

# HOUSTON PLANNING COMMISSION

## AGENDA

THURSDAY, JUNE 10, 2021  
2:30PM



VIRTUAL ELECTRONIC MEETING

Via: [Join Microsoft Teams Meeting](#)

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

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

# PLANNING COMMISSION MEMBERS



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

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

## **ALTERNATE MEMBERS**

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

## **EX- OFFICIO MEMBERS**

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

## **SECRETARY**

Margaret Wallace Brown

## Meeting Policies and Regulations

### Order of Agenda

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

### Public Participation

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

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

9. Time limits will not apply to elected officials.

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

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

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

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

### Limitations on the Authority of the Planning Commission

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

### Contacting the Planning Commission

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

### Contacting the Planning Department

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

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

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

E-mail us at:

Planning and Development

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

Plat Tracker Home Page:

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



## PLANNING & DEVELOPMENT DEPARTMENT

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

# SPEAKER GUIDELINES

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

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

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

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

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

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

**Commission or Group:**

## SPEAKER SIGN IN FORM

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

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

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

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

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

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

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



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

To join the June 10, 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/34Oliss>); or
- Join via Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 864 561 209#

Visit website ([ftp://edrc.houstontx.gov/2021/2021-12\\_DraftAgenda.pdf](ftp://edrc.houstontx.gov/2021/2021-12_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**

**June 10, 2021 2:30 p.m. via Microsoft Teams**

### **Call to Order**

**Director's Report**

**Approval of the May 27, 2021 Planning Commission Meeting Minutes**

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

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

### **II. Establish a public hearing date of July 8, 2021**

- a. Acre Villa of Park Place partial replat no 2
- b. Enclave on Vernon replat no 1
- c. Foster Place partial replat no 14
- d. Foster Place partial replat no 15
- e. Katerwood Addition partial replat no 1
- f. Katz Galleria Sec 1
- g. Newport Sec 7 partial replat no 6
- h. Reed Terrace partial replat no 1
- i. Royal Brook at Kingwood Sec 13 replat no 1
- j. Ruburfield Subdivision no 66 partial replat no 5
- k. Thornton Park
- l. Woodland Acres replat partial replat no 3

### **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)

**May 27, 2021**

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3u9UYD2>  
2:30 p.m.

### **Call to Order**

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

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Susan Alleman

Bill Baldwin

Arrived at 2:38 p.m. before to approval of minutes

Antoine Bryant

Arrived at 3:28 p.m. before to item 144

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Absent

Paul R. Nelson

Absent

Linda Porras-Pirtle

Left at 4:57 p.m. during item 149

Kevin Robins

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

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

Meera D. Victor

Scott Cain for

Commissioner James Noack

Maggie Dalton for

Left at 5:04 p.m. before to items 150 & 151

The Honorable KP George

Loyd Smith for

Absent

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 MAY 13, 2021 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the May 13, 2021 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Abraham**

Vote: **Unanimous**

Abstaining: **None**

### **I. PRESENTATION OF PUBLIC COMMENTS AND CONSIDERATION OF THE PROPOSED CHAPTER 42 AMENDMENTS**

Presentation given by Dipti Mathur, Planning and Development Department.

Staff recommendation: Approve the proposed Chapter 42 technical amendments – Set-1 and forward to City Council.

Commission action: Approved the proposed Chapter 42 technical amendments Set-1 and forwarded to City Council.

Motion: **Robins**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve the proposed Chapter 42 technical amendments – Set-2, and forward to City Council.

Commission action: Approved the proposed Chapter 42 technical amendments Set-2, and forwarded to City Council.

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

### **II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 128)**

Items removed for separate consideration: **1, 2, 7, 8, 9, 10, 11, 16, 17, 20, 21, 24, 39, 58, 64, 65, 75 and 126.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 128 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 128 subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Jones**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **1, 2, 7, 8, 9, 10, 11, 16, 17, 20, 21, 24, 39, 58, 64, 65, 75 and 126**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1, 2, 7, 8, 9, 10, 11, 16, 17, 20, 21, 24, 39, 58, 64, 65, 75 and 126**, subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Robins**

Vote: **Unanimous**

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

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

#### **129 Arocket Moving and Storage**

**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: **Abraham**

Vote: **Unanimous**

Abstaining: **None**

#### **130 Blue Creek partial replat no 1 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 approve the plat subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

**131 Briarwood partial replat no 1 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

**132 Craig Woods partial replat no 35 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**

**133 Croyden Gardens partial replat no 2 C3N Defer**  
Staff recommendation: Defer the application for two weeks per the applicant's request.  
Commission action: Deferred the application for two weeks per the applicant's request.  
Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None.**

**134 Green Stone Oaks replat no 1 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

**135 Mixon Place partial replat no 1 and extension C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**136 Neuen Manor partial replat no 21 C3N Withdrawn**

**137 Tanglewood Sec 12 partial replat no 3 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**138 Thornton Park C3N Withdrawn**

**139 Upper West End Sec 14 partial replat no 1 C3N Defer**  
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.  
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.  
Motion: **Baldwin** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

**140 West Side Villas partial replat 2 C3N Approve**  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**141 Westheimer Estates partial replat no 12 and extension C3N Approve**

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

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

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

Speaker: Greg Fetzer – no position stated.

**142 Wrenwood 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: **Porras-Pirtle** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

**143 Becker Landing Sec 1 C3R Defer**

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

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

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

**144 Bellfort Farms Sec 2 C3P Defer**

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

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

Motion: **Dalton** Second: **Baldwin** Vote: **Carried** Opposed: **Garza**

Speakers: Michael Preiss, applicant and Ryan Day – supportive; Mason Edmondson – opposed.

At 3:42 p.m. Director Margaret Wallace Brown stepped out of the meeting and Dipti Mathur presided over the meeting.

**145 Beyond Knox 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: **Baldwin** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

Speaker: Debra Coleman – opposed.

**146 Enclave at Sadie Oaks C3P Withdrawn**

**147 Harris County MUD 418 Water Plant no 4 C2 Approve**

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

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

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

**148 Renmar Terrace 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: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

At 3:53 p.m. Commissioner Abraham stepped out of the meeting.

At 4:28 p.m. Director Margaret Wallace Brown returned to the meeting during item 149.

**149 Soto Complex**

**C2R**

**Defer**

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

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

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Councilmember Tarsha Jackson, Alvin Byrd, Sandra Edwards, William Lyons, Joetta Stevenson, Camille Boyd, Patricia Williams, Judy Hardin, Abner Lyons, Shaunlee Babineaux, Rev. James L. Caldwell, Danielle Getsinger, Sarah Jackson, Rain Eatmon with Council Member's Jackson's Office, G. Jones-Fields, Erica Hubbard, Delores McGruder and Walter Mallett – opposed; Joyce Owens and Raul Garza – applicant, supportive; KD – no position stated.

Items 150 and 151 were taken together at this time.

**150 Sunterra GP**

**GP**

**Approve**

**151 Sunterra Sec 34**

**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: **Jones**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **Sigler**

At 5:07 p.m. Commissioner Alleman stepped away from the meeting.

**152 Urban Logistics Square**

**C2R**

**Approve**

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

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

Motion: **Sigler**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

**153 Urban Views**

**C2R**

**Approve**

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

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

Motion: **Garza**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**154 Minnetex Place partial replat no 3**

**C2R**

**Withdrawn**

At 5:15 p.m. Commissioners Alleman and Abraham returned to the meeting.

**155 Starship Millstone RV Resort****C2R****Approve**

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

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

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

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

**G EXTENSIONS OF APPROVAL****156 Forest Village Sec 12****EOA****Approve****157 Forest Village Sec 13****EOA****Approve****158 Grand Vista Sec 24****EOA****Approve****159 Palwasha Reserve****EOA****Approve****160 Spring Creek RV Park****EOA****Approve****H NAME CHANGES****161 Acorn Meadow  
(prev. Trickey Tract)****NC****Approve****I CERTIFICATES OF COMPLIANCE****162 25403 Needham Road****COC****Approve****163 27300 Burning Tree Lane****COC****Approve****164 21611 W Bellfort****COC****Approve****165 20061 Live Oak S****COC****Approve**

Staff recommendation: Approve staff's recommendations for items 156-165.

Commission action: Approved staff's recommendations for items 156-165.

Motion: **Clark**Second: **Alleman**Vote: **Unanimous**Abstaining: **Heisch 161****J ADMINISTRATIVE  
NONE****K DEVELOPMENT PLATS WITH VARIANCE REQUESTS****166 8447 Holiday Lane****DPV****Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10' building line along Monroe Blvd.

Commission action: Granted the variance(s) and approved the development plat to allow a 10' building line along Monroe Blvd.

Motion: **Garza**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****167 3202 Huchins Street****DPV****Defer**

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

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

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

**III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 24, 2021**

- a. Lakewood Pines Sec 14
- b. Milby House
- c. Ryon Addition partial replat no 2
- d. Shadyvilla Addition Sec 2 partial replat no 9
- e. Woodlands Village of Grogan Mill Lake Woodlands East Shore Sec 16 replat no 1

Staff recommendation: Established a public hearing date of June 24, 2021 for item III a-e.

Commission action: Established a public hearing date of June 24, 2021 for item III a-e.

Motion: **Cain**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

**IV. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR ICONIA HOTEL LOCATED AT 3500 SAGE ROAD**

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

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

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

**V. PUBLIC COMMENTS****VI. EXCUSE THE ABSENCES OF COMMISSIONERS ABRAHAM, TAHIR, AND VICTOR**

A motion was made to excuse the absences of Commissioners Abraham, Tahir, and Victor.

Motion: **Garza**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

**VII. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:28 p.m.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**



Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
<b>A-Consent</b>				
1	Alameda Place Development	C2		Approve the plat subject to the conditions listed
2	Amira Sec 12	C3P		Approve the plat subject to the conditions listed
3	Amira Sec 13	C3P		Approve the plat subject to the conditions listed
4	Amira Sec 15	C3P		Approve the plat subject to the conditions listed
5	Becker Landing GP	GP	DEF1	Defer for further study and review
6	Berry Bayou Detention Reserve	C3F		Approve the plat subject to the conditions listed
7	Briarwood partial replat no 1	C3F		Approve the plat subject to the conditions listed
8	Bridgeland Central Sec 3	C3P		Approve the plat subject to the conditions listed
9	Carver Villas	C2	DEF1	Approve the plat subject to the conditions listed
10	CenterPoint Energy Hiram Clarke Training Facility	C2		Approve the plat subject to the conditions listed
11	Clairmont Place partial replat no 1 Sec 1	C3F		Approve the plat subject to the conditions listed
12	Delano Plaza	C2		Approve the plat subject to the conditions listed
13	Elite Estates	C3F	DEF2	Withdrawn
14	Elyson Sec 43	C3F		Approve the plat subject to the conditions listed
15	Emerald Meadows Sec 1	C3F		Approve the plat subject to the conditions listed
16	Empire Business Center	C2		Approve the plat subject to the conditions listed
17	Estate at Kirk Street	C2	DEF2	Approve the plat subject to the conditions listed
18	Estates on Timothy Lane	C2		Approve the plat subject to the conditions listed
19	Fairway Farms GP	GP		Defer Chapter 42 planning standards
20	Fairway Farms Sec 3	C3P		Defer Chapter 42 planning standards
21	Far East Acres	C2		Defer Chapter 42 planning standards
22	Foster Place partial replat no 7	C3F		Approve the plat subject to the conditions listed
23	Foster Place partial replat no 11	C3F		Approve the plat subject to the conditions listed
24	Galvan Estate	C2		Approve the plat subject to the conditions listed
25	Generation Park West Sec 6	C2	DEF1	Approve the plat subject to the conditions listed
26	Green Stone Oaks replat no 1	C3F		Approve the plat subject to the conditions listed
27	Haight Meadows	C2		Defer Additional information reqd
28	Harvest Green Sec 31	C3F		Approve the plat subject to the conditions listed
29	Harvest Green Sec 32	C3F		Approve the plat subject to the conditions listed
30	Harvest Green Sec 33	C3F		Approve the plat subject to the conditions listed
31	Hilliard Estates replat no 1	C3F	DEF2	Approve the plat subject to the conditions listed
32	IJMDB Investments LLC	C2	DEF1	Approve the plat subject to the conditions listed

**Platting Summary****Houston Planning Commission****PC Date: June 10, 2021**

Item No.	Subdivision Plat Name	App		PC Action
		Type	Deferral	
33	Innglo Global Properties	C2	DEF1	Defer Additional information reqd
34	Kezira Landing	C2		Approve the plat subject to the conditions listed
35	Kezira Manor	C2		Approve the plat subject to the conditions listed
36	Knox Views	C3F		Approve the plat subject to the conditions listed
37	KZ Estate	C2		Approve the plat subject to the conditions listed
38	Lake Elaine Estates	C3P	DEF1	Defer Additional information reqd
39	Little York partial replat no 2	C3F		Approve the plat subject to the conditions listed
40	Market Properties	C2		Defer Additional information reqd
41	Market Sydnor	C2	DEF1	Defer Additional information reqd
42	Marvida Sec 14	C3F		Approve the plat subject to the conditions listed
43	Marvida Sec 16	C3P		Approve the plat subject to the conditions listed
44	Marvida Sec 20	C3P		Approve the plat subject to the conditions listed
45	McAlpine Place	C2		Defer for further study and review
46	Newport Wastewater Treatment Plant	C2		Withdrawn
47	Nextgen Lash and Esthetics	C2		Approve the plat subject to the conditions listed
48	North Vista Estates	C3P	DEF2	Withdrawn
49	Northgrove Sec 16	C3P		Approve the plat subject to the conditions listed
50	Oaks at Laverne	C3F		Approve the plat subject to the conditions listed
51	Pecan Estates Sec 2	C3F	DEF2	Approve the plat subject to the conditions listed
52	Pine Grove Sec 2	C3F	DEF1	Defer Applicant request
53	Pinecrest Center Sec 1	C3F		Defer Additional information reqd
54	Pinecrest Center Sec 2	C3F		Approve the plat subject to the conditions listed
55	Realrona Inc	C2	DEF1	Approve the plat subject to the conditions listed
56	Retreat at Kingsland	C3P		Defer Chapter 42 planning standards
57	St Johns United Methodist Church	C2	DEF1	Approve the plat subject to the conditions listed
58	Sunterra Sec 29	C3P		Approve the plat subject to the conditions listed
59	Sunterra Sec 30	C3P		Approve the plat subject to the conditions listed
60	Sunterra Sec 35	C3P		Approve the plat subject to the conditions listed
61	Sunterra Sec 36	C3P		Approve the plat subject to the conditions listed
62	Tanglewood Sec 12 partial replat no 3	C3F		Approve the plat subject to the conditions listed
63	Telge Ranch West GP	GP		Defer Additional information reqd
64	Tidwell Forest	C3F		Defer Additional information reqd
65	United Front of Alvin Fallbrook	C2		Approve the plat subject to the conditions listed
66	University Riverside Park	C3F		Approve the plat subject to the conditions listed
67	Vantage on Velasco	C2		Defer Additional information reqd
68	Villas on Sunbeam Sec 2	C2	DEF1	Approve the plat subject to the conditions listed

**Platting Summary****Houston Planning Commission****PC Date: June 10, 2021**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
69	Washington View	C2		Approve the plat subject to the conditions listed
70	Wayside Village Sec 12	C3F		Approve the plat subject to the conditions listed

**B-Replats**

71	ASO Holdings Harrington Development	C2R		Approve the plat subject to the conditions listed
72	Aziz Court	C3R		Approve the plat subject to the conditions listed
73	Bardwell Landing	C2R		Approve the plat subject to the conditions listed
74	Buffalo Bayou Park Sec 5	C2R		Approve the plat subject to the conditions listed
75	Cherry Estates at Maggie Street	C2R	DEF2	Approve the plat subject to the conditions listed
76	Chestnut Modern Farmhouses	C2R	DEF1	Defer Additional information reqd
77	Colonial Corner Sec 1	C2R		Defer for further study and review
78	Congregation Beth Israel Cemetery Gardens	C2R		Approve the plat subject to the conditions listed
79	Cullen Development	C2R	DEF1	Approve the plat subject to the conditions listed
80	Dennis Villas	C2R	DEF1	Approve the plat subject to the conditions listed
81	Furray Villas	C2R		Approve the plat subject to the conditions listed
82	Hardy Luxury Homes Elysian Development	C2R		Approve the plat subject to the conditions listed
83	Hartland Estates	C2R	DEF1	Withdrawn
84	Hau Trinh Dairy Ashford Development	C2R		Approve the plat subject to the conditions listed
85	Hazard Street Villas	C2R		Approve the plat subject to the conditions listed
86	Highland Landing	C2R		Approve the plat subject to the conditions listed
87	Home Owned Estates Sec 1 partial replat no 3	C2R	DEF1	Approve the plat subject to the conditions listed
88	Houston Sportsplex	C3R	DEF1	Approve the plat subject to the conditions listed
89	JKM Caesar Complex	C2R		Defer for further study and review
90	Kindred Estates	C2R		Approve the plat subject to the conditions listed
91	Kirby Place	C2R	DEF1	Approve the plat subject to the conditions listed
92	Lena Heights	C2R		Defer for further study and review
93	Lincoln City Sec 3 partial replat no 2	C2R		Defer Additional information reqd
94	McLeary Villas	C2R		Approve the plat subject to the conditions listed
95	Melsys	C2R		Approve the plat subject to the conditions listed
96	Pentecostal Church of Willowbrook	C2R	DEF2	Disapprove
97	Plainview Second Addition partial replat no 8	C2R	DEF1	Approve the plat subject to the conditions listed
98	Prairie View Duplex	C2R		Approve the plat subject to the conditions listed
99	Real Villa Homes on Hardy	C2R		Approve the plat subject to the conditions listed
100	Rosalie Grove	C2R		Approve the plat subject to the conditions listed

**Platting Summary****Houston Planning Commission****PC Date: June 10, 2021**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
101	Rosalie Landing	C2R		Approve the plat subject to the conditions listed
102	Sunnyside View	C2R		Approve the plat subject to the conditions listed
103	Sunset Homes	C2R		Defer LGL deed rests review pending
104	Taft Plaza	C2R	DEF1	Approve the plat subject to the conditions listed
105	Taylors Acre	C2	DEF1	Approve the plat subject to the conditions listed
106	Thompson Place	C2R		Defer Additional information reqd
107	Tutu Villas at Heights	C2R		Approve the plat subject to the conditions listed
108	Wicks Enclave	C2R	DEF1	Approve the plat subject to the conditions listed

**C-Public Hearings Requiring Notification**

109	Arocket Moving and Storage	C3N	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
110	Croyden Gardens partial replat no 2	C3N	DEF1	Approve the plat subject to the conditions listed
111	Eagle Landing Townhomes West Sec 1	C3N		Defer Chapter 42 planning standards
112	Foster Place partial replat no 13	C3N		Approve the plat subject to the conditions listed
113	Foster Place partial replat no 12	C3N		Approve the plat subject to the conditions listed
114	Harris County School Land Four Leagues partial replat no 1	C3N		Defer Additional information reqd
115	Rochester Place partial replat no 1	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
116	Tiffany Gardens Replat partial replat no 1	C3N		Approve the plat subject to the conditions listed
117	Upper West End Sec 14 partial replat no 1	C3N	DEF1	Withdrawn
118	Woodland Heights partial replat no 4	C3N		Defer for further study and review

**D-Variances**

119	Becker Landing Sec 1	C3R	DEF1	Defer Additional information reqd
120	Bellfort Farms Sec 2	C3P	DEF1	Defer Applicant request
121	Beyond Knox	C3R	DEF1	Defer for further study and review
122	Dunvale Village	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Platting Summary****Houston Planning Commission****PC Date: June 10, 2021**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
123	Grand Mason GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
124	Grand Mason Sec 3	C3P		Approve the plat subject to the conditions listed
125	Newtechwood America Headquarters	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
126	Quinn Park	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
127	Soto Complex	C2R	DEF2	Withdrawn

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

128	Towne Lake Sec 63	C3P		Defer for further study and review
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**G-Extensions of Approval**

129	Blossom Hotel and Suites replat no 2	EOA		Approved
130	Cypress Fairbanks Matzke Road Multi Use Facilities	EOA		Approved
131	Hickory Ridge partial replat no 1	EOA		Approved
132	Jackrabbit Business Park	EOA		Approved
133	Three Stars Galaxy Enterprises	EOA		Approved
134	Yalda Real Estate Group LLC	EOA		Approved

**H-Name Changes**

None

**I-Certification of Compliance**

None

**J-Administrative**

None

**K-Development Plats with Variance Requests**

137	2805 Delano Street	DPV		Approve
138	3202 Hutchins Street	DPV	DEF2	Approve

**Hotel/Motel with Variance Requests**

III	Iconia Hotel located at 3500 Sage Road	HMV	DEF2	Defer
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**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 06/10/2021  
**Plat Name:** Almeda Place Development  
**Developer:** HILTON LLC,  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2021-1284 C2

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Total Acreage:	0.5790	Total Reserve Acreage:	0.5790
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77054	533N	City

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#### **Conditions and requirements for approval:**

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

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

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 06/10/2021  
**Plat Name:** Almeda Place Development  
**Developer:** HILTON LLC,  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2021-1284 C2

---

HPW- TDO- Traffic: 06/04/2021

Provide site plant, the current plat does not provide enough indication of the driveway locations and the number of on-site parking, Almeda Road a major thoroughfare and parking on the street is not permitted. CenterPoint: 1. Title report references easements that are not shown on the plat.

2. Title Block shows Knights Main St Add as 572/115 DEED Records, map shows incorrectly as MAP records.

3. Original Plat of Knights Main St Add in 572/115 HC DEED Records includes Naomi Ave and Engelmohr St originally platted as Amos Ave. (cross reference to C905888 easement)

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

HPW-HW- IDS: For the creation of 5 lots and 1 block with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

Parks and Recreation: Incorrect park sector in notes

HPW-OCE-Traffic: Please coordinate with TxDOT for any work along Almeda Rd (FM 521). Any work in the state right-of-way requires TxDOT approval.

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



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 2  
**Action Date:** 06/10/2021  
**Plat Name:** Amira Sec 12  
**Developer:** Johnson Development Services  
**Applicant:** Meta Planning + Design LLC  
**App No / Type:** 2021-1289 C3P

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Total Acreage:	9.3000	Total Reserve Acreage:	1.7800
Number of Lots:	42	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286T	ETJ

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#### **Conditions and requirements for approval:**

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

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

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:**  
**06/10/2021**

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:** 2  
**Action Date:** 06/10/2021  
**Plat Name:** Amira Sec 12  
**Developer:** Johnson Development Services  
**Applicant:** Meta Planning + Design LLC  
**App No / Type:** 2021-1289 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  
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)  
Plans and plat will need to be approved by CIP construction manager, Jennifer Almonte for Mueschke Road improvements (HC-permit regs, 5.06)  
UVE should be checked for making right on red by westbound traffic on Amira Dr onto Mueschke Rd. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)  
UVE should be checked at Auxois Stallion Dr and Amira Dr. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)  
Stone Lake partial replat no 2 will need to be recorded prior to plat recordation, or variance will need to be addressed for existing stub street to the south (chapter 42-120)

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 3  
**Action Date:** 06/10/2021  
**Plat Name:** Amira Sec 13  
**Developer:** Johnson Development Services  
**Applicant:** Meta Planning + Design LLC  
**App No / Type:** 2021-1291 C3P

Total Acreage:	7.3000	Total Reserve Acreage:	4.7700
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286T	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.
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:**  
**06/10/2021**

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:** 3  
**Action Date:** 06/10/2021  
**Plat Name:** Amira Sec 13  
**Developer:** Johnson Development Services  
**Applicant:** Meta Planning + Design LLC  
**App No / Type:** 2021-1291 C3P

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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-HW- IDS: Approved  
Harris County Flood Control District: Flood Control review - No comments.

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)  
Plans and plat will need to be approved by CIP Construction manager, Jennifer Almonte for Mueschke Road improvements (HC-permit regs, 5.06)  
UVE should be checked at Rangeland Rd and Amira Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)  
UVE should be checked at Stone Corral Cir and Amira Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 4  
**Action Date:** 06/10/2021  
**Plat Name:** Amira Sec 15  
**Developer:** Johnson Development Services  
**Applicant:** Meta Planning + Design LLC  
**App No / Type:** 2021-1294 C3P

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Total Acreage:	7.8000	Total Reserve Acreage:	1.5900
Number of Lots:	31	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286U	ETJ

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#### **Conditions and requirements for approval:**

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.

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:**  
**06/10/2021**

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:** 4  
**Action Date:** 06/10/2021  
**Plat Name:** Amira Sec 15  
**Developer:** Johnson Development Services  
**Applicant:** Meta Planning + Design LLC  
**App No / Type:** 2021-1294 C3P

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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: 06/04/2021  
No comments.

HPW-HW- IDS: Approved  
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)  
Verify that temporary utilities will be abandoned when plat is recorded  
UVE should be checked at Haystack Meadow Rd and Amira Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 5  
**Action Date:** 06/10/2021  
**Plat Name:** Becker Landing GP  
**Developer:** Friendswood Development Company  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2021-1162 GP

Total Acreage:	24.0800	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	324H	ETJ

#### **Conditions and requirements for approval:**

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

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

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

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

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

#### **Commission Action:**

Defer for further study and review



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

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



**PLANNING &  
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DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 5  
**Action Date:** 06/10/2021  
**Plat Name:** Becker Landing GP  
**Developer:** Friendswood Development Company  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2021-1162 GP

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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-HW- IDS: APPROVE**

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

Addressing: GROVE HILL DRIVE - Duplicate/sound-alike existing street name found: GROVEHILL. Please change street name to something more unique.

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 plat (.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 coordination is needed to determine if a vehicle and/or pedestrian connection is desired to Zube Park to the south. Plat is requested to be deferred.

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

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

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 06/10/2021  
**Plat Name:** Berry Bayou Detention Reserve  
**Developer:** City of Houston  
**Applicant:** R.G. Miller Engineers  
**App No / Type:** 2021-1270 C3F

Total Acreage:	7.9940	Total Reserve Acreage:	7.9940
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77034	576L	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 HPW-OCE Traffic Regarding Cul-de-sac radius and agency comments prior to recordation
- 2.) Change Hartsook Road to Hartsook Street per Addressing

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/10/2021**

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:** 6  
**Action Date:** 06/10/2021  
**Plat Name:** Berry Bayou Detention Reserve  
**Developer:** City of Houston  
**Applicant:** R.G. Miller Engineers  
**App No / Type:** 2021-1270 C3F

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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: 06/07/21

No comments.

HPW-OCE-Traffic: 1. All ROW streets shall comply with IDM Ch. 10. Minimum ROW radius is 58 ft for a Single Family cul-de-sac and 60 ft for others. (IDM figure 10.10)

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

3. Sidewalks (October 1, 2020)

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

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

CenterPoint: 1. Title Block: If the intent of the proposed replat is to remove the prior dedicated easements, building lines, and abandon roads this must be stated in the reason for the replat.

2. Hartsook Rd & Taylor Rd: Abandonment of a street or alley requires CNP review via a Street/Alley Closure application (attached).

3. Prior dedicated easements: Abandonment of an existing easement requires CNP review via a Release of Easement application (attached).

END

Parks and Recreation: Add park sector to notes

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 06/10/2021  
**Plat Name:** Berry Bayou Detention Reserve  
**Developer:** City of Houston  
**Applicant:** R.G. Miller Engineers  
**App No / Type:** 2021-1270 C3F

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proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

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

Addressing: HARTSOOK RD is found to be HARTSOOK ST in many sources, please revise

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 06/10/2021  
**Plat Name:** Briarwood partial replat no 1  
**Developer:** Dillon Kyle Architecture  
**Applicant:** Probstfeld & Associates, Inc.  
**App No / Type:** 2021-1221 C3F

Total Acreage:	1.3130	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	492T	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:** 7  
**Action Date:** 06/10/2021  
**Plat Name:** Briarwood partial replat no 1  
**Developer:** Dillon Kyle Architecture  
**Applicant:** Probstfeld & Associates, Inc.  
**App No / Type:** 2021-1221 C3F

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HPW- TDO- Traffic: 06/08/2021

No recommendations.

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

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

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

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

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

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

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

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 &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 8  
**Action Date:** 06/10/2021  
**Plat Name:** Bridgeland Central Sec 3  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No / Type:** 2021-1295 C3P

Total Acreage:	22.3900	Total Reserve Acreage:	3.6500
Number of Lots:	108	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	365R	ETJ

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. Sec 42-40(c) & 44(1)
- 052. Bridgeland Central Sec 2 and Mason Road 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



**Action Date:**  
**06/10/2021**

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:** 8  
**Action Date:** 06/10/2021  
**Plat Name:** Bridgeland Central Sec 3  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No / Type:** 2021-1295 C3P

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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.

