would be impractical to provide the required public street at this location. The applicant would not be able to accommodate the entire 50' wide public street.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing configuration of the land is an existing condition not created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter is preserved by the existing street grid and an additional east-west street will not significantly impact traffic circulation.as a collector street. The subject site and adjacent tracts are developed with low density.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

All the adjacent tracts are currently developed with low density uses and have frontage and access to a public street.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification of the variance. Existing street grid and the configuration of the land are justifications for granting the variance.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 159
Action Date: 05/13/2021
Original Action Date: 06/11/2020
Plat Name: Balmoral Sec 26
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No : 2020-0812
App Type: C3F

Total Acreage:	43.4900	Total Reserve Acreage:	11.8000
Number of Lots:	202	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77346	377N	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 160
Action Date: 05/13/2021
Original Action Date: 11/12/2020
Plat Name: City of Houston East Ten Park Lift Station
Developer: City of Houston
Applicant: Bury
App No : 2020-2010
App Type: C2

Total Acreage:	2.9620	Total Reserve Acreage:	2.9620
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77013	495D	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 161
Action Date: 05/13/2021
Original Action Date: 05/28/2020
Plat Name: Crossroads Development
Developer: NNE, Inc.
Applicant: Gruller Surveying
App No : 2020-0844
App Type: C2

Total Acreage:	25.2686	Total Reserve Acreage:	25.2686
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	77044	416M	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 162
Action Date: 05/13/2021
Original Action Date: 06/11/2020
Plat Name: Cypress Oaks North Sec 2
Developer: JNC Development, Inc.
Applicant: Vogler & Spencer Engineering, Inc.
App No : 2020-0881
App Type: C3F

Total Acreage:	6.6750	Total Reserve Acreage:	3.8790
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	406J	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 163
Action Date: 05/13/2021
Original Action Date: 06/25/2020
Plat Name: Marvida Sec 6
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No : 2020-1009
App Type: C3F

Total Acreage:	24.8800	Total Reserve Acreage:	1.3188
Number of Lots:	117	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

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 164
Action Date: 05/13/2021
Original Action Date: 07/09/2020
Plat Name: Nueces Park Place South
Developer: Trinity Nueces Park 2 LP
Applicant: Bury
App No : 2020-0994
App Type: C2

Total Acreage:	22.9300	Total Reserve Acreage:	22.9300
Number of Lots:	0	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:	PINE VILLAGE PUD
County	Zip	Key Map ©	City / ETJ
Harris	77396	415A	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 165
Action Date: 05/13/2021
Original Action Date: 09/03/2020
Plat Name: Nueces Park Place Sec 1 replat no 1
Developer: Trinity Nueces Park LP
Applicant: Bury
App No : 2020-1488
App Type: C3F

Total Acreage:	33.0661	Total Reserve Acreage:	33.0661
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	PINE VILLAGE PUD
County	Zip	Key Map ©	City / ETJ
Harris	77396	375W	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 166
Action Date: 05/13/2021
Original Action Date: 05/14/2020
Plat Name: Public Storage Store no TX25880
Developer: Public Storage
Applicant: Bury
App No : 2020-0737
App Type: C2

Total Acreage:	3.6640	Total Reserve Acreage:	3.6640
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:	HC MUD 189
County	Zip	Key Map ©	City / ETJ
Harris	77090	332X	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 167
Action Date: 05/13/2021
Original Action Date: 05/28/2020
Plat Name: Ramos Reserve
Developer: Nelson Ramos
Applicant: Texas Field Services
App No : 2020-0728
App Type: C2R

Total Acreage:	1.0330	Total Reserve Acreage:	0.8618
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77037	412H	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 168
Action Date: 05/13/2021
Original Action Date: 05/28/2020
Plat Name: Spring Branch Estates no 2 partial replat no 12
Developer: Rezcom
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No : 2020-0810
App Type: C3F

Total Acreage:	0.6744	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450U	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item: 169
Action Date: 05/13/2021
Plat Name: NKSE Enterprises
Original Action Date: 01/07/2021
Original Plat Name: NSKE Enterprises
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No : 2020-2450
App Type: C2R

Total Acreage:	0.7346	Total Reserve Acreage:	0.7346
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	453R	City

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item: 170
Action Date: 05/13/2021
Plat Name: Ruburfield Subdivision no 66 partial replat no 3
Original Action Date: 11/12/2020
Original Plat Name: Ruburfield 66 partial replat 3
Developer: Team Investments, LLC
Applicant: Owens Management Systems, LLC
App No : 2020-2055
App Type: C3F

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	City

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/13/2021

ITEM: 171

Applicant: SILVESTRE GAMINO CALDERON

Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	21-1578	77357	5874	257M	ETJ
WEST OF: DEER RUN NORTH OF: FM 1485					

ADDRESS: 26520 Forest Drive

ACREAGE:

LEGAL DESCRIPTION:

LOT TWO HUNDRED EIGHTY-FOUR (284) PEACH CREEK FOREST 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: Approve

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/13/2021

ITEM: 172

Applicant: ANGEL M CASTRO ESCAMILLA

Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	21-1579	77357	5874	258J	ETJ
EAST OF: DEER RUN NORTH OF: FM 1485					

ADDRESS: 19838 Gaslight Ln

ACREAGE:

LEGAL DESCRIPTION:

LOT NINE HUNDRED FORTY (940) PEACH CREEK FOREST SUBDIVISION, SECTION FIVE (5), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, A-75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/13/2021

ITEM: 173

Applicant: EUDOXIO AGUILAR MUNOZ

Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	21-1580	77357	5874	258J	ETJ
EAST OF: DEER RUN NORTH OF: FM 1485					

ADDRESS: 19839 Deer Run Ln

ACREAGE:

LEGAL DESCRIPTION:

LOT NINE HUNDRED THIRTY-NINE (939) PEACH CREEK FOREST SUBDIVISION, SECTION FIVE (5), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, A-75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/13/2021

ITEM: 174

Applicant: EDUARDO SILVA JR.

Contact Person: EDUARDO SILVA JR.

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	21-1581	77357	5874	257M	ETJ
WEST OF: DEER RUN NORTH OF: FM 1485					

ADDRESS: 20085 Heights Blvd.

ACREAGE:

LEGAL DESCRIPTION:

LOTS 15-18 AND EAST 112 FEET OF LOT 19, BLOCK 1, NEW CANEY HEIGHTS, SECTION ONE, AN UNRECORDED SUBDIVISION IN THE SEMORE GARSEE SURVEY, ABSTRACT NO. 229, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/13/2021

ITEM: 175

Applicant: HARRIS COUNTY WCID 114

Contact Person: MINA MCPHEE

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	21-1582	77379	4968	330F	ETJ
WEST OF: STUEBNER AIRLINE RD NORTH OF: LOUETTA RD					

ADDRESS: 7502 Ralick Court

ACREAGE:

LEGAL DESCRIPTION:

A 1200.00 SQUARE FEET PARCEL LAND OUT OF LOT 3, BLOCK 1 OF MEMORIAL NORTHWEST SUBDIVISION SECTION 1, AS RECORDED IN VOLUME 166, PAGE 51 OF THE H.C.M.R. HARRIS COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Lift station maintenance rehabilitation

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP COMPANY	JENIFER POOL	832-594-8420	jrpcom@aol.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1 EAST RIVERCREST DRIVE	21011935	77042	4956D	490S	

HCAD ACCOUNT NUMBER(S): 0720830020034
PROPERTY LEGAL DESCRIPTION: BLOCK 2 LOT TRACT 34 RIVERCREST R/P
PROPERTY OWNER OF RECORD: Z INVEST LLC
ACREAGE (SQUARE FEET): 156,380 SQ. FT.
WIDTH OF RIGHTS-OF-WAY: EAST RIVERCREST DRIVE 60' WESTHEIMER ROAD 120'
EXISTING PAVING SECTION(S): EAST RIVERCREST DRIVE 30' WESTHEIMER ROAD 90'
OFF-STREET PARKING REQUIREMENT: 2
OFF-STREET PARKING PROVIDED: 2
LANDSCAPING REQUIREMENTS: Complies
LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 7,267 SQ. FT.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 10' FENCE

PURPOSE OF VARIANCE REQUEST:

To allow replacement of existing 8" solid fence, on zero lot line, along Westheimer Road, a major thoroughfare with a new 9-3" solid fence, on zero lot line Sec. 42-272. (2) (a) notwithstanding the other provisions.

CHAPTER 42 REFERENCE (S):

Sec. 42-152. (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.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies this property as Tract 34 Block 2 of Rivercrest R/P subdivision, located at 1 E Rivercrest Drive. The property faces Rivercrest Drive, a local street, and the south side of this property is against Westheimer Road, a major thoroughfare with an existing 9" solid fence on a zero-lot line per Rivercrest R/P plat dated June 1947. Other fences on the north side of Westheimer Road are on a zero-lot line many with 10' fences of solid construction.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

This tract has functioned as a single-family home lot since 1947. Limiting an 8' fence for the southern portion of the property would create an undue hardship in that it would unduly allow sound and road noise from Westheimer Road.

- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Requiring an 8' fence per Sec. 42-272 (2) (a) along Westheimer Road would create an undue hardship as there are other fences along Westheimer Road that are 9'.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Since other fences on Westheimer Road have been built on a zero line and greater than 8', the 9'-3" replacement fence requested by the variance will in no way impose undue circumstances on the surrounding homes.

- (3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. The replacement of the existing fence with a 9'-3" solid fence will adhere to the intent and general purposes of Chapter 42 will be preserved, since there are already 9'+ fences present in this neighborhood.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance for the 9'-3" replacement fence will not be injurious to the public health, safety or welfare as there are other properties in the area with their properties along Westheimer Road have fences greater than 9'+.

(5) Economic hardship is not the sole justification of the variance.

The hardship is that this property has an existing condition with an 8' solid fence on zero lot line that requires replacement. The request to not limit the construction of the replacement fence to 8' fence, per Sec. 42-272 (2) (a) will allow the lot to have an adequate southern fence for both security and sound attenuation of traffic from Westheimer Road.

DEVELOPMENT PLAT VARIANCE



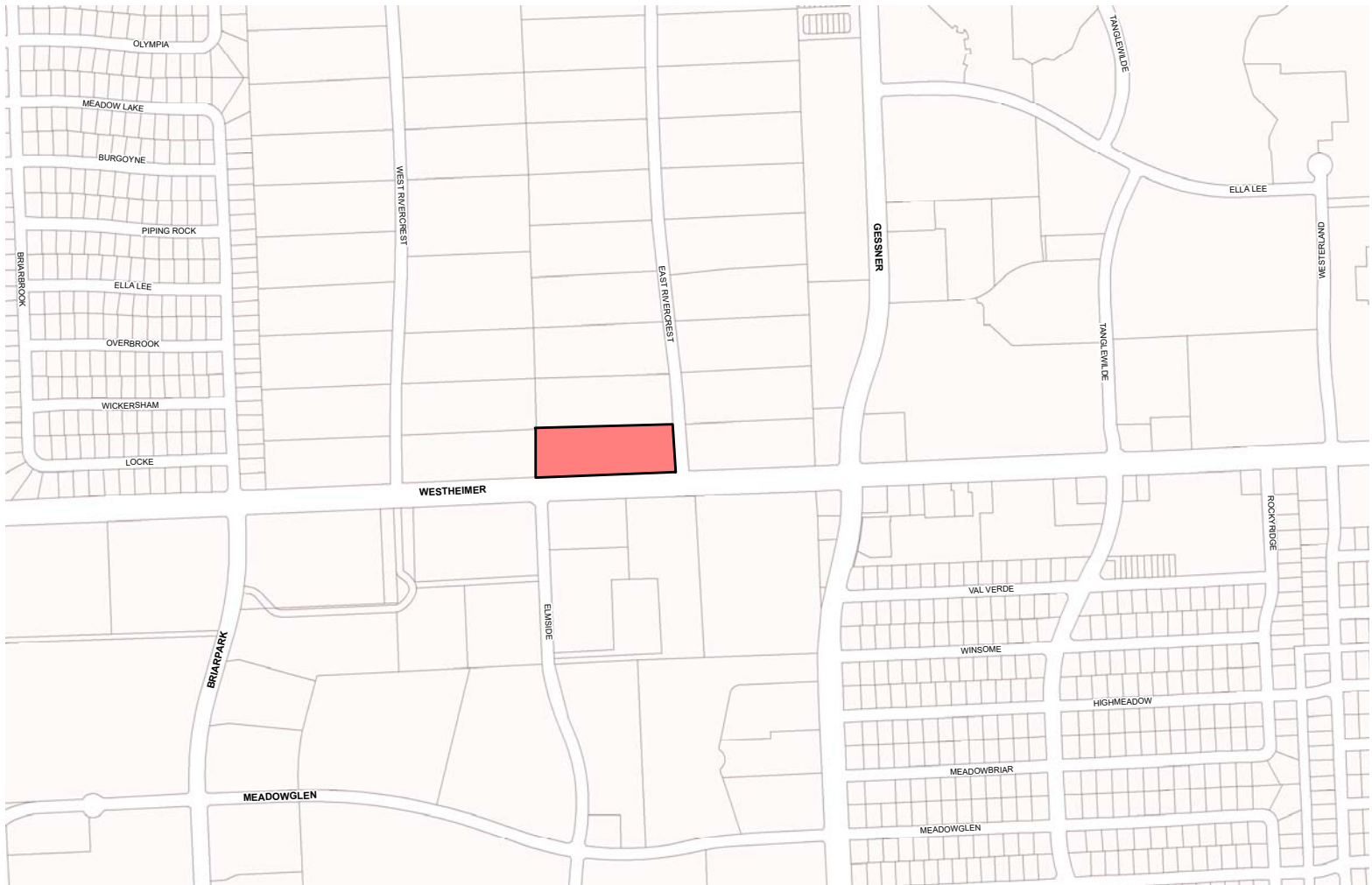
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM:176

Meeting Date: 05/13/2021

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



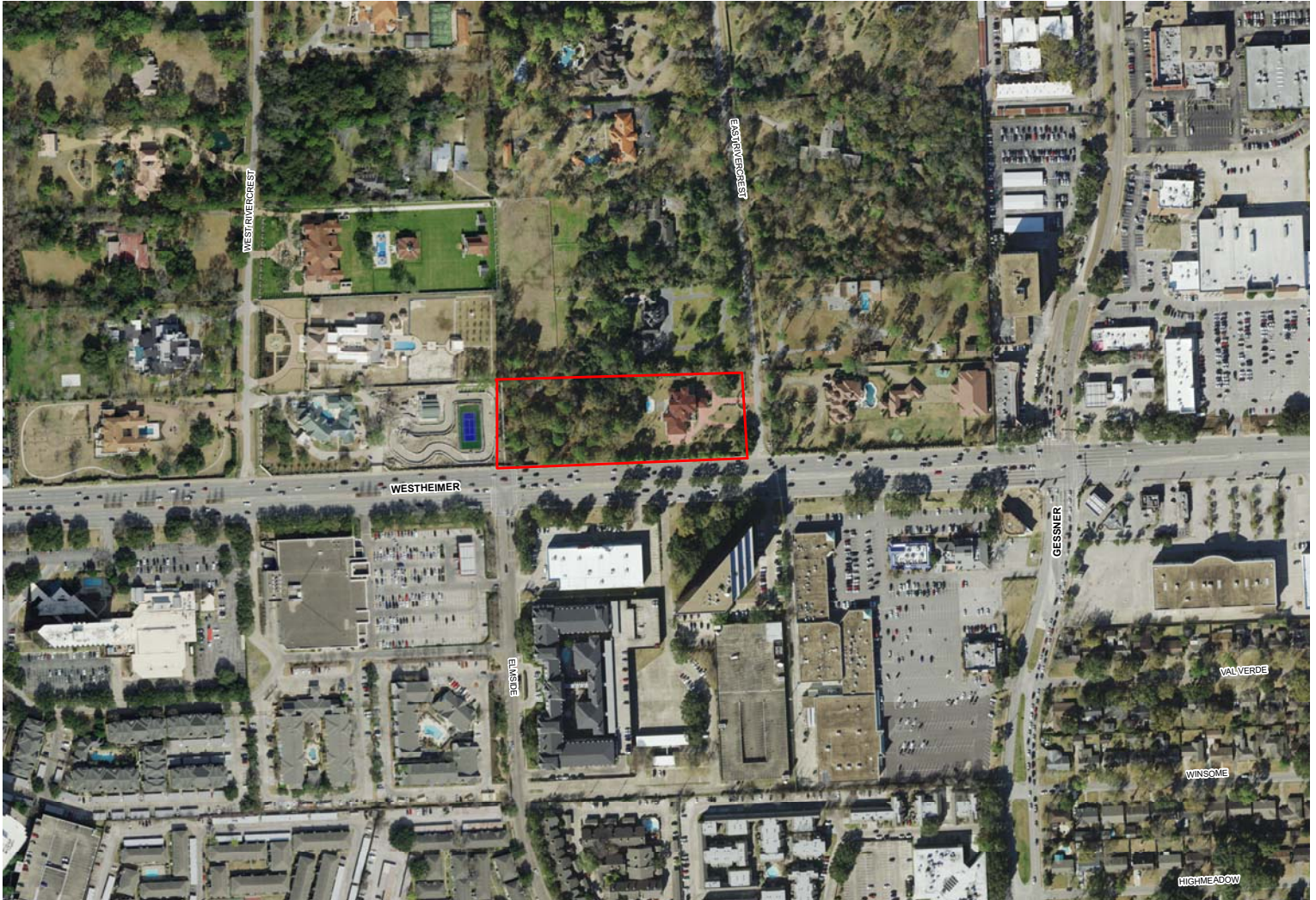
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM:176