Addressing: "HOUSE AND HAHN RD" appears to be "HOUSE HAHN RD" according to COH  
Addressing/GHC911/HEC/and recorded Harris County plats, please revise.

"BRIDGELAND CENTRAL DR" name label appears to occupy the same street as HOUSE HAHN, please remove

"LAKE AUSTIN ST" appears to be proposed for another application 2021-0956, need to inquire about which subdivision will retain the name

"ELM FORK BRIDGE DRIVE" retains two street types (BRIDGE/DRIVE). Please revise to a street with only one street type.

HPW-HW- IDS: Approved

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

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

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

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

Elm Fork Bridge Drive has a double suffix. Remove a suffix. (Chapter 41)

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

UVE should be checked at House and Hahn Rd and Lake Austin St. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked at House and Hahn Rd and Aubrey Ln. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked at House and Hahn Rd and Sullivan Settlement St. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked at House and Hahn Rd and Smokey Ridge Ranch Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net 10-23)

UVE should be checked at House and Hahn Rd and Mason Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net

UVE should be checked at Elm Fork Bridge Dr and Mason Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net

UVE should be checked at Elm Fork Bridge Dr and Smokey Ridge Ranch Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net

UVE should be checked at Elm Fork Bridge Dr and Pratt Truss St. UVE exhibit should be emailed to TPDUVE@eng.hctx.net

UVE should be checked at Elm Fork Bridge Dr and Bethlehem Steel Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 8  
**Action Date:** 06/10/2021  
**Plat Name:** Bridgeland Central Sec 3  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No / Type:** 2021-1295 C3P

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UVE should be checked at Elm Fork Bridge Dr and Lake Austin St. UVE exhibit should be emailed to TPDUE@eng.hctx.net  
if UVE is required we recommend that it be dedicated as a public roadway easement  
Abandon southern 10' section of House and Hahl Road prior to plat recordation  
CenterPoint: UTILITY EASEMENTS NOT IDENTIFIED IN BLKS 6 AND 7.

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 9  
**Action Date:** 06/10/2021  
**Plat Name:** Carver Villas  
**Developer:** ABC Building Design  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2021-1183 C2

Total Acreage:	0.1174	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	77091	412W	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)

158. Provide for the dedication of widening for Carver Road 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.**





**Agenda Item:** 9  
**Action Date:** 06/10/2021  
**Plat Name:** Carver Villas  
**Developer:** ABC Building Design  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2021-1183 C2

---

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

HPW- TDO- Traffic: 05/20/2021  
No comments.

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

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

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

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

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

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

HPW- TDO- Traffic: 05/20/2021  
No comments.

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

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

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

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

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



**PLANNING &  
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DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 10  
**Action Date:** 06/10/2021  
**Plat Name:** CenterPoint Energy Hiram Clarke Training Facility  
**Developer:** CenterPoint Energy Houston Electric, LLC  
**Applicant:** BGE, Inc.  
**App No / Type:** 2021-1296 C2

Total Acreage:	15.5400	Total Reserve Acreage:	15.5400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77045	571D	City

#### **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:** 10  
**Action Date:** 06/10/2021  
**Plat Name:** CenterPoint Energy Hiram Clarke Training Facility  
**Developer:** CenterPoint Energy Houston Electric, LLC  
**Applicant:** BGE, Inc.  
**App No / Type:** 2021-1296 C2

---

HPW- TDO- Traffic: 06/04/2021  
No comments.

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 11  
**Action Date:** 06/10/2021  
**Plat Name:** Clairmont Place partial replat no 1 Sec 1  
**Developer:** JFO Solutions  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2021-1253 C3F

---

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

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#### **Conditions and requirements for approval:**

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

#### **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:** 11  
**Action Date:** 06/10/2021  
**Plat Name:** Clairmont Place partial replat no 1 Sec 1  
**Developer:** JFO Solutions  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2021-1253 C3F

---

HPW- TDO- Traffic: 06/07/2021

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](mailto:Planningdepartment@houstontx.gov)

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

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

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

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

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

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](http://houstonpermittingcenter.org)

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

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



**Agenda Item:** 12  
**Action Date:** 06/10/2021  
**Plat Name:** Delano Plaza  
**Developer:** Identity Architects  
**Applicant:** Windrose  
**App No / Type:** 2021-1225 C2

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Total Acreage:	0.7174	Total Reserve Acreage:	0.7174
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493V	City

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**Conditions and requirements for approval:**

031. Add Dual BL note to 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.

119. Add Dual BL plat note: Any additional structures or additions must adhere to the building line as shown on this plat. In addition, if the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat.

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.**



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 12  
**Action Date:** 06/10/2021  
**Plat Name:** Delano Plaza  
**Developer:** Identity Architects  
**Applicant:** Windrose  
**App No / Type:** 2021-1225 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:** 12  
**Action Date:** 06/10/2021  
**Plat Name:** Delano Plaza  
**Developer:** Identity Architects  
**Applicant:** Windrose  
**App No / Type:** 2021-1225 C2

---

HPW- TDO- Traffic: 06/07/2021

No recommendations.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

## 2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

## 3. Driveway Placement on Corner Lot (Commercial)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

## 4. Please coordinate with Harris County for any work along Delano St.

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

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

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

Stormwater quality permit is required.

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

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

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





**Agenda Item:** 13  
**Action Date:** 06/10/2021  
**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

001. Staff recommendation is disapproval for the following reasons:

Applicant has not provided the required information within the 2 deferral periods.

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.

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)



**PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 13  
**Action Date:** 06/10/2021  
**Plat Name:** Elite Estates  
**Developer:** SSOT BUILDERS  
**Applicant:** Survey Solutions of Texas  
**App No / Type:** 2021-1071 C3F

---

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

***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:** 13  
**Action Date:** 06/10/2021  
**Plat Name:** Elite Estates  
**Developer:** SSOT BUILDERS  
**Applicant:** Survey Solutions of Texas  
**App No / Type:** 2021-1071 C3F

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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](mailto:Planningdepartment@houstontx.gov)

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

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

4. Driveway Placement on Corner Lot (Commercial)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

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

Master W.M.E. is required.

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

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

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



**PLANNING &  
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DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 14  
**Action Date:** 06/10/2021  
**Plat Name:** Elyson Sec 43  
**Developer:** Nash FM 529, LLC. a Delaware limited liability company  
**Applicant:** BGE, Inc.  
**App No / Type:** 2021-1219 C3F

Total Acreage:	22.7300	Total Reserve Acreage:	4.8300
Number of Lots:	86	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	405N	ETJ

#### **Conditions and requirements for approval:**

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
052. Elyson Village Road 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. (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:**



**Agenda Item:** 14  
**Action Date:** 06/10/2021  
**Plat Name:** Elyson Sec 43  
**Developer:** Nash FM 529, LLC. a Delaware limited liability company  
**Applicant:** BGE, Inc.  
**App No / Type:** 2021-1219 C3F

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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-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)  
Elyson Village Road or Sec 37 will need to be recorded prior to or simultaneously with this plat ( COH-Chapter 42-120)  
Verify that Buckeye Brush Boulevard will be a divided roadway to use suffix "boulevard" (Appendix K, HC-regs)  
Required UVE should be shown on the Plat and construction plan. (chapter 10-COH geometric design guidelines, 10-23)  
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)  
Elyson Village Road or Sec 37 will need to be recorded prior to or simultaneously with this plat ( COH-Chapter 42-120)  
Verify that Buckeye Brush Boulevard will be a divided roadway to use suffix "boulevard" (Appendix K, HC-regs)  
Required UVE should be shown on the Plat and construction plan. (chapter 10-COH geometric design guidelines, 10-23)  
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)  
Elyson Village Road or Sec 37 will need to be recorded prior to or simultaneously with this plat ( COH-Chapter 42-120)  
Verify that Buckeye Brush Boulevard will be a divided roadway to use suffix "boulevard" (Appendix K, HC-regs)  
Required UVE should be shown on the Plat and construction plan. (chapter 10-COH geometric design guidelines, 10-23)



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 15  
**Action Date:** 06/10/2021  
**Plat Name:** Emerald Meadows Sec 1  
**Developer:** Pulte Homes of Texas  
**Applicant:** LJA Engineering, Inc. - (Houston Office)  
**App No / Type:** 2021-1263 C3F

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Total Acreage:	19.9710	Total Reserve Acreage:	5.0460
Number of Lots:	83	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77048	574J	City

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#### **Conditions and requirements for approval:**

013. Provide written approval of plat with Recordation Package from the following pipeline company(s)Humble & Gulf.
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



**Action Date:**  
**06/10/2021**

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:** 15  
**Action Date:** 06/10/2021  
**Plat Name:** Emerald Meadows Sec 1  
**Developer:** Pulte Homes of Texas  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No / Type:** 2021-1263 C3F

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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: 06/07/2021

Verify requirements for a left-turn bay on Southbound Martin Luther King, to service new development.

HPW-OCE-Traffic: 1. Reverse curves for roadways should have a minimum 100 ft tangent between curves.

2. All ROW streets shall comply with IDM Ch. 10. Minimum ROW radius for a single family cul-de-sac is 58 ft.

3. The applicant has to improve the right of way to city standards if there is access from an undeveloped street. Madden Ln must be constructed to Martin Luther King Jr Blvd.

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

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

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

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

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

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

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

5. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

HPW-HW- IDS: For the creation of 83 lots with a 60' ROW, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

HPW-OCE- Drainage and Utility: 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:** 16  
**Action Date:** 06/10/2021  
**Plat Name:** Empire Business Center  
**Developer:** CE Engineers & Development Consultants, Inc.  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2021-1282 C2

Total Acreage:	1.0000	Total Reserve Acreage:	1.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77014	331U	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:**  
**06/10/2021**

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:** 16  
**Action Date:** 06/10/2021  
**Plat Name:** Empire Business Center  
**Developer:** CE Engineers & Development Consultants, Inc.  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2021-1282 C2

---

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

Harris Engineer: - This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)  
- Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)  
- An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

HPW- TDO- Traffic: 06/07/2021  
No recommendations.  
HPW-HW- IDS: Approved  
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:** 17  
**Action Date:** 06/10/2021  
**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.
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)
203. Provide complete Recordation Package when submitting plat 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:** 17  
**Action Date:** 06/10/2021  
**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](mailto: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](http://houstonpermittingcenter.org)

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

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



**Agenda Item:** 18  
**Action Date:** 06/10/2021  
**Plat Name:** Estates on Timothy Lane  
**Developer:** Individual Owners  
**Applicant:** Beacon Land Services  
**App No / Type:** 2021-1256 C2

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Total Acreage:	6.0827	Total Reserve Acreage:	0.0000
Number of Lots:	2	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
Fort Bend	77406	566B	ETJ

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**Conditions and requirements for approval:**

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

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

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.

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

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (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:** 18  
**Action Date:** 06/10/2021  
**Plat Name:** Estates on Timothy Lane  
**Developer:** Individual Owners  
**Applicant:** Beacon Land Services  
**App No / Type:** 2021-1256 C2

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Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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 all agencies listings as required per Section 4.21  
2) Address all redline markups  
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.

CenterPoint: If aerial easements (AE) are required and planned to be included, the plat should include the aerial dedication language.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19  
**Action Date:** 06/10/2021  
**Plat Name:** Fairway Farms GP  
**Developer:** Century Land Holdings of Texas  
**Applicant:** LJA Engineering, Inc. - (Houston Office)  
**App No / Type:** 2021-1211 GP

Total Acreage:	124.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 480
County	Zip	Key Map ©	City / ETJ
Harris	77375	249P	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.

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

Lots are exceeding the 181 special request granted with the Variance approval of 2013-1834. The two points of access must be addressed prior to approval of the GP & Sec3.

#### Commission Action:

Defer Chapter 42 planning standards



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

#### For Your Information:

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19  
**Action Date:** 06/10/2021  
**Plat Name:** Fairway Farms GP  
**Developer:** Century Land Holdings of Texas  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No / Type:** 2021-1211 GP

---

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 to d version on 6/7/2021 (see uploaded PDF).

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

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

Recommend realigning Violet Bloom Dr to connect to Possumhaw Dr for a future park entrance/exit UVE, ROW cutbacks and corner radii will be checked when section Plats are submitted

Plat is requested to be deferred.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 06/10/2021  
**Plat Name:** Fairway Farms Sec 3  
**Developer:** Century Land Holdings of Texas  
**Applicant:** LJA Engineering, Inc. - (Houston Office)  
**App No / Type:** 2021-1213 C3P

Total Acreage:	40.4490	Total Reserve Acreage:	23.5600
Number of Lots:	77	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 480
County	Zip	Key Map ©	City / ETJ
Harris	77375	249P	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.

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

Lots are exceeding the 181 lots approved through the the Variance approval 2013-1834. The two points of access must be addressed prior to approval of this plat.

#### Commission Action:

Defer Chapter 42 planning standards



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

#### For Your Information:

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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 20  
**Action Date:** 06/10/2021  
**Plat Name:** Fairway Farms Sec 3  
**Developer:** Century Land Holdings of Texas  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No / Type:** 2021-1213 C3P

---

HPW- TDO- Traffic: 06/07/2021

No recommendations.

HPW-HW- IDS: Approve

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

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

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

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

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

Recommend realigning Violet Bloom Dr to connect to Possumhaw Dr for a future park entrance/exit

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 06/10/2021  
**Plat Name:** Far East Acres  
**Developer:** Vaquero Ventures Management  
**Applicant:** JPH  
**App No / Type:** 2021-1265 C2

Total Acreage:	59.4530	Total Reserve Acreage:	59.4530
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	417W	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.
162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

#### **Commission Action:**

Defer Chapter 42 planning standards



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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 21  
**Action Date:** 06/10/2021  
**Plat Name:** Far East Acres  
**Developer:** Vaquero Ventures Management  
**Applicant:** JPH  
**App No / Type:** 2021-1265 C2

---

HPW-HW- IDS: approve

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

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel P121-00-00 with top of banks, also 160' wide HCFCD Easement (where the plat says: Parcel 8, see uploaded PDF).

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

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

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

General plan shows Tidwell Lakes drive connecting to beltway. Plat must match General plan.(Chapter 42) L2 and curve radius doesn't match unrecorded plat, Vaquero Tidwell Addition.

Plans do not match plat. County recommends deferral. (HC-permit regs)

Documentation of TxDOT driveway approval should be submitted with site plans (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:** 22  
**Action Date:** 06/10/2021  
**Plat Name:** Foster Place partial replat no 7  
**Developer:** The Prisma Group LLC  
**Applicant:** The Prisma Group  
**App No / Type:** 2021-1175 C3F

Total Acreage:	0.1773	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533R	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)

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](http://www.Fly2Houston.com). For more details call 281-233-1366 or email [Airport.Landuse.Regulations@houston.tx.gov](mailto:Airport.Landuse.Regulations@houston.tx.gov)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
06/10/2021

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:** 22  
**Action Date:** 06/10/2021  
**Plat Name:** Foster Place partial replat no 7  
**Developer:** The Prisma Group LLC  
**Applicant:** The Prisma Group  
**App No / Type:** 2021-1175 C3F

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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: 06/08/2021

No recommendations.

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

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

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

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

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

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

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

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:** 23  
**Action Date:** 06/10/2021  
**Plat Name:** Foster Place partial replat no 11  
**Developer:** Opex Homes, LLC  
**Applicant:** The Interfield Group  
**App No / Type:** 2021-1272 C3F

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:**

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)

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](http://www.Fly2Houston.com). For more details call 281-233-1366 or email [Airport.Landuse.Regulations@houston.tx.gov](mailto:Airport.Landuse.Regulations@houston.tx.gov)

#### **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:** 23  
**Action Date:** 06/10/2021  
**Plat Name:** Foster Place partial replat no 11  
**Developer:** Opex Homes, LLC  
**Applicant:** The Interfield Group  
**App No / Type:** 2021-1272 C3F

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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: 06/04/2021

No comments.

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

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

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

2. Driveway Placement on Corner Lot (Residential)(Lot 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-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

HPW-HW- IDS: For the creation of 5 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. The proposed lots 1, 2 and 3 do not front city of Houston sanitary services. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

Parks and Recreation: Incorrect park sector in park notes

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 24  
**Action Date:** 06/10/2021  
**Plat Name:** Galvan Estate  
**Developer:** CEI  
**Applicant:** Century Engineering, Inc  
**App No / Type:** 2021-1311 C2

Total Acreage:	1.1014	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	414R	City

#### **Conditions and requirements for approval:**

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 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:** 24  
**Action Date:** 06/10/2021  
**Plat Name:** Galvan Estate  
**Developer:** CEI  
**Applicant:** Century Engineering, Inc  
**App No / Type:** 2021-1311 C2

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Parks and Recreation: - Correct number of incremental units in parks table  
HPW- TDO- Traffic: 06-03-2021

Ensure that new development provides off-street parking, currently Sam Houston Street is an open ditch on both sides, narrow approx. 18ft-19ft wide. And parking on the street would not be recommended.

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

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

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

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

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

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

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

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

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

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

Addressing: Please revise SAM HOUSTON AVE to SAM HOUSTON "STREET". This is in accordance to COH Addressing, GHC911. HEC, and 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:** 25  
**Action Date:** 06/10/2021  
**Plat Name:** Generation Park West Sec 6  
**Developer:** Service Wire Company  
**Applicant:** Baseline Corporation  
**App No / Type:** 2021-1130 C2

Total Acreage:	29.4500	Total Reserve Acreage:	29.4500
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 402
County	Zip	Key Map ©	City / ETJ
Harris	77044	416C	ETJ

#### **Conditions and requirements for approval:**

- 041. Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation.
- 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.
- 203. Provide complete Recordation Package when submitting plat 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:**  
**06/10/2021**

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:** 25  
**Action Date:** 06/10/2021  
**Plat Name:** Generation Park West Sec 6  
**Developer:** Service Wire Company  
**Applicant:** Baseline Corporation  
**App No / Type:** 2021-1130 C2

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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: 05/21/2021

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)

Determine if pipeline easement should be within plat boundary. Sec 4 recorded plat doesn't show pipeline easement in reserve. (chapter 42)

Construction plan (Project Number 2003190115) has been approved.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 26  
**Action Date:** 06/10/2021  
**Plat Name:** Green Stone Oaks replat no 1  
**Developer:** MMGroup Development LLC  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2021-1275 C3F

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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

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#### **Conditions and requirements for approval:**

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

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

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

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

203. Provide complete Recordation Package when submitting plat 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:** 26  
**Action Date:** 06/10/2021  
**Plat Name:** Green Stone Oaks replat no 1  
**Developer:** MMGroup Development LLC  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2021-1275 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: 06/04/2021

No comments.

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

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

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

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

2. The title report references an existing recorded easement that should be included in the notes of the proposed plat: Recorded in CF#: RP-2020-630521

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

HPW-HW- IDS: For the creation of 6 lots and 1 block with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

Solid Waste: The proposed development does not meet the frontage criteria to receive COH solid waste collection services.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 27  
**Action Date:** 06/10/2021  
**Plat Name:** Haight Meadows  
**Developer:** JFO Solutions  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2021-1308 C2

Total Acreage:	0.2094	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455T	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)

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)

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

- 1.) Plat must be submitted as Replat.
- 2.) Provide record info for Haight Street.
- 3.) Provide record document C.F.N2553886 as referenced in Survey
- 4.) Correct Density and Parks & Open space table to reflect appropriate proposed lot count

#### **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:**



**Agenda Item:** 27  
**Action Date:** 06/10/2021  
**Plat Name:** Haight Meadows  
**Developer:** JFO Solutions  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2021-1308 C2

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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.

Parks and Recreation: - Incorrect park sector in park notes  
HPW- TDO- Traffic: 06/03/2021  
No comments.

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

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

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

2. Driveway Placement on Corner Lot (Residential)(Lot 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](http://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:** 28  
**Action Date:** 06/10/2021  
**Plat Name:** Harvest Green Sec 31  
**Developer:** Grand Parkway 1358, LP  
**Applicant:** Jones | Carter  
**App No / Type:** 2021-1259 C3F

Total Acreage:	1.0600	Total Reserve Acreage:	0.1600
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	566C	ETJ

#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
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)
197. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Fort Bend County. Contact staff Recordation Section for appropriate statements and requirements.
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:**





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 28  
**Action Date:** 06/10/2021  
**Plat Name:** Harvest Green Sec 31  
**Developer:** Grand Parkway 1358, LP  
**Applicant:** Jones | Carter  
**App No / Type:** 2021-1259 C3F

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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.

Fort Bend Engineer: 1) Address all redline markups  
2) Submit FP to FBC for formal review  
3) This is not considered a formal review by FBC as not all review comments are provided in this portal  
HPW-HW- IDS: approve  
CenterPoint: Easement 2019018882 is not depicted in the plat.  
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 29  
**Action Date:** 06/10/2021  
**Plat Name:** Harvest Green Sec 32  
**Developer:** Grand Parkway 1358, LP  
**Applicant:** Jones | Carter  
**App No / Type:** 2021-1264 C3F

Total Acreage:	3.2500	Total Reserve Acreage:	2.5000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	566G	ETJ

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary with record information. Sec 42-41(3)
- 073.2. Legal Description shown of the face of the plat must match the subdivision name shown on the CPC101 Form.
- 197. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Fort Bend County. Contact staff Recordation Section for appropriate statements and requirements.
- 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:** 29  
**Action Date:** 06/10/2021  
**Plat Name:** Harvest Green Sec 32  
**Developer:** Grand Parkway 1358, LP  
**Applicant:** Jones | Carter  
**App No / Type:** 2021-1264 C3F

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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: 06/07/2021

No comments.

Fort Bend Engineer: 1) The curve table is incomplete

2) ID the dashed line along Harlem Road

3) Address all redline markups

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

CenterPoint: Any existing easements should be shown and/or noted on plat, location and recording information. I have attached the document for your reference.

HPW-HW- IDS: Approve

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

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 30  
**Action Date:** 06/10/2021  
**Plat Name:** Harvest Green Sec 33  
**Developer:** Grand Parkway 1358, LP  
**Applicant:** Jones | Carter  
**App No / Type:** 2021-1266 C3F

Total Acreage:	0.5500	Total Reserve Acreage:	0.2572
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	566G	ETJ

#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
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)
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
197. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Fort Bend County. Contact staff Recordation Section for appropriate statements and requirements.
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.**



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 30  
**Action Date:** 06/10/2021  
**Plat Name:** Harvest Green Sec 33  
**Developer:** Grand Parkway 1358, LP  
**Applicant:** Jones | Carter  
**App No / Type:** 2021-1266 C3F

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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.

Fort Bend Engineer: 1) Revise C2 to a 30' radius  
2) This property does not lie within a CAD  
3) Address all redline markups  
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  
CenterPoint: Easement 2019018882 is not depicted in the plat.  
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 31  
**Action Date:** 06/10/2021  
**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:

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.

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

203. Provide complete Recordation Package when submitting plat 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) revise title report to reflect r.o.w easement at recordation.

#### Commission Action:

Approve the plat subject to the conditions listed



**Action Date:**  
**06/10/2021**

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:** 31  
**Action Date:** 06/10/2021  
**Plat Name:** Hilliard Estates replat no 1  
**Developer:** Surv-Tex Surveying Inc  
**Applicant:** Surv-Tex surveying Inc.  
**App No / Type:** 2021-0990 C3F

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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-HW- IDS: approve

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

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

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 32  
**Action Date:** 06/10/2021  
**Plat Name:** IJMDB Investments LLC  
**Developer:** GGC SURVEY  
**Applicant:** GGC SURVEY  
**App No / Type:** 2021-1124 C2

Total Acreage:	1.0899	Total Reserve Acreage:	1.0899
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77346	377A	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.
- 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:**





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 32  
**Action Date:** 06/10/2021  
**Plat Name:** IJMDB Investments LLC  
**Developer:** GGC SURVEY  
**Applicant:** GGC SURVEY  
**App No / Type:** 2021-1124 C2

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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-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)

Verify ROW width of Atascocita Road. Road log calls out 80 feet. (Chapter 42)

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

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

Limited scope TIA required to determine driveway location before review of site development plan (HC-permit regs, 12.02)

UVE should be checked at Continental Pkwy and Atascocita Rd. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) and if UVE is required we recommend that it be dedicated as a public roadway 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:** 33  
**Action Date:** 06/10/2021  
**Plat Name:** Innglo Global Properties  
**Developer:** REAL Designs, Inc.  
**Applicant:** REAL Designs  
**App No / Type:** 2021-1116 C2

Total Acreage:	10.0990	Total Reserve Acreage:	10.0990
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:	Open Ditch	Utility District:	Fort Bend County FWSD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527V	ETJ

#### **Conditions and requirements for approval:**

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)

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

214. Subdivision plat is out of a greater sized tract. Submit a GP for the entire tract.

- 1.) Provide GP including all property under developer ownership abutting subject site. Whether ownership is current or recently changed within the last year.
- 2.) Address 1400' Intersection spacing and stub street Wayson Drive east of plat.

#### **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:** 33  
**Action Date:** 06/10/2021  
**Plat Name:** Innglo Global Properties  
**Developer:** REAL Designs, Inc.  
**Applicant:** REAL Designs  
**App No / Type:** 2021-1116 C2

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Fort Bend Engineer: 1) Address all redline markups  
2) Provide county signature blocks and appropriate acknowledgement paragraphs  
3) Make plat boundary bold  
4) Update adjacent property information  
5) Remainder tract <10 acres will need to be platted  
6) Update all county references to Fort Bend County  
7) 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:** 34  
**Action Date:** 06/10/2021  
**Plat Name:** Kezira Landing  
**Developer:** New Era Development  
**Applicant:** New Era Development  
**App No / Type:** 2021-1241 C2

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:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 132. Add note: All lots shall have adequate wastewater collection service.
- 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 34  
**Action Date:** 06/10/2021  
**Plat Name:** Kezira Landing  
**Developer:** New Era Development  
**Applicant:** New Era Development  
**App No / Type:** 2021-1241 C2

---

HPW- TDO- Traffic: 06/07/2021

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](mailto:Planningdepartment@houstontx.gov)

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

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

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

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

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

HPW-HW- IDS: For the creation of 2 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 35  
**Action Date:** 06/10/2021  
**Plat Name:** Kezira Manor  
**Developer:** New Era Development  
**Applicant:** New Era Development  
**App No / Type:** 2021-1292 C2

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):	Combination
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:**

- 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Action CPC 101 Form**

**Platting Approval Conditions**

**Agenda Item:** 35  
**Action Date:** 06/10/2021  
**Plat Name:** Kezira Manor  
**Developer:** New Era Development  
**Applicant:** New Era Development  
**App No / Type:** 2021-1292 C2

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HPW- TDO- Traffic: 06/04/2021  
No comments.

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

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

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

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

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

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

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

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:** 36  
**Action Date:** 06/10/2021  
**Plat Name:** Knox Views  
**Developer:** Mohsen Javadian  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2021-1003 C3F

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	City

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 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:** 36  
**Action Date:** 06/10/2021  
**Plat Name:** Knox Views  
**Developer:** Mohsen Javadian  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2021-1003 C3F

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HPW- TDO- Traffic: 06/03/2021  
No comments.

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

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

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

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

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

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

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

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:** 37  
**Action Date:** 06/10/2021  
**Plat Name:** KZ Estate  
**Developer:** N/A  
**Applicant:** E.I.C. Surveying Company  
**App No / Type:** 2021-1235 C2

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Total Acreage:	6.0715	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	77433	327J	ETJ

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**Conditions and requirements for approval:**

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

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

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

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

126. Add Single Family Residential plat notes: 1) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

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

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

1.) Provide adequate wastewater note

**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:** 37  
**Action Date:** 06/10/2021  
**Plat Name:** KZ Estate  
**Developer:** N/A  
**Applicant:** E.I.C. Surveying Company  
**App No / Type:** 2021-1235 C2

---



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

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

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

HPW-HW- IDS: Approve

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

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)

Check with COH if GP needs to be submitted because of common interest with AVF LLC (chapter 42)

Easements will need to be dedicated by separate instrument prior to recordation (COH-Chapter 42-212)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For

more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage

Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your

report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email

[civildevel@hcpid.org](mailto:civildevel@hcpid.org) . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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

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

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



**Agenda Item:** 38  
**Action Date:** 06/10/2021  
**Plat Name:** Lake Elaine Estates  
**Developer:** Joan Murray Ministries  
**Applicant:** Doshi Engineering & Surveying Company  
**App No / Type:** 2021-1180 C3P

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Total Acreage:	14.0000	Total Reserve Acreage:	5.7818
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77484	241H	ETJ

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**Conditions and requirements for approval:**

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
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)
- 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)
176. All type 1 PAEs must comply with all public street standards. (122)
- 176.1. All type 1 PAEs must be designated as PAE/PUE to accommodate public utilities.
185. Appendix A: 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.
214. Subdivision plat is out of a greater sized tract. Submit a GP for the entire tract.