Meeting Date: 05/13/2021

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

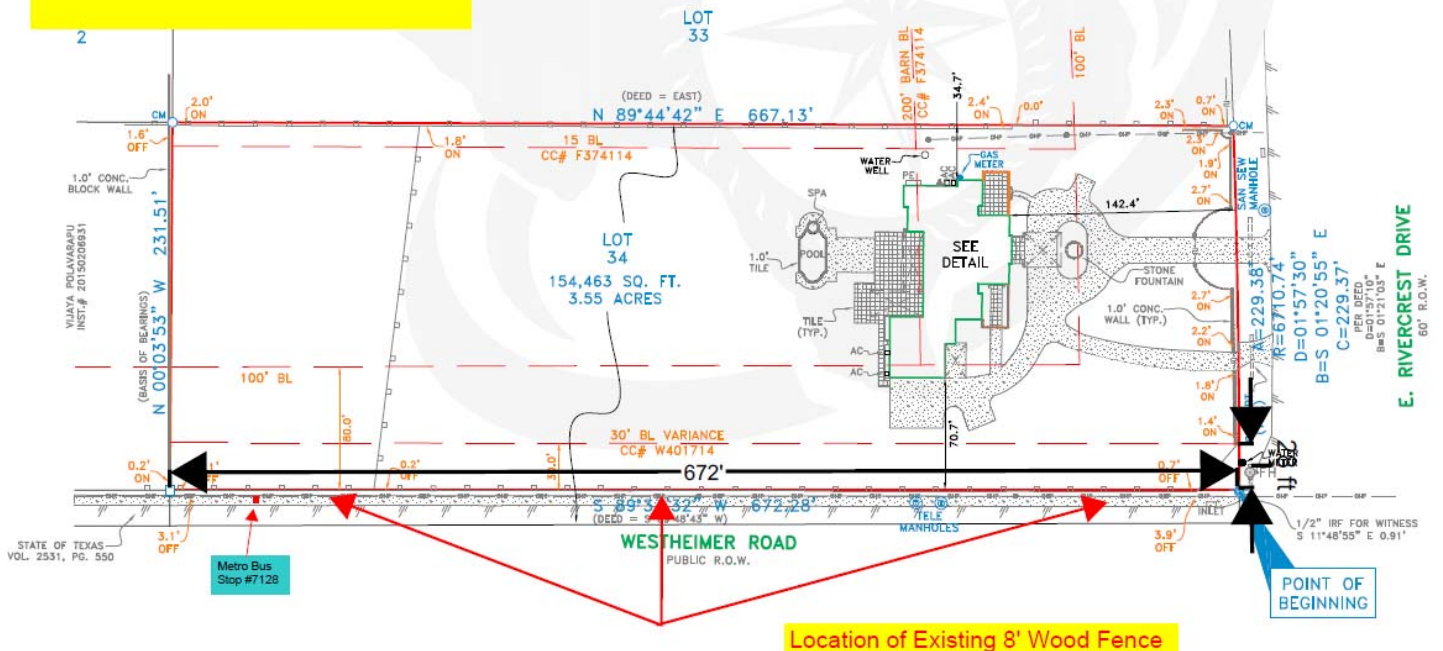
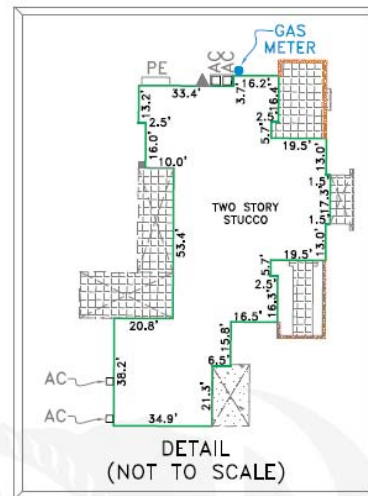
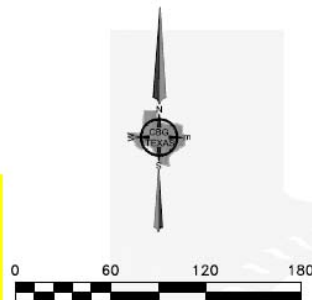


CHICAGO TITLE



Remove 700' of Existing 8' Wood Fence and Replace with 9' AFTEC Precast Concrete Wall.

All Fencing will be Located within Property Boundary and In Accordance with Design Specifications, and Drill Shafts 15' On-Center.

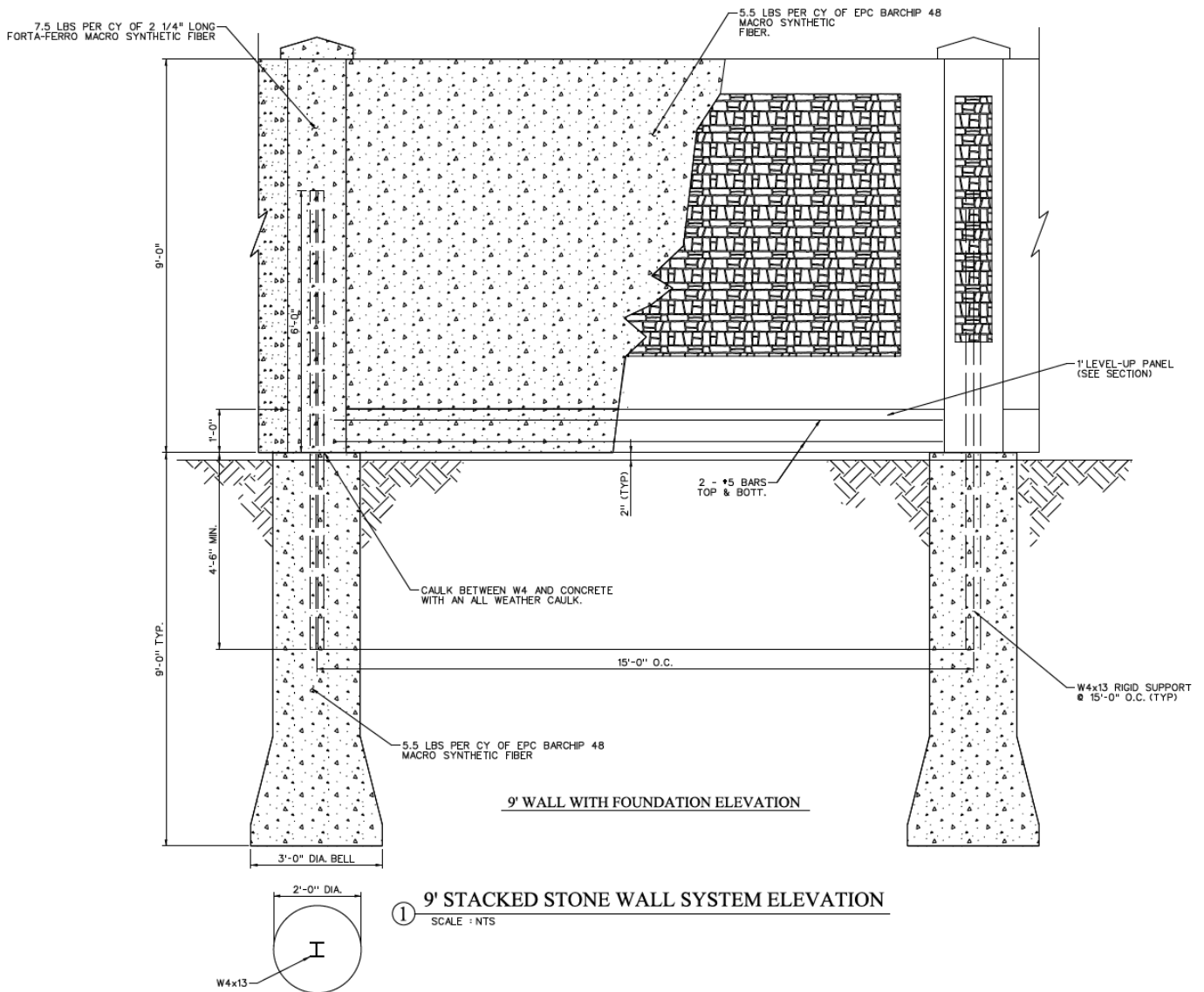


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located along Westheimer west of Gessner. The applicant is requesting a development plat variance to remove an existing 8' wood fence along Westheimer located along the property line and replace it with an approximately 9'-3" precast concrete wall. Staff is in support of the request.

The site is a residential property from the 1940s. The applicant wants to replace the old wooden fence with a precast concrete wall at the same location for security and sound attenuation of traffic from Westheimer Road. Along Westheimer there are similar walls going from 8' to 10' with similar materials. Granting the requested variance will not affect the character of the area nor will be injurious to the public health, safety or welfare as the existing fence will be replaced with a new one with a more enduring material. Staff recommendation is to grant the requested development plat variance with the condition to maintain the existing visibility triangle at the corner of Westheimer and East Rivercrest Drive.

PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Gerardo Lopez	Gerardo Lopez	(713)366-2050	angelicalopez0906@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
8433 Holiday Ln	21002227	77075	5651B	575Q	D

HCAD ACCOUNT NUMBER(S):	0772800360023
PROPERTY LEGAL DESCRIPTION:	TR 12B E 1/2 of Lot 12, Block 36 Houston Skyscraper Shadows 2
PROPERTY OWNER OF RECORD:	Jose Gerardo Lopez Peres
ACREAGE (SQUARE FEET):	9,926 Sqft
WIDTH OF RIGHTS-OF-WAY:	Monroe Blvd (100 ft) & Holiday Ln (60 ft)
EXISTING PAVING SECTION(S):	Monroe Blvd (50 ft); Holiday Ln (20ft)
OFF-STREET PARKING REQUIREMENT:	2 Vehicles
OFF-STREET PARKING PROVIDED:	2 Vehicles
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Vacant

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single family residential: 2 Story - 4,715 Sqft

PURPOSE OF VARIANCE REQUEST: To allow a 10' building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Monroe Blvd

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 Statement

8433 Holiday Ln

Houston TX 77075

We bought this property on 8433 Holiday Ln a few years ago and fell in love with the lot. We did our due diligence and used the resources available before purchasing it by seeking the advice of a city planner and there was no mention of Monroe Blvd being a major thoroughfare. Based on this information, we purchased the lot and designed our house and submitted our plans on January 20 of 2021.

On February 4, 2021, we received our plans back with only one comment from the planning department: (1) the requirement of the 5' sidewalk on Monroe Blvd.

We submitted again our plans and were rejected from the Planning Department on for (3) requirements: (1) Monroe Blvd. is considered Major Thoroughfare and the building Line has to be 25', (2) Sidewalks on a major thoroughfare has to be 6' wide along Monroe Blvd. & (3) to create a visible triangle.

Overall, designing our home has been a long process that included multiple visits to the City Planning Department.

Our plans have already gone through the permitting process.

Our current status of the project is one foot in the permitting process and another in the building process with contractors waiting on a construction start date - meaning we had already passed the planning process. By not allowing us these variances, it will be devastating and a major setback to the overall project.

With this being said, during the planning process our intentions were to maximize the building space since is a corner lot and setbacks takes a little more space than other non-corner properties. All design variations for this concept resulted in either a third of the backyard that we originally anticipated, no backyard, or no garage. Leaving 10' building line along Monroe Blvd. results in the most efficient and practical use of the space for a single family home. This also allows us to use the backyard to create our inner-city oasis and place where we can create memories and start our family.

We selected this parcel of land because of the established neighborhood. We liked the fact that the homes were not cookie cutter or overwhelming saturated with townhomes. Although each home in this neighborhood is unique, there is a level of consistency and uniformity that adds value to the neighborhood. A 25' set back will create inconsistency with the current neighboring single-family homes which have a setback ranging

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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**

Rules created by this chapter will make the proposed project inconsistent to the existing neighborin single-family homes and not uniformed to the overall character of the neighborhood. We are not seeking the minimum building line allowed but rather requesting a setback similar to the existing neighboring single-family homes.

- (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;**

If the Variance is not approved, we won't be able to continue with the designed project.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

While Planning our home, we use the resources available before purchasing it by seeking the advice of a City Planner and there was no mention of Monroe Blvd being a major thoroughfare, Therefore we purchased the lot and designated our house and submitted the plans but there was no comments about this problem until the second review. by granting the variance we just want to maximize our living space but never to create or impose a hardship onto a major thoroughfare

- (3) The intent and general purposes of this chapter will be preserved and maintained;**

The purpose of this chapter will be preserved and maintained as the proposed development is requesting a setback consistent with the existing neighboring single family homes.

- (4) The granting of the variance will not be injurious to the public health, safety or welfare.**

Granting this variance won't create any change in the circulation of vehicles or pedestrians in Monroe St, therefore, will not be injurious to the public health, safety, or welfare.