**Commission Action:**

Defer Additional information reqd



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 06/10/2021  
**Plat Name:** Lake Elaine Estates  
**Developer:** Joan Murray Ministries  
**Applicant:** Doshi Engineering & Surveying Company  
**App No / Type:** 2021-1180 C3P

---



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

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

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



**Agenda Item:** 38  
**Action Date:** 06/10/2021  
**Plat Name:** Lake Elaine Estates  
**Developer:** Joan Murray Ministries  
**Applicant:** Doshi Engineering & Surveying Company  
**App No / Type:** 2021-1180 C3P

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Addressing: "JENNY" is already in use within the Houston ETJ, also a sound alike street "JANEY". Please choose a more unique name to avoid confusion during emergencies.  
HPW- TDO- Traffic: 05/20/2021  
No comments.

CenterPoint: 1. CenterPoint requires a 14' UE in front/rear of lots, or a 16' UE if wet utilities are needed.

2. Jenny Lane: CNP would prefer that any private roads and/or Private Access Easements (PAE) larger than 28' to also be dedicated as a Public Utility Easement (PUE) and identified as such within the notes or legend.

HPW-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - Need to label Drainage Channel J100-00-00 on the plat.

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)

Check with COH if GP needs to be submitted because of common interest with AVF LLC (chapter 42)

Need variance for lots and reserve to take access off of private street(access easement) or show street as PAE or PAE/PUE for lot access only (Chapter 42)

Easements will need to be dedicated by separate instrument prior to recordation (COH-Chapter 42-212)

Individual lot can have their individual septic systems installed, since the lots are ½ acre with public water. or - a Community wastewater treatment plant approved by TCEQ can be placed on a reserve (TCEQ regs)

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

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

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

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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 06/10/2021  
**Plat Name:** Little York partial replat no 2  
**Developer:** Aria Development LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2021-1257 C3F

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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

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#### **Conditions and requirements for approval:**

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/10/2021**

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:** 39  
**Action Date:** 06/10/2021  
**Plat Name:** Little York partial replat no 2  
**Developer:** Aria Development LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2021-1257 C3F

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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: 06/07/2021

The existing median opening along with E Little York is approx. 300-feet east of Nordling and does not meet the City of Houston min. distance for median opening, in the future, that could be closed and operation at the new development might be the 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](mailto:Planningdepartment@houstontx.gov)

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

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

3. Driveway at median (COH IDM Chapter 15, sec 15.08-C.3.7)

Driveway located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose.

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

Stormwater quality permit is required.

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

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 06/10/2021  
**Plat Name:** Market Properties  
**Developer:** GSAAD BONNER  
**Applicant:** RSG Engineering  
**App No / Type:** 2021-1230 C2

Total Acreage:	0.3550	Total Reserve Acreage:	0.3550
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

#### **Conditions and requirements for approval:**

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
- 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.
- 139. Provide for widening of 5' for Market, a local street. (122)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 1.) Provide widening for Market Street.
- 2.) Provide 25' BL along I-10

#### **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:**



**Agenda Item:** 40  
**Action Date:** 06/10/2021  
**Plat Name:** Market Properties  
**Developer:** GSAAD BONNER  
**Applicant:** RSG Engineering  
**App No / Type:** 2021-1230 C2

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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: 06/08/2021

No recommendations.

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

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

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

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

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

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

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

2. Sidewalks (October 1, 2020)

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

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

3. Driveway Placement on Corner Lot (Commercial)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

4. Please coordinate with TxDOT for any work along Hwy I-10 feeder road. Any work in the state right-of-way requires TxDOT approval.

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

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

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



**Agenda Item:** 41  
**Action Date:** 06/10/2021  
**Plat Name:** Market Sydnor  
**Developer:** Houston Habitat for Humanity  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No / Type:** 2021-0919 C2

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Total Acreage:	0.2300	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494E	City

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**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.

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)

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

Provide ROW record document for Grove Street

**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.**



**Agenda Item:** 41  
**Action Date:** 06/10/2021  
**Plat Name:** Market Sydnor  
**Developer:** Houston Habitat for Humanity  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No / Type:** 2021-0919 C2

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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: 05/20/2021  
No comments.

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

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

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

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

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

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

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

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

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

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:** 42  
**Action Date:** 06/10/2021  
**Plat Name:** Marvida Sec 14  
**Developer:** Cypress 856, Ltd.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2021-1246 C3F

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Total Acreage:	31.3900	Total Reserve Acreage:	4.4600
Number of Lots:	135	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

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#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
052. Marvida Terrace drive street Dedication Sec 2 must be recorded prior to or simultaneously with this plat.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat 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:** 42  
**Action Date:** 06/10/2021  
**Plat Name:** Marvida Sec 14  
**Developer:** Cypress 856, Ltd.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2021-1246 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: "BLUE COAST" street name is already a proposed name for MARVIDA SEC 16. Please revise to a unique name

Approved of new proposed street name "BLUE BLUFF".

HPW-HW- IDS: approve

CenterPoint: Please add all recorded easements on plat. Please check Title Report.

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

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

Marvida Terrace Drive will need to be recorded prior to or simultaneously with this plat (chapter 42-120)

UVE should be checked at Marvida Terrace Dr and Longenbaugh Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked at Garden Palm Dr at 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:** 43  
**Action Date:** 06/10/2021  
**Plat Name:** Marvida Sec 16  
**Developer:** Cypress 856, Ltd.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2021-1247 C3P

Total Acreage:	12.5600	Total Reserve Acreage:	0.6400
Number of Lots:	76	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	406K	ETJ

#### **Conditions and requirements for approval:**

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

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

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

052. Marvida Sec 15 & Marvida Sec 20 must be recorded prior to or simultaneously with this plat.

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

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

1.) Attend to Addressing's concerns regarding street names referenced in agency comments.

#### **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:** 43  
**Action Date:** 06/10/2021  
**Plat Name:** Marvida Sec 16  
**Developer:** Cypress 856, Ltd.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2021-1247 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

Addressing: Inquire about whether TRESURE MANOR should be spelled "TREASURE MANOR".

"SANDLE WOOD" is already in use (PARKVIEW SOUTH). Please choose a more unique name.

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

CenterPoint: Please identify all recorded easements on plat.

This is not identified as Preliminary Plat and must have a Dedication Page.

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

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

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)

UVE should be checked at Miramar Bay Dr and Marvida Terrace Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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





**PLANNING &  
DEVELOPMENT  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 44  
**Action Date:** 06/10/2021  
**Plat Name:** Marvida Sec 20  
**Developer:** Cypress 856, Ltd.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2021-1248 C3P

Total Acreage:	12.6800	Total Reserve Acreage:	0.1200
Number of Lots:	76	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	406K	ETJ

#### **Conditions and requirements for approval:**

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

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

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

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

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

1.) Attend to Addressing's concerns regarding street names referenced in agency comments.

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/10/2021**

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:** 44  
**Action Date:** 06/10/2021  
**Plat Name:** Marvida Sec 20  
**Developer:** Cypress 856, Ltd.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2021-1248 C3P

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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.

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)

Addressing: "SHORE BLUFF" is proposed in another plat application "Marvida Sec 18", need to inquire about which subdivision is retaining this street name.

HPW-HW- IDS: approve

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

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

CenterPoint: When easements are split between two or more adjoining subdivisions, and those subdivisions are not recorded, they have two options. Put all the easement along the rear or side of the lot line as a perimeter easement in the subdivision being recorded or, take the other half of the easement by PUE, attached as Exhibit "X". Requestor will record the PUE with the appropriate County Clerk's office and place easement and recording information on plat being reviewed. New final copy of plat with the information shown is submitted again for review.

You may also submit Marvida Sections 15 and 16 to show the other half of the outside easement.

This is not noted as a Preliminary Plat so a Dedication Page is 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:** 45  
**Action Date:** 06/10/2021  
**Plat Name:** McAlpine Place  
**Developer:** R2 Design  
**Applicant:** Tetra Surveys  
**App No / Type:** 2021-1287 C2

Total Acreage:	0.1230	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494J	City

#### Conditions and requirements for approval:

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)

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)

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

- 1.) Coordinate with HPW-OCE Traffic regarding agency comments
- 2.) Provide record document Vol 10, Pg 685 of HCDR as plat may be a replat.
- 3.) Coordinate with Solid Waste regarding agency comments.

#### 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:** 45  
**Action Date:** 06/10/2021  
**Plat Name:** McAlpine Place  
**Developer:** R2 Design  
**Applicant:** Tetra Surveys  
**App No / Type:** 2021-1287 C2

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HPW- TDO- Traffic: 06/04/2021

Following and IDM Chapter 15 Section 08 C, Access Management Design 1.g (10) Driveways must remain tangential for a minimum of 20 feet past the property line.

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. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

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

2. CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: McALPINE ST.

3. Missing information: Appears to be a replat of WB Walker Sub 10/685 DR, plat was not provided.

HPW-HW- IDS: For the creation of 3 lots and 1 block with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

Solid Waste: The proposed development does not meet the frontage criteria to receive COH solid waste collection services.

HPW-OCE- Drainage and Utility: Two-way driveways must intersect city streets at approximately 90 degrees.

Driveway must remain tangential for a minimum of 20' past property line.

No driveway radius shall encroach on abutting property.

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  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 46  
**Action Date:** 06/10/2021  
**Plat Name:** Newport Wastewater Treatment Plant  
**Developer:** Newport Municipal Utility District  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No / Type:** 2021-1157 C2

Total Acreage:	21.2340	Total Reserve Acreage:	21.2340
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 19

County	Zip	Key Map ©	City / ETJ
Harris	77532	419E	ETJ

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)

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

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

42-134 (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.

Douse Way/ Cuddy Drive do not provide access/connect to public street. Variance will be required to take access via an access easement.

#### **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:**



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 46  
**Action Date:** 06/10/2021  
**Plat Name:** Newport Wastewater Treatment Plant  
**Developer:** Newport Municipal Utility District  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No / Type:** 2021-1157 C2

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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-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)

Show Cuddy Road connection to South Diamondhead blvd with existing access easements (Chapter 42)

Check with city if variance is needed for access from access 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  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 47  
**Action Date:** 06/10/2021  
**Plat Name:** Nextgen Lash and Esthetics  
**Developer:** Nextgen Lash and Esthetics  
**Applicant:** Atkinson Engineers  
**App No / Type:** 2021-1281 C2

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Total Acreage:	0.2964	Total Reserve Acreage:	0.2783
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:	New Caney MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256Y	ETJ

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#### **Conditions and requirements for approval:**

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

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

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

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

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 47  
**Action Date:** 06/10/2021  
**Plat Name:** Nextgen Lash and Esthetics  
**Developer:** Nextgen Lash and Esthetics  
**Applicant:** Atkinson Engineers  
**App No / Type:** 2021-1281 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.

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





**Agenda Item:** 48  
**Action Date:** 06/10/2021  
**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

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.

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

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](http://www.Fly2Houston.com). For more details call 281-233-1366 or email [Airport.Landuse.Regulations@houston.tx.gov](mailto:Airport.Landuse.Regulations@houston.tx.gov) (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)

Include note on plat for OSAP: "This subdivision's compensating open space includes an Open Space Amenities Plan for the specifically identified reserves. Ref. no. OSAP-\_\_\_\_\_"

**Commission Action:**

Withdrawn



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 48  
**Action Date:** 06/10/2021  
**Plat Name:** North Vista Estates  
**Developer:** Premark Investments, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2021-0805 C3P

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Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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) 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.



**Agenda Item:** 49  
**Action Date:** 06/10/2021  
**Plat Name:** Northgrove Sec 16  
**Developer:** Toll Houston Tx, LLC  
**Applicant:** Costello, Inc.  
**App No / Type:** 2021-1209 C3P

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Total Acreage:	20.6900	Total Reserve Acreage:	4.1209
Number of Lots:	76	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
Montgomery	77354	249G	ETJ

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**Conditions and requirements for approval:**

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

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

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

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

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

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

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

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)

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.

Submit a revised General Plan prior to submittal of final plat and prior to submittal of any other section plats.

**Commission Action:**

Approve the plat subject to the conditions listed



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 49  
**Action Date:** 06/10/2021  
**Plat Name:** Northgrove Sec 16  
**Developer:** Toll Houston Tx, LLC  
**Applicant:** Costello, Inc.  
**App No / Type:** 2021-1209 C3P

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Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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.

Addressing: "FOX BRIDGE" sounds too similar to already existing "FOX RIDGE". Please choose a more unique name to avoid confusion during emergencies.

HPW-HW- IDS: Approve

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50  
**Action Date:** 06/10/2021  
**Plat Name:** Oaks at Laverne  
**Developer:** Light Hill Partners, LLC  
**Applicant:** Richard Grothues Designs  
**App No / Type:** 2021-1267 C3F

Total Acreage:	2.7767	Total Reserve Acreage:	0.3916
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:	10	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	77080	450U	City

#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 134.6. The then-current fee in lieu of dedication shall be applied to this number (67 units) of dwelling units. (Sec 42-254)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))
203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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



**Agenda Item:** 50  
**Action Date:** 06/10/2021  
**Plat Name:** Oaks at Laverne  
**Developer:** Light Hill Partners, LLC  
**Applicant:** Richard Grothues Designs  
**App No / Type:** 2021-1267 C3F

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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: 06/07/2021

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](mailto:Planningdepartment@houstontx.gov)

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

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

3. Street Widening Requirements

Provide a survey calling out the pavement width of the adjacent streets. All new commercial developments including shared driveway town-homes, subdivisions, and multiple single-family residences, with the exception of one single-family residence and duplexes shall follow the street widening requirements below.

- For roadways with widths in the range of 18-ft to less than 20-ft, street widening is not required. However, "No Parking" signs must be installed for the entire block on one side (applicant is required to get approval from TDO for "No Parking" sign installation). Please contact Ms. Paula Hunter from Traffic Operations at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@houstontx.gov)

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

Option A: Widen the road to 18-ft in front of the property line with "No Parking" signs for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation).

Option B: Widen the road to 20-ft (only in front of the property).

CenterPoint: Easement, Vol 1516, Pg 331, is not noted on the plat.

HPW-HW- IDS: For the creation of 48 lots and PAE/PVT, 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:** 50  
**Action Date:** 06/10/2021  
**Plat Name:** Oaks at Laverne  
**Developer:** Light Hill Partners, LLC  
**Applicant:** Richard Grothues Designs  
**App No / Type:** 2021-1267 C3F

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

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

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

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:** 51  
**Action Date:** 06/10/2021  
**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))
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



**Action Date:**  
**06/10/2021**

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:** 51  
**Action Date:** 06/10/2021  
**Plat Name:** Pecan Estates Sec 2  
**Developer:** Murff Castle Estates, LLC  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No / Type:** 2021-1019 C3F

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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-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 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)

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 and if UVE is required we recommend that it be dedicated as a public roadway easement (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 )and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

Historical/cemetery sites within immediate area will need to be addressed prior to plan approval

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 06/10/2021  
**Plat Name:** Pine Grove Sec 2  
**Developer:** Pulte Homes  
**Applicant:** Vogler & Spencer Engineering, Inc.  
**App No / Type:** 2021-0853 C3F

Total Acreage:	21.8280	Total Reserve Acreage:	1.3390
Number of Lots:	124	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77373	294W	ETJ

***Conditions and requirements for approval:***

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

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

052. Proof of recorded dedication of Balerna Street across HCFCD channel is required prior to approval. Required per Sec 42-189 for a second point of access to a public street when the total number of lots exceeds 150. (Condition stated on both GP and Preliminary applications.)

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.

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

159. Provide centerline tie.

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))

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

Director lots were created under the provisions described by the Municipal Utility District. If the tracts are developed in the future then adequate access must be provided per Chapter 42.

***Commission Action:***

Defer Applicant request



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 52  
**Action Date:** 06/10/2021  
**Plat Name:** Pine Grove Sec 2  
**Developer:** Pulte Homes  
**Applicant:** Vogler & Spencer Engineering, Inc.  
**App No / Type:** 2021-0853 C3F

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Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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. (HC) (COH-Chapter 42)

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

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



**Agenda Item:** 53  
**Action Date:** 06/10/2021  
**Plat Name:** Pinecrest Center Sec 1  
**Developer:** Metro National Corporation  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2021-1261 C3F

Total Acreage:	19.1910	Total Reserve Acreage:	19.1890
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	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	77080	450J	City

***Conditions and requirements for approval:***

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

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

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

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

161. Determine existing width of major thoroughfare Clay Road along entire boundary or provide for widening if not sufficient. See Major Thoroughfare and Freeway Plan. (Sec 42-121 & 122)

185.2. Appendix A: Provide an attesting individual in the dedicatory language.

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))

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



Agenda Item: 53  
Action Date: 06/10/2021  
Plat Name: Pinecrest Center Sec 1  
Developer: Metro National Corporation  
Applicant: Jones|Carter - Woodlands Office  
App No / Type: 2021-1261 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: 06/07/2021

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](mailto:Planningdepartment@houstontx.gov)

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

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

3. Driveway at median (COH IDM Chapter 15, sec 15.08-C.3.7)

Driveway located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose.

4. Driveway Placement on Corner Lot (Commercial)

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 53  
**Action Date:** 06/10/2021  
**Plat Name:** Pinecrest Center Sec 1  
**Developer:** Metro National Corporation  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2021-1261 C3F

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the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

5. 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.

HPW-OCE- Drainage and Utility: Detention is required.  
Stormwater quality permit is required.  
The old drainage plan has expired. Need to resubmit drainage plan.

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

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

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

CenterPoint: There are several easements not depicted on the plat that are part of the Title Report.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 06/10/2021  
**Plat Name:** Pinecrest Center Sec 2  
**Developer:** Metro National Corporation  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2021-1262 C3F

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Total Acreage:	14.5540	Total Reserve Acreage:	14.5540
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	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	77080	450J	City

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**Conditions and requirements for approval:**

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

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

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

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

185.2. Appendix A: Provide an attesting individual in the dedicatory language.

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))

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:** 54  
**Action Date:** 06/10/2021  
**Plat Name:** Pinecrest Center Sec 2  
**Developer:** Metro National Corporation  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2021-1262 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: 06/07/2021

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](mailto:Planningdepartment@houstontx.gov)

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

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

3. Driveway at median (COH IDM Chapter 15, sec 15.08-C.3.7)

Driveway located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose.

4. Driveway Placement on Corner Lot (Commercial)

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 54  
**Action Date:** 06/10/2021  
**Plat Name:** Pinecrest Center Sec 2  
**Developer:** Metro National Corporation  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2021-1262 C3F

---

the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

5. 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.

HPW-OCE- Drainage and Utility: Detention is required.  
Stormwater quality permit is required.  
The old drainage plan has expired. Need to resubmit drainage plan.

CenterPoint: Easement RP-2019-421032 is not depicted on the plat.  
Harris County Flood Control District: Flood Control review - No comments.  
HPW-HW- IDS: For the creation of an unrestricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 55  
**Action Date:** 06/10/2021  
**Plat Name:** Realrona Inc  
**Developer:** WGA Consulting Engineers  
**Applicant:** Windrose  
**App No / Type:** 2021-1145 C2

Total Acreage:	37.7210	Total Reserve Acreage:	37.7210
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	77032	374T	City/ETJ

#### Conditions and requirements for approval:

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

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

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

#### 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: 05/20/2021  
 Are there connecting streets east/west?



**Agenda Item:** 55  
**Action Date:** 06/10/2021  
**Plat Name:** Realrona Inc  
**Developer:** WGA Consulting Engineers  
**Applicant:** Windrose  
**App No / Type:** 2021-1145 C2

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

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

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

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

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

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

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

#### 2. Sidewalks (October 1, 2020)

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

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

#### 3. 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. Please coordinate with TxDOT for any work along FM 525 & North Sam Houston Parkway. Any work in the state right-of-way requires TxDOT approval.

Parks and Recreation: Add park sector

HPW-HW- IDS: APPROVE

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

Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review – 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)

Joint City and County TIA review and City approval of the driveway along JFK blvd. (HC-permit regs, 12.02, 5.06)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-



**PLANNING &  
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DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 55  
**Action Date:** 06/10/2021  
**Plat Name:** Realrona Inc  
**Developer:** WGA Consulting Engineers  
**Applicant:** Windrose  
**App No / Type:** 2021-1145 C2

---

mail at recordation (.TLGC-242.001h)  
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)  
Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)  
UVE should be checked for making right on red by eastbound traffic on FM 525 onto John F Kennedy Blvd.  
UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)  
UVE should be checked for making right on red by northbound traffic on John F Kennedy Blvd onto N Sam Houston Pkwy. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) and if UVE is required we recommend that it be dedicated as a public roadway easement (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:** 56  
**Action Date:** 06/10/2021  
**Plat Name:** Retreat at Kingsland  
**Developer:** Ventana Development  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2021-1252 C3P

Total Acreage:	7.9400	Total Reserve Acreage:	2.9650
Number of Lots:	58	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	77494	483H	ETJ

#### **Conditions and requirements for approval:**

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

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amenities Plan. Follow the requirements established for a Open Space Amenities Plan. (Ament\_185\_cos.doc)

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

- 1) Revise plat name to reflect G.P base name
- 2) provide frontage for detention reserve
- 3) provide open space amenities plan

#### **Commission Action:**

Defer Chapter 42 planning standards



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

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

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



**PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 57  
**Action Date:** 06/10/2021  
**Plat Name:** St Johns United Methodist Church  
**Developer:** Advance Surveying, Inc.  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2021-1123 C2

Total Acreage:	0.7174	Total Reserve Acreage:	0.7174
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	77003	493U	City

#### **Conditions and requirements for approval:**

- 015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
- 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:** 57  
**Action Date:** 06/10/2021  
**Plat Name:** St Johns United Methodist Church  
**Developer:** Advance Surveying, Inc.  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2021-1123 C2

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HPW- TDO- Traffic: 05/21/2021

No comments.

CenterPoint: 1) A 10' Building Line should be maintained due to property being adjacent to right of way with electric primary overhead facilities.

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

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

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

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

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

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

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

### 2. Sidewalks (October 1, 2020)

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

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

### 3. Driveway Placement on Corner Lot (Commercial)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

Parks and Recreation: Church, does not apply to parks

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 2 unrestricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58  
**Action Date:** 06/10/2021  
**Plat Name:** Sunterra Sec 29  
**Developer:** Katy 1093, LTD  
**Applicant:** Jones | Carter  
**App No / Type:** 2021-1288 C3P

Total Acreage:	26.1000	Total Reserve Acreage:	1.7900
Number of Lots:	105	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	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. Record Sunterra Sec 29 & Sunterra Shores Drive Street Dedication Sec 3 & Reserves 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)
- 148. Change street name(s) as indicated on the marked file copy. (133-134)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58  
**Action Date:** 06/10/2021  
**Plat Name:** Sunterra Sec 29  
**Developer:** Katy 1093, LTD  
**Applicant:** Jones | Carter  
**App No / Type:** 2021-1288 C3P

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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-HW- IDS: Approved

Addressing: CH 41 Code of Ordinance states that a street name shall change at a 90, or near 90, degree bend. COROVA HILL DRIVE, and SEAGLASS ARBOR DRIVE, includes multiple bends at near 90 degree.

Therefore, please change street name after each bend.

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:** 59  
**Action Date:** 06/10/2021  
**Plat Name:** Sunterra Sec 30  
**Developer:** Katy 1039 Ltd.  
**Applicant:** Jones | Carter  
**App No / Type:** 2021-1279 C3P

Total Acreage:	29.0800	Total Reserve Acreage:	1.1600
Number of Lots:	127	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	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. Record Sunterra Shores Drive Street Dedication Sec 3 & Reserves 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)
- 148. Change street name(s) as indicated on the marked file copy. (133-134)
- 149. Change street name ending(s) as indicated on the marked file copy. (133-134)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/10/2021**

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:** 59  
**Action Date:** 06/10/2021  
**Plat Name:** Sunterra Sec 30  
**Developer:** Katy 1039 Ltd.  
**Applicant:** Jones | Carter  
**App No / Type:** 2021-1279 C3P

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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.

Addressing: "EMERALD ROSE DR" diverts more than 90 degrees at multiple locations to a point where it intersects the "SUMMER CORAL" twice. Road section should be split into three different segments.

EMERALD ROSE sounds too similar to already existing EMERALD GROVE EMERALD COVE. Please choose a more unique name to avoid confusion during emergencies.

HPW-HW- IDS: approve

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

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



**PLANNING &  
DEVELOPMENT  
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**Houston Planning Commission**

**Action CPC 101 Form**

**Platting Approval Conditions**

**Agenda Item:** 60  
**Action Date:** 06/10/2021  
**Plat Name:** Sunterra Sec 35  
**Developer:** Katy 1093, LTD  
**Applicant:** Jones | Carter  
**App No / Type:** 2021-1313 C3P

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Total Acreage:	33.0400	Total Reserve Acreage:	1.5900
Number of Lots:	147	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	404W	ETJ

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**Conditions and requirements for approval:**

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

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. Record the portion of Beckendorff Road north and east of Sunterra Sec 35 (as indicated on the markup) prior to or simultaneously with this plat.

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

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

**Commission Action:**

Approve the plat subject to the conditions listed



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

**For Your Information:**



**Agenda Item:** 60  
**Action Date:** 06/10/2021  
**Plat Name:** Sunterra Sec 35  
**Developer:** Katy 1093, LTD  
**Applicant:** Jones | Carter  
**App No / Type:** 2021-1313 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.

Addressing: "ASTER BEND" is already in use with the Houston ETJ (BEECHNUT PARK SEC 1), please choose a more unique name for the specified road.  
 CenterPoint: 6. When easements are split between two or more adjoining subdivisions, and those subdivisions are not recorded, they have two options. Put all the easement along the rear or side of the lot line as a perimeter easement in the subdivision being recorded or, take the other half of the easement by PUE, attached as Exhibit "X". Requestor will record the PUE with the appropriate County Clerk's office and place easement and recording information on plat being reviewed. New final copy of plat with the information shown is submitted again for review. I see that Sunterra Sec 36 was submitted, which identifies the outside easement area. Please put a copy of this plat in the file when resubmitted.

Please identify 14'UE i lots 12-16, BLK 5

Dedication page not attached or plat not identify as Preliminary Plat.  
 HPW-HW- IDS: Approved  
 Harris County Flood Control District: Flood Control review - No comments.  
 HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)  
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)  
 Dedicate entire 50 feet of Beckendorff Road by plat (Chapter 42)  
 Recommend minimum 60' of ROW for River Drift Drive at street entrance  
 Recommend C1 to be 35' for future signal  
 Verify ROW transition for Aurora Bend Drive is 1:15  
 limited scope TIA required to determine median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)  
 UVE should be checked at Aurora Bend at Beckendorff Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)  
 UVE should be checked at River Drift Dr at Beckendorff Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)  
 UVE should be checked at Aurora Bend at Beckendorff Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &  
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**Houston Planning Commission**

**Action CPC 101 Form**

**Platting Approval Conditions**

**Agenda Item:** 61  
**Action Date:** 06/10/2021  
**Plat Name:** Sunterra Sec 36  
**Developer:** Katy 1039 Ltd.  
**Applicant:** Jones | Carter  
**App No / Type:** 2021-1317 C3P

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Total Acreage:	30.9800	Total Reserve Acreage:	1.0700
Number of Lots:	136	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
MULTIPLE	77493	403Z	ETJ

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**Conditions and requirements for approval:**

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Sunterra Sec 35 & the portion of PittsBeckendorff road north of this plat must be recorded prior to or simultaneously with this plat.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

**Commission Action:**

Approve the plat subject to the conditions listed



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

**For Your Information:**



**Agenda Item:** 61  
**Action Date:** 06/10/2021  
**Plat Name:** Sunterra Sec 36  
**Developer:** Katy 1039 Ltd.  
**Applicant:** Jones | Carter  
**App No / Type:** 2021-1317 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: When easements are split between two or more adjoining subdivisions, and those subdivisions are not recorded, they have two options. Put all the easement along the rear or side of the lot line as a perimeter easement in the subdivision being recorded or, take the other half of the easement by PUE, attached as Exhibit "X". Requestor will record the PUE with the appropriate County Clerk's office and place easement and recording information on plat being reviewed. New final copy of plat with the information shown is submitted again for review. I see that Sunterra Sec 35 was submitted, which identifies the outside easement area. Please put a copy of this plat in the file when resubmitted.

**DEDICATION PAGE NEEDED**

Addressing: "LONG BOARD DR" sounds too similar to already existing LONGBOW, LONGBOURNE, and LONG BOUGH. Please choose a more unique name to avoid confusion during emergencies.

"MAZLIN" sounds too similar to already existing MIZZEN, and MAZEN. Please choose a more unique name to avoid confusion during emergencies.

"PADDLE BROOK" sounds too similar to already existing PADDOCK BROOK LN. Please choose a more unique name to avoid confusion during emergencies.

"ASTER BEND" street name is already in use (BEECHNUT PARK SEC 1). Please choose a more unique name

HPW-HW- IDS: Approved

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)

Dedicate 50 feet of ROW for Beckendorff Road by plat (chapter 42)

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

UVE should be checked at Long Board Dr and Beckendorff Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 62  
**Action Date:** 06/10/2021  
**Plat Name:** Tanglewood Sec 12 partial replat no 3  
**Developer:** Diamond K Interest, LP  
**Applicant:** Probstfeld & Associates, Inc.  
**App No / Type:** 2021-1222 C3F

Total Acreage:	0.7465	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491F	City

#### **Conditions and requirements for approval:**

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



**Action Date:**  
**06/10/2021**

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:** 62  
**Action Date:** 06/10/2021  
**Plat Name:** Tanglewood Sec 12 partial replat no 3  
**Developer:** Diamond K Interest, LP  
**Applicant:** Probstfeld & Associates, Inc.  
**App No / Type:** 2021-1222 C3F

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HPW- TDO- Traffic: 06/07/2021

No recommendations.

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

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

2. Driveway Placement on Corner Lot (Residential)

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

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 63  
**Action Date:** 06/10/2021  
**Plat Name:** Telge Ranch West GP  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** IDS Engineering Group  
**App No / Type:** 2021-1277 GP

Total Acreage:	29.1770	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327M	ETJ

#### **Conditions and requirements for approval:**

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

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

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

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

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

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

#### **Commission Action:**

Defer Additional information reqd



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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 63  
**Action Date:** 06/10/2021  
**Plat Name:** Telge Ranch West GP  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** IDS Engineering Group  
**App No / Type:** 2021-1277 GP

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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-HW- IDS: approve

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. (HC) (COH-Chapter 42)

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

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

Coordinate with developer from Villa Robles to the south to connect north south street

Limited scope TIA will be required to determine driveway location and left turn lane requirements on Telge Rd for future development

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

GP is requested to be deferred.

CenterPoint: Tract appears to be out of HT&BRR CO SVY A-756 and W. ZANDER A-949.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 06/10/2021  
**Plat Name:** Tidwell Forest  
**Developer:** BB Residential Group, Inc  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2021-1231 C3F

Total Acreage:	6.6719	Total Reserve Acreage:	0.8115
Number of Lots:	99	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	City

#### **Conditions and requirements for approval:**

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.



**Agenda Item:** 64  
**Action Date:** 06/10/2021  
**Plat Name:** Tidwell Forest  
**Developer:** BB Residential Group, Inc  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2021-1231 C3F

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HPW- TDO- Traffic: 06/08/2021

There is a safety concern with the proposed plat driveways accesses along a major thoroughfare W. Tidwell, we recommend providing access using the minor street Rosslyn Road we recommend that if a driveway on W. Tidwell is provided to align with median opening, as well as providing a left-turn bay accessing the new development.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

## 2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

## 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 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.

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

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

Parks and Recreation: Incorrect park sector in plat notes

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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 65  
**Action Date:** 06/10/2021  
**Plat Name:** United Front of Alvin Fallbrook  
**Developer:** ADVANCE SURVEYING, INC  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2021-1315 C2

Total Acreage:	5.2905	Total Reserve Acreage:	5.2905
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77038	411D	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)

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

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

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/10/2021**

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:** 65  
**Action Date:** 06/10/2021  
**Plat Name:** United Front of Alvin Fallbrook  
**Developer:** ADVANCE SURVEYING, INC  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2021-1315 C2

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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-OCE- Drainage and Utility: Detention is required.

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

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

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

CenterPoint: Please identify Blanket Easement with Recording information on plat in notes.

Please identify all easements that may affect this plat and may be subject to attached documents.

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

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

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

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

Coordinate with CIP project manager Mina Elmassry 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 for making right on red by northbound traffic on TC Jester Blvd onto Fallbrook Dr. If

UVE is required we recommend that it be dedicated as a public roadway easement (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:** 66  
**Action Date:** 06/10/2021  
**Plat Name:** University Riverside Park  
**Developer:** P48 MANAGEMENT LLC  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2021-1232 C3F

Total Acreage:	0.9989	Total Reserve Acreage:	0.0040
Number of Lots:	17	Number of Multifamily Units:	0
COH Park Sector:	15	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	77021	534E	City

#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/10/2021**

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:** 66  
**Action Date:** 06/10/2021  
**Plat Name:** University Riverside Park  
**Developer:** P48 MANAGEMENT LLC  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2021-1232 C3F

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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: 06/07/2021

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](mailto:Planningdepartment@houstontx.gov)

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

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

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

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

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

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.

Detention is required.

In the floodplain, need approved drainage plan.

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



**Agenda Item:** 67  
**Action Date:** 06/10/2021  
**Plat Name:** Vantage on Velasco  
**Developer:** New Skies Ventures, LLC  
**Applicant:** Bowden Survey  
**App No / Type:** 2021-1069 C2

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Total Acreage:	0.4300	Total Reserve Acreage:	0.0000
Number of Lots:	11	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

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**Conditions and requirements for approval:**

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
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)
079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)
126. Add Single Family Residential plat notes: 1) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- Application is not paid in full. Extra fees need to be paid.

**Commission Action:**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 67  
**Action Date:** 06/10/2021  
**Plat Name:** Vantage on Velasco  
**Developer:** New Skies Ventures, LLC  
**Applicant:** Bowden Survey  
**App No / Type:** 2021-1069 C2

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Defer Additional information reqd



**Action Date:**  
**06/10/2021**

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:** 67  
**Action Date:** 06/10/2021  
**Plat Name:** Vantage on Velasco  
**Developer:** New Skies Ventures, LLC  
**Applicant:** Bowden Survey  
**App No / Type:** 2021-1069 C2

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HPW- TDO- Traffic: 06/03/2021

No comments.

CenterPoint: 1) A 10' Building Line should be maintained where property is adjacent to ROW with primary OVH facilities. (Velasco St.)

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

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

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

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

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

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

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

## 2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

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

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

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

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

Missing B.L..

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 68  
**Action Date:** 06/10/2021  
**Plat Name:** Villas on Sunbeam Sec 2  
**Developer:** Wan Properties LLC  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2021-1203 C2

Total Acreage:	6.3620	Total Reserve Acreage:	0.7069
Number of Lots:	64	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	574A	City

#### **Conditions and requirements for approval:**

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

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

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

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/10/2021**

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:** 68  
**Action Date:** 06/10/2021  
**Plat Name:** Villas on Sunbeam Sec 2  
**Developer:** Wan Properties LLC  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2021-1203 C2

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

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

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

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

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

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

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

### 2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

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

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

HPW- TDO- Traffic: 5/20/2021

No comments.

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

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

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

Stormwater quality permit is required.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 69  
**Action Date:** 06/10/2021  
**Plat Name:** Washington View  
**Developer:** Washington View  
**Applicant:** Paksima Group1  
**App No / Type:** 2021-1218 C2

Total Acreage:	1.3505	Total Reserve Acreage:	1.3505
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	77007	493J	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:** 69  
**Action Date:** 06/10/2021  
**Plat Name:** Washington View  
**Developer:** Washington View  
**Applicant:** Paksima Group1  
**App No / Type:** 2021-1218 C2

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HPW- TDO- Traffic: 06/07/2021

Recommend to provide connection accessing Washington Ave.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

## 2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

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

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

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

Stormwater quality permit is required.

In the floodplain, need approved drainage plan.

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





**Agenda Item:** 70  
**Action Date:** 06/10/2021  
**Plat Name:** Wayside Village Sec 12  
**Developer:** Rausch Coleman Home Houston, LLC  
**Applicant:** Pape-Dawson Engineers  
**App No / Type:** 2021-1172 C3F

Total Acreage:	16.6790	Total Reserve Acreage:	2.6640
Number of Lots:	76	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:	Harris County MUD 439
County	Zip	Key Map ©	City / ETJ
Harris	77016	415X	City

**Conditions and requirements for approval:**

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

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

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

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

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

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

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

**Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/10/2021**

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:** 70  
**Action Date:** 06/10/2021  
**Plat Name:** Wayside Village Sec 12  
**Developer:** Rausch Coleman Home Houston, LLC  
**Applicant:** Pape-Dawson Engineers  
**App No / Type:** 2021-1172 C3F

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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: 06/03/2021  
No comments.

CenterPoint: 1) CenterPoint records depict an unrecorded easement in the vicinity of, and appears to bound the subject tract. The easement is uploaded for your review and if verified please cite the easement on the plat. (Easement\_39-1730)  
2) No UEs and/or CNP easements, whether existing or proposed, should be within Reserves restricted to any kind of wet usage areas (i.e., detention, drainage, lake, etc.).

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

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

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

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

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

3. Driveway at median (COH IDM Chapter 15, sec 15.08-C.3.7)  
Driveway located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose.  
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 71  
**Action Date:** 06/10/2021  
**Plat Name:** ASO Holdings Harrington Development  
**Developer:** ASO HOLDINGS LLC  
**Applicant:** Doshi Engineering & Surveying Company  
**App No / Type:** 2021-1121 C2R

Total Acreage:	0.1148	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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493H	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:** 71  
**Action Date:** 06/10/2021  
**Plat Name:** ASO Holdings Harrington Development  
**Developer:** ASO HOLDINGS LLC  
**Applicant:** Doshi Engineering & Surveying Company  
**App No / Type:** 2021-1121 C2R

---

HPW- TDO- Traffic: 06/03/2021  
No comments.

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

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

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

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

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

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:** 72  
**Action Date:** 06/10/2021  
**Plat Name:** Aziz Court  
**Developer:** CARTA GOMEZ INTERNATIONAL LLC  
**Applicant:** CARTA GOMEZ INTERNATIONAL LLC  
**App No / Type:** 2021-1000 C3R

Total Acreage:	0.6887	Total Reserve Acreage:	0.0000
Number of Lots:	8	Number of Multifamily Units:	8
COH Park Sector:	7	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575M	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.



**Agenda Item:** 72  
**Action Date:** 06/10/2021  
**Plat Name:** Aziz Court  
**Developer:** CARTA GOMEZ INTERNATIONAL LLC  
**Applicant:** CARTA GOMEZ INTERNATIONAL LLC  
**App No / Type:** 2021-1000 C3R

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HPW- TDO- Traffic: 06/03/2021

No comments.

HPW-OCE-Traffic: 1.Please clarify whether Aziz St is proposed as ROW or private street. ROW streets should comply with Ch. 10 of the IDM regarding pavement dimensions.

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

3. Driveway Placement on Corner Lot (Residential)(Lot 1, 4, 5 & 8)

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

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

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

5. 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.

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

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

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

Master W.M.E. is required.

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 06/10/2021  
**Plat Name:** Bardwell Landing  
**Developer:** Innerloop Meadow Development, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2021-1239 C2R

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Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	City

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**Conditions and requirements for approval:**

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

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)

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

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

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

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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:** 73  
**Action Date:** 06/10/2021  
**Plat Name:** Bardwell Landing  
**Developer:** Innerloop Meadow Development, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2021-1239 C2R

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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: 06/07/2021

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](mailto:Planningdepartment@houstontx.gov)

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

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

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

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

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

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

HPW-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](http://houstonpermittingcenter.org)

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 74  
**Action Date:** 06/10/2021  
**Plat Name:** Buffalo Bayou Park Sec 5  
**Developer:** BB Parcel B North Owner LLC  
**Applicant:** LJA Engineering, Inc. - (Houston Office)  
**App No / Type:** 2021-1305 C2R

Total Acreage:	1.8460	Total Reserve Acreage:	1.8460
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	492M	City

#### **Conditions and requirements for approval:**

- 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:** 74  
**Action Date:** 06/10/2021  
**Plat Name:** Buffalo Bayou Park Sec 5  
**Developer:** BB Parcel B North Owner LLC  
**Applicant:** LJA Engineering, Inc. - (Houston Office)  
**App No / Type:** 2021-1305 C2R

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HPW- TDO- Traffic: 06/03/2021

Recommend to provide clear sight distance for curved-angle along Allen Parkway to avoid right-turn crashes for driveway accessing on Allen Parkway.

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

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

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

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

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

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

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

## 2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

## 3. Driveway Placement on Corner Lot (Commercial)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

## 4. Driveways shall allow for an unobstructed line of sight for vehicles to observe approaching traffic. No driveways shall be allowed on Allen Parkway.

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

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

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

CenterPoint: It appears that the BL should be 25' instead of 5', fronting Allen Parkway

Blanket Easements not noted in notes on plat with recording information, see attached.

HPW-OCE- Drainage and Utility: Make sure Subdivision has Detention. Also, B.L. missing on other streets.

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:** 75  
**Action Date:** 06/10/2021  
**Plat Name:** Cherry Estates at Maggie Street  
**Developer:** fred harris  
**Applicant:** RUN PLANS  
**App No / Type:** 2021-0861 C2R

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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

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**Conditions and requirements for approval:**

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 134.6. The then-current fee in lieu of dedication shall be applied to this number (\_4\_units) of dwelling units.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
215. Add shared driveway plat notes: 1) Each lot shall be restricted to single family use.
221. Fully dimension all shared driveways. (44)
- 1.) Provide 15' Deed Restricted BL along Public ROW and 5' building line along interior property line  
2.) Provide correct Parks and Open Space Table  
3.) Provide full centerpoint note

**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:** 75  
**Action Date:** 06/10/2021  
**Plat Name:** Cherry Estates at Maggie Street  
**Developer:** fred harris  
**Applicant:** RUN PLANS  
**App No / Type:** 2021-0861 C2R

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Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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.

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](mailto: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](mailto:Paula.Hunter2@houstontx.gov)

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

HPW-OCE- Drainage and Utility: Detention is required.  
Parks and Recreation: Dwelling units in park notes does not match parks table



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 76  
**Action Date:** 06/10/2021  
**Plat Name:** Chestnut Modern Farmhouses  
**Developer:** Onyx Land Partners, LLC.  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2021-0924 C2R

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493H	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.

158. Provide for the dedication of widening for Burnett Street 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.

Burnett is/are (a) designated Primary TOD Street(s) established by Ordinance No. 2020 - 684. A 15 foot pedestrian realm is required along the Primary TOD Street.

#### **Commission Action:**

Defer Additional information reqd



**Action Date:**  
**06/10/2021**

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:** 76  
**Action Date:** 06/10/2021  
**Plat Name:** Chestnut Modern Farmhouses  
**Developer:** Onyx Land Partners, LLC.  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2021-0924 C2R

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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.

According to the TOD ordinance - you are not allowed to proposed 10/17's front loading lots along the primary TOD street. All the lots should take lots through a shared driveway or a type 2 PAE or a new public street. Burnett is/are (a) designated Primary TOD Street(s) established by Ordinance No. 2020 - 684. A 15 foot pedestrian realm is required along the Primary TOD Street. HPW- TDO- Traffic: 05/20/2021  
No comments.

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

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

2. Driveway Placement on Corner Lot (Residential)(Lot 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](http://houstonpermittingcenter.org)

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

Parks and Recreation: - Incorrect park sector  
- Incorrect number of incremental units in table  
HPW- TDO- Traffic: 05/20/2021  
No comments.

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

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

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



**Agenda Item:** 76  
**Action Date:** 06/10/2021  
**Plat Name:** Chestnut Modern Farmhouses  
**Developer:** Onyx Land Partners, LLC.  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2021-0924 C2R

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

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

Parks and Recreation: - Incorrect park sector  
- Incorrect number of incremental units in table  
HPW- TDO- Traffic: 05/20/2021  
No comments.

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

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

2. Driveway Placement on Corner Lot (Residential)(Lot 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](http://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:** 77  
**Action Date:** 06/10/2021  
**Plat Name:** Colonial Corner Sec 1  
**Developer:** Sandlot Engineering  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No / Type:** 2021-1251 C2R

Total Acreage:	2.2310	Total Reserve Acreage:	2.2310
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	453M	City

#### **Conditions and requirements for approval:**

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

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. 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:**

Defer for further study and review



**Action Date:**  
**06/10/2021**

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:** 77  
**Action Date:** 06/10/2021  
**Plat Name:** Colonial Corner Sec 1  
**Developer:** Sandlot Engineering  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No / Type:** 2021-1251 C2R

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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: 06/07/2021

Recommend to access to new development by using minor road Cochran Street.

HPW-OCE-Traffic: 1. No driveway access will be permitted along Crosstimbers St due to limited frontage and elevations. Also driveways along W Hardy Rd are constricted due to visibility issues and elevation as well. Please clarify where the access points for the Reserve will be located at.

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

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

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

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

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

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

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

3. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

4. 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.

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

Stormwater quality permit is required.

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 78  
**Action Date:** 06/10/2021  
**Plat Name:** Congregation Beth Israel Cemetery Gardens  
**Developer:** CSF Consulting LP  
**Applicant:** CSF Consulting LP  
**App No / Type:** 2021-1220 C2R

Total Acreage:	4.5523	Total Reserve Acreage:	4.5523
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

#### **Conditions and requirements for approval:**

- 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.



**Agenda Item:** 78  
**Action Date:** 06/10/2021  
**Plat Name:** Congregation Beth Israel Cemetery Gardens  
**Developer:** CSF Consulting LP  
**Applicant:** CSF Consulting LP  
**App No / Type:** 2021-1220 C2R

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HPW- TDO- Traffic: 06/07/2021

Recommend driveway access to be aligned with median openings along Antoine Drive.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

## 2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

## 3. Driveway at median (COH IDM Chapter 15, sec 15.08-C.3.7)

Driveway located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose.

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

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

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

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:** 79  
**Action Date:** 06/10/2021  
**Plat Name:** Cullen Development  
**Developer:** Nader  
**Applicant:** Gruller Surveying  
**App No / Type:** 2021-1108 C2R

Total Acreage:	2.2735	Total Reserve Acreage:	2.2735
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Z	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.

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)

203. Provide complete Recordation Package when submitting plat 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:**  
**06/10/2021**

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:** 79  
**Action Date:** 06/10/2021  
**Plat Name:** Cullen Development  
**Developer:** Nader  
**Applicant:** Gruller Surveying  
**App No / Type:** 2021-1108 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: 05/21/2021

Ensure that driveways access along Cullen Blvd are right-in and right-out operation.

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

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

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

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

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

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

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

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

3. Driveway Placement on Corner Lot (Commercial)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

4. Please coordinate with TxDOT for any work along Cullen Blvd. Any work in the state right-of-way requires TxDOT approval.

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](mailto:Paula.Hunter2@houstontx.gov)

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

Option A: Widen the road to 18-ft in front of the property line with "No Parking" signs for the entire block on both



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 79  
**Action Date:** 06/10/2021  
**Plat Name:** Cullen Development  
**Developer:** Nader  
**Applicant:** Gruller Surveying  
**App No / Type:** 2021-1108 C2R

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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](http://houstonpermittingcenter.org)

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 80  
**Action Date:** 06/10/2021  
**Plat Name:** Dennis Villas  
**Developer:** JL Trevino & Assoc. PLLC  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2021-1139 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	City

#### **Conditions and requirements for approval:**

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.

158. Provide for the dedication of widening for Dennis Steet 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)

**Include note:**

Dennis Street is/are (a) designated Secondary TOD Street(s) established by Ordinance No. 2020 - 684. A 10'/25' building line is required unless a Pedestrian Realm Plan is submitted for Site Plan Review, the Pedestrian Realm Plan shall comply with all of the Enhanced Pedestrian Realm Standards pursuant to Sec 42-603, 621, 622, 651, 652, 653, and 654.

#### **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:** 80  
**Action Date:** 06/10/2021  
**Plat Name:** Dennis Villas  
**Developer:** JL Trevino & Assoc. PLLC  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2021-1139 C2R

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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: 05/20/2021  
No comments.

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

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

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

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

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

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

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](http://houstonpermittingcenter.org)

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 81  
**Action Date:** 06/10/2021  
**Plat Name:** Furray Villas  
**Developer:** JFO Solutions  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2021-1285 C2R

Total Acreage:	0.4928	Total Reserve Acreage:	0.0000
Number of Lots:	5	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	455K	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.

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)

203. Provide complete Recordation Package when submitting plat 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:**  
**06/10/2021**

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:** 81  
**Action Date:** 06/10/2021  
**Plat Name:** Furray Villas  
**Developer:** JFO Solutions  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2021-1285 C2R

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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: 06/04/2021  
No comments.

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

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

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

2. Driveway Placement on Corner Lot (Residential)(Lot 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-OCE- Drainage and Utility: Detention is required.

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

HPW-HW- IDS: For the creation of 5 lots and 1 block with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 82  
**Action Date:** 06/10/2021  
**Plat Name:** Hardy Luxury Homes Elysian Development  
**Developer:** Hardy Luxury Homes  
**Applicant:** Doshi Engineering & Surveying Company  
**App No / Type:** 2021-1271 C2R

Total Acreage:	0.1030	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	2
COH Park Sector:	17	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	493H	City

#### Conditions and requirements for approval:

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

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. (129, 231)

203. Provide complete Recordation Package when submitting plat 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)

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:

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:** 82  
**Action Date:** 06/10/2021  
**Plat Name:** Hardy Luxury Homes Elysian Development  
**Developer:** Hardy Luxury Homes  
**Applicant:** Doshi Engineering & Surveying Company  
**App No / Type:** 2021-1271 C2R

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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: 06/08/2021

Based on the geometry and angle of the proposed plat, the driveway entrance could be a safety concern.

HPW-OCE-Traffic: 1. Please clarify what the driveway approach width will be as there is no dimensions shown on the plat. Driveway dimensions in the right of way shall comply with the IDM table 15.08.01.

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

3. Driveway Placement on Corner Lot (Residential)

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.

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

2. GHBA language is missing.

3. CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: Hardy St, Elysian  
END

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

Addressing: ELYSIAN STREET found in the plat is found to be MOP STREET according to COH Addressing, HEC Roads, and GHC911 Roads. Please revise

HPW-HW- IDS: For the creation of 2 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 83  
**Action Date:** 06/10/2021  
**Plat Name:** Hartland Estates  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No / Type:** 2021-1032 C2R

Total Acreage:	0.3168	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77055	491C	City

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (\_4\_units) of dwelling units.

181. Subdivision replat is subject to the notification provisions of the Local Government Code, Section 212.015.

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

1. Plat has single family restrictions and requires a Public Hearing.

#### **Commission Action:**

Withdrawn



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 83  
**Action Date:** 06/10/2021  
**Plat Name:** Hartland Estates  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No / Type:** 2021-1032 C2R

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Parks and Recreation: - Number of dwelling units in park notes does not match table  
HPW- TDO- Traffic: 05/25/2021  
No comments.

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

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

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

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

CenterPoint: E.A.E. needs defining in legend.

For clarity on northern split easements, label the footage of each split (5'/5')

The following, referred to as the GHBA language, is required to be included on plats for any subdivision that falls with the City of Houston. The language was created in conjunction with the Greater Houston Business Association, hence the GHBA reference. It should be included in the notes section of the plat.

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.

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

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.  
Make sure that 10' clearance between public utility to the building foundation.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 06/10/2021  
**Plat Name:** Hau Trinh Dairy Ashford Development  
**Developer:** Hau Trinh Dairy Ashford LLC  
**Applicant:** Doshi Engineering & Surveying Company  
**App No / Type:** 2021-1120 C2R

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Total Acreage:	1.1977	Total Reserve Acreage:	1.1977
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77072	528M	City

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**Conditions and requirements for approval:**

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

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. Sec 42-41(3)

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

132. 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.

190.1. Add '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. (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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 84  
**Action Date:** 06/10/2021  
**Plat Name:** Hau Trinh Dairy Ashford Development  
**Developer:** Hau Trinh Dairy Ashford LLC  
**Applicant:** Doshi Engineering & Surveying Company  
**App No / Type:** 2021-1120 C2R

---



**Action Date:**  
**06/10/2021**

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:** 84  
**Action Date:** 06/10/2021  
**Plat Name:** Hau Trinh Dairy Ashford Development  
**Developer:** Hau Trinh Dairy Ashford LLC  
**Applicant:** Doshi Engineering & Surveying Company  
**App No / Type:** 2021-1120 C2R

---

HPW- TDO- Traffic: 06-03-2021

TDO/Traffic Management recommends providing a southbound left-turn bay on Dairy Ashford to access new development.

CenterPoint: 1) There is an existing recorded utility easement, uploaded for your review, that should be included on the current plat: Easement\_L111225 OPRHC

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

## 2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

## 3. Driveway at median (COH IDM Chapter 15, sec 15.08-C.3.7)

Driveway located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose.

HPW-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 [houstontxpermittingcenter.org](http://houstontxpermittingcenter.org)

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

Stormwater quality permit is required.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85  
**Action Date:** 06/10/2021  
**Plat Name:** Hazard Street Villas  
**Developer:** Mazzarino Construction & Development  
**Applicant:** Veronica Little  
**App No / Type:** 2021-1269 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	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) Sec. 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec. 42-45(2)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85  
**Action Date:** 06/10/2021  
**Plat Name:** Hazard Street Villas  
**Developer:** Mazzarino Construction & Development  
**Applicant:** Veronica Little  
**App No / Type:** 2021-1269 C2R

---

HPW- TDO- Traffic: 06/07/2021

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](mailto:Planningdepartment@houstontx.gov)

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

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

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

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

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

HPW-HW- IDS: For the creation of 2 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 86  
**Action Date:** 06/10/2021  
**Plat Name:** Highland Landing  
**Developer:** Disama Development  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2021-1236 C2R

Total Acreage:	0.1977	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	City

#### **Conditions and requirements for approval:**

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

#### **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:** 86  
**Action Date:** 06/10/2021  
**Plat Name:** Highland Landing  
**Developer:** Disama Development  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2021-1236 C2R

---

HPW- TDO- Traffic: 06/07/2021

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](mailto:Planningdepartment@houstontx.gov)

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

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

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

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

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

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 87  
**Action Date:** 06/10/2021  
**Plat Name:** Home Owned Estates Sec 1 partial replat no 3  
**Developer:** Green Valley Construction, LLC  
**Applicant:** The Interfield Group  
**App No / Type:** 2021-1189 C2R

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Total Acreage:	1.8262	Total Reserve Acreage:	0.3690
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77015	497F	City

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#### **Conditions and requirements for approval:**

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/10/2021**

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:** 87  
**Action Date:** 06/10/2021  
**Plat Name:** Home Owned Estates Sec 1 partial replat no 3  
**Developer:** Green Valley Construction, LLC  
**Applicant:** The Interfield Group  
**App No / Type:** 2021-1189 C2R

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HPW- TDO- Traffic: 05/20/2021  
No comments.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

3. Driveway Placement on Corner Lot (Commercial)(For unrestricted reserve)

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 Placement on Corner Lot (Residential)(Lot 5)

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.

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

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

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

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

CenterPoint: All recorded easements must be identified on plat with recording information.

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 P103-03-00 with top of banks, also Easements (see uploaded PDF).





**Agenda Item:** 88  
**Action Date:** 06/10/2021  
**Plat Name:** Houston Sportsplex  
**Developer:** Sandlot Engineering LLC  
**Applicant:** Core  
**App No / Type:** 2021-1186 C3R

Total Acreage:	40.5520	Total Reserve Acreage:	32.2556
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77085	571G	City

***Conditions and requirements for approval:***

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
- 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.
- 134.08. Add to general notes on face of plat: This property(s) is located in Park Sector number 8.
- 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. Provide extension of ROW along west boundary.
  - 2. Address Intersection spacing along eastern boundary.

***Commission Action:***

Approve the plat subject to the conditions listed





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 88  
**Action Date:** 06/10/2021  
**Plat Name:** Houston Sportsplex  
**Developer:** Sandlot Engineering LLC  
**Applicant:** Core  
**App No / Type:** 2021-1186 C3R

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**Action Date:**  
**06/10/2021**

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:** 06/10/2021  
**Plat Name:** Houston Sportsplex  
**Developer:** Sandlot Engineering LLC  
**Applicant:** Core  
**App No / Type:** 2021-1186 C3R

---

HPW- TDO- Traffic: 05/20/2021  
No comments.

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

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

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

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

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

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

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

## 2. Sidewalks (October 1, 2020)

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

Planning Department Information  
Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

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

3. Please coordinate with TxDOT for any work along S Main St. Any work in the state right-of-way requires TxDOT approval.