- (5) Economic hardship is not the sole justification of the variance.**

We have only one hardship and it is to fit the designed plans on this lot and continue with this construction following the rules of the City of Houston

DEVELOPMENT PLAT VARIANCE



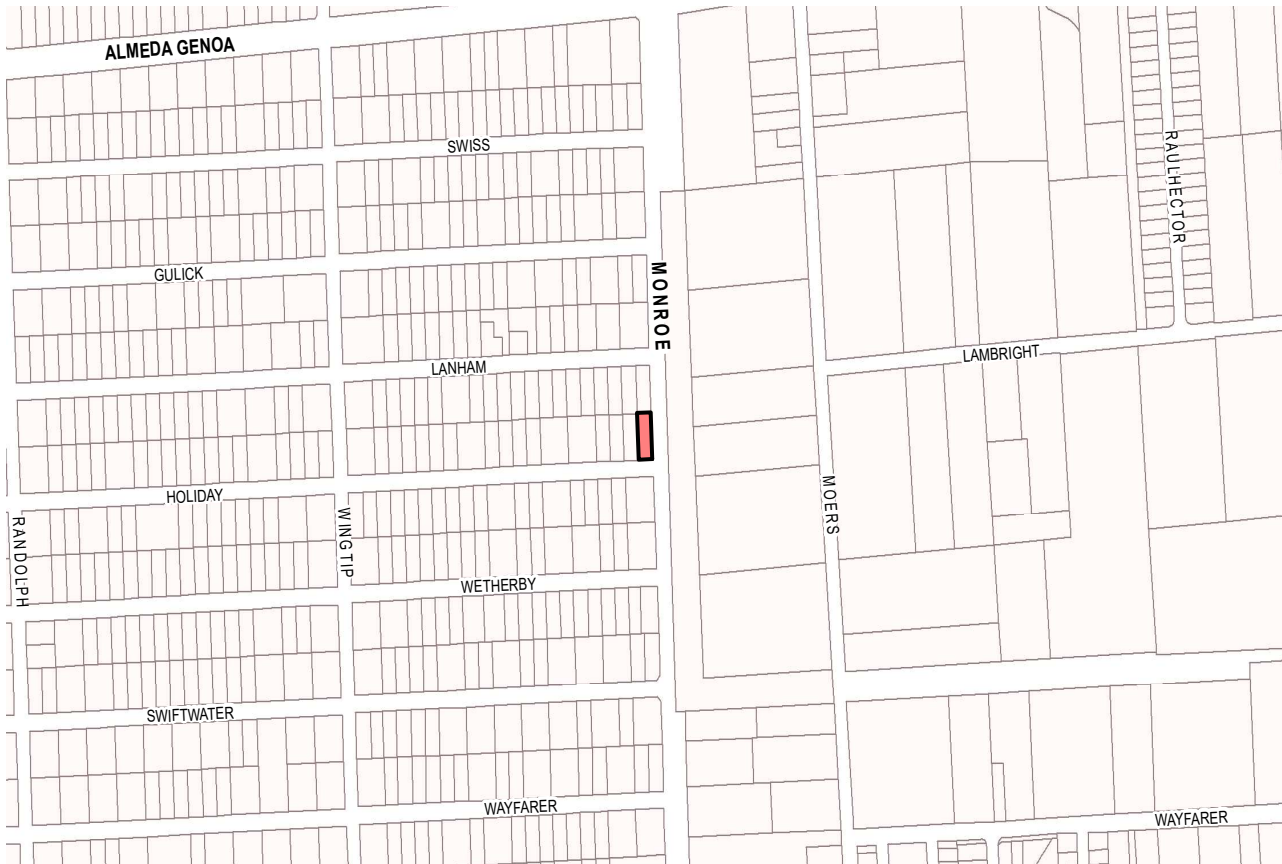
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 177

Meeting Date: 5/13/2021

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 177

Meeting Date: 5/13/2021

Houston Planning Commission

Aerial Map

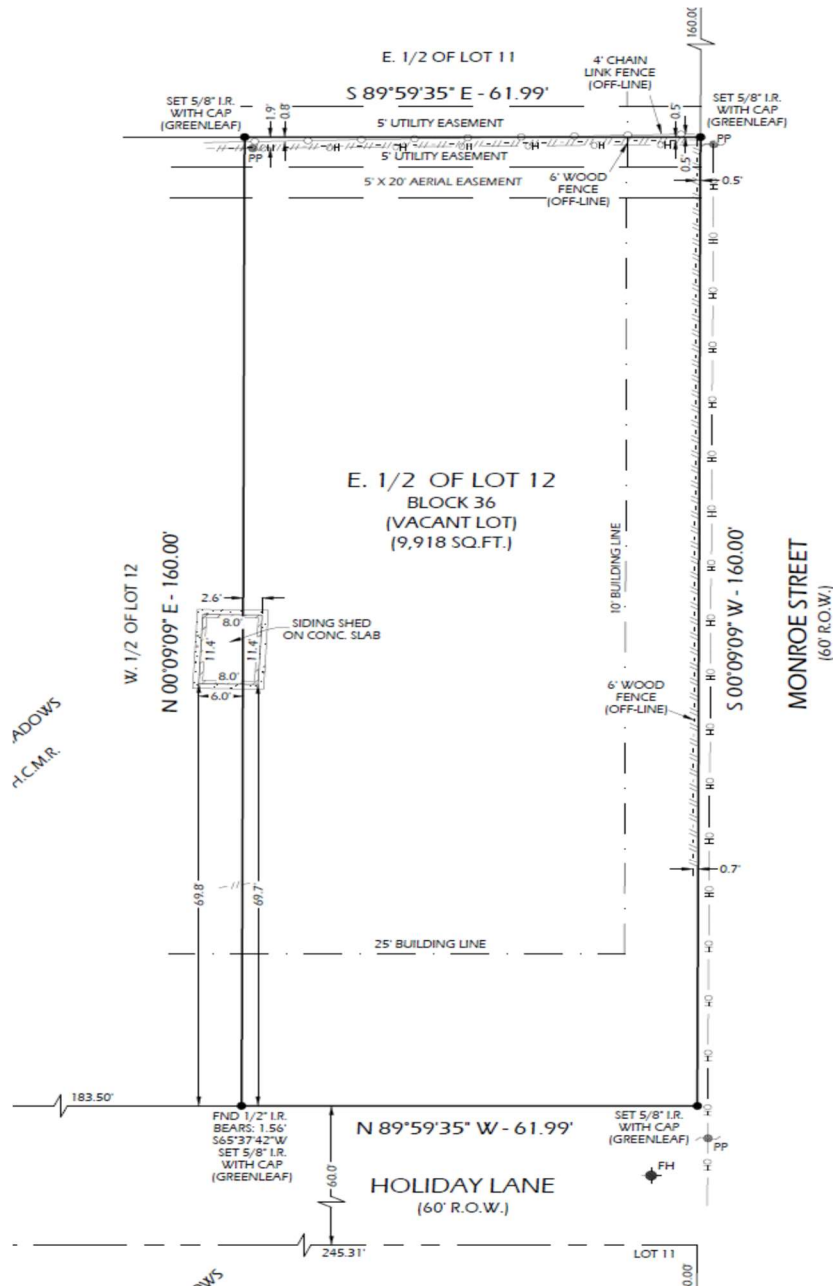


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE

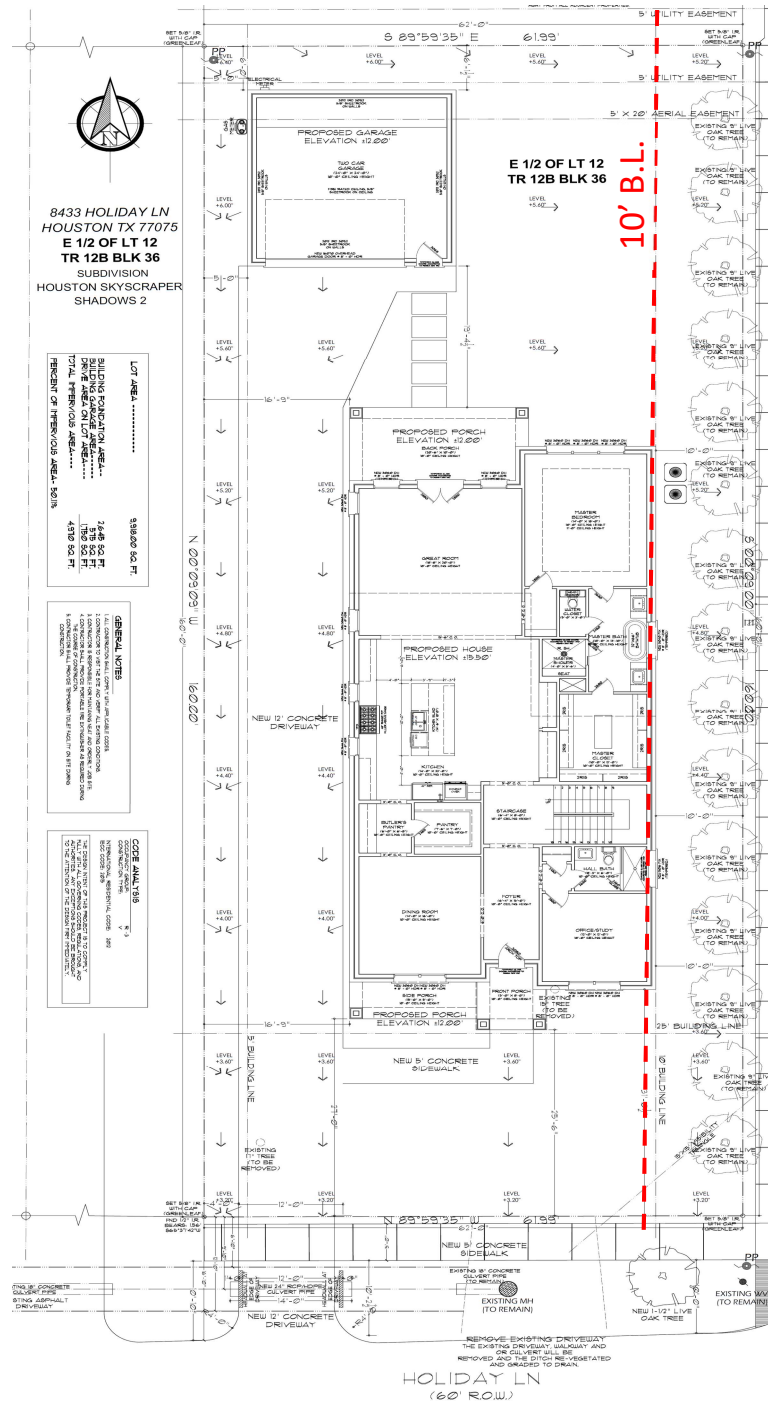


Houston Planning Commission

ITEM: 177

Meeting Date: 5/13/2021

Site Plan



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located south of Almeda Genoa Road, north of Holiday Lane and along the westside of Monroe Street. The purpose of the variance request is to allow the proposed single family residential home to have a 10' instead of the required 25' building line along Major Thoroughfare Monroe Street. Staff's recommendation is to defer the application for two weeks to allow the applicant time to submit revised information by noon next Wednesday.

PLANNING COMMISSION ACTION: DEFER

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
ARCHPRECISION INC	EMERSON JONES	281.798.6612	EJONES@ARCHP-INC.COM		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3202 HUTCHINS STREET	21041471	77004	5456A	493Y	D

HCAD ACCOUNT NUMBER(S):	0191720000010
PROPERTY LEGAL DESCRIPTION:	TR 10 BLK 6 HOLMAN OUTLOT 36
PROPERTY OWNER OF RECORD:	BOOKER GUSTA JR
ACREAGE (SQUARE FEET):	2,250 SF
WIDTH OF RIGHTS-OF-WAY:	Hutchins (80') & Elgin (80')
EXISTING PAVING SECTION(S):	Hutchins (40') & Elgin (40')
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	(2) 2" CALIPER TREES
LANDSCAPING PROVIDED:	(2) 2" CALIPER TREES

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	1080 SF
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	1882 SF

PURPOSE OF VARIANCE REQUEST: 1) To request 3' building line, instead of 25 foot building line along the Major Thoroughfare, Elgin Street. 2) To take vehicular access from major thoroughfare.

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirements along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

42-188: Lot access to streets. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: 1) the lot is greater than one acre in size; and (2) the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

THE PROPERTY LINES APPEAR TO HAVE BEEN ESTABLISHED AFTER THE HOME WAS BUILT ON THE PROPERTY SO PART OF THE EXISTING HOME OVERLAPS THE PROPERTY LINES ON ELGIN AND HUTCHINS. LEVEL 1 OF THE EXISTING HOME WILL BE REMODEL AND PARTIAL DEMOLITION. A PROPOSED LEVEL TWO ADDITION IS BEING PROPOSED AS WELL BEHIND ALL PROPERTY LINES. A DRIVEWAY THAT WILL ALLOW FOR VEHICLES TO TURN AROUND A PULL OUT FORWARD ONTO ELGIN WHICH IS A MAJOR THOROUGHFARE IS BEING PROPOSED. THE PROPERTY IS ONLY 30' WIDE SO A 25' SETBACK ON THE ELGIN SIDE IN NOT FEASIBLE.

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

- (1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

A PROPOSED LEVEL TWO ADDITION IS BEING PROPOSED AS WELL BEHIND ALL PROPERTY LINES. A DRIVEWAY THAT WILL ALLOW FOR VEHICLES TO TURN AROUND A PULL OUT FORWARD ONTO ELGIN WHICH IS A MAJOR THOROUGHFARE IS BEING PROPOSED. THE PROPERTY IS ONLY 30' WIDE SO A 25' SETBACK ON THE ELGIN SIDE IN NOT FEASIBLE.

- (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 REQUEST IS NOT THE RESULT IMPOSED BY THE OWNER OR APPLICANT. IT IS DUE TO UNIQUE CIRCUMSTANCES WHERE AN OLDER PROERTY APPEARS TO HAVE BEEN REPLATTED AND/OR THE R.O.W ON ELGIN MAY HAVE BEEN WIDENED. IN ADDITION, THE PROPERTY IS ONLY 30' WIDE BUT A 25' B.L. IS REQUIRED ALONG ELGIN.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**

AGREED. THE RIGHT OF WAY WIDTH WILL NOT BE INTERRUPTED. THE ADDITION WILL BE FURTHER BACK FROM ELGIN THAN THE EXISTING RESIDENCE TO REMAIN.

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**

THE ADDITION WILL BE FURTHER BACK FROM ELGIN THAN THE EXISTING RESIDENCE TO REMAIN AND WILL NOT IMPEDE ON THE EXISTING RIGHT OF WAY.

- (5) **Economic hardship is not the sole justification of the variance.**

ECONOMIC HARDSHIP DOES NOT APPLY ON THIS PROPOSED PROJECT. THE OWNER WILL HAVE THE FUNDING TO BUILD THEIR ADDITION. THE INTENT OF THIS VARIANCE IT TO ALLOW THE OWNER'S ADDITION TO BE BUILT WITH A 3' BUILDING SET BACK ON ELGIN ST.

DEVELOPMENT PLAT VARIANCE



Meeting Date: 05/13/2021

June, 2019



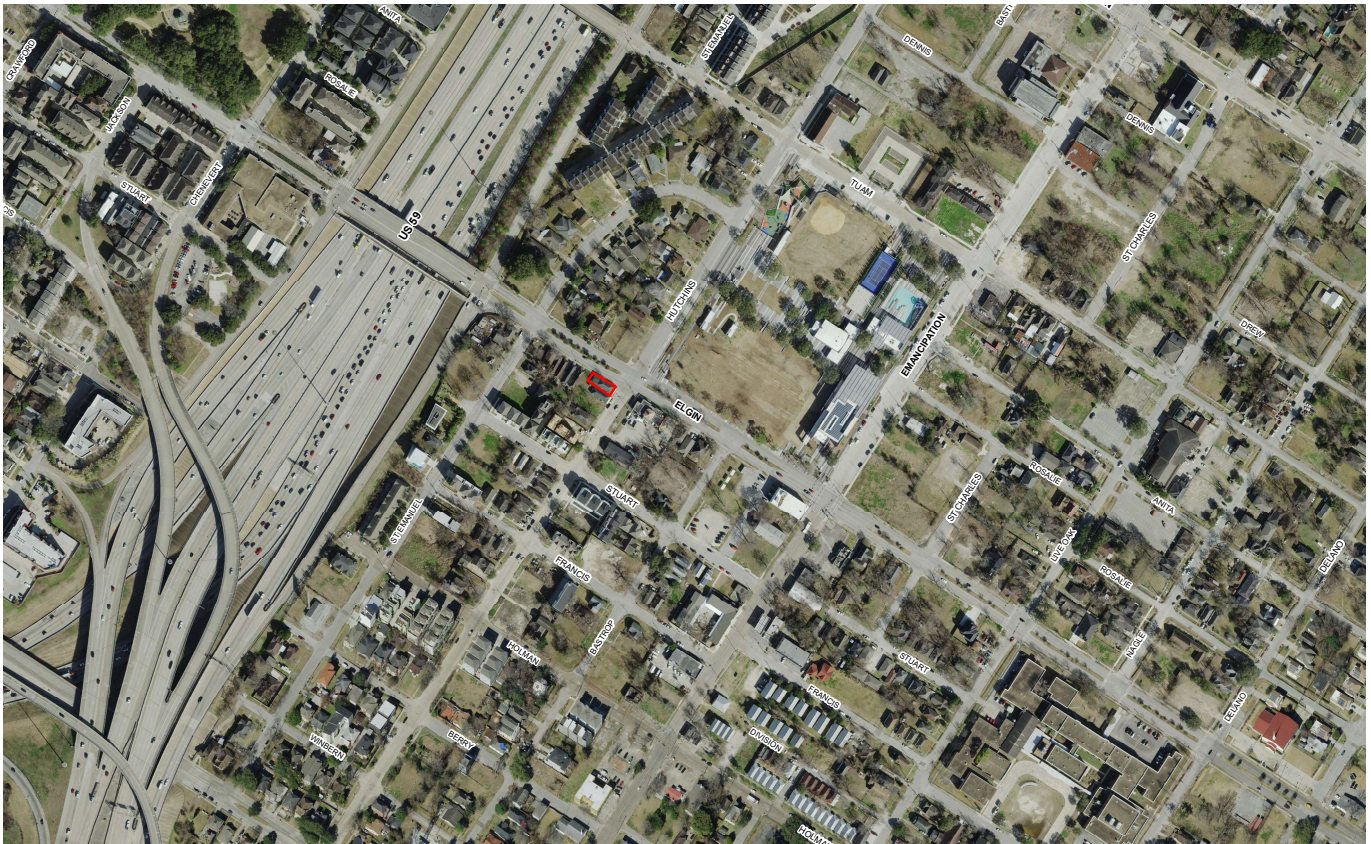
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 178