4. 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.

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

Parks and Recreation: Add park sector

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

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.

Please included the attached Language 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:** 06/10/2021  
**Plat Name:** JKM Caesar Complex  
**Developer:** JKM Caesar LLC  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2021-1278 C2R

Total Acreage:	2.0567	Total Reserve Acreage:	2.0567
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77064	410B	ETJ

#### **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.

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

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:**

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.**



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 89  
**Action Date:** 06/10/2021  
**Plat Name:** JKM Caesar Complex  
**Developer:** JKM Caesar LLC  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2021-1278 C2R

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

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

HPW-HW- IDS: approve

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

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

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 06/10/2021  
**Plat Name:** Kindred Estates  
**Developer:** J. Morales Inc.  
**Applicant:** J. Morales  
**App No / Type:** 2021-1258 C2R

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Total Acreage:	3.5960	Total Reserve Acreage:	3.5960
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	77049	456L	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.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
189. Appendix E: Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) Sec 42-42(5), 44(6)
- 190.3. Add 'Margaret Wallace Brown, AICP, CNU-A, Secretary' as Secretary in the Planning Commission certificate.
193. Appendix I: Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) 232.0025, Texas Local Government code
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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 90  
**Action Date:** 06/10/2021  
**Plat Name:** Kindred Estates  
**Developer:** J. Morales Inc.  
**Applicant:** J. Morales  
**App No / Type:** 2021-1258 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-HW- IDS: approve

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

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities. CNP contact is Janice Coburn, [janice.coburn@centerpointenergy.com](mailto:janice.coburn@centerpointenergy.com).  
 Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel P110-02 -00 with top of banks at the southern boundary of the plat.

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 06/10/2021  
**Plat Name:** Kirby Place  
**Developer:** Treehouse-Development, LLC  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2021-1097 C2R

Total Acreage:	1.4348	Total Reserve Acreage:	0.1058
Number of Lots:	34	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493D	City

#### **Conditions and requirements for approval:**

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
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)
- Add plat note: Each dwelling unit on a lot that is adjacent to a public street has a front door that faces the public street and provides pedestrian access to the public street. (42-157)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/10/2021**

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:** 91  
**Action Date:** 06/10/2021  
**Plat Name:** Kirby Place  
**Developer:** Treehouse-Development, LLC  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2021-1097 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: 05/25/2021  
No comments.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

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

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

CenterPoint: 1. Define PAE

2. CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: Elysian, Hays, Maury

3. CNP prefers a 5' Building Line for all interior roadways.

END

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

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

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

Stormwater quality permit is required.

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

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:** 92  
**Action Date:** 06/10/2021  
**Plat Name:** Lena Heights  
**Developer:** The Jean McKinley Company, Inc.  
**Applicant:** Jean McKinley Company  
**App No / Type:** 2021-1286 C2R

Total Acreage:	0.2870	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	535K	City

#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
- 207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.
- 1.) Plat may require public hearing or 75' of frontage per lot.

#### **Commission Action:**

Defer for further study and review



**Action Date:**  
**06/10/2021**

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:** 92  
**Action Date:** 06/10/2021  
**Plat Name:** Lena Heights  
**Developer:** The Jean McKinley Company, Inc.  
**Applicant:** Jean McKinley Company  
**App No / Type:** 2021-1286 C2R

---

Parks and Recreation: - Change from "net" to "incremental" in parks table  
HPW- TDO- Traffic: 06/04/2021  
No comments.

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

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

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

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

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

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

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

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 06/10/2021  
**Plat Name:** Lincoln City Sec 3 partial replat no 2  
**Developer:** Derive Development  
**Applicant:** The Interfield Group  
**App No / Type:** 2021-1280 C2R

Total Acreage:	0.3306	Total Reserve Acreage:	0.0000
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412P	City

#### Conditions and requirements for approval:

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

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

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

1.) Provide revised Existing conditions survey, as sidewalk easement or larger GBL may be needed.

#### 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:** 93  
**Action Date:** 06/10/2021  
**Plat Name:** Lincoln City Sec 3 partial replat no 2  
**Developer:** Derive Development  
**Applicant:** The Interfield Group  
**App No / Type:** 2021-1280 C2R

---

HPW- TDO- Traffic: 06/04/2021

No comments.

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

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

**2. Driveway Placement on Corner Lot (Residential)(Lot 4)**

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 7 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

**\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 94  
**Action Date:** 06/10/2021  
**Plat Name:** McLeary Villas  
**Developer:** Metro Living  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2021-1143 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	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.
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.**



**Agenda Item:** 94  
**Action Date:** 06/10/2021  
**Plat Name:** McLeary Villas  
**Developer:** Metro Living  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2021-1143 C2R

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***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 06/07/2021

No recommendations.

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

2. Driveway Placement on Corner Lot (Residential)(Lot 1)

Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

3. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 06/10/2021  
**Plat Name:** Melsys  
**Developer:** To be determined  
**Applicant:** SEM SERVICES  
**App No / Type:** 2021-1283 C2R

Total Acreage:	0.1234	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492C	City

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 073.1. Legal description on face of the plat and in title must match.
- 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))

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/10/2021**

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:** 95  
**Action Date:** 06/10/2021  
**Plat Name:** Melsys  
**Developer:** To be determined  
**Applicant:** SEM SERVICES  
**App No / Type:** 2021-1283 C2R

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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: 06/07/2021

Following and Infrastructure Design Manual (IDM) Chapter 15 Section 08 C, Access Management Design 1.g (10) Driveways must remain tangential for a minimum of 20 feet past the property line.

Ensure that the shared driveway on Darling Street is in conformance with IDM requirements.

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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

CenterPoint: 1. CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: Darling St

2. All abbreviations must be defined on the plat, in the legend, or in the notes this plat is missing: EAE.

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 with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

**\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 96  
**Action Date:** 06/10/2021  
**Plat Name:** Pentecostal Church of Willowbrook  
**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)
- 206. Staff recommendation is disapproval for the following reasons.

#### **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.



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 96  
**Action Date:** 06/10/2021  
**Plat Name:** Pentecostal Church of Willowbrook  
**Developer:** PEANTECOSTAL CHURCH OF WILLOWBROOK  
**Applicant:** RSG Engineering  
**App No / Type:** 2021-0763 C2R

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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](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)D\_UVE should be checked at Ann Ln and Gilder Rd. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) (chapter 10-COH geometric design guidelines, 10-23)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 97  
**Action Date:** 06/10/2021  
**Plat Name:** Plainview Second Addition partial replat no 8  
**Developer:** Bellaire ER  
**Applicant:** Gruller Surveying  
**App No / Type:** 2021-1107 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:	Combination	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. (Chapter 42)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))
- 205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (Sec 42-45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments 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:** 06/10/2021  
**Plat Name:** Plainview Second Addition partial replat no 8  
**Developer:** Bellaire ER  
**Applicant:** Gruller Surveying  
**App No / Type:** 2021-1107 C2R

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HPW- TDO- Traffic: 05/24/2021

No comments.

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 06/10/2021  
**Plat Name:** Prairie View Duplex  
**Developer:** Steps Development LLC  
**Applicant:** The Interfield Group  
**App No / Type:** 2021-1316 C2R

Total Acreage:	0.1662	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	412T	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)
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



**Action Date:**  
**06/10/2021**

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:** 98  
**Action Date:** 06/10/2021  
**Plat Name:** Prairie View Duplex  
**Developer:** Steps Development LLC  
**Applicant:** The Interfield Group  
**App No / Type:** 2021-1316 C2R

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#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 06/03/2021  
No comments.

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)  
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>  
Planning Department Information  
Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)  
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.  
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 99  
**Action Date:** 06/10/2021  
**Plat Name:** Real Villa Homes on Hardy  
**Developer:** Mathews Investments Southwest Inc  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2021-1041 C2R

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	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)
- 203. Provide complete Recordation Package when submitting plat 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:** 99  
**Action Date:** 06/10/2021  
**Plat Name:** Real Villa Homes on Hardy  
**Developer:** Mathews Investments Southwest Inc  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2021-1041 C2R

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HPW- TDO- Traffic: 06/03/2021

No comments.

CenterPoint: 1) Transmission Corridor

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 06/10/2021  
**Plat Name:** Rosalie Grove  
**Developer:** Innerloop Meadow Development, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2021-1238 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)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:** 100  
**Action Date:** 06/10/2021  
**Plat Name:** Rosalie Grove  
**Developer:** Innerloop Meadow Development, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2021-1238 C2R

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HPW- TDO- Traffic: 06/07/2021

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

2. Driveway Placement on Corner Lot (Residential)(Lot 1)

Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

3. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-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. Lots 2 and 3 do not front sanitary sewer. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

**\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 101  
**Action Date:** 06/10/2021  
**Plat Name:** Rosalie Landing  
**Developer:** Innerloop Meadow Development, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2021-1290 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat 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:** 101  
**Action Date:** 06/10/2021  
**Plat Name:** Rosalie Landing  
**Developer:** Innerloop Meadow Development, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2021-1290 C2R

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HPW- TDO- Traffic: 06/04/2021  
No comments.

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>  
Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 06/10/2021  
**Plat Name:** Sunnyside View  
**Developer:** BYNUM CORP  
**Applicant:** replats.com  
**App No / Type:** 2021-1234 C2R

---

Total Acreage:	0.6730	Total Reserve Acreage:	0.6730
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77033	573D	City

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#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)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:** 102  
**Action Date:** 06/10/2021  
**Plat Name:** Sunnyside View  
**Developer:** BYNUM CORP  
**Applicant:** replats.com  
**App No / Type:** 2021-1234 C2R

---

HPW- TDO- Traffic: 06/07/2021

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 06/10/2021  
**Plat Name:** Sunset Homes  
**Developer:** 1724 sunset llc  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2021-1242 C2R

Total Acreage:	0.4508	Total Reserve Acreage:	0.4508
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77005	532D	City

#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.

1) It appears the property has single family restriction, city legal will provide a title search of the deed restriction to confirm.

#### **Commission Action:**

Defer LGL deed rests review pending



**Action Date:**  
**06/10/2021**

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:** 103  
**Action Date:** 06/10/2021  
**Plat Name:** Sunset Homes  
**Developer:** 1724 sunset llc  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2021-1242 C2R

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HPW- TDO- Traffic: 06/07/2021

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

## 3. Driveway at median (COH IDM Chapter 15, sec 15.08-C.3.7)

Driveway located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose.

HPW-OCE- Drainage and Utility: Detention is required.

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](http://houstonpermittingcenter.org)

**\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 104  
**Action Date:** 06/10/2021  
**Plat Name:** Taft Plaza  
**Developer:** 2005 Taft LLC  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2021-1191 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493N	City

#### **Conditions and requirements for approval:**

- 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)
  - 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)
- Plat was submitted as a C2 but it is a C2R. The plat will be deferred to change its agenda location next cycle.

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/10/2021**

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:** 104  
**Action Date:** 06/10/2021  
**Plat Name:** Taft Plaza  
**Developer:** 2005 Taft LLC  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2021-1191 C2R

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***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Parks and Recreation: - Number of dwelling units in park notes 5 does not match table

HPW- TDO- Traffic: 05/20/2021  
No comments.

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information  
Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

2. Driveway Placement on Corner Lot (Residential)(Lot 1)

Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

3. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

4. 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.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review – No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 105  
**Action Date:** 06/10/2021  
**Plat Name:** Taylors Acre  
**Developer:** KING'S LAND SURVEYING SOLUTIONS, LLC  
**Applicant:** KING'S LAND SURVEYING SOLUTIONS, LLC  
**App No / Type:** 2021-1016 C2

Total Acreage:	0.9998	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	77086	371U	ETJ

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/10/2021**

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:** 06/10/2021  
**Plat Name:** Taylors Acre  
**Developer:** KING'S LAND SURVEYING SOLUTIONS, LLC  
**Applicant:** KING'S LAND SURVEYING SOLUTIONS, LLC  
**App No / Type:** 2021-1016 C2

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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.

Harris Engineer: - This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)  
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org). (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)  
UVE should be checked at Ralph Culver Rd and Brownie Campbell Rd. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)  
CenterPoint: 1) The following paragraph needs to be included with the aerial dedication language.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes 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 or from a plane sixteen feet (16'-0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

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:** 106  
**Action Date:** 06/10/2021  
**Plat Name:** Thompson Place  
**Developer:** Individual  
**Applicant:** RED CONSULTANTS  
**App No / Type:** 2021-1260 C2R

Total Acreage:	0.2870	Total Reserve Acreage:	0.2870
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

#### Conditions and requirements for approval:

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)
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)
139. Provide for widening of Chester local street. (122)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

#### Commission Action:

Defer 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.**



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 106  
**Action Date:** 06/10/2021  
**Plat Name:** Thompson Place  
**Developer:** Individual  
**Applicant:** RED CONSULTANTS  
**App No / Type:** 2021-1260 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: 06/07/2021

No comments.

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 commercial reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**Agenda Item:** 107  
**Action Date:** 06/10/2021  
**Plat Name:** Tutu Villas at Heights  
**Developer:** Freshstarter Home LLC  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2021-1199 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453P	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 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)

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.**





**Agenda Item:** 107  
**Action Date:** 06/10/2021  
**Plat Name:** Tutu Villas at Heights  
**Developer:** Freshstarter Home LLC  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2021-1199 C2R

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***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Addressing: "GRINNEL" Street is found to be "GRINNELL" Street according to multiple resources.

HPW- TDO- Traffic: 06/08/2021

No recommendations.

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

**2. Driveway Placement on Corner Lot (Residential)(Lot 1)**

Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

**3. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)**

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 108  
**Action Date:** 06/10/2021  
**Plat Name:** Wicks Enclave  
**Developer:** Wicks Group  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2021-1155 C2R

Total Acreage:	0.1640	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	412T	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.

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)

Coordinate with Planning Permitting Group regarding the required sidewalk and safety buffer requirements.

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/10/2021**

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:** 06/10/2021  
**Plat Name:** Wicks Enclave  
**Developer:** Wicks Group  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2021-1155 C2R

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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: 05/20/2021

Following and IDM Chapter 15 Section 08 C, Access Management Design 1.g (10) Driveways must remain tangential for a minimum of 20 feet past the property line.

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

## 2. Street Widening Requirements

All new commercial developments including shared driveway town-homes, subdivisions, and multiple single-family residences, with the exception of one single-family residence and duplexes shall follow the street widening requirements below.

- For roadways with widths in the range of 18-ft to less than 20-ft, street widening is not required. However, "No Parking" signs must be installed for the entire block on one side (applicant is required to get approval from TDO for "No Parking" sign installation). Please contact Ms. Paula Hunter from Traffic Operations at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@houstontx.gov)

CenterPoint: CNP prefers a 5' Building Line for all interior roadways.

Harris County Flood Control District: Flood Control review – No comments.

HPW-HW- IDS: For the creation of a private subdivision 3 lots 1 block with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

**\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).**

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

Make sure that 10' clearance between public utility to the building foundation. Call out 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.



**Agenda Item:** 109  
**Action Date:** 06/10/2021  
**Plat Name:** Arocket Moving and Storage  
**Developer:** AROCKET MOVING AND STORAGE  
**Applicant:** M2L Associates, Inc.  
**App No / Type:** 2021-0713 C3N

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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.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

119. Add Dual BL plat note: Any additional structures or additions must adhere to the building line as shown on this plat. In addition, if the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat.

The applicant will be required to construct a minimum 10-ft wide hike/bike trail 12ft wide (desirable).

- 5-ft of clear space should be provided on each side of the trail. This space should be free of obstructions.
- The trail should be constructed with 4-1/2-in thick (minimum) reinforced sidewalk concrete pavement
- Signage and pavement markings shall comply with the Texas MUTCD, City of Houston Infrastructure Design Manual, and AASHTO Guide for Development of Bicycle Facilities
- Consult with Houston Public Works at [SafeStreets@HoustonTX.gov](mailto:SafeStreets@HoustonTX.gov)

Provide 5 feet unobstructed sidewalks along Peerless and Corder Streets.

Coordinate with Houston Public Works and the Parks Department to connect to existing trail system in Scales Zollie Park prior to the Certificate of Occupancy. Construct the bike pedestrian trail with vertical development.

The Planning Commission granted a variance to allow a dual building line along Corder and Peerless Streets to allow an existing building built in 1982 to encroach into building set backs along Peerless Street from 0.3 to 1.8 feet and along Corder Street from 4.5 to 4.9 feet subject to specific conditions on 06/10/2021. 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.

The Planning Commission granted a variance to allow Lehall Street not to be extended or terminated with a cul-de-sac subject to specific conditions on 06/10/2021. 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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 109  
**Action Date:** 06/10/2021  
**Plat Name:** Arocket Moving and Storage  
**Developer:** AROCKET MOVING AND STORAGE  
**Applicant:** M2L Associates, Inc.  
**App No / Type:** 2021-0713 C3N

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**Action Date:**  
**06/10/2021**

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:** 109  
**Action Date:** 06/10/2021  
**Plat Name:** Arocket Moving and Storage  
**Developer:** AROCKET MOVING AND STORAGE  
**Applicant:** M2L Associates, Inc.  
**App No / Type:** 2021-0713 C3N

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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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

## 3. Driveway Placement on Corner Lot (Commercial)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

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

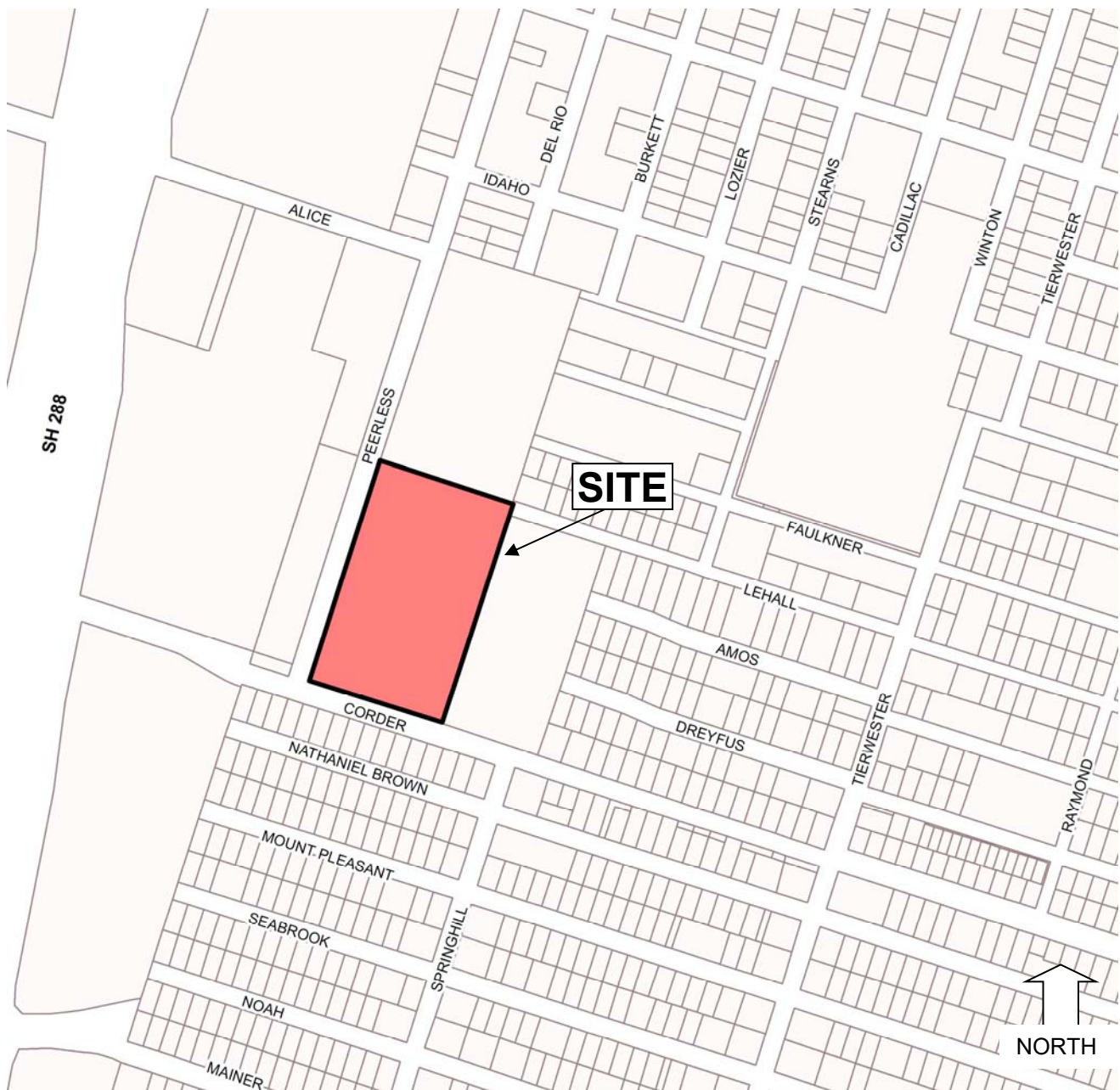
**ITEM: 109**

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Arocket Moving and Storage (DEF 2)

Applicant: M2L Associates, Inc.



**C – Public Hearings with Variance      Site Location**

# Houston Planning Commission

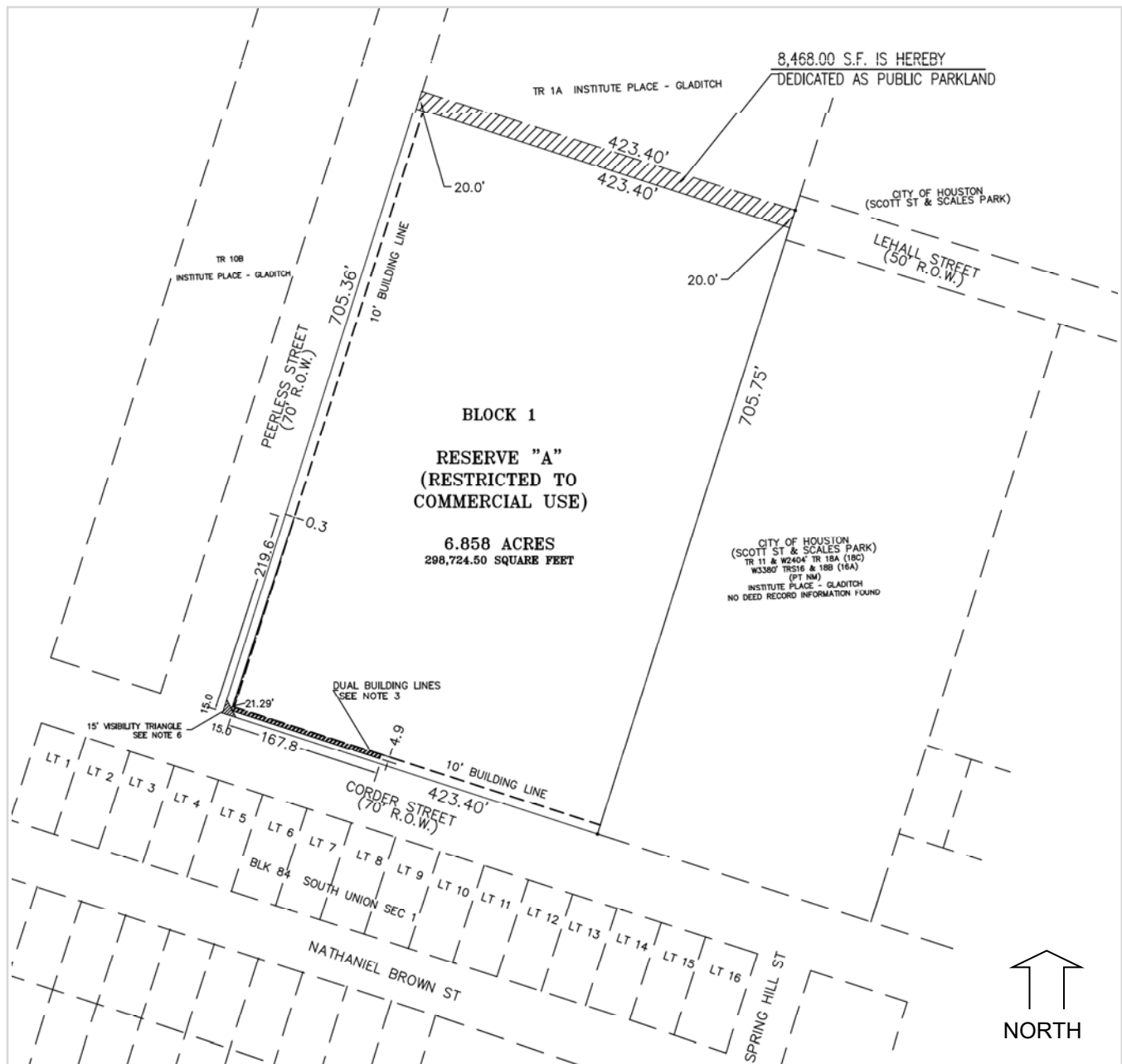
## ITEM: 109

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Arocket Moving and Storage (DEF 2)

Applicant: M2L Associates, Inc.



C – Public Hearings with Variance

Subdivision



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# Houston Planning Commission

## ITEM: 109

Planning and Development Department

Meeting Date: 06/10/2021

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Subdivision Name: Arocket Moving and Storage (DEF 2)

Applicant: M2L Associates, Inc.



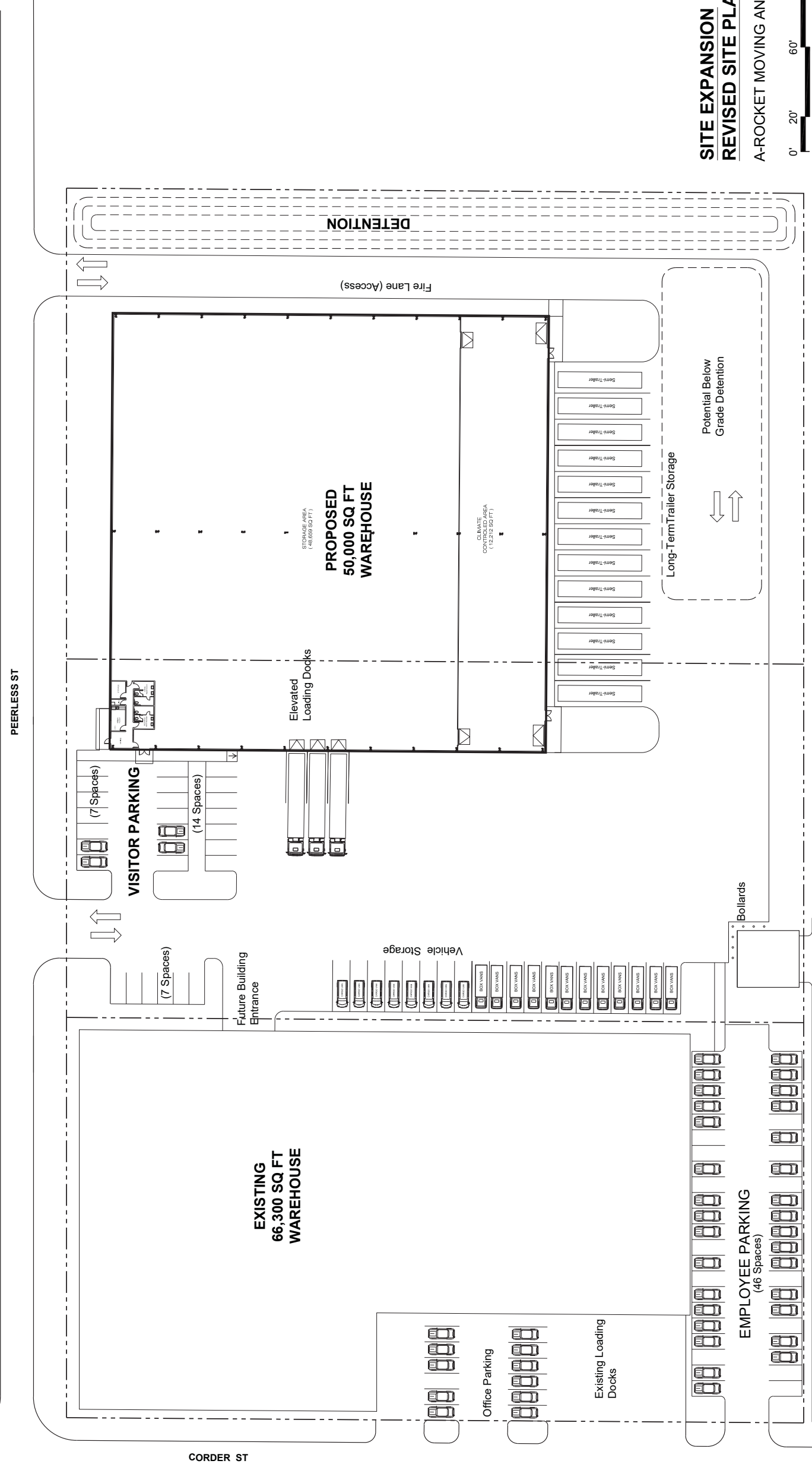
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**C – Public Hearings with Variance**

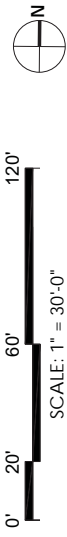
**Aerial**

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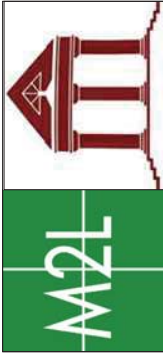




**SITE EXPANSION  
REVISED SITE PLAN**  
A-ROCKET MOVING AND STORAGE



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.