Meeting Date: 05/13/2021

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



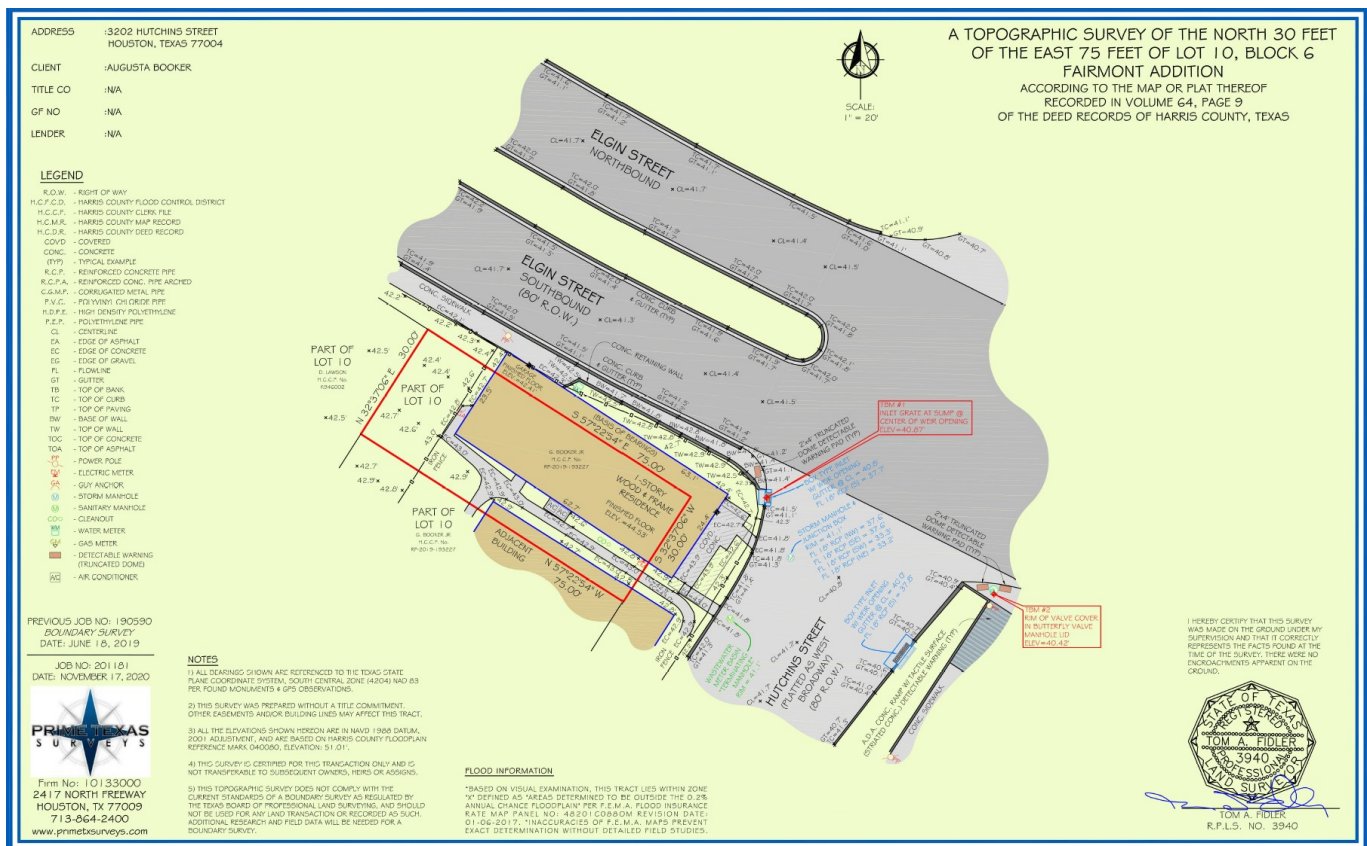
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 178

Meeting Date: 05/13/2021

Survey



DEVELOPMENT PLAT VARIANCE

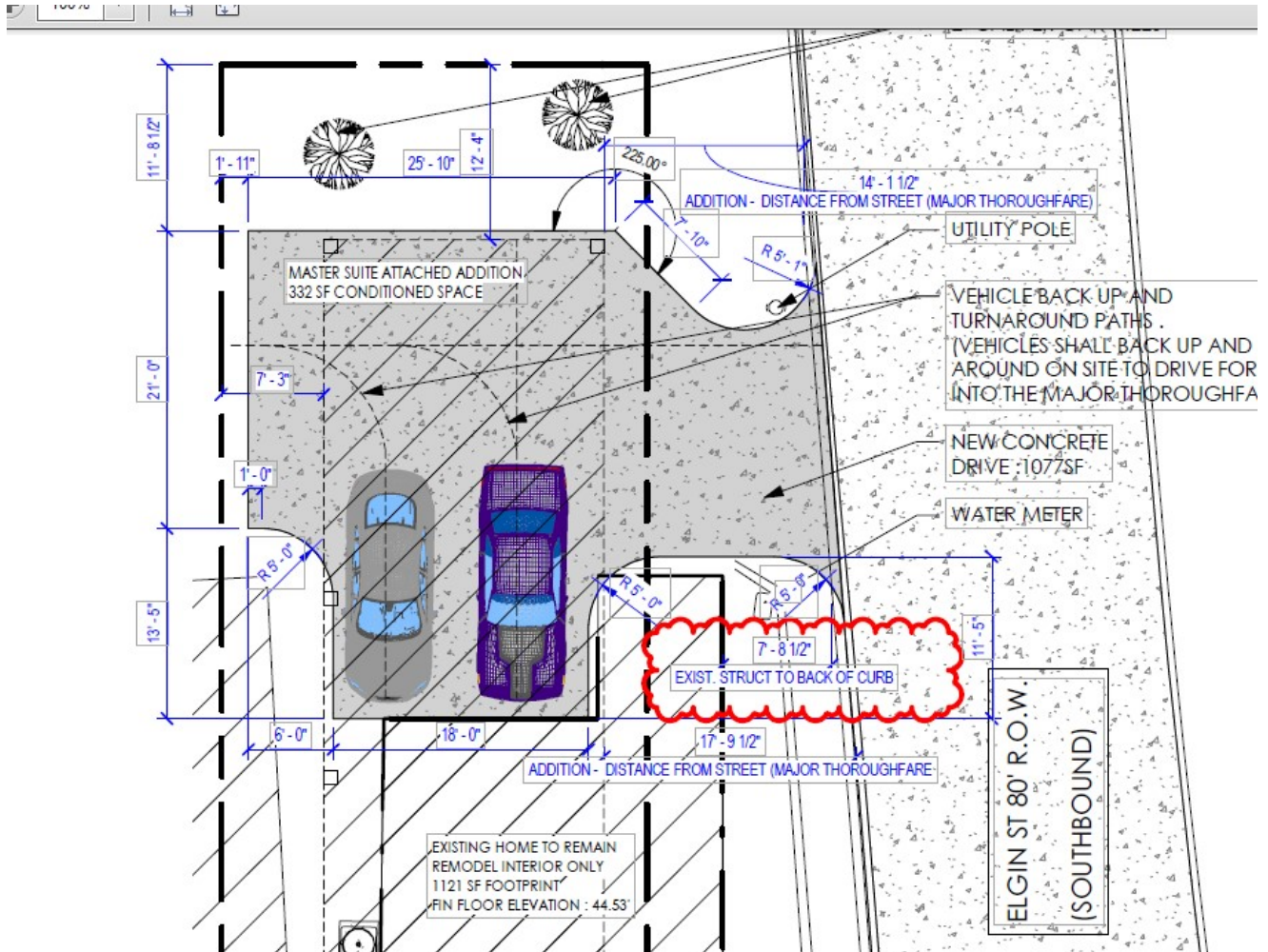


Houston Planning Commission

ITEM: 178

Meeting Date: 05/13/2021

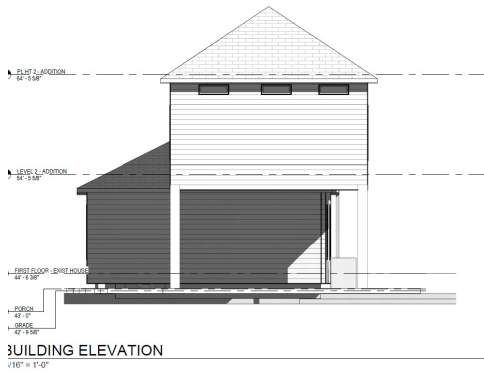
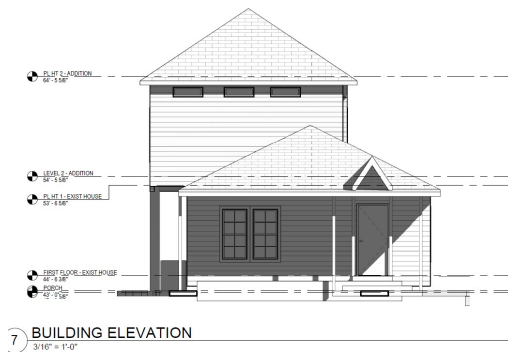
Site Plan



DEVELOPMENT PLAT VARIANCE



Elevations



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 178

Meeting Date: 05/13/2021

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located in Third Ward, east of US 59, west of Hutchins Street and along the southside of Elgin Street. The purposed of the variance request is to allow the proposed addition to have a 3' instead of the required 25' building line along Major Thoroughfare Elgin Street. Staff's recommendation is to defer the application for two weeks to allow the applicant time to submit revised information by noon next Wednesday.

PLANNING COMMISSION ACTION: DEFER

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
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



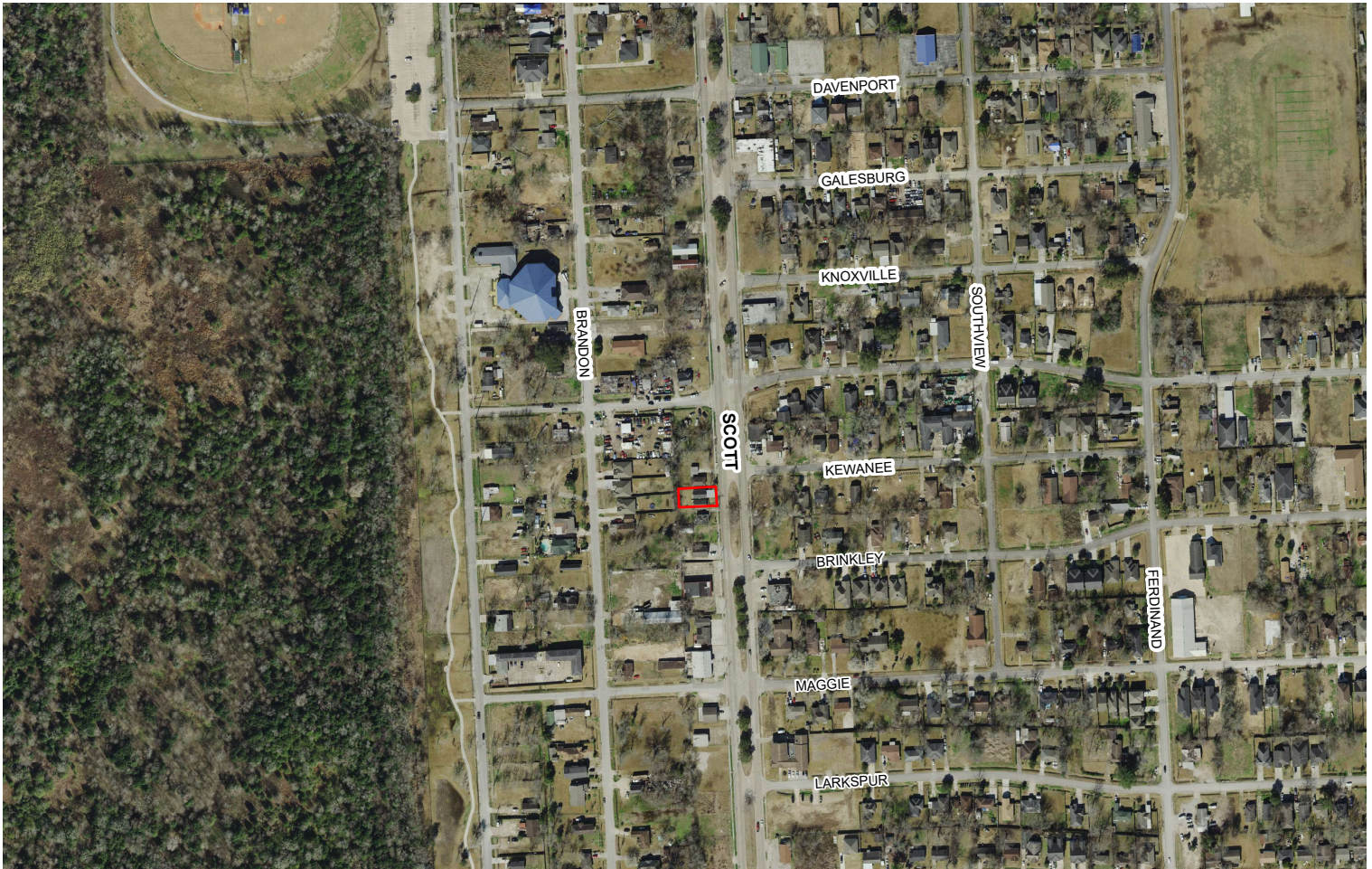
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 179

Meeting Date: 05/13/2021

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

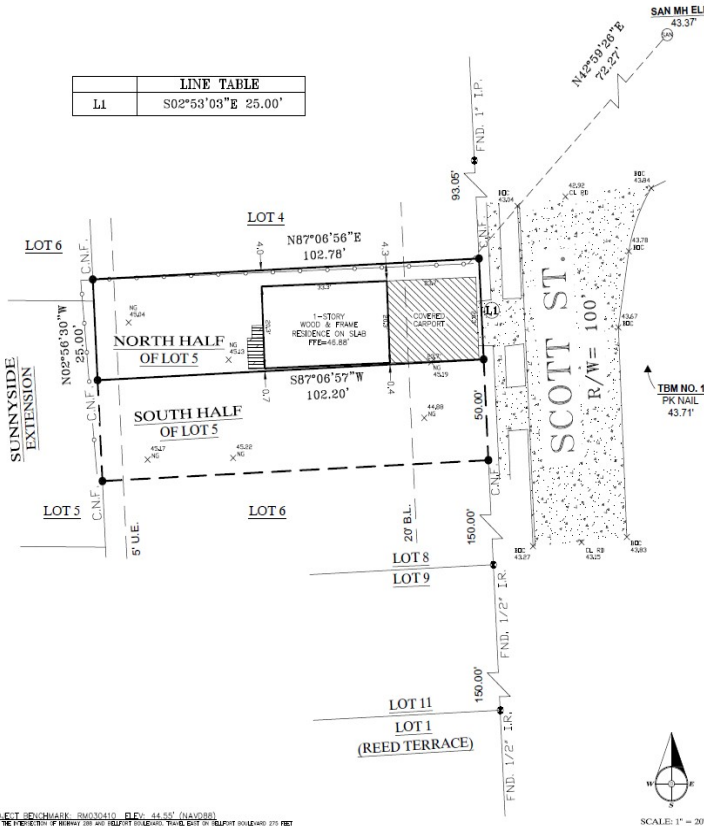
ITEM: 179

Meeting Date: 05/13/2021

Survey

TOPOGRAPHIC SURVEY

LINE TABLE	
LI	S02°53'03"E 25.00'



PROJECT NUMBER: 20000410, D.P. 44-50' (NAYORS)
FOR THE PURPOSE OF RECORDING THE SURVEY, THE CITY OF HOUSTON HAS REVIEWED THE SURVEY FOR CONFORMANCE WITH THE CITY OF HOUSTON SURVEYING ACT AND THE CITY OF HOUSTON SURVEYING REGULATIONS.

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 77566 • 409-354-5925

LEGEND	LEGEND
— X — WOOD FENCE	— (X) — LIGHT POLE(T)
— (X) — CHAIN-LINK	— (X) — WATER METER(W)
— (X) — IRON FENCE	— (X) — FIVE HYDRANT(H)
— (X) — WATER METER(W)	— (X) — TRAFFIC SIGNAL POLE(TSP)
— (X) — GRAVE INLET(G)	— (X) — CLEAN OUT(CO)
— (X) — BURIED CABLE MARKER(BCM)	— (X) — BURIED CABLE MARKER(BCM)
— (X) — POWER POLE(P)	— (X) — POWER POLE(P)
— (X) — UTILITY POLE(U)	— (X) — UTILITY POLE(U)
— (X) — SANITARY MANHOLE(SAN.M)	— (X) — SANITARY MANHOLE(SAN.M)
— (X) — STORM MANHOLE(S.M.H)	— (X) — STORM MANHOLE(S.M.H)
— (X) — PRESSURE VALVE(PV)	— (X) — PRESSURE VALVE(PV)
— (X) — ELECTRIC VALVE(EV)	— (X) — ELECTRIC VALVE(EV)
— (X) — TIE-ROD(T.R.)	— (X) — TIE-ROD(T.R.)
— (X) — TIE-ROD(T.R.)	— (X) — TIE-ROD(T.R.)
— (X) — TIE-ROD(T.R.)	— (X) — TIE-ROD(T.R.)

GENERAL NOTES:

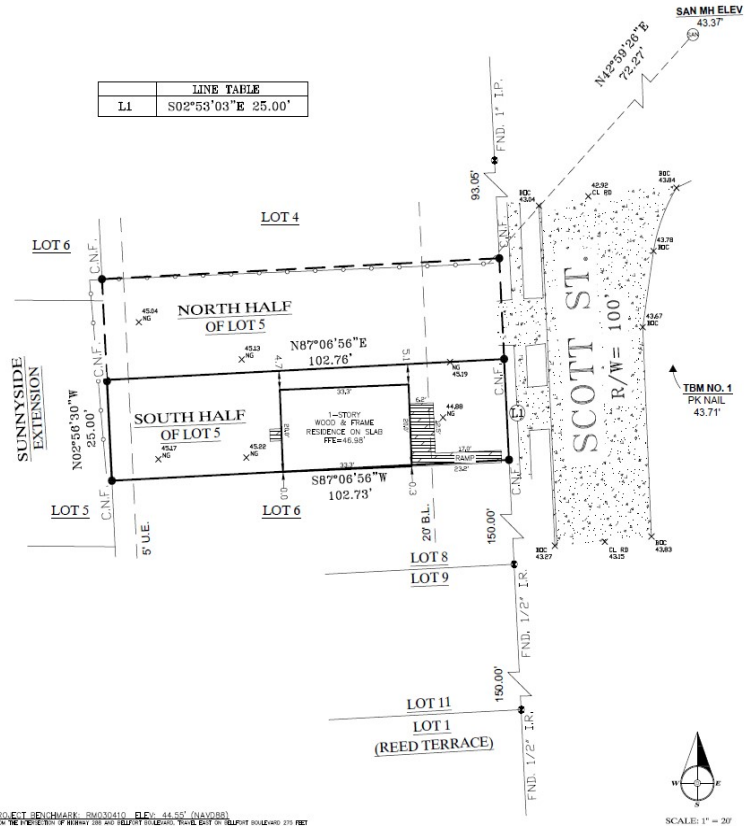
- THE LEGAL DESCRIPTION, PROPERTY LINES, AND SIMILAR INFORMATION SHOWN HEREIN ARE DERIVED FROM THE RECORDED PLAT AS SHOWN OR FROM RECENTLY AVAILABLE RECORDED DOCUMENTS. THE INTENT OF THIS DRAWING IS TO LOCATE IMPROVEMENTS WITHIN THE PROPERTY LINES FOR FUTURE CONSTRUCTION PURPOSES. NO DETERMINATION HAS BEEN MADE AT THIS TIME IN REGARDS TO THE BOUNDARY OF THIS PROPERTY.
- 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. 4802100000, 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

TOPOGRAPHIC SURVEY

LINE TABLE	
LI	S02°53'03"E 25.00'



PROJECT NUMBER: 20000410, D.P. 44-50' (NAYORS)
FOR THE PURPOSE OF RECORDING THE SURVEY, THE CITY OF HOUSTON HAS REVIEWED THE SURVEY FOR CONFORMANCE WITH THE CITY OF HOUSTON SURVEYING ACT AND THE CITY OF HOUSTON SURVEYING REGULATIONS.

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 77566 • 409-354-5925

LEGEND	LEGEND
— X — WOOD FENCE	— (X) — LIGHT POLE(T)
— (X) — CHAIN-LINK	— (X) — WATER METER(W)
— (X) — IRON FENCE	— (X) — FIVE HYDRANT(H)
— (X) — WATER METER(W)	— (X) — TRAFFIC SIGNAL POLE(TSP)
— (X) — GRAVE INLET(G)	— (X) — CLEAN OUT(CO)
— (X) — BURIED CABLE MARKER(BCM)	— (X) — BURIED CABLE MARKER(BCM)
— (X) — POWER POLE(P)	— (X) — POWER POLE(P)
— (X) — UTILITY POLE(U)	— (X) — UTILITY POLE(U)
— (X) — SANITARY MANHOLE(SAN.M)	— (X) — SANITARY MANHOLE(SAN.M)
— (X) — STORM MANHOLE(S.M.H)	— (X) — STORM MANHOLE(S.M.H)
— (X) — PRESSURE VALVE(PV)	— (X) — PRESSURE VALVE(PV)
— (X) — ELECTRIC VALVE(EV)	— (X) — ELECTRIC VALVE(EV)
— (X) — TIE-ROD(T.R.)	— (X) — TIE-ROD(T.R.)
— (X) — TIE-ROD(T.R.)	— (X) — TIE-ROD(T.R.)
— (X) — TIE-ROD(T.R.)	— (X) — TIE-ROD(T.R.)

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 THIS PROPERTY.
- 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. 4802100000, 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".



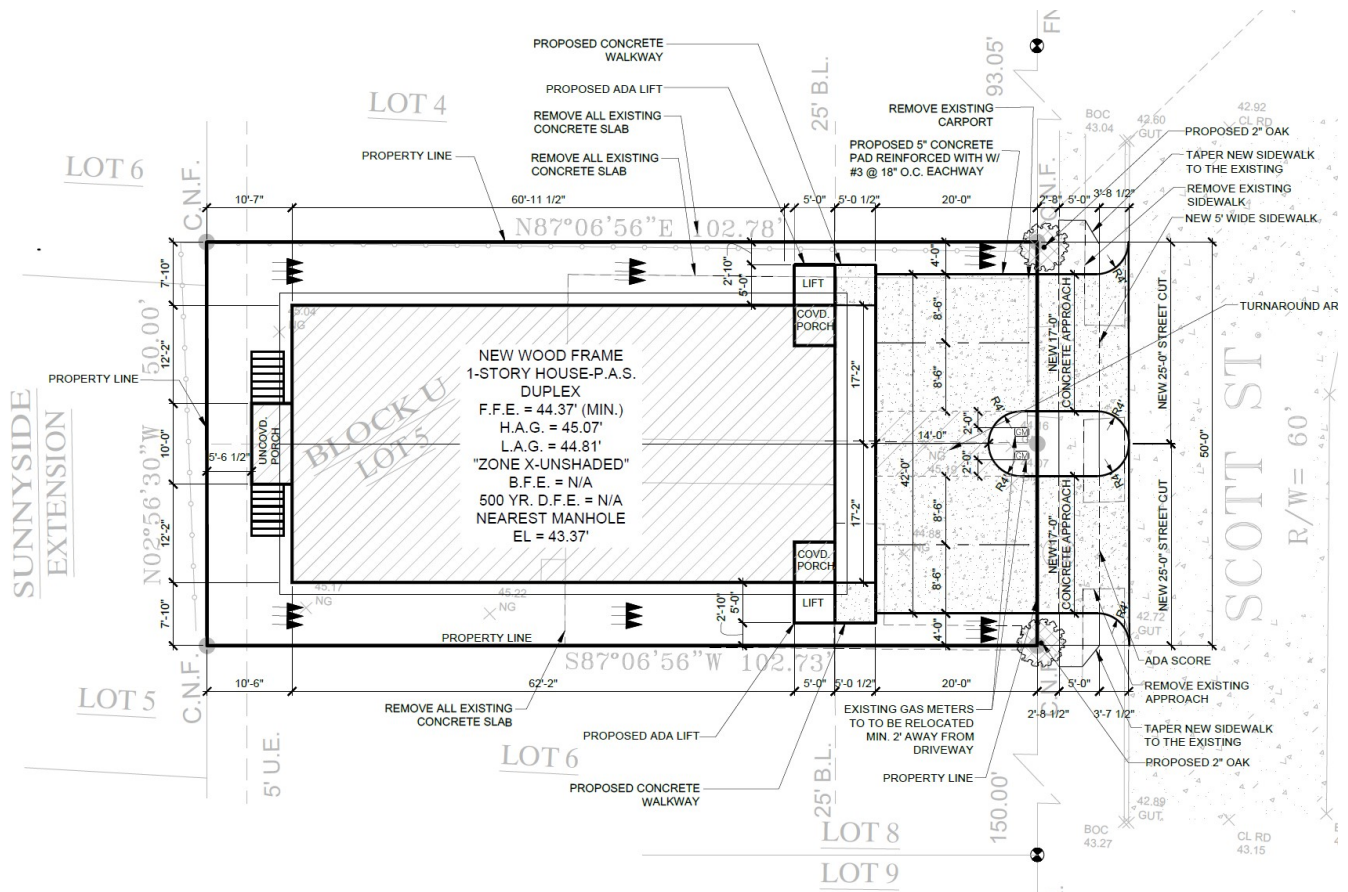
Timothy J. Hellstein
Professional Engineer
No. 5640

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

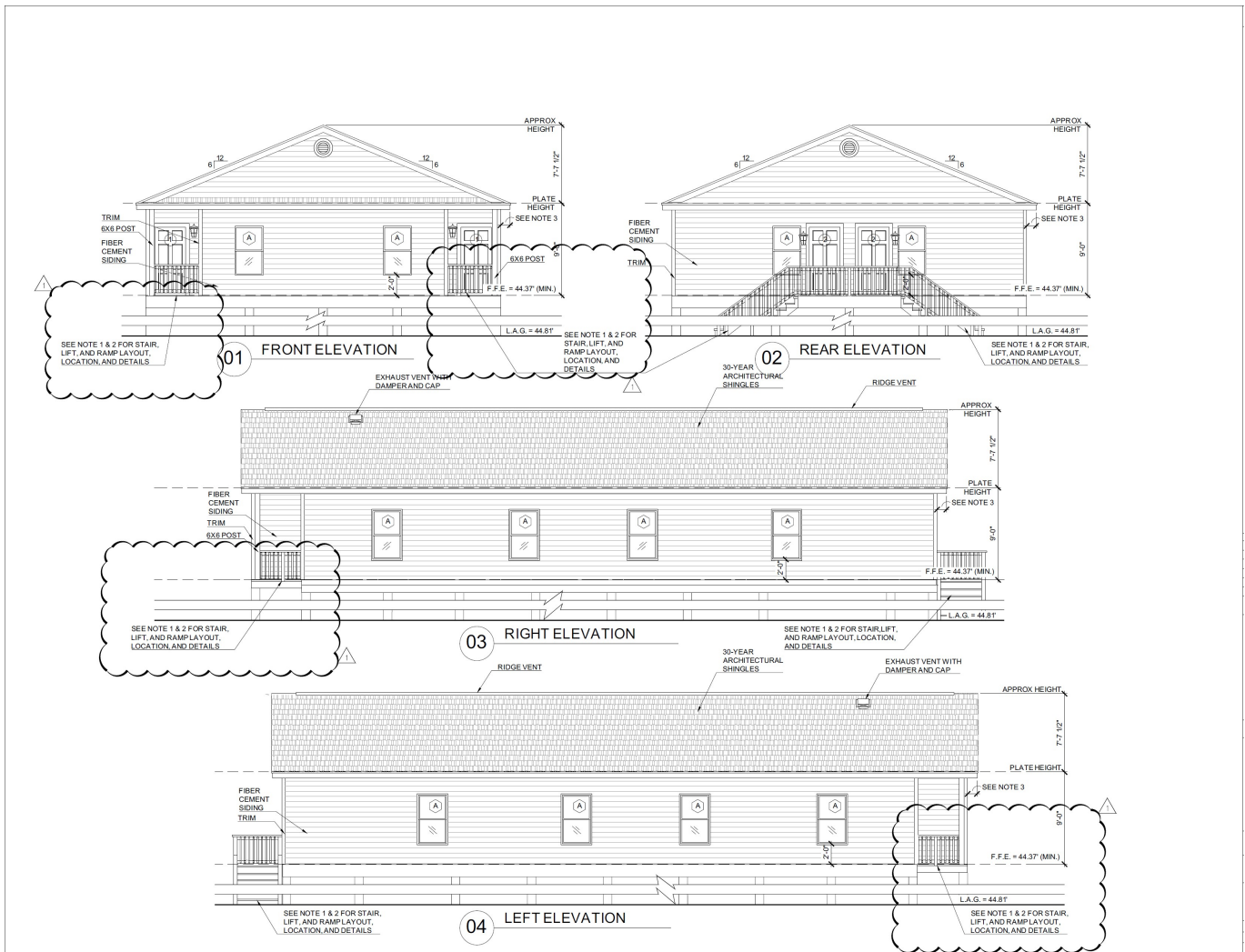


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevation



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: 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: DEFER

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS



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 prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP COMPANY	JENIFER POOL	832-594-8420	jrpcom@aol.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3771 SYRACUSE STREET	21018981	77005	5256C	532A	C

ACCOUNT NUMBER(S): 0681250220025

PROPERTY LEGAL DESCRIPTION: BLOCK 8 TRACTS 7A & 8 SUNSET TERRACE SEC 10

PROPERTY OWNER OF RECORD: DAVID & DONNA STEPHAN

ACREAGE (SQUARE FEET): 15,318

WIDTH OF RIGHTS-OF-WAY: SYRACUSE STREET 60'; BISSONNET STREET 70'

EXISTING PAVING SECTION(S): SYRACUSE STREET 26'; BISSONNET STREET 60'

OFF-STREET PARKING REQUIREMENT: 2

OFF-STREET PARKING PROVIDED: 3

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 2,582 SQ. FT.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 7,308 SQ. FT.

PURPOSE OF VARIANCE REQUEST: (1) To allow a reduced building line of 20' along Bissonnet Street in lieu of 25' building line, and (2) to take vehicular access from Bissonnet Street, a major thoroughfare for a new 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.