**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:**

To allow existing building built in 1982 to encroach into building set backs along Peerless Street (a 70' r.o.w. with open ditch ) from 0.3 to 1.8 feeg and along Corder Street (a 70' r.o.w. with open ditch) from 4.5 to 4.9 feet

**Chapter 42 Section:** 150

**Chapter 42 Reference:**

An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "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 building line requirements established by this chapter are minimum standards. Where deed restrictions provide for a greater building line or setback, the deed restrictions shall control over the provisions of this chapter. The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. Local streets All others 10 feet.

## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The south third of this 6.858 acre site on the corner of Peerless and Corder was built in 1992. This building has served as the main facility for A-Rocket Moving and storage in place for the past 39 years. The Owner purchased the property in Ocotober 1997, They are proposing to expand their operation north on their 6.858 acre site. This existing building is the cornerstone of their operation. It is impractical to alter the existing structure to the current setbacks by ordinance.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

This structure has been in place for 39 years. It would be most practical to impose a dual building line such that should this building be altered in the future it would have to meet current building line setback requirements shown on the proposed plat.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Planning Standards are that existing buildings built before June 22, 1982 would be grand fathered such that as long as they remain in place, a dual building line is shown on the plat. We can only identify the year, (per HCAD Records) not the month and dates.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent is to provide setback for landscape, drainage and utility improvements. The distance from the property line is to the pavement edge on Corder is 14.1 ft to 14.5 feet, and 17.1 ft to 17.5 ft from the pavement edge on Corder Street.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting the variance is not injurious to the public health, safety or welfare. This structure has been in place for 39 years. It would be most practical to impose a dual building line such that should this building be altered in the future it would have to meet current building line setback requirements.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance.



**Application No:** 2021-0713

**Agenda Item:** 109

**PC Action Date:** 06/10/2021

**Plat Name:** Arocket Moving and Storage

**Applicant:** M2L Associates, Inc.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 42-134 ; 150**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

Not to provide extension of Lehall Street west through the property to Peerless and not provided a cul-de-sac terminus; To allow existing building built in 1982 to encroach into building set backs along Peerless Street (a 70' r.o.w. with open ditch ) from 0.3 to 1.8 feet and along Corder Street from 4.5 to 4.9 feet. Staff is in support of these requests.

**Basis of Recommendation:**

The site is located at the northeast intersection of Peerless and Corder Streets in Houston's Corporate Limits. The reason for replat is to create one commercial reserve. The applicant is requesting two variances: 1. to not extend Lehall Street and terminate it with a cul-de-sac; 2. to allow an existing building built in 1982 to encroach into building setbacks along Peerless Street from 0.3 to 1.8 feet and along Corder Street from 4.5 to 4.9 feet. Staff is in support of these requests. The subject site is a replat of the Fountains at Peerless Street replat no 1, a subdivision of 47 lots and 1 reserve created in 2007 and part of a lot out of Institute Place recorded in 1909. The applicant proposes to develop an office warehouse on the site. Lehall Street was created in 1917 with the South Lawn Addition subdivision. Lehall Street is an unimproved recorded Street that stubs into the subject property and the adjacent property immediately to the north. However, Lehall Street is not physically on the ground at this location. The intersection spacing between Yellowstone Street and Corder Street is approximately 2,753.9 ft. Traffic and pedestrian connectivity is very limited in this area. However, because of the location of the street and how it straddles between two property lines, a physical street would be very difficult to achieve. To improve connectivity in this area, after further coordination with Houston Public Works and the Park Department, the applicant proposes to dedicate a 20 feet wide strip for public parkland purposes to connect a pedestrian bike trail from Peerless Street to the edge of the property and the Parks Department has agreed to connect this trail to the existing trail in the Park. The proposed pedestrian bike and pedestrian trail would provide connectivity to the residents along Peerless Street to the Park and in the future a bike and pedestrian trail may connect to the proposed shared on street bike lane on Tierwester Street. The existing building on the site was built in 1982 and if it was determined that the building was built prior to the ordinance a variance will not be required. The encroachments are minimum and the dual building line will be for the life of the structure. If the structure is remodeled where the encroachments are or the building is replaced, the 10 feet building line would be required. Review by Legal indicates that this plat will not violate restrictions on the face of plat or those filed separately. Staff's recommendation is to Grant the requested variance and approve the plat subject to the CPC 101 and the following conditions applicant will be required to construct a minimum 10-ft wide hike/bike trail 12ft wide (desirable).

- 5-ft of clear space should be provided on each side of the trail. This space should be free of obstructions.
- The trail should be constructed with 4-1/2-in thick (minimum) reinforced sidewalk concrete pavement
- Signage and pavement markings shall comply with the Texas MUTCD, City of Houston Infrastructure Design Manual, and AASHTO Guide for Development of Bicycle Facilities
- Consult with Houston Public Works at SafeStreets@Houstontx.gov

Coordinate with Houston Public Works and the Parks Department to connect to existing trail system in Scales Zollie Park prior to the Certificate of Occupancy. Coordinate with Houston Public Works and the Parks Department to connect to existing trail system in Scales Zollie Park prior to the Certificate of Occupancy. Construct the bike pedestrian trail with vertical development. Provide 5ft sidewalks along Corder and Peerless Streets.

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**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Lehall Street is an unimproved street that stubs into the property on the recorded plat. It does not physically touch the subject site. Because of the unique characteristic of the street straddling the property line it would be more conducive to providing a bike and pedestrian trail than a row. The dual building line would be acceptable because the existing building has been in existence at the location since 1982 and the dual building line would only be for the life of the structure.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Because of the unique characteristic of the street straddling the property line it would be more conducive to providing a bike and pedestrian trail than a row. The existing building has been in existence at the location since 1982 and the dual building line would only be for the life of the structure. It would be impractical not to support the dual building line variance.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Because of the unique characteristic of the street straddling the property line and it is a paper street that does not physically touch the subject site, it would be more conducive to provide a bike and pedestrian trail than a row. The existing building has been in existence at the location since 1982 and the dual building line would only be for the life of the structure. The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Because the applicant will provide some pedestrian and bike connectivity in the neighborhood and the dual building line is only for the life of the structure the intent and general purposes of this chapter will be preserved and maintained.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare. The applicant will dedicate a 20 ft wide dedication for public park land purposes which the applicant will construct a pedestrian bike trail to the adjacent park and would provide connectivity to this neighborhood. It would aid to the residential nature of the neighborhood and provide connectivity to existing walking trail within the Park.

**(5) Economic hardship is not the sole justification of the variance.**

Lehall Street is an unimproved street that stubs into the property on the recorded plat. It does not physically touch the subject site. Because of the unique characteristic of the street straddling the property line it would be more conducive to providing a bike and pedestrian trail than a row. The dual building line would be acceptable because the existing building has been in existence at the location since 1982 and the dual building line would only be for the life of the structure. Economic hardship is not the sole justification of the variance.





**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

April 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](http://www.houstonplanning.com)

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov). These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.



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212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

**NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

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### ***Terminology***

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 110  
**Action Date:** 06/10/2021  
**Plat Name:** Croyden Gardens partial replat no 2  
**Developer:** Europa Homes  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2021-0832 C3N

Total Acreage:	0.2984	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	453M	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:**  
**06/10/2021**

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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**PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Action CPC 101 Form

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**App No / Type:** 2021-0832 C3N

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Parks and Recreation: - Incorrect park sector  
- Dwelling units in park notes does not match table  
- Change "net" to "incremental" in parks table  
HPW- TDO- Traffic: 05/21/2021

No comments.

HPW-OCE-Traffic: 1. 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. Minimum ROW frontage for a Single Family Residential lot shall be 20 ft to allow for each lot to have an IDM compliant driveway. Please clarify driveway access.

#### 2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

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# Houston Planning Commission      ITEM: 110

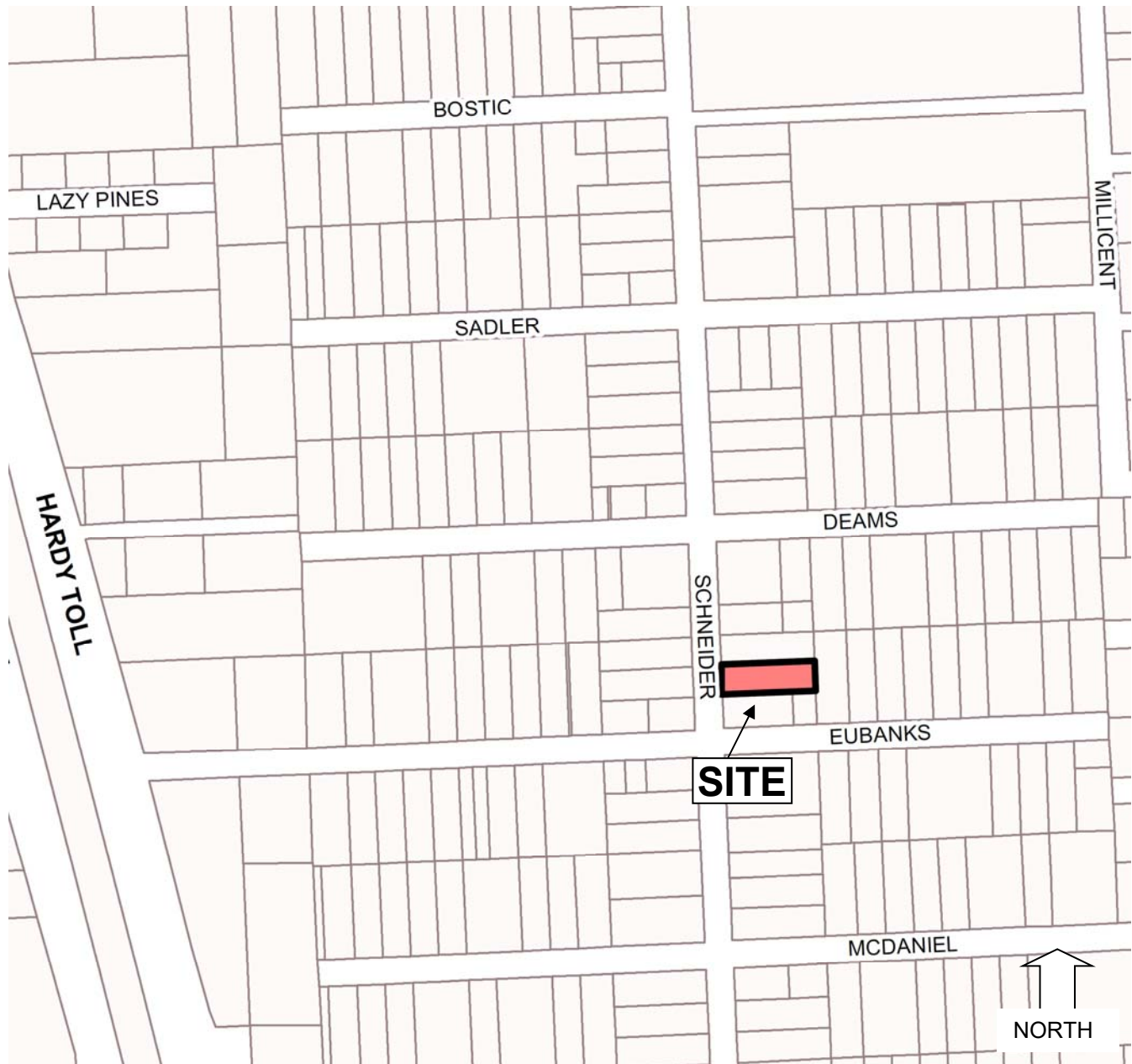
Planning and Development Department

Meeting Date: 06/10/2021

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Subdivision Name: Croyden Gardens partial replat no 2 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission **ITEM: 110**

Planning and Development Department

Meeting Date: 06/10/2021

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Subdivision Name: Croyden Gardens partial replat no 2 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

May 4, 2021

Dear Property Owner:

**Reference Number: 2021-0832; Croyden Gardens partial replat no 2;** partial replatting of "Croyden Gardens," being all of Lot 239, Block 7. as recorded in Volume 12, Page 79 of the Harris County Map Records.

The property is located along and east of Schneider Street between Eubanks Street and Deams Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, Uriel Figueroa, with PLS Construction Layout, Inc., on behalf of Europa Homes, can be contacted at 713-480-4075.

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](mailto: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 27, 2021 at 2:30 PM**

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**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 111  
**Action Date:** 06/10/2021  
**Plat Name:** Eagle Landing Townhomes West Sec 1  
**Developer:** Odyssey Engineering Group  
**Applicant:** Miller Survey Group  
**App No / Type:** 2021-1057 C3N

Total Acreage:	9.9470	Total Reserve Acreage:	4.4880
Number of Lots:	30	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 399
County	Zip	Key Map ©	City / ETJ
Harris	77090	372B	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)
- 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.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
143. Minimum intersection spacing along a local street shall be 75 feet. (128)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

#### **Commission Action:**

Defer Chapter 42 planning standards



**Action Date:**  
**06/10/2021**

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.**



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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-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - No comments.

CenterPoint: Future Section Ownership/Recordation labeled on adjacent lands southwest of Block 3.

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)

INO letter may be needed for pipeline crossing prior to plan approval (HC-permit regs, 5.06)

Recommend increasing radii to 35' for signal for C2

Plans should include a median opening for Eagles Glide Drive to through and left turning movements (HC-permit regs)

Verify that centerline aligns with Eagle Feather Court across street (HC-permit regs)

Check intersection spacing with COH (Chapter 42)

Provide a parking exhibit prior to final plat approval

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 Eagle Manor Ln and Ella Blvd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked for making right on red by northbound traffic on Ella Blvd onto W Airtex Blvd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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# Houston Planning Commission

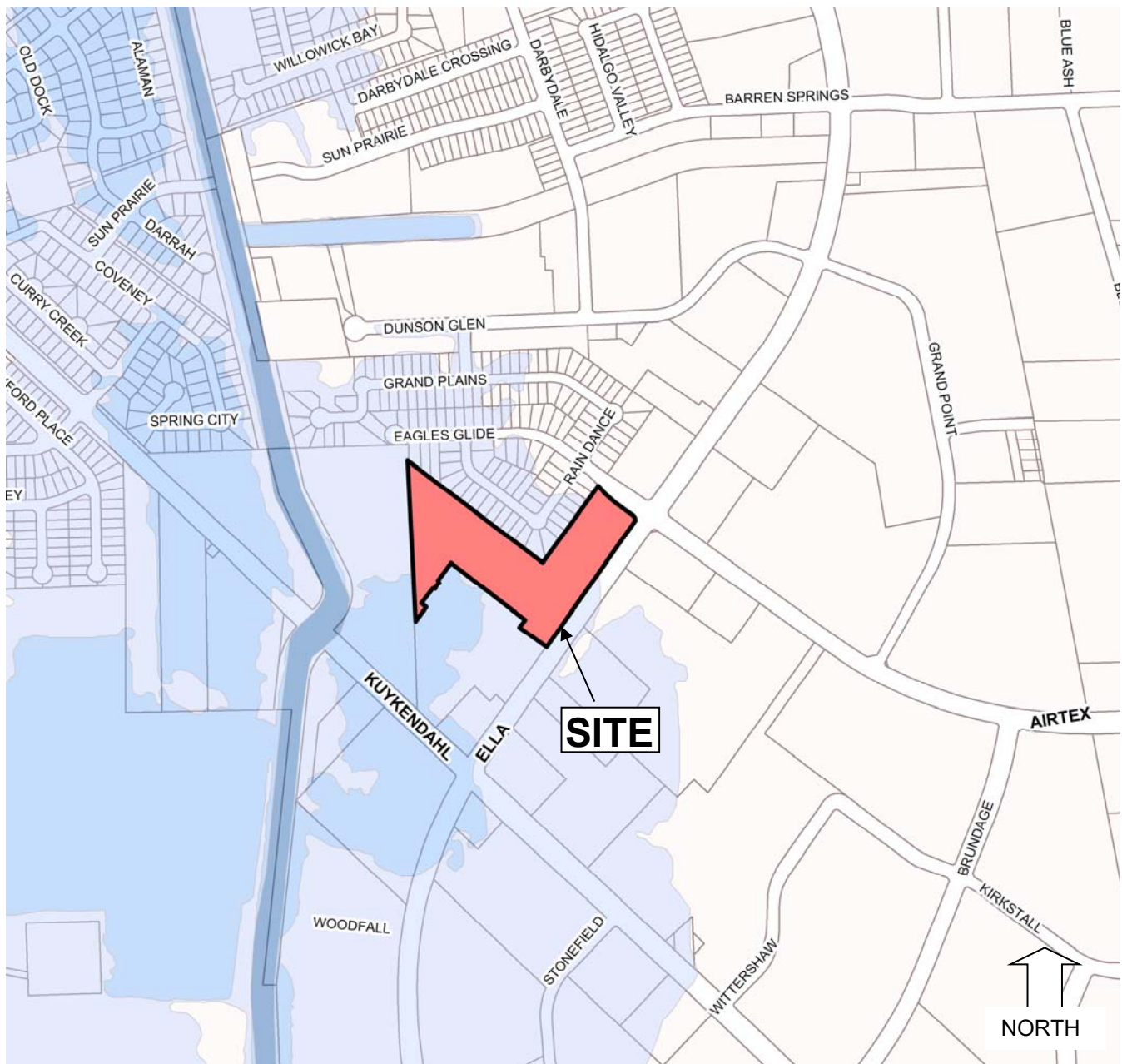
**ITEM: 111**

Planning and Development Department

Meeting Date: 06/10/2021

**Subdivision Name: Eagle Landing Townhomes West Sec 1**

**Applicant: Miller Survey Group**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission      ITEM: 111

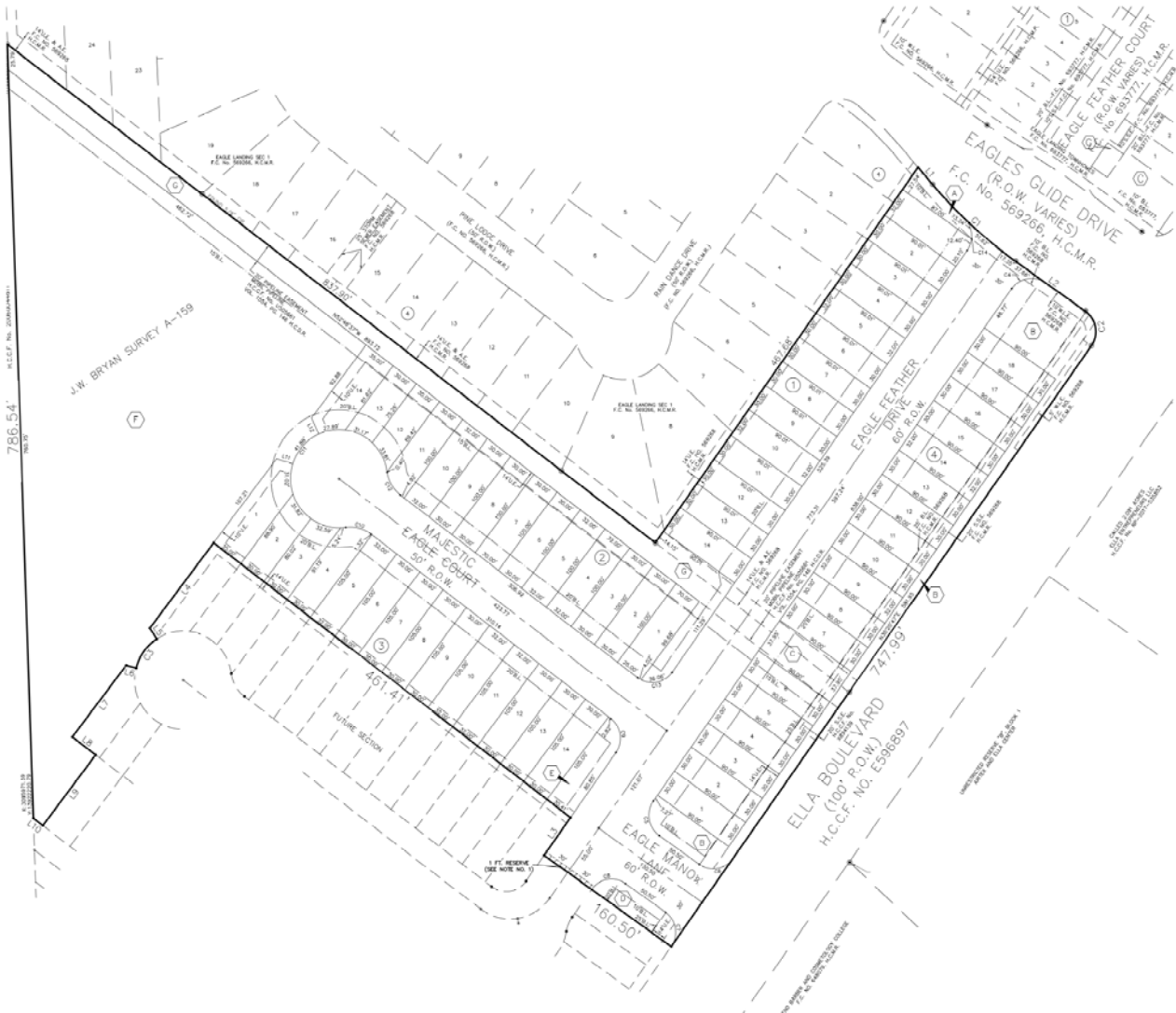
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**Planning and Development Department** **Meeting Date: 06/10/2021**

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## C – Public Hearings

## Subdivision



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# Houston Planning Commission

## ITEM: 111

Planning and Development Department

Meeting Date: 06/10/2021

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Subdivision Name: Eagle Landing Townhomes West Sec 1

Applicant: Miller Survey Group



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C – Public Hearings

Aerial

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

May 18, 2021

Dear Property Owner:

**Reference Number: 2021-1057; Eagle Landing Townhomes West Sec 1;** replatting of reserve "B" of Eagle Landing Sec 1, as recorded in Film Code 569266 of the Harris County Deed Records.

The property is located at the southwest intersection of Eagles Glide Drive and Ella Blvd., east of Kuykendahl Rd. The purpose of the replat is to create thirty (30) lots and seven (7) reserves. The applicant, Carolyn Jardine-Quinn, with Miller Survey Group, on behalf of Group Odyssey Engineering Group, can be contacted at 713-413-1900.

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- 
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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 112  
**Action Date:** 06/10/2021  
**Plat Name:** Foster Place partial replat no 13  
**Developer:** Dan Investments LLC  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2021-0940 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:	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.
- 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 Centerpoint note

#### **Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**App No / Type:** 2021-0940 C3N

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HPW- TDO- Traffic: 06/07/2021

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

**ITEM: 112**

Planning and Development Department

Meeting Date: 06/10/2021

**Subdivision Name: Foster Place partial replat no 12**

**Applicant: CE Engineers & Development Consultants, INC**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

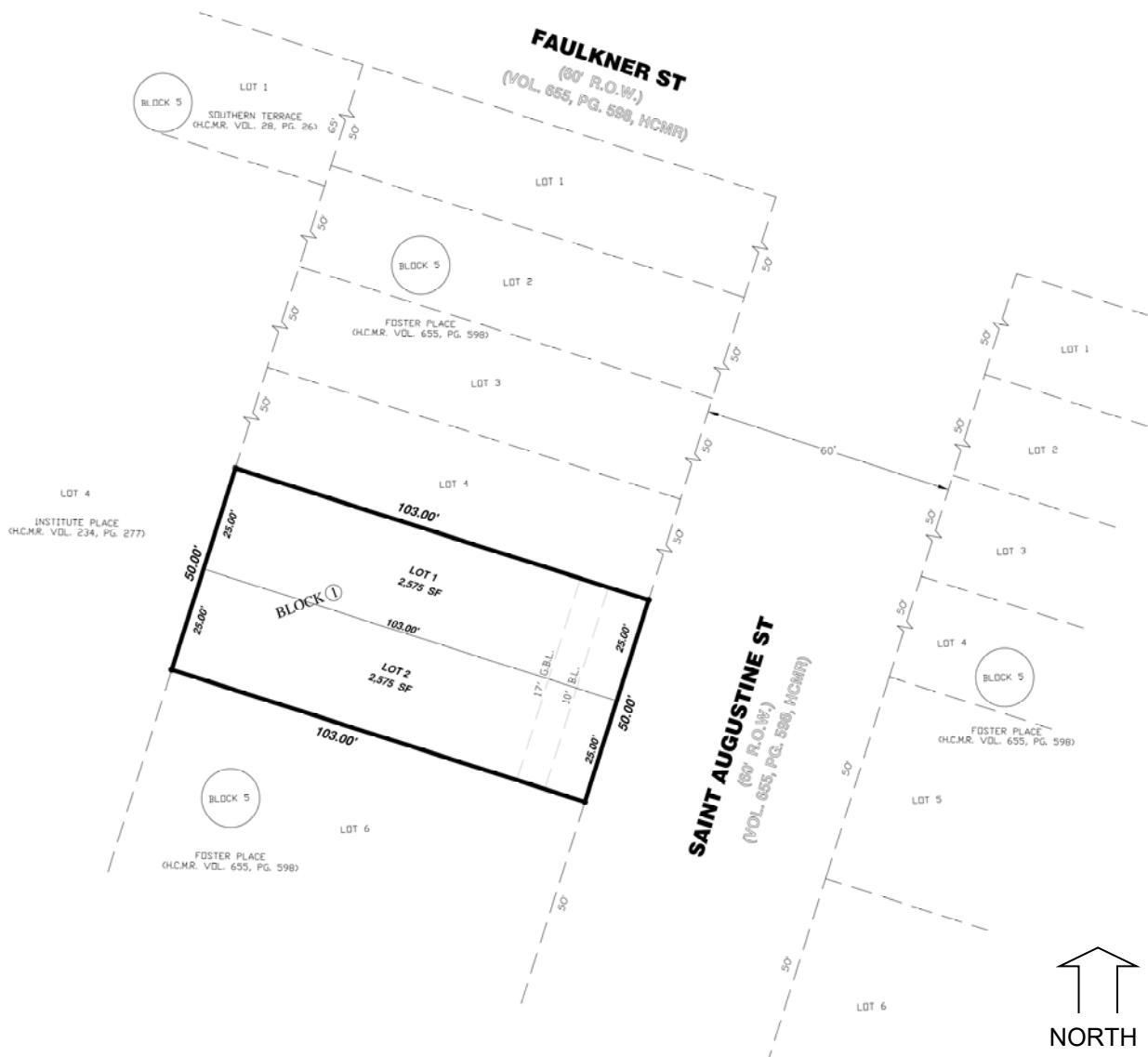
## ITEM: 112

Planning and Development Department

Meeting Date: 06/10/2021

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C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 112

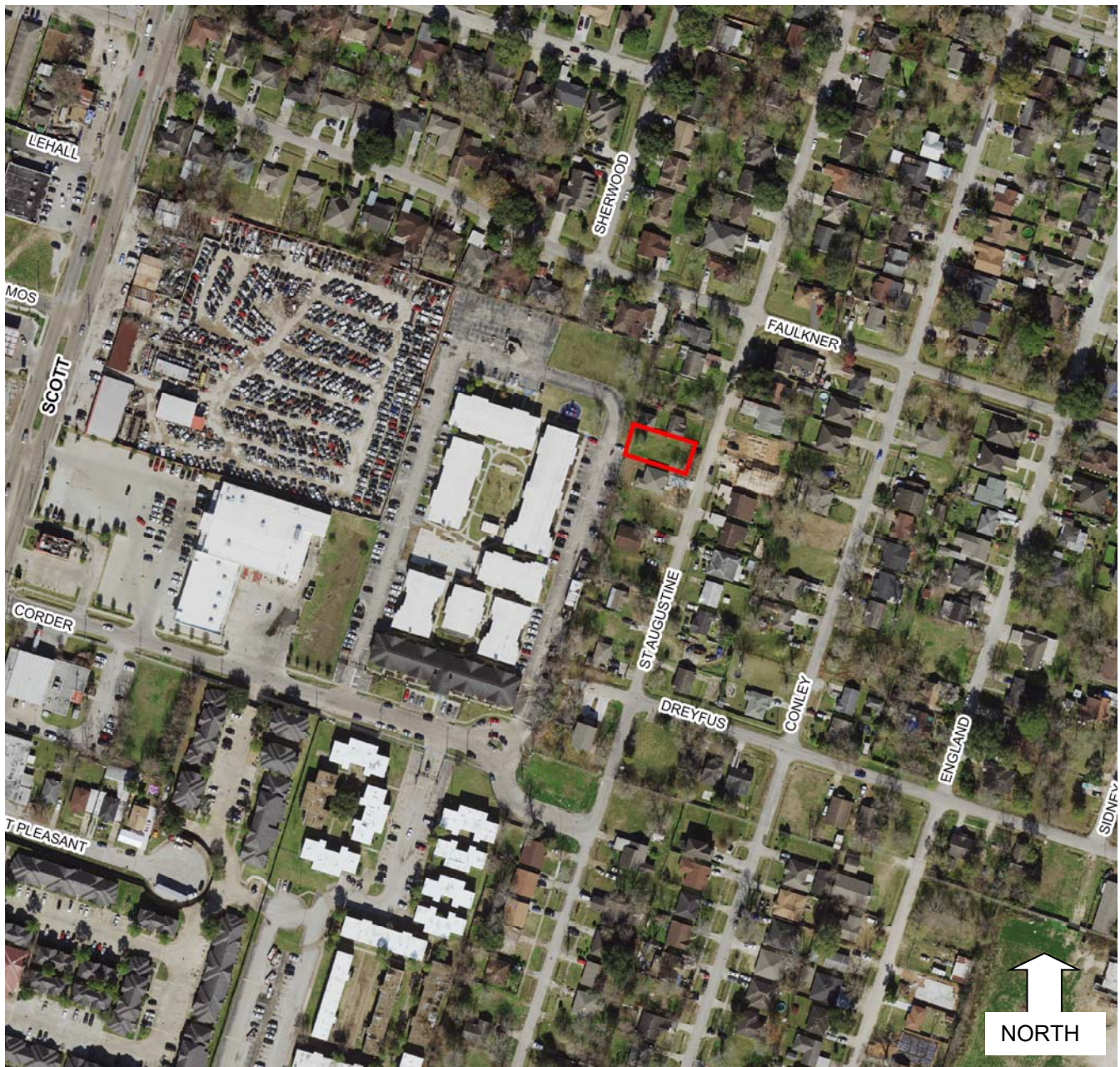
Planning and Development Department

Meeting Date: 06/10/2021

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Subdivision Name: Foster Place partial replat no 12

Applicant: CE Engineers & Development Consultants, INC



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

May 18, 2021

Dear Property Owner:

**Reference Number: 2021-0944; Foster Place partial replat no 12:** replatting of Lot 5, block 49, as recorded in Vol 655 Page 598 of the Harris County Deed Records.

The property is located along and west of St. Augustine St, south of Faulkner St. and north of Dryfus St. The purpose of the replat is to create two single family lots. The applicant, Chen Wang, with CE Engineering & Development Consultants, INC., on behalf of Texas Grains International LLC, can be contacted at 832-491-1458.

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](mailto: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, June 10, 2021 at 2:30 PM**

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

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Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov). 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.
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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 113  
**Action Date:** 06/10/2021  
**Plat Name:** Foster Place partial replat no 12  
**Developer:** Texas Grains International LLC  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2021-0944 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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533Q	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.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

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



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 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  
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## Houston Planning Commission

### Action CPC 101 Form

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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: 04/27/2021

No comments.

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Our records indicate that there is an active public sanitary sewer on-site. For easement requirements over the existing sewer please contact the Office of City Engineers or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.

CenterPoint: GHBA language.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

**ITEM: 113**

Planning and Development Department

Meeting Date: 06/10/2021

**Subdivision Name: Foster Place partial replat no 12**

**Applicant: CE Engineers & Development Consultants, INC**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

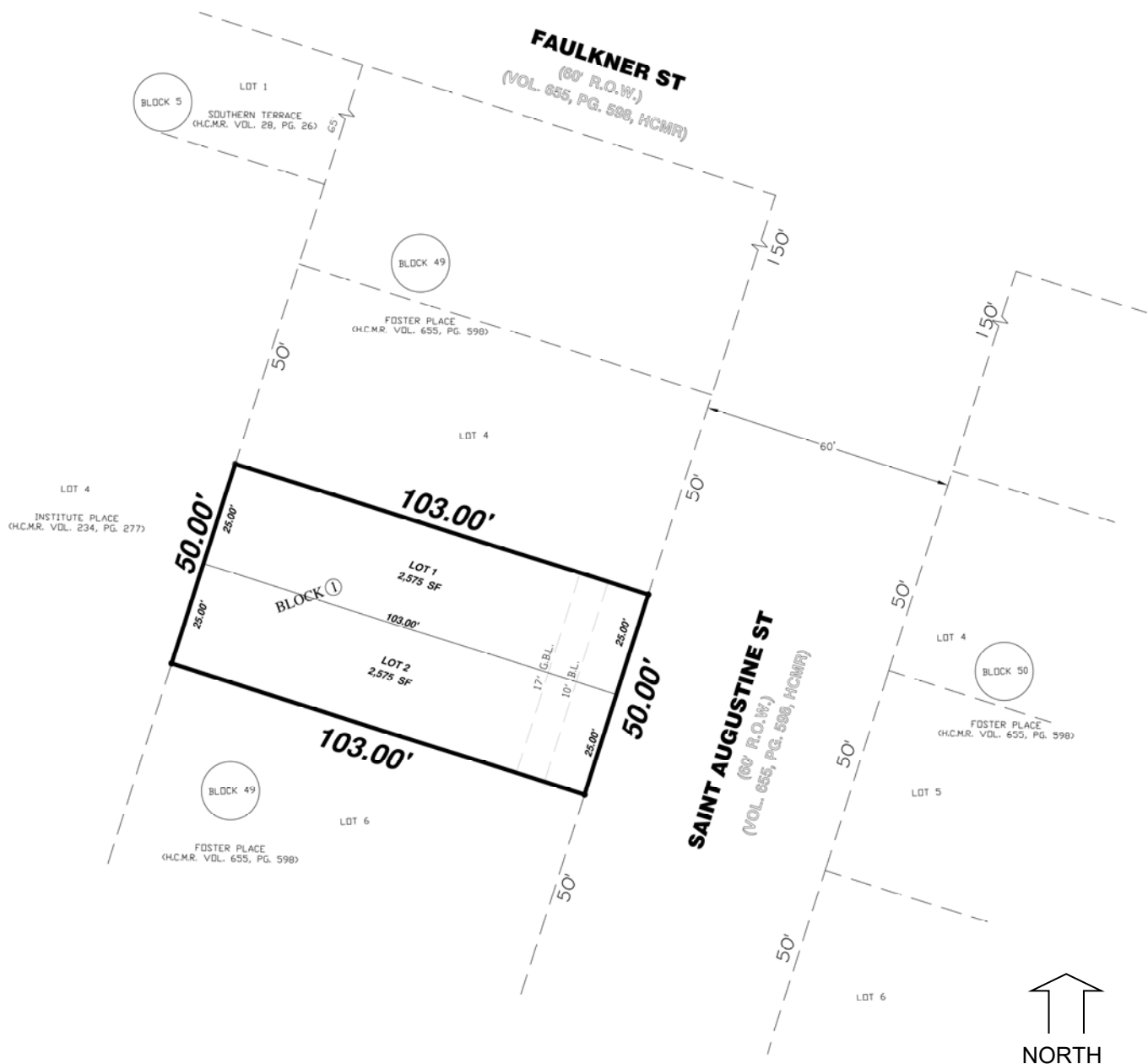
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C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 113

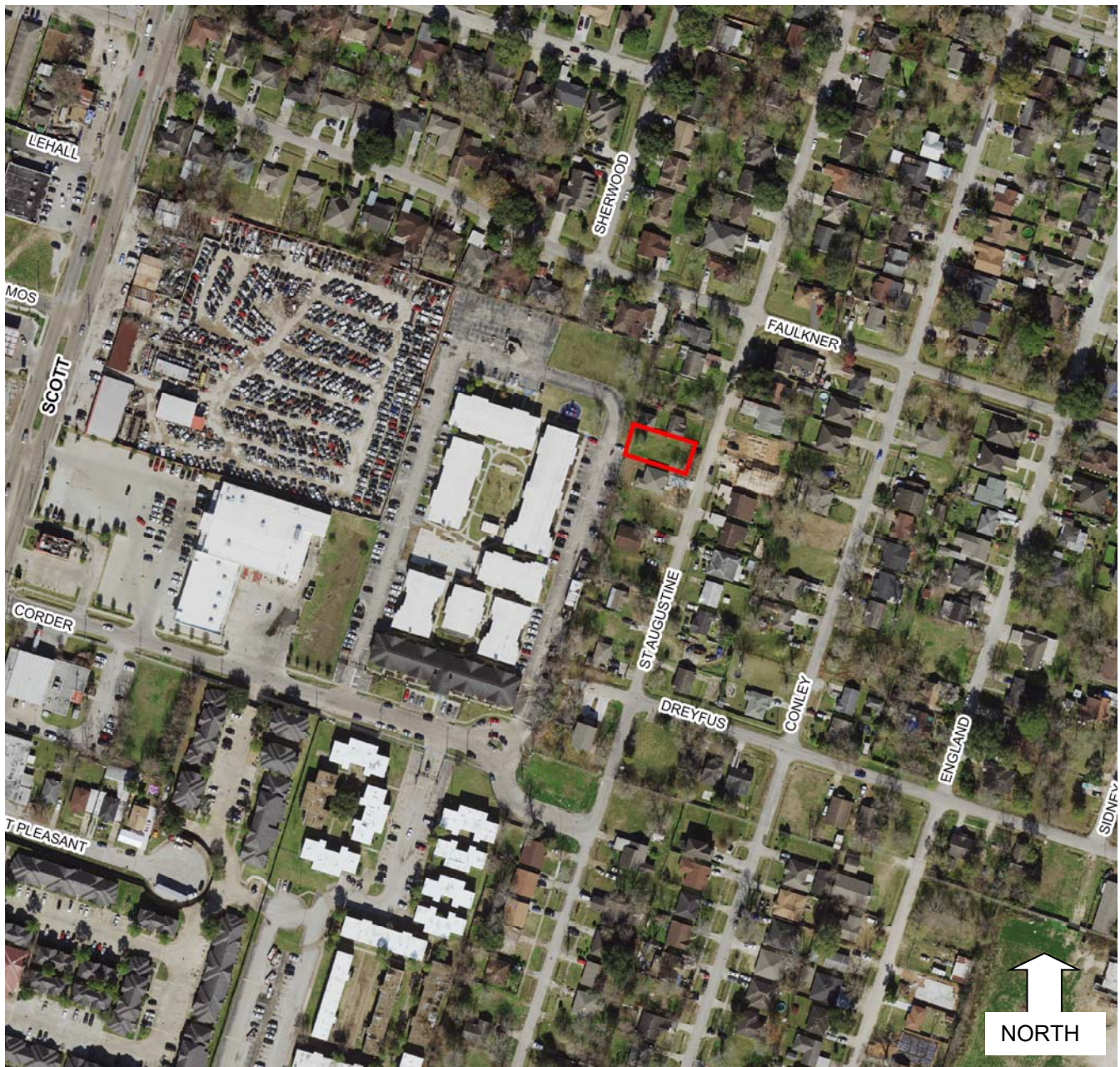
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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

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Dear Property Owner:

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### ***Terminology***

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- 
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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 114  
**Action Date:** 06/10/2021  
**Plat Name:** Harris County School Land Four Leagues partial replat no 1  
**Developer:** JL Trevino & Assoc. PLLC  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2021-0789 C3N

Total Acreage:	1.7139	Total Reserve Acreage:	1.7139
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	324D	ETJ

#### **Conditions and requirements for approval:**

- 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.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 1.) Provide revised Owner Affidavit with correct legal description

#### **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

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HPW- TDO- Traffic: 06/07/2021

No comments.

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. Please review the uploaded letter for further instructions.

HPW-HW- IDS: Approve

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)D\_ Label 20' ROW dedication and 25' building line along Roberts Road (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

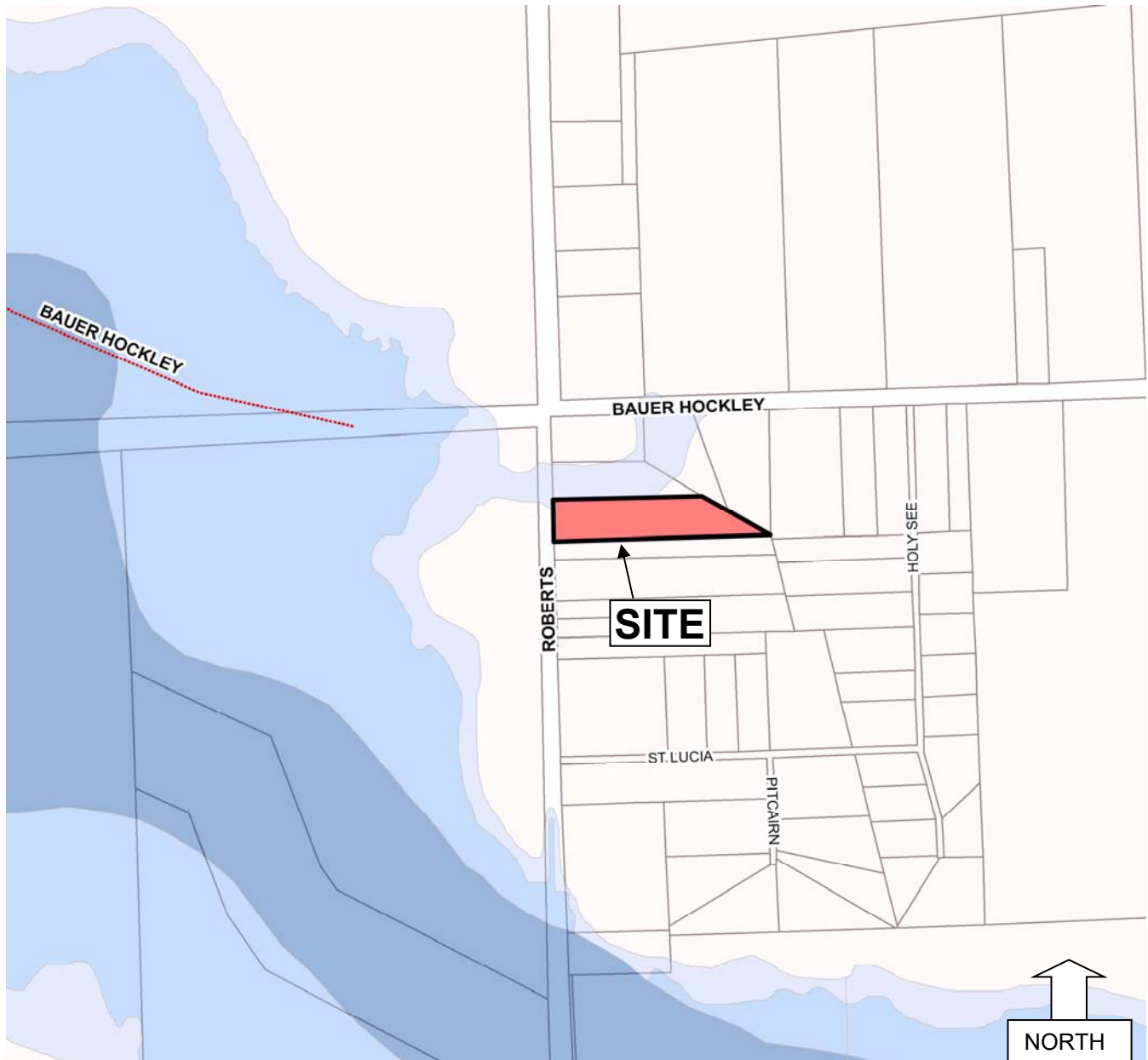
**ITEM: 114**

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Harris County School Land Four Leagues partial replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

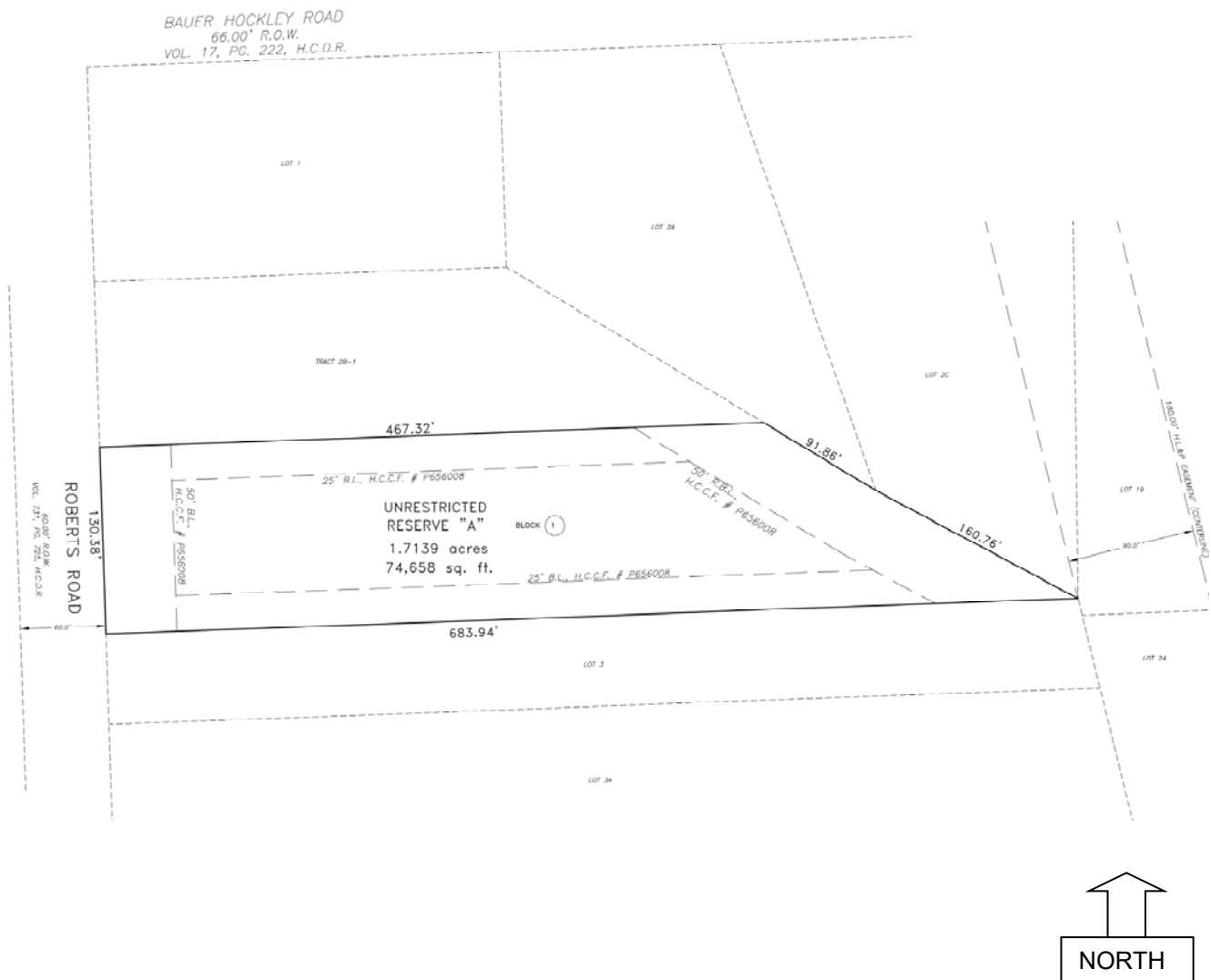
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C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 114

Planning and Development Department

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C – Public Hearings

Aerial

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

May 14, 2021

Dear Property Owner:

**Reference Number: 2021-0789; Harris County School Land Four Leagues partial replat no 1;** replatting of Lots 4 and 5, Section 23, of Harris County School Land Four Leagues, as recorded in Vol. 17 Pg. 222 of the Harris County Deed Record (and also known as part of Lot 2, Block 1, of Franklin Square, an unrecorded subdivision).

The property is located along and east of Roberts Road, south of Bauer Hockley Road. The purpose of the replat is to create one unrestricted reserve. The applicant, Uriel Figueroa, with PLS Construction Layout, Inc., on behalf of JL Trevino & Assoc. LLC, can be contacted at 281-479-8719.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

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**Virtual Planning Commission Meeting**

**Thursday, June 10, 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:

1. Send email to: [Speakercomments.pc@houstontx.gov](mailto: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@houston.tx.gov](mailto: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***

- 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:** 115  
**Action Date:** 06/10/2021  
**Plat Name:** Rochester Place partial replat no 1  
**Developer:** TBD  
**Applicant:** K. Chen Engineering  
**App No / Type:** 2021-0871 C3N

Total Acreage:	2.2152	Total Reserve Acreage:	2.2152
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:	Bridgestone MUD
County	Zip	Key Map ©	City / ETJ
Harris	77379	290R	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.

#### **Commission Action:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed



**Action Date:**  
**06/10/2021**

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:** 115  
**Action Date:** 06/10/2021  
**Plat Name:** Rochester Place partial replat no 1  
**Developer:** TBD  
**Applicant:** K. Chen Engineering  
**App No / Type:** 2021-0871 C3N

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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)

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

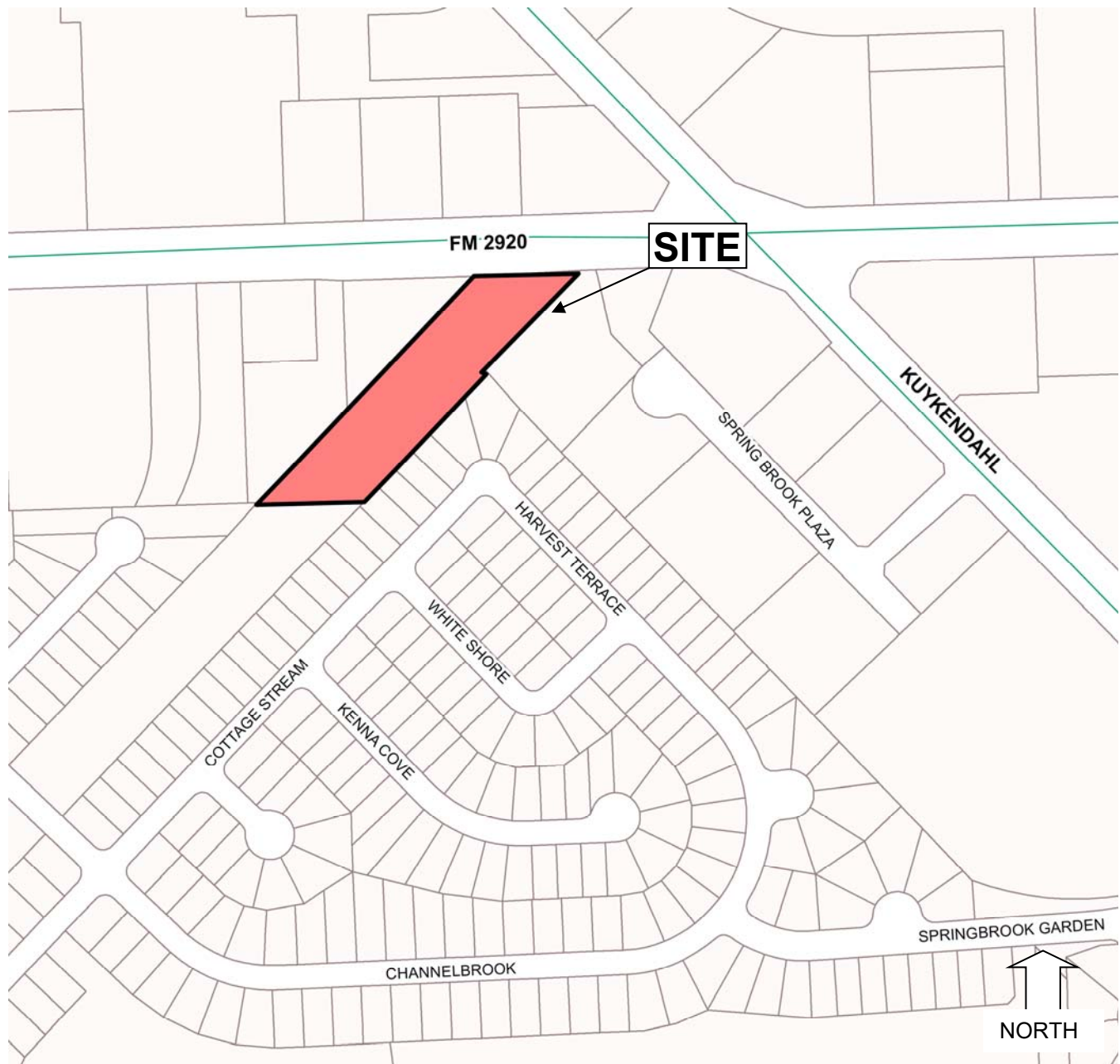
**ITEM: 115**

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Rochester Place partial replat no 1

Applicant: K. Chen Engineering



**C – Public Hearings with Variance      Site Location**





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# Houston Planning Commission

## ITEM: 115

Planning and Development Department

Meeting Date: 06/10/2021

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Subdivision Name: Rochester Place partial replat no 1

Applicant: K. Chen Engineering



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**C – Public Hearings with Variance**

**Aerial**

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## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2021-0871

**Plat Name:** Rochester Place partial replat no 1

**Applicant:** K. Chen Engineering

**Date Submitted:** 04/16/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a portion of a lot to be replatted into a unrestricted reserve.

**Chapter 42 Section:** 193

**Chapter 42 Reference:**

42-193 (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**

**(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;**

Residential restriction on the plat would create an impractical development of the property because the almost all the property is within a pipeline easement

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Surrounding areas are all commercial development

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

By develop the property into a parking facility will preserve and maintain the general purposes of the chapter

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Grant 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.**

Economic hardship is not the sole justification of the variance. The purpose of the variance is to better development this part of the city and improve the city life and public safety.



Application No: 2021-0871

Agenda Item: 115

PC Action Date: 06/10/2021

Plat Name: Rochester Place partial replat no 1

Applicant: K. Chen Engineering

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 193**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To allow a portion of a lot to be replatted into an unrestricted reserve. ;

**Basis of Recommendation:**

The site is located south along FM 2920 west of Kuykendahl Road in Houston's Extraterritorial Jurisdiction. The reason for replat is to create one unrestricted reserve. The applicant is requesting a variance to replat a portion of a lot into an unrestricted reserve. Staff is in support of this request. The subject site is a partial replat of Rochester Place, a one lot subdivision that was recorded in 2014. In 2019, the triangle portion of the lot was granted a variance to replat a portion of a lot into an unrestricted reserve. The applicant is replatting the remainder of the lot with the subject tract into an unrestricted reserve. The site is located along FM 2920 a major thoroughfare. The property is owned by the same owner of the adjacent portion that received the variance and with this replat will expand his business by providing a parking lot for his business. The development is conducive to the commercial development in the area. Review by Legal indicates that this plat will not violate restrictions on the face of the plat or those filed separately. Harris County Engineer's office pose no objections to this request. Staff's recommendation is to Grant the requested variance and approve the plat per the CPC 101 form conditions.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The applicant is replatting a remainder portion of a one lot subdivision to expand his commercial business along major thoroughfare FM 2920. The property is not conducive to single family residential development.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Because of unique characteristics of this property and commercial development along FM 2920, to allow the property to remain a lot would create an impractical development.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The applicant is replatting a remainder portion of a one lot subdivision to expand his commercial business along major thoroughfare FM 2920. The property is not conducive to single family residential development.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

FM 2920 at this location is a Commercial Corridor and the area is more conducive to commercial development. This is a replat of a remainder portion of a one lot subdivision. The intent and general purposes of this chapter will be preserved and maintained

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**



The applicant is replatting a remainder portion of a one lot subdivision to expand his commercial business along major thoroughfare FM 2920. The property is not conducive to single family residential development. This replat is conducive to the commercial development in the area and would provide an area for the patrons of this business to have a place to park when visiting this establishment. 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.**

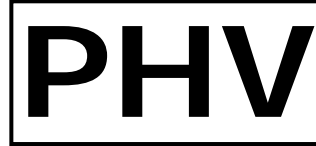
With this replat the owner will provide a parking lots for the existing business. The area is more conducive to commercial development than single family residential development. Economic hardship is not the sole justification of the variance



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

May 19, 2021

Dear Property Owner:

**Reference Number: 2021-0871; Rochester Place partial replat no 1; partial** replatting of lot 1, block 1 as recorded in Film Code no. 667262 of the Harris County Map Record.