42-188: Lot access to streets. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: 1) the lot is greater than one acre in size; and (2) the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies property as Tracts 7A & 8, Block 8 Sunset Terrace Sec 10 located at 3771 Syracuse Street. Property had a house on a 25' front building line along Syracuse Street and a garage on a 20' building line along Bissonnet Street, per original subdivision, Sunset Terrace Sec 10, of June 1947. The property is a polygon shaped lot with Syracuse Street, a local street, on the north side of the lot and Bissonnet Street, a major thoroughfare, on the south side. This is a well-developed residential area and most of the houses that abut the property are built using the 20' building line for the Garage and this property has an existing driveway curb cut access from Bissonnet Street. There are sidewalks along Syracuse Street and no sidewalks on Bissonnet Street.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

This is a tract that has functioned as a single-family home lot for many years. This lot had an existing single-family home that was there since 1950. Due to the polygon shape of the property, not allowing the Bissonnet Street curb cut for the garage driveway and the 20' building line would create an undue hardship. Per Sec. 42-188, Sec. 42-152 (a) denies access to a major thoroughfare without regard to an existing condition IE. Existing driveway curb cut to Bissonnet Street. Due to the unusual polygon shape of the property, this would unduly modify the buildable portion of the property. The owner would not reasonably use the lot efficiently if restricted by the Chapter 42-188, and Sec. 42-152 (a).

(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 strict requirement of a 25' building line per Sec. 42-152 (a) along Bissonnet Street which had an existing garage using the 20' building line, per subdivision plat of June 1947, would create an undue hardship in conjunction with the polygon shape of the property and the 25' building line on Syracuse Street.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The property was originally sized and platted (June 1947) with 20' building line along Bissonnet Street. The property will adhere to the original 20' garage building setback line for the proposed new garage, as design per the original plat, for construction with access to Bissonnet Street via the existing driveway curb cut. Therefore, imposition of 25' building setback is an unreasonable hardship imposed on this polygon shaped property by the Chapter 42, while adhering to the plat of 1947 along Bissonnet Street. These unusual

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

property circumstances support the granting of the variance and is not the result of a hardship created or imposed by applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Tracts 7A & 8, Block 8 Sunset Terrace Sec 10 is an existing polygon lot that does not allow any options for development other than single family. The intent and general purposes of Chapter 42 will be preserved by allowing the existing driveway curb cut to be used as access to the garage. Therefore, this sensible development will encourage the use that is already present in this neighborhood. Per Chapter 42 the structure honors the original subdivision plat, including the prevailing 20' setback condition along Bissonnet Street and a 25" building line along Syracuse Street and adheres to the intent of Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare as most other properties in the area with the south side of the property along Bissonnet Street and take access from Bissonnet Street are generally the same size and are adhering to the Garage building line. (42-152) The new garage structure's location itself poses no jeopardy to public safety using the 20' garage setback line on Bissonnet Street and the existing driveway curb and no sidewalks along Bissonnet Street. Even though the polygon shape of the lot, this fulfills the intent of Chapter 42.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole reason for the variance. The Tracts 7A & 8, Block 8 Sunset Terrace Sec 10 is an existing lot platted in June 1947 for a single-family home; adhering to the building lines in accordance with Plat. Allowing the existing driveway curb cut to be used for access to the garage from Bissonnet Street will comply with the intent of Chapter 42. This will allow reasonable development and follow the building lines set out in the subdivision plat of 1947. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty property.

DEVELOPMENT PLAT VARIANCE



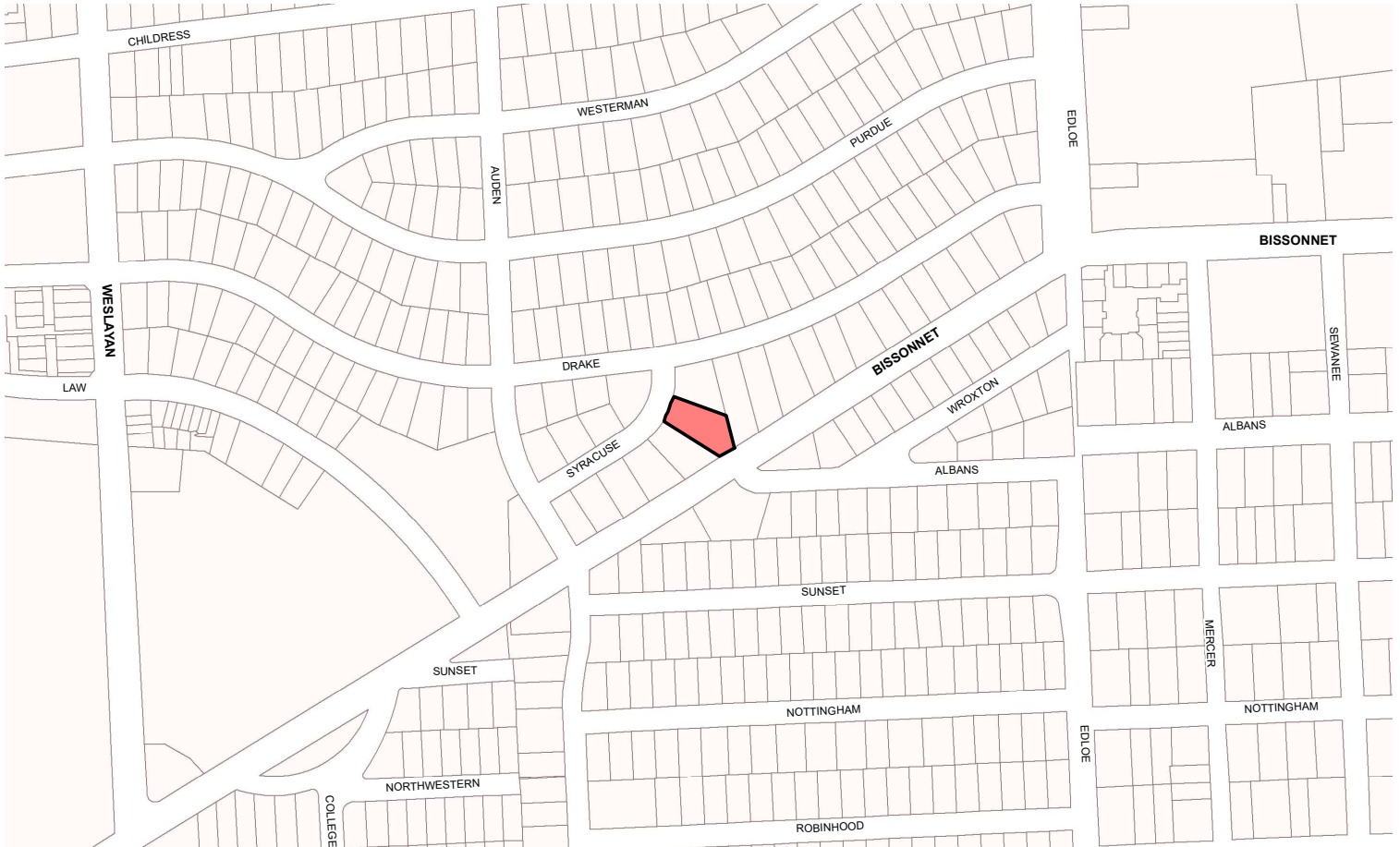
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 180

Meeting Date: 5/13/2021

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



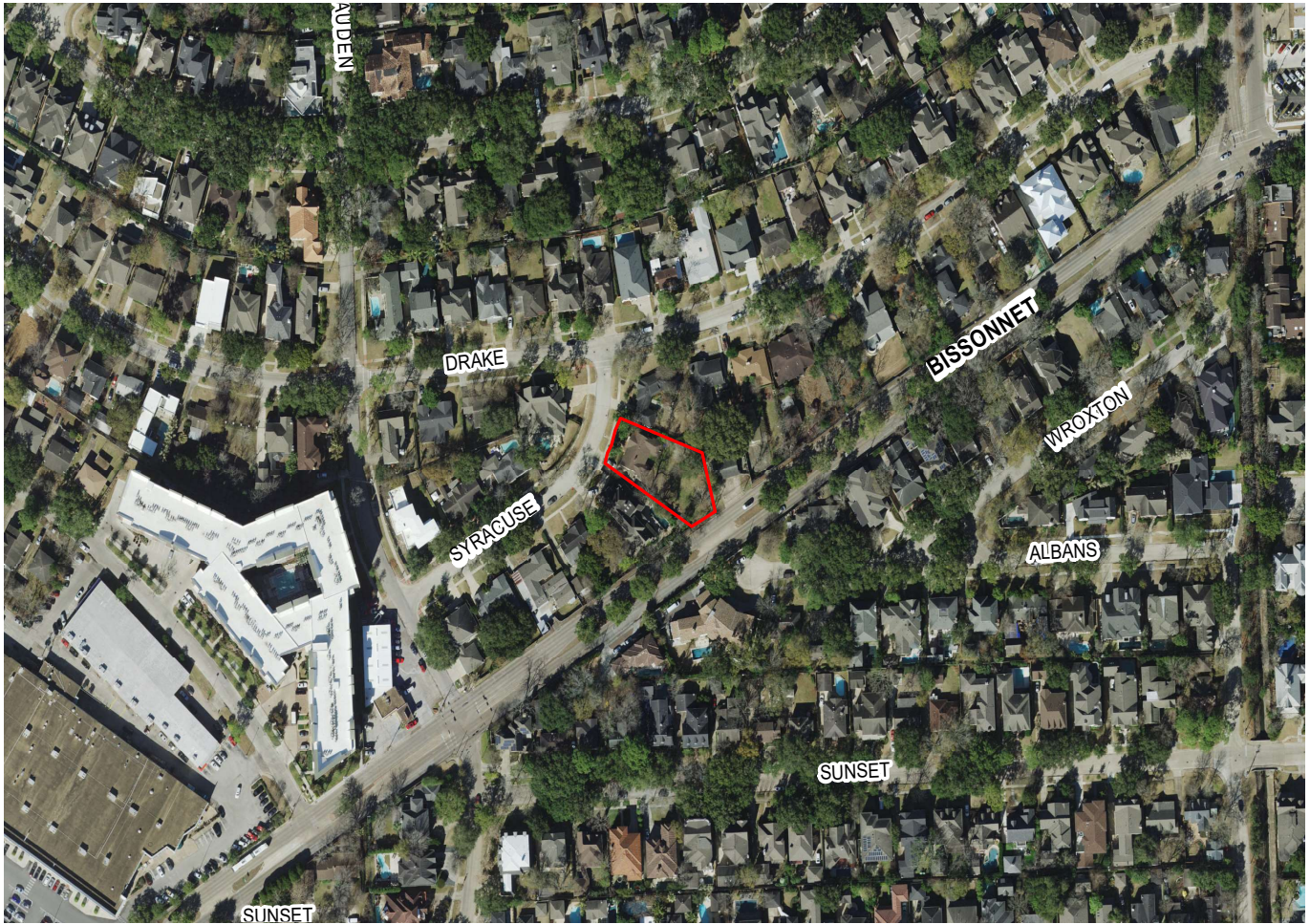
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 180

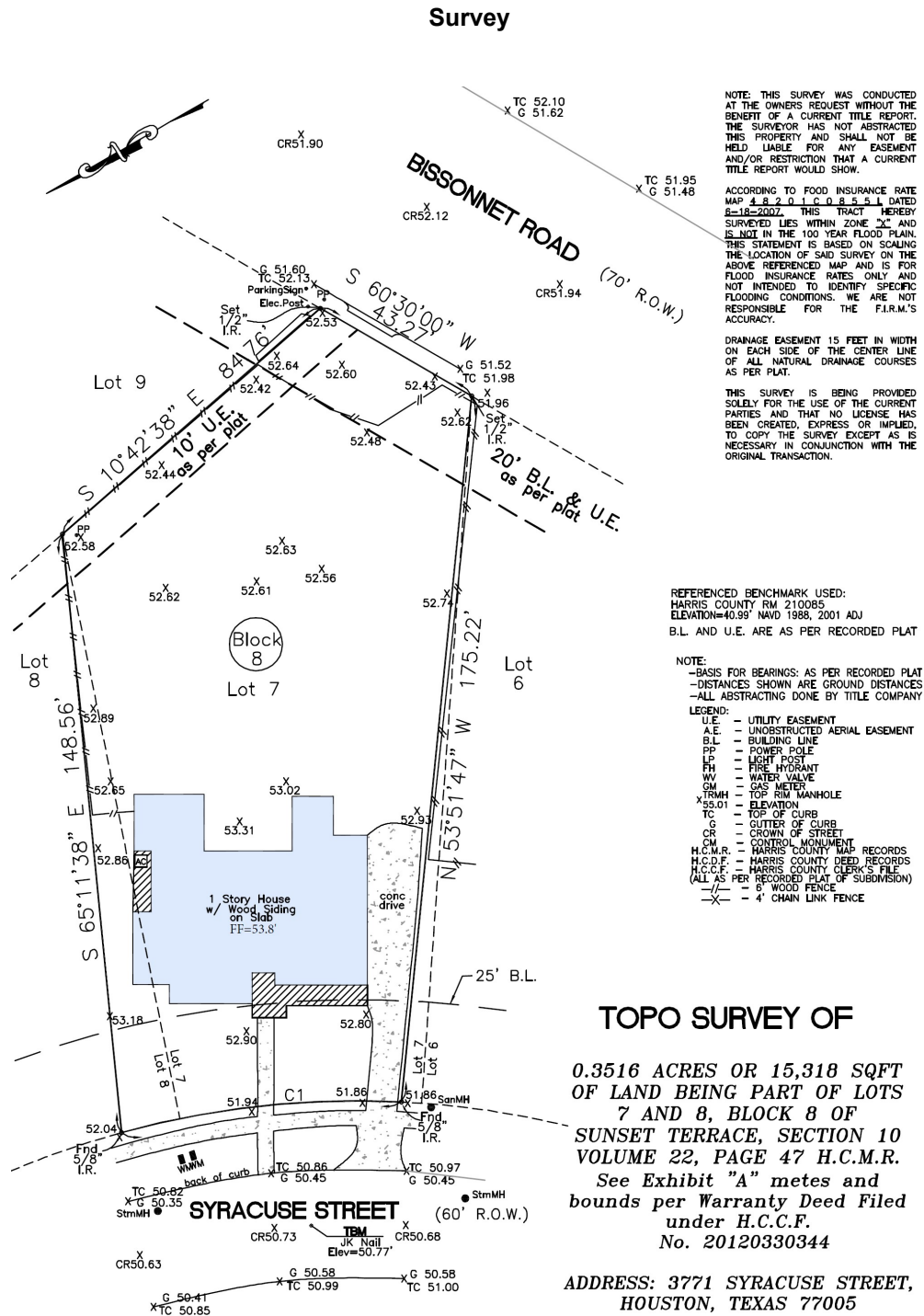
Meeting Date: 5/13/2021

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE

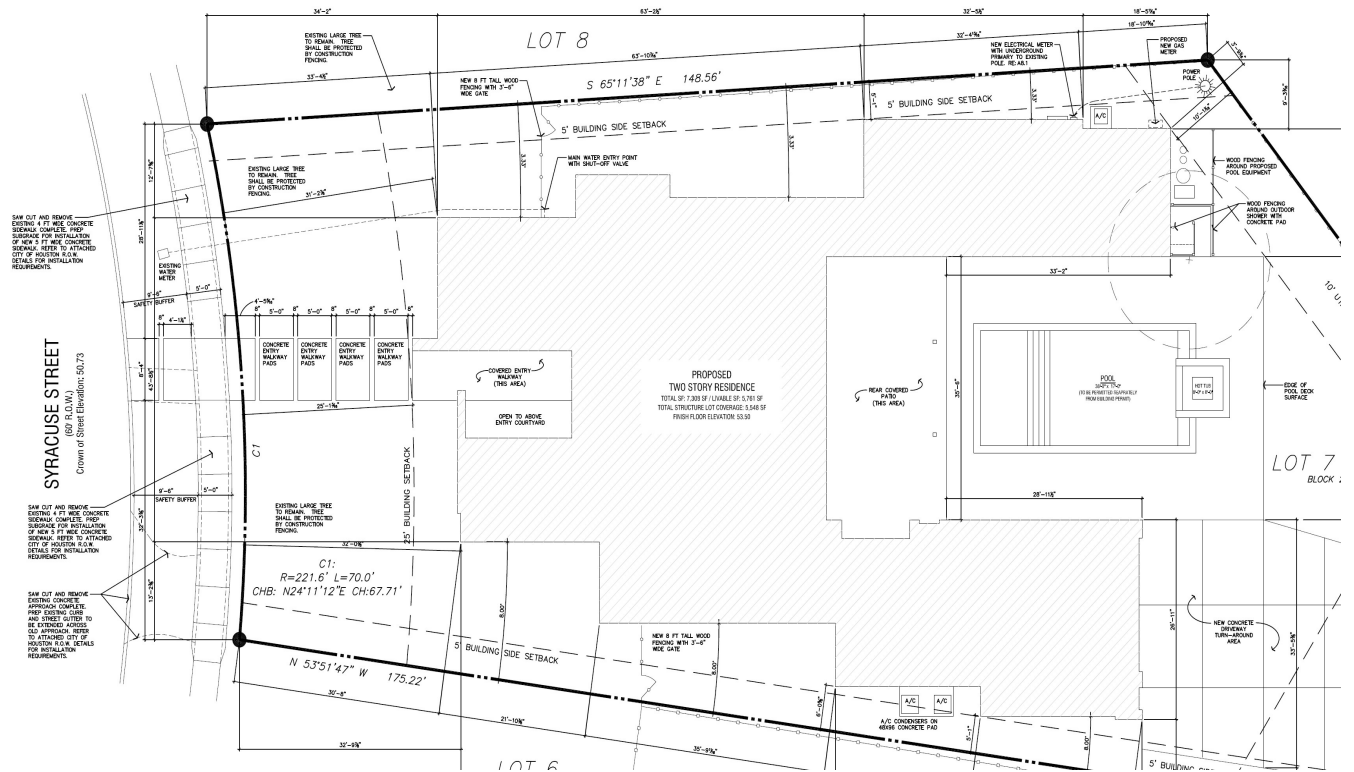


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 180

Meeting Date: 5/13/2021

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Withdrawn

Basis of Staff Recommendation:

PLANNING COMMISSION ACTION: WITHDRAWN

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Variance Request Application

An applicant seeking a hotel/motel approval in accordance with 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 prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY		CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS	
Vernon G. Henry		Mary Lou Henry, F.A.I.C.P.	713-627-8666	marylou.henry@vhaplaning.com	
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	C	77056	5156	491Y	Greater Uptown

HOTEL/MOTEL NAME: Iconia Hotel

HOTEL/MOTEL ADDRESS: 3500 Sage Road, Houston Tx, 77056

PROPERTY OWNER OF RECORD: Iconia Houston LLC

OWNER ADDRESS: P.O Box 42032, Houston, Tx 77242

PROJECT PERMIT NUMBER: 21016910

TOTAL ACREAGE: 2.619

TOTAL NO OF ROOMS: 421

Plat: Iconia Houston LLC

SCHOOL DISTRICT: H.I.S.D

NORTH OF: U.S.59

EAST OF: S. Rice

SOUTH OF: Richmond Ave

WEST OF: McCue Road

PURPOSE OF VARIANCE REQUEST: To take primary access from a residential street (Sage Road)

CHAPTER 28 REFERENCE(S): 28-202(a)(1) (a)

HOTEL/MOTEL VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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.hotel-motel@houstontx.gov.

- (1) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

This property is located at the intersection of Sage Rd. and S. Rice Blvd. This portion of Sage Rd is classified as a residential street by Chapter 28 because much of the frontage consists of residential units that are high rises. The area consists of residential units, hotels, shopping centers, and office buildings. This is a densely populated area and the site is within the Uptown Galleria Major Activity Center. To prohibit the use of this property as a high rise hotel would be inconsistent to the intentions of the Major Activity Center.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

This site formally was a U.S. Postal Service facility and is one of the few vacant sites located in the Uptown Galleria Major Activity Center (MAC). The business focus of the Uptown Galleria MAC has more square footage than the Central Business District (CBD) of most cities. It is located 425 feet from I-69 and 2,900 feet from the 610 loop, two major West side highways. The development will be a mixed-use complex consisting of a 24-floor hotel, convention center, two condominium towers, retail space, and parking garage. The main entrance to the hotel will have ramped ingress from Sage Rd. with the drop off to the hotel lobby at ground level. The ramped egress exits onto S. Rice Blvd. The main entrance to the hotel faces the intersection of Sage Rd. and S. Rice Blvd. Sage Rd. is a very busy secondary TOD street with four lanes of traffic and a median separation. Northbound traffic can reach the hotel at one of the existing median breaks.

The majority of the nearby area consists of residential units. There will be an 8' sidewalk constructed along Sage Rd., the major thoroughfare, and a 6' sidewalk along S. Rice Blvd.. Sage Rd. is part of the Metro bus route, and public transportation will be easily available for hotel guests in this dense Major Activity Center. The hotel will also serve as a place to stay for guests of the residents in the nearby condominiums.

HOTEL/MOTEL VARIANCE



Houston Planning Commission

(3) The intent and general purposes of this chapter will be preserved and maintained.

The proposed mixed-use development will complement the needs of this already active urban area. This site is within walking distance of several high-rise office buildings and residential units which will allow pedestrians to safely access and take advantage of the many restaurants, shopping, and activities available in the Uptown Galleria MAC. The granting of the variance will not be injurious to the public health, safety or welfare.

(4) The granting of the variance will not be injurious to the public health, safety or welfare.

A mixed-use complex at this vacant location will encourage pedestrian access and provide stability to the area. The hotel will be managed, maintained, and operated to provide optimal safety to its customers and residents.

HOTEL/MOTEL VARIANCE

Houston Planning Commission

Planning and Development Department

ITEM: III

Meeting Date: 05/13/2021

Subdivision Name: Iconia Hotel



Site Location

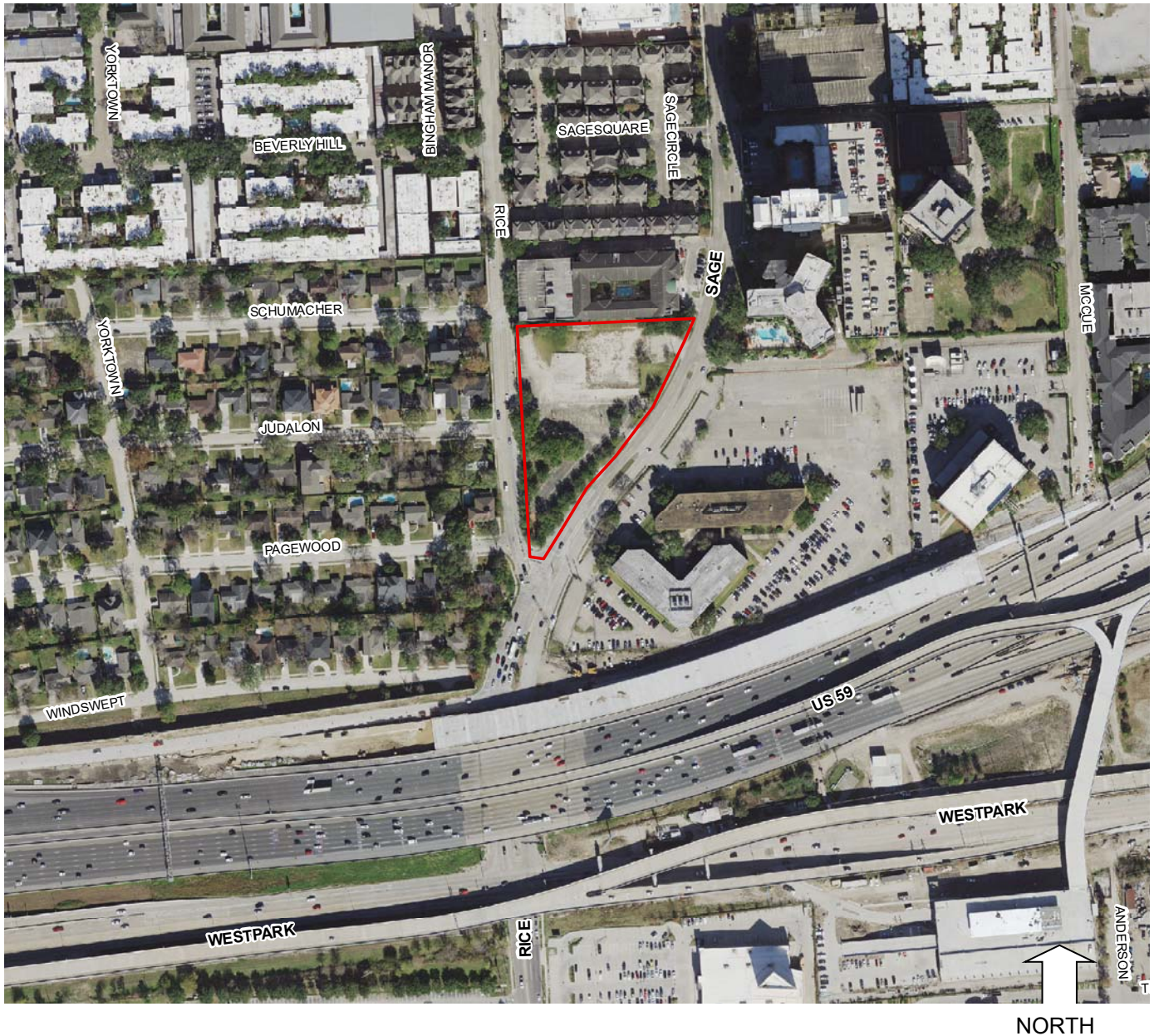
Houston Planning Commission

ITEM: III

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Iconia Hotel



Aerial

MULTI-FAMILY RESIDENTIAL DEVELOPMENT - CHAPTER 42, SECTION 230

Residential Towers (East & West)					
COH PARKING REQUIRED:	Type	# Units	Spaces per unit		Required Parking
	Studio	0	1.25	=	0.00 Spaces
	1 Bedroom	0	1.333	=	0.00 Spaces
	2 Bedroom	104	1.666	=	173.26 Spaces
	3 Bedroom	8	2	=	16.00 Spaces
		112			189 Spaces

RESIDENTIAL PARKING PROVIDED:	Standard Stalls	Compact	Tandem	Elec Charging		Std Accessible	Van Accessible	Total
LEVEL G5	102	8	19	4		4	0	137 Spaces
LEVEL G4	81	8	19	4		4	0	116 Spaces
TOTALS	183	16	38	8		8	0	

	Total Stalls excluding tandem and compact spaces	199 Spaces
	Total Stalls including tandem and compact spaces	253 Spaces
	Parking Ratio = 2.26 spaces per DU	
	Accessible Parking % provided = 3.2%	Note: four accessible parking stalls are also electric car charging stalls
	Accessible Required Parking = 2.0%	
	Electric Charging % provided = 4.7%	

MULTI-FAMILY RESIDENTIAL DEVELOPMENT - CHAPTER 42, SECTION 230		
NUMBER OF SEPARATE BUILDINGS <u>2</u>	NUMBER OF STORIES <u>15</u>	HEIGHT OF BUILDINGS <u>271</u> FT
TOTAL NUMBER OF DWELLING UNITS <u>112</u>	TOTAL ACREAGE OF DEVELOPMENT <u>2.619</u>	DWELLING UNIT DENSITY PER ACRE <u>42.76</u>

NOTE:
ONE (1) HOTEL KEY IS EQUIVALENT
TO ONE (1) HOTEL ROOM.

Hotel Tower, Convention & Retail

COH PARKING REQUIRED:	Hotel Keys		Total	Spaces per key	Required Parking
	1	to	250	250	1 = 250.00 Spaces
	251	to	421	171	0.75 = 128.25 Spaces
				421	

PUBLIC PARKING PROVIDED:	Stand Stalls	Compact	Tandem	Elec Charging	Std Accessible	Van Accessible	Total
LEVEL G4	28	0	1	0	0	0	29 Spaces
LEVEL G3	122	6	19	0	0	0	151 Spaces
LEVEL G2	97	1	19	8	1	3	129 Spaces
LEVEL 1							0 Spaces
LEVEL GB	114	0	22	0	1	0	137 Spaces
TOTALS	361	7	61	8	0	3	

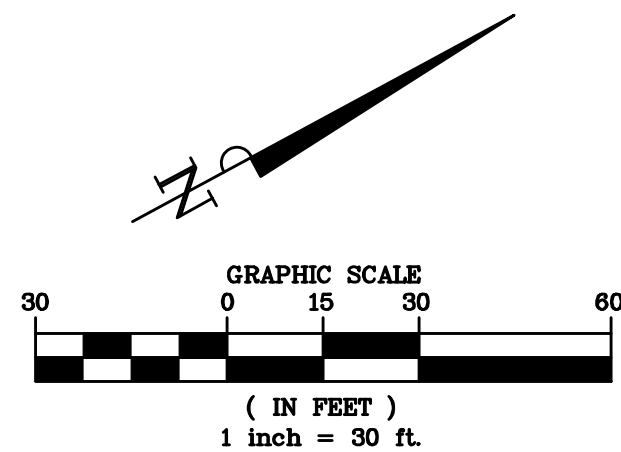
Total Stalls excluding tandem and compact spaces		378	Spaces
Total Stalls including tandem and compact spaces		446	Spaces
Accessible Parking % provided =	2.0%	Note: one van accessible parking stall is also an electric car charging stall	
Accessible Required Parking =	2.0%		
Electric Charging % provided =	2.0%		

NOTE:
RETAIL AREAS TO BE CONSIDERED AN AMENITY TO THE HOTEL. THEREFORE, RETAIL PARKING IS PROVIDED UNDER "PUBLIC PARKING PROVIDED" WITHIN THE HOTEL TOWER, CONVENTION & RETAIL CALCULATIONS SHOWN ABOVE.

PLAT DESCRIPTION: BLOCK 1, 1 RESERVE

ICONIA HOUSTON LLC

A SUBDIVISION OF 2.619 ACRES OF LAND SITUATED IN
THE HARVEY SANDERSON SURVEY, ABSTRACT 725,
CITY OF HOUSTON, HARRIS COUNTY, TEXAS, BEING
1 UNRESTRICTED RESERVE "A", BLOCK 1
A SUBDIVISION RECORDED IN FILM CODE NO. 690410,
MAP RECORDS OF HARRIS COUNTY, TEXAS.
0 LOTS 1 RESERVE (2.619 ACRES) 1 BLOCK



LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	S 40°48'34" W	13.49'
L4	N 2°42'43" W	383.05'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C10	849.44'	2°50'51"	42.21'	S 43°58'54" W	42.21'
C11	38.65'	19°13'42"	12.97'	S 52°10'16" W	12.91'
C12	38.65'	20°58'29"	14.15'	S 51°17'49" W	14.07'
C13	37.96'	22°25'16"	14.85'	S 29°35'58" W	14.76'
C14	39.42'	19°36'57"	13.50'	S 28°11'44" W	13.43'
C15	848.04'	7°36'45"	112.67'	S 34°11'38" W	112.59'
C16	9.08'	119°46'58"	18.98'	N 89°43'16" W	15.71'
C17	78.15'	17°25'15"	23.76'	N 21°07°09" W	23.67'
C18	528.58'	9°42'50"	89.62'	N 07°34'43" W	89.51'

ICONIA - HOUSTON SAGE DEVELOPMENT
ADDRESS:
3500 SAGE ROAD
HOUSTON, TEXAS 77056

CITY OF HOUSTON PROJECT #21016910

ABBREVIATIONS

B.L. = BUILDING LINE
 ESM.T. = EASEMENT
 F.C. = FILM CODE
 H.C.C.F. = HARRIS COUNTY CLERK'S FILE
 H.C.D.R. = HARRIS COUNTY DEED RECORDS
 H.C.M.R. = HARRIS COUNTY MAP RECORDS
 N. = NUMBER
 PG. = PAGE
 R.O.W. = RIGHT OF WAY
 S.W.R. = SANITARY SEWER
 STM. = STORM SEWER
 U.E. = UTILITY EASEMENT
 VOL. = VOLUME
 FND. = FOUND
 I.R. = IRON ROD
 C.I.R. = CAPPED IRON ROD
 I.P. = IRON PIPE
 T.B.M. = TEMPORARY BENCHMARK
 F. = FLOWLINE

NOTE:
IN CASE OF CONFLICT BETWEEN DETAILS SHOWN
ON THIS SHEET AND THE CITY OF HOUSTON
DESIGN STANDARDS, THE MORE STRINGENT
SHALL APPLY.

[illegible]

CITY OF HOUSTON
HARRIS COUNTY, TEXAS

ICONIA
HOUSTON SAGE
DEVELOPMENT

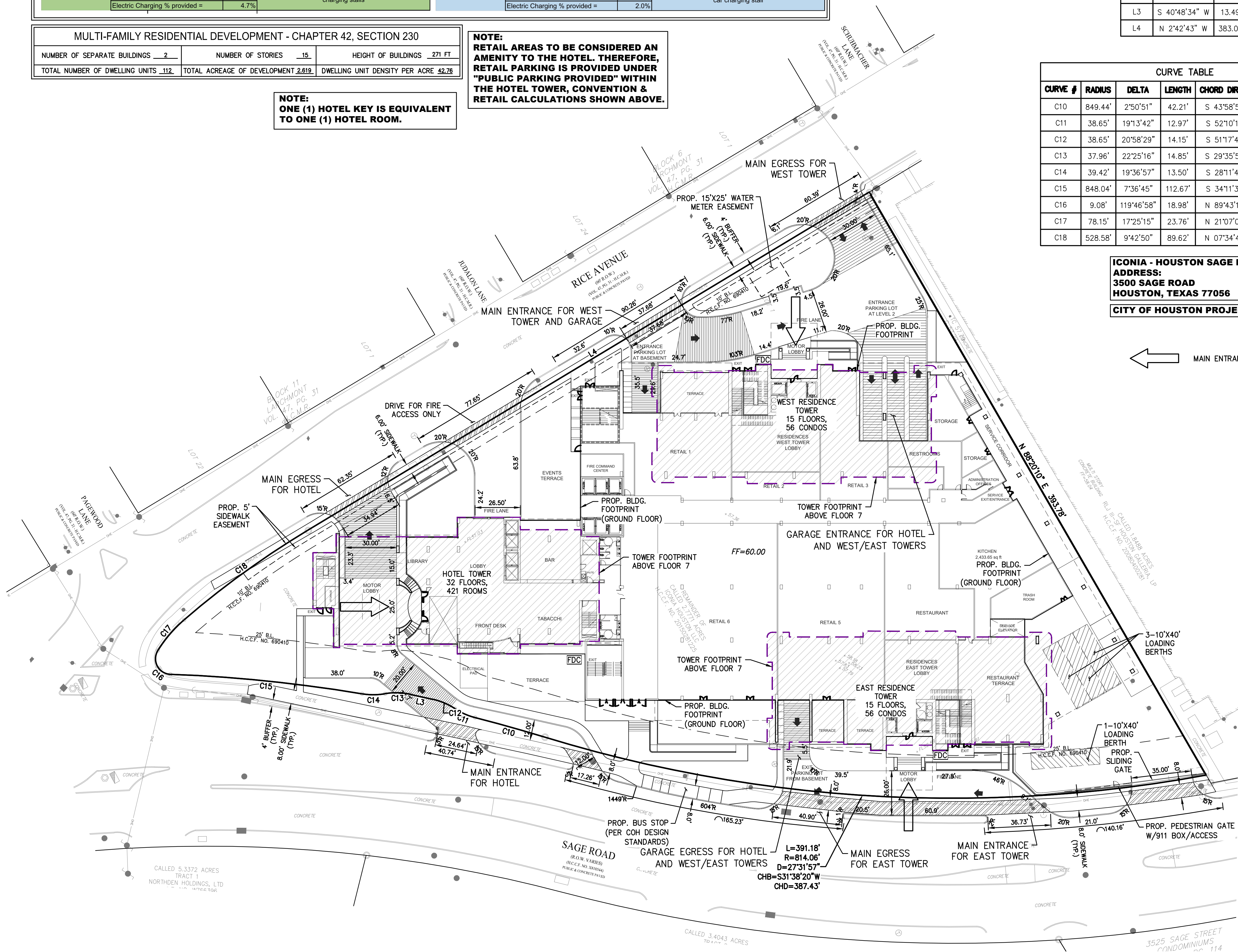
SITE PLAN EXHIBIT

LJA Engineering Inc.
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042-3703 FRN-F-1386

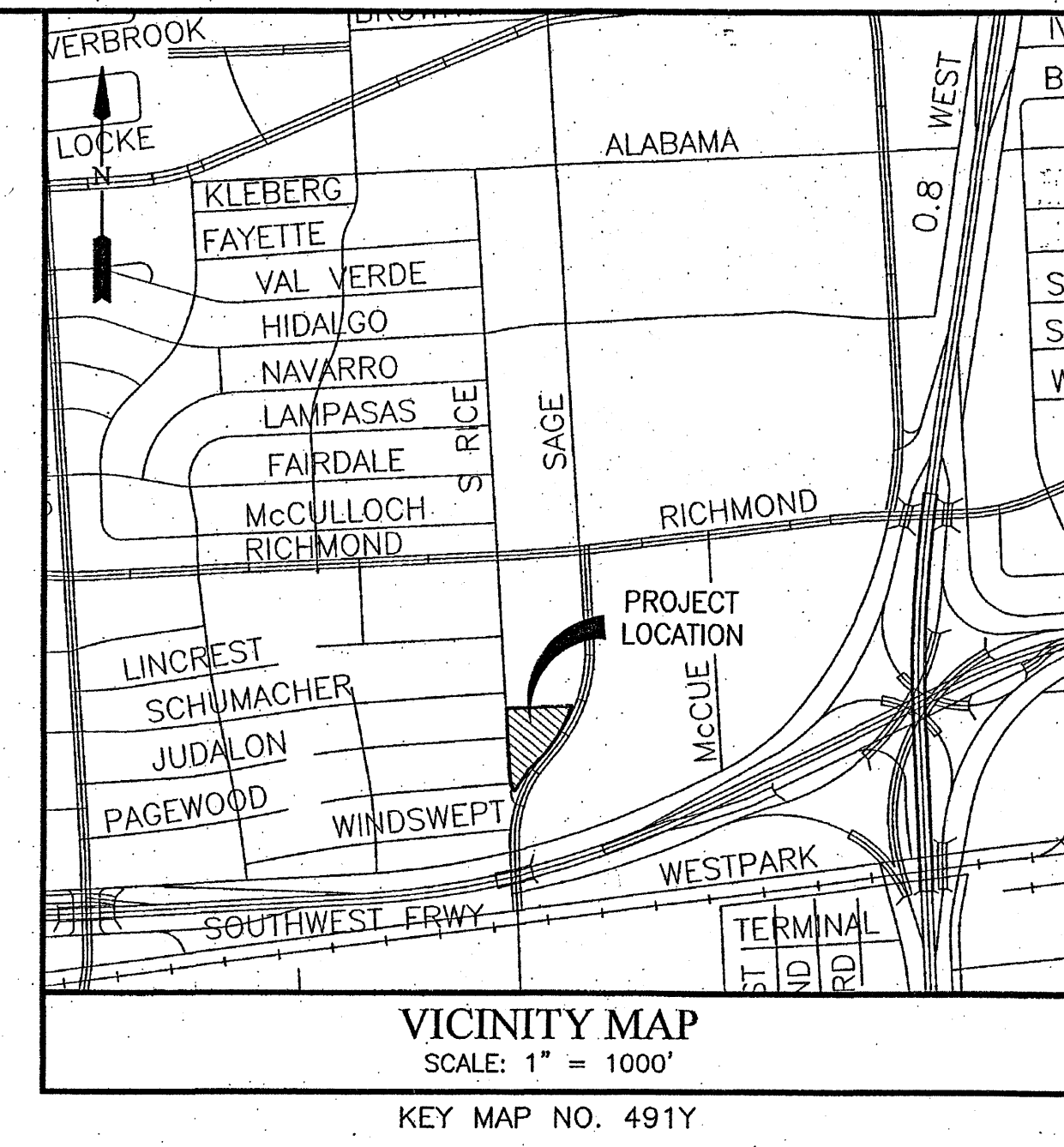
LJA PROJECT NO.: 2730-0001

SCALE: 1"=30'
DATE: APRIL, 2021

SHEET NO. 1 OF 1 SHEETS



CONIA-HOUSTON SAGE DEVELOPMENT; CITY OF HOUSTON, TX · 2730-0001



LEGEND

B.L.	INDICATES BUILDING LINE
D.E.	INDICATES DRAINAGE EASEMENT
U.E.	INDICATES UTILITY EASEMENT
H.C.D.R.	INDICATES HARRIS COUNTY DEED RECORDS
H.C.M.R.	INDICATES HARRIS COUNTY MAP RECORDS
H.C.C.F.	INDICATES HARRIS COUNTY CLERK FILE
H.C.O.P.R.R.P.	INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
F.N.	INDICATES FILE NUMBER
R.O.W.	INDICATES RIGHT OF WAY
FND.	INDICATES FOUND
I.R.	INDICATES IRON ROD
C.I.R.	INDICATES CAPPED IRON ROD
(F)	INDICATES FOUND 3/4" IRON ROD
(S)	SET 5/8" CAPPED IRON ROD

LINE TABLE			CURVE TABLE				
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING
L1	S 40°48'34" W	13.49'	C1	814.06'	27°31'57"	391.18'	S 31°38'20" W
L2	S 87°13'32" W	16.23'	C2	849.44'	2°50'51"	42.21'	S 43°58'54" W
			C3	38.65'	19°13'42"	12.97'	S 52°10'16" W
			C4	38.65'	20°58'29"	14.15'	S 51°17'49" W
			C5	37.96'	22°25'16"	14.85'	S 29°35'08" W
			C6	39.42'	19°36'57"	13.50'	S 28°11'44" W
			C7	848.04'	7°36'45"	112.67'	S 34°11'38" W
			C8	9.08'	119°46'58"	18.98'	N 89°43'16" W
			C9	78.15'	17°25'15"	23.76'	N 21°07'09" W
			C10	528.58'	9°42'50"	89.62'	N 07°34'43" W

OFFICE OF
DIANE TRAUTMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 680410
ICONIA HOUSTON LLC
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context IQ4400
KEY MAP

ICONIA HOUSTON LLC
A SUBDIVISION OF 2.619 ACRES OF LAND SITUATED IN THE HARVEY SANDERSON SURVEY, ABSTRACT 725, CITY OF HOUSTON, HARRIS COUNTY, TEXAS.
1 RESERVE (2.619 ACRES) 1 BLOCK
NOVEMBER 12, 2019 JOB NO. 2730-0001-000
OWNERS:
ICONIA HOUSTON, LLC
A TEXAS LIMITED LIABILITY COMPANY
GERARDO CARRENO, AUTHORIZED AGENT
9442 N. CAPITAL OF TEXAS HIGHWAY, SUITE 315, AUSTIN, TEXAS 78759
SURVEYOR:
Civil-Surv
Land Surveying, LLC
16999 WESTPARK DRIVE, SUITE 100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181
FAX: (713) 839-9020
TBLPS No. 10143800
ENGINEER:
LJA Engineering, Inc.
2829 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5028
FRN - F-1386
T.B.P.L.S. Firm No. 10110501
SHEET 1 OF 1

STATE OF TEXAS
COUNTY OF HARRIS
WE, ICONIA HOUSTON, LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH GERARDO CARRENO, AUTHORIZED AGENT, BEING AN OFFICER OF ICONIA HOUSTON, LLC, A TEXAS LIMITED LIABILITY COMPANY OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 2.619 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ICONIA HOUSTON LLC, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, THE ICONIA HOUSTON LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GERARDO CARRENO, ITS AUTHORIZED AGENT, THEREUNTO AUTHORIZED, THIS 20th DAY OF November, 2019.

ICONIA HOUSTON, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
BY: Gerardo Carreno
GERARDO CARRENO, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERARDO CARRENO, AUTHORIZED AGENT OF ICONIA HOUSTON, LLC, A TEXAS LIMITED LIABILITY COMPANY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID COMPANY.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20th DAY OF November, 2019.

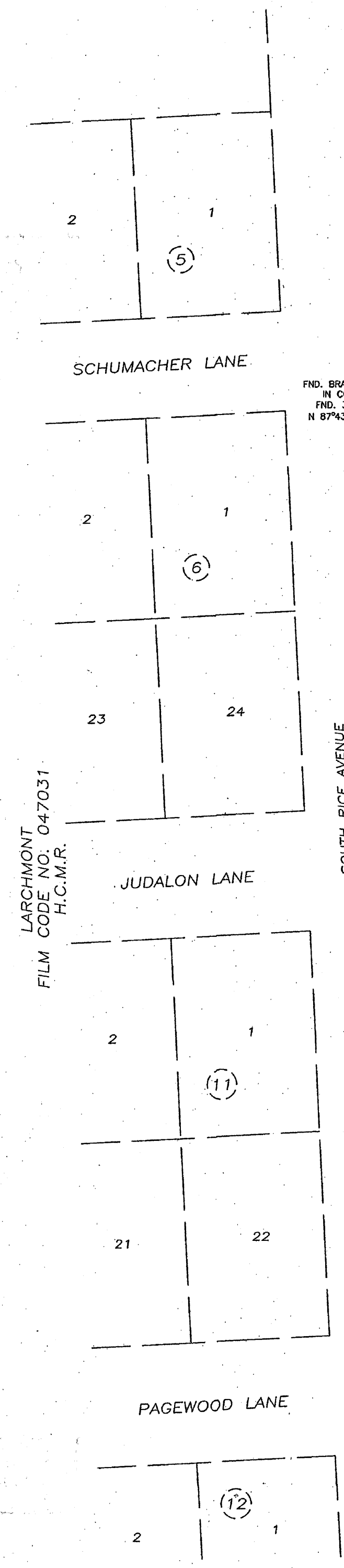
Parimal Bhatt
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES 04/17/2024
ACTING IN COUNTY OF Wayne

I, MICHAEL HALL, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

Michael Hall
MICHAEL HALL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5765

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ICONIA HOUSTON LLC IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 14th DAY OF JANUARY, 2020.

BY: Margaret Wallace Brown
MARGARET WALLACE BROWN, AICP,
CNU-A, SECRETARY



I, DIANE TRAUTMAN, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON January 16, 2020 AT 11:19 O'CLOCK A.M. AND DULY RECORDED ON January 16, 2020 AT 3:45 O'CLOCK P.M. AND AT FILM CODE NO. 680410 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.
DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS
BY: Christian Orona
CHRISTIAN ORONA
DEPUTY
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

- NOTES:
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE .9998858866.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - THE BUILDING LINE FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENCRATCH INTO ANY VISIBILITY TRIANGLE. THIS AREA SHALL ASSURE ADEQUATE VISIBILITY SIGHT LINES FOR VEHICULAR TRAFFIC APPROACHING THE INTERSECTION.
 - 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 LAND IS TO BE DEDICATED, PARK LAND RESERVES OR LAND DEDICATION MUST BE SHOWN ON THE FACE OF THE PLAT AT THIS TIME.
 - THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 9.

RECORDERS MEMORANDUM:
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All electronic, additions and changes were present at the time the instrument was filed and recorded.

Houston Planning Commission

ITEM: III

Planning and Development Department

Meeting Date: 05/13/2021

Subdivision Name: Iconia Hotel



HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: III

MEETING DATE: 05/13/2021

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ETJ
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NORTH OF: US 59	EAST OF: S.Rice	21016910	77056	5156	491Y	City
SOUTH OF: Richmond	WEST OF: McCue Rd.					

APPLICANT: Mary Lou Henry

ADDRESS: 3500 Sage Road, Houston Tx

EXISTING USE: Vacant

PROPOSED USE: Hotel-Motel

HOTEL / MOTEL APPLICATION DATE: 05-03-21

DIRECTOR DECISION: Disapprove

BASIS OF DECISION:

FAILED TO COMPLY WITH SECTION:
28-202(a)(1)(c), 28-202(5)

LAND USE CALCULATIONS: N/A

PRIMARY ENTRANCE LOCATION: Sage and S. Rice

PURPOSE OF REQUEST:

28-202- (a)(1)(a) -To take primary access from a residential street (Sage Road)

BASIS OF REQUEST: The applicant is requesting to take access from Sage Road, which is a Major thoroughfare but also a residential street.

STAFF RECOMMENDATION: Defer

BASIS OF RECOMMENDATION:

PLANNING COMMISSION ACTION: Defer

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: May 13th, 2021