The property is located south along FM 2920 road west of Kuykendahl Road. The purpose of the replat is to create one unrestricted reserve. The applicant, George Torres, with K. Chen Engineering, on behalf of TBD, can be contacted at 713-952-6888.

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, June 10, 2021 at 2:30 PM**

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website: [www.houstonplanning.com](http://www.houstonplanning.com)

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You may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

**NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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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:** 116  
**Action Date:** 06/10/2021  
**Plat Name:** Tiffany Gardens Replat partial replat no 1  
**Developer:** Southwest First Church of God in Christ  
**Applicant:** Beacon Land Services  
**App No / Type:** 2021-1072 C3N

Total Acreage:	0.9054	Total Reserve Acreage:	0.9054
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77045	571U	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).

The applicant is required to provide proof of an approved conceptual drainage plan, with two signatures from Public Works (PWE), is required at submission, for all final plats in City, and in 100 and 500 year floodplains. Contact City Engineer's Office and Floodplain Management Office regarding Sec. 19-13 for plan requirements and details.

#### **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:** 116  
**Action Date:** 06/10/2021  
**Plat Name:** Tiffany Gardens Replat partial replat no 1  
**Developer:** Southwest First Church of God in Christ  
**Applicant:** Beacon Land Services  
**App No / Type:** 2021-1072 C3N

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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: 06/03/2021  
No comments.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

3. Driveway Placement on Corner Lot (Commercial)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

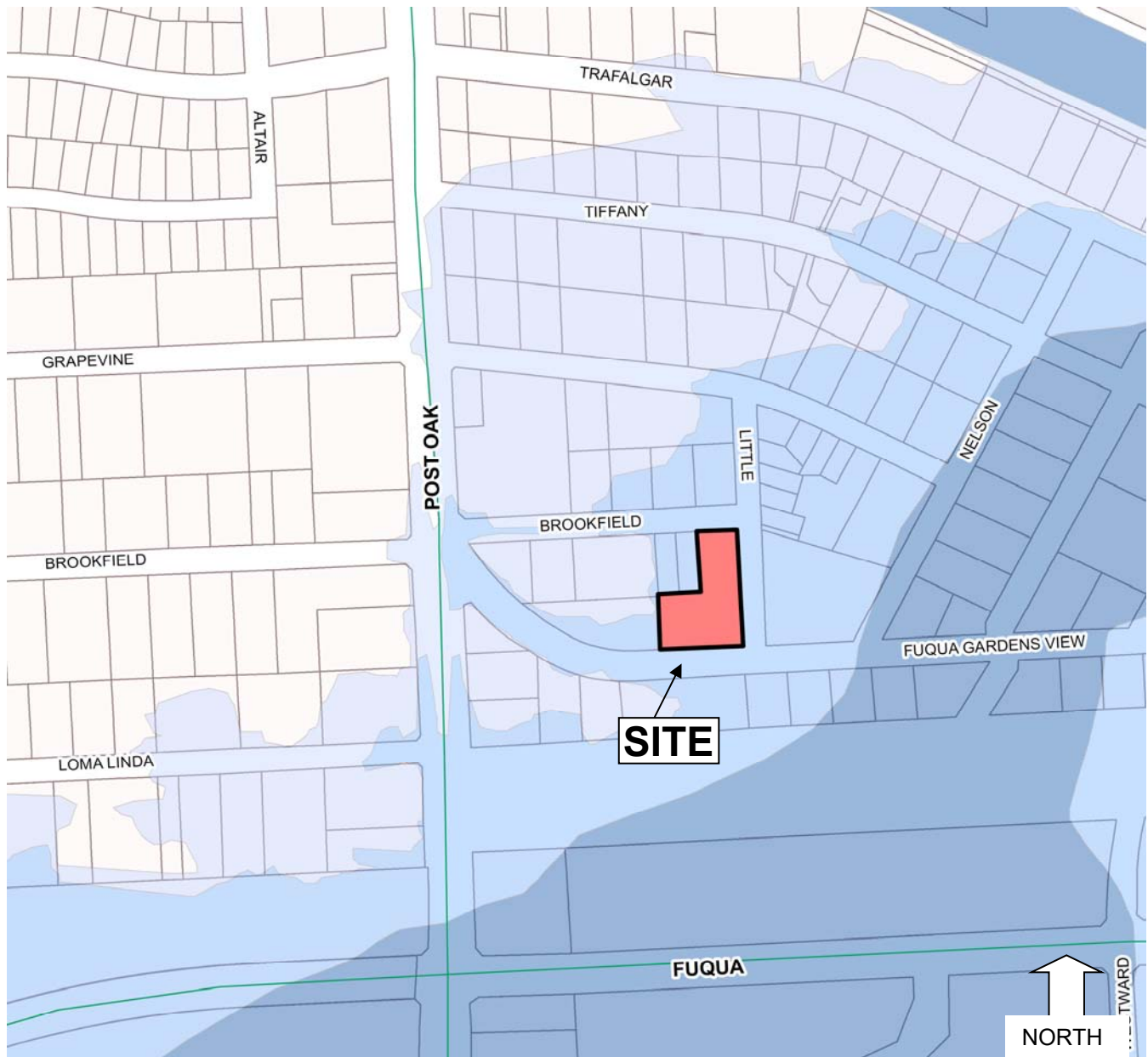
**ITEM: 116**

Planning and Development Department

Meeting Date: 06/10/2021

**Subdivision Name: Tiffany Gardens Replat partial replat no 1**

**Applicant: Beacon Land Services**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

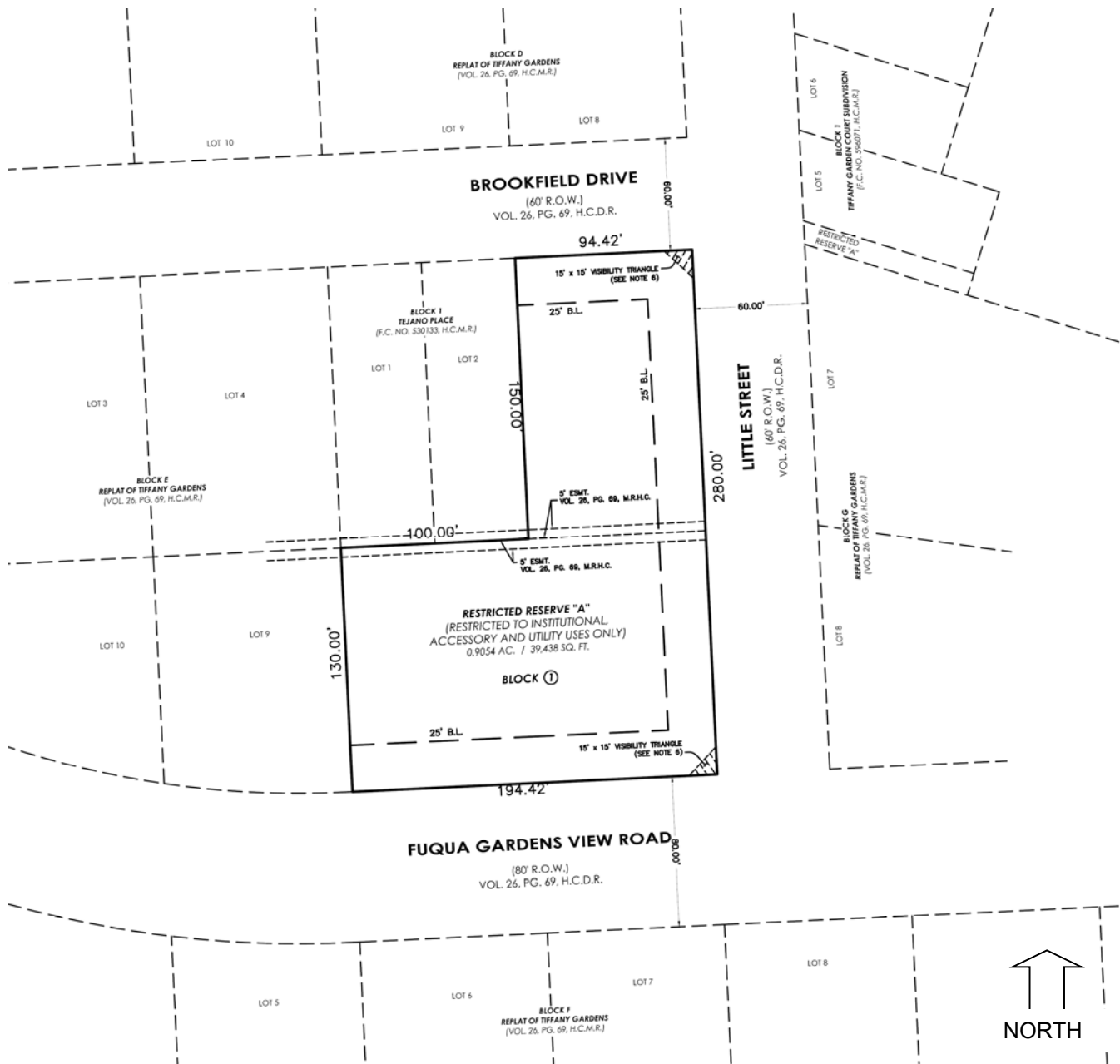
## ITEM: 116

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Tiffany Gardens Replat partial replat no 1

Applicant: Beacon Land Services



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 116

Planning and Development Department

Meeting Date: 06/10/2021

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Subdivision Name: Tiffany Gardens Replat partial replat no 1

Applicant: Beacon Land Services



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

May 19, 2021

Dear Property Owner:

**Reference Number: 2021-1072; Tiffany Gardens Replat partial replat no 1;** partial replatting of "**Replat of Tiffany Gardens**" being all of Lots 6-8, Block E as recorded in Volume 26, Page 69, of the Harris County Map Records.

The property is located at the northwest intersection of W Fuqua Street and Little Street. The purpose of the replat is to create one (1) reserve restricted to institutional uses. The applicant, Andrew Allemand, with Beacon Land Service, on behalf of Southwest First Church of God in Christ, can be contacted at (346) 701-5706.

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. There is no variance requested with this replat. If the replat meets 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. 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.

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**

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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***

- **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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- **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:** 117  
**Action Date:** 06/10/2021  
**Plat Name:** Upper West End Sec 14 partial replat no 1  
**Developer:** Houston Quality Builders, Inc.  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2021-0710 C3N

Total Acreage:	0.1148	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	492H	City

047. Make minor corrections and additions as indicated on the marked file copy.

207.1. Staff requests a two week deferral for further study review

#### **Commission Action:**

Withdrawn



**Action Date:**  
**06/10/2021**

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

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HPW- TDO- Traffic: 05/24/2021  
No comments.

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

**ITEM: 117**

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Upper West End Sec 14 partial replat no 1 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



**C – Public Hearings**

**Site Location**





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# Houston Planning Commission **ITEM: 117**

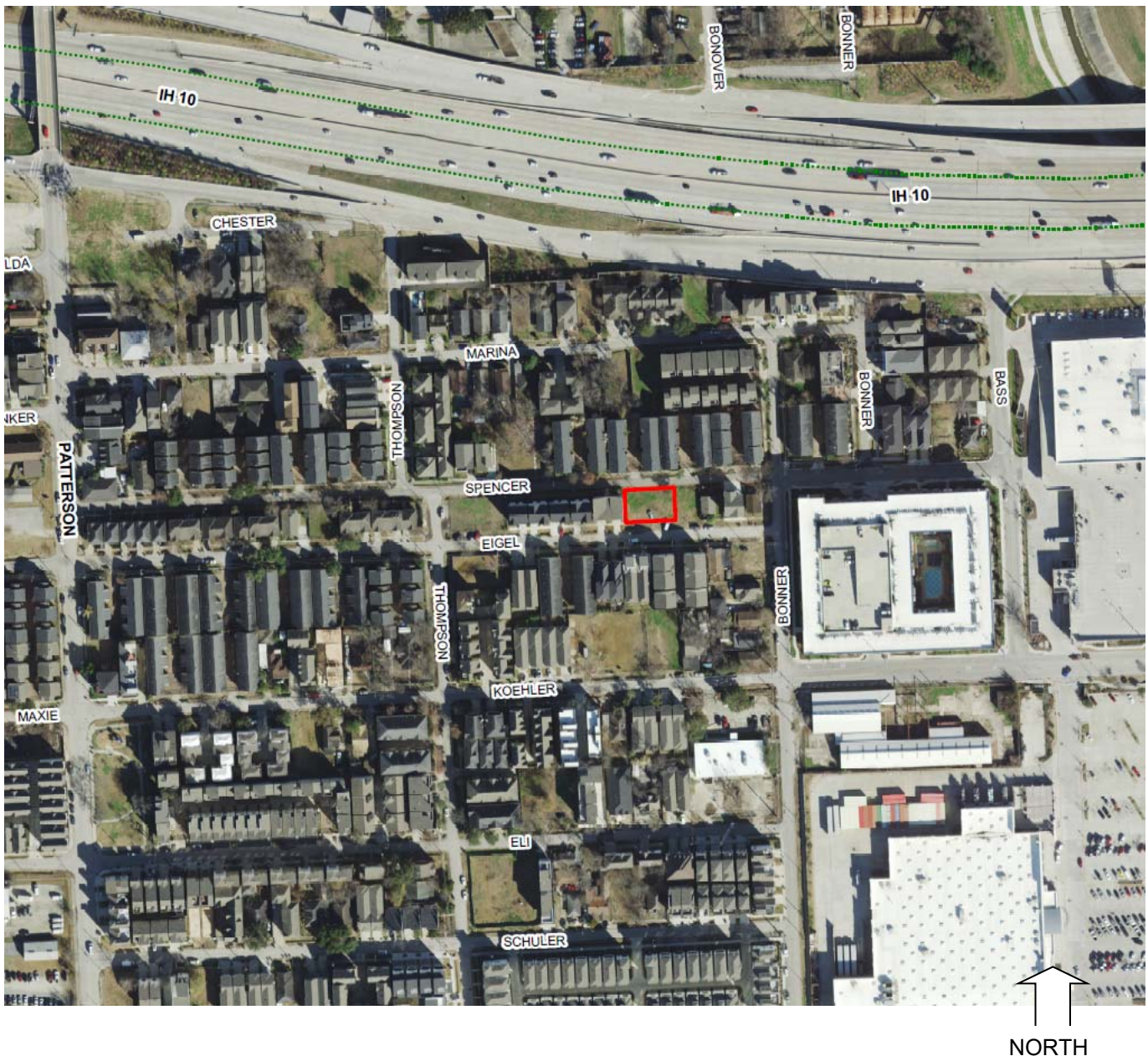
Planning and Development Department

Meeting Date: 06/10/2021

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Subdivision Name: Upper West End Sec 14 partial replat no 1 (Def 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

May 4, 2021

Dear Property Owner:

**Reference Number: 2021-0710; Upper West End Sec 14 partial replat no 1**; replatting of Lot 3 of Block 1 in "Upper West End Sec 14 amending plat no 2" as recorded in film code 628258 of the Harris County Map Records.

The property is located along Spencer street, east of Thompson street and west of Bonner street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, Kevin Kolb, with Total Surveyors, Inc., on behalf of Houston Quality Builders, Inc., can be contacted at 281-479-8719.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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](mailto: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 27, 2021 at 2:30 PM**

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

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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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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@houston.tx.gov](mailto: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.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 118  
**Action Date:** 06/10/2021  
**Plat Name:** Woodland Heights partial replat no 4  
**Developer:** Robert Sanders Homes  
**Applicant:** Probstfeld & Associates, Inc.  
**App No / Type:** 2021-0986 C3N

Total Acreage:	0.2738	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493B	City

#### **Conditions and requirements for approval:**

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.

The plat is being recommended for deferral to review this replat closely.

#### **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.



**PLANNING &  
DEVELOPMENT  
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---

HPW- TDO- Traffic: 06/07/2021

No comments.

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# Houston Planning Commission

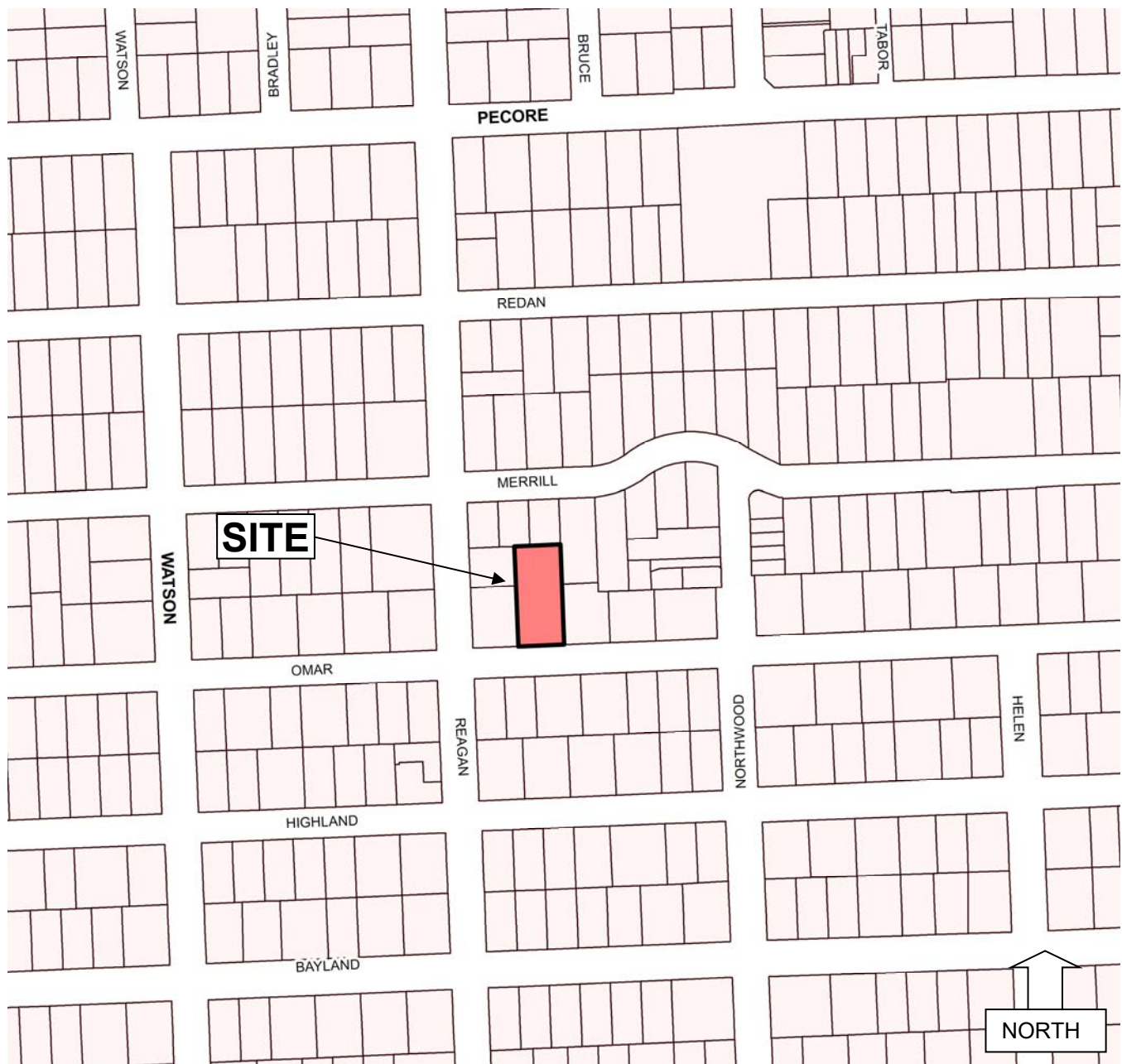
**ITEM: 118**

Planning and Development Department

Meeting Date: 06/10/2021

**Subdivision Name: Woodland Heights partial replat no 4**

**Applicant: Probst & Associates, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

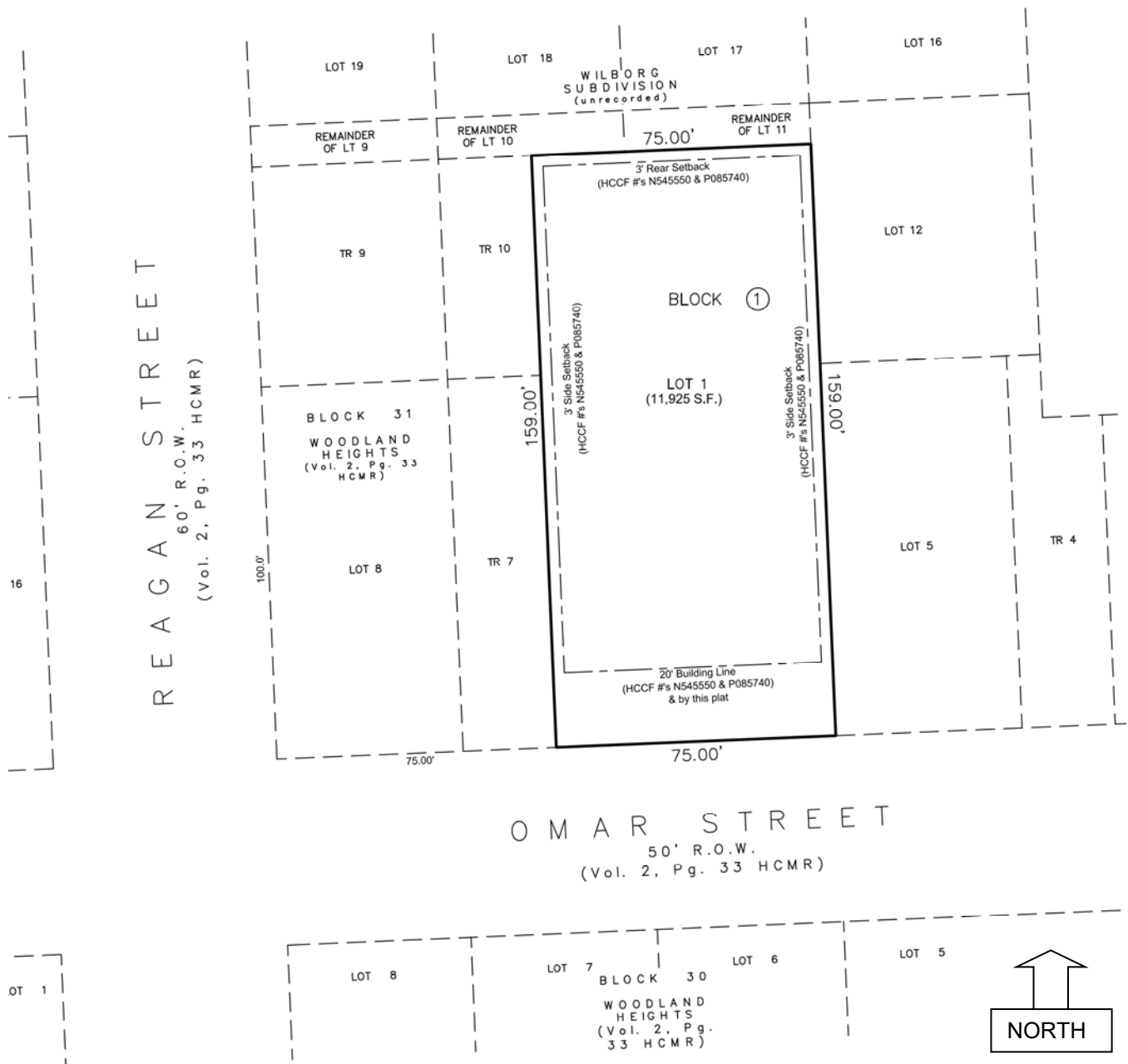
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Meeting Date: 06/10/2021

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Applicant: Probst & Associates, Inc.



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 118

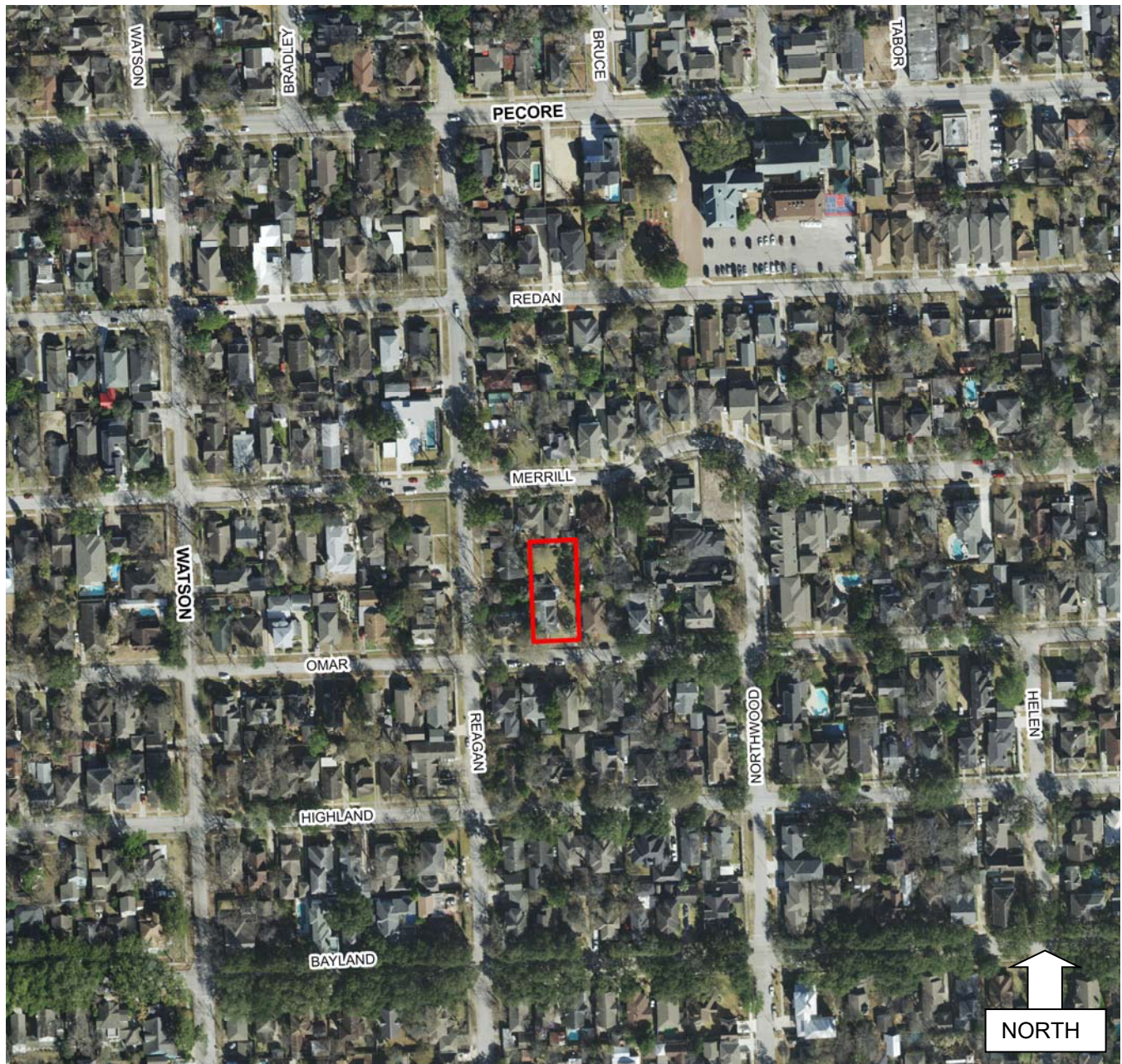
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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

May 19, 2021

Dear Property Owner:

**Reference Number: 2021-0986; Woodland Heights partial replat no 4;** partial replatting of "**Woodland Heights**" being all of the east ½ of Lot 7, all of Lot 6, together with the east 25 ft of the south 59 ft of Lot 10 and the south 59 ft of Lot 11, block 31 as recorded in Volume 2, Page 33, of the Harris County Map Records.

The property is located at 623 Omar Street between Reagan and Northwood Streets west of Houston Avenue.

The purpose of the partial replat is to create one-single-family residential lot.

The applicant, **Mario Colina, with Probstfeld & Associates, Inc.**, on behalf of Robert Sanders Homes, can be contacted at 281-829-0034 Ext 103.

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. There is no variance requested with this replat. If the replat meets 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. 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.

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**Thursday, June 10, 2021 at 2:30 PM**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 119  
**Action Date:** 06/10/2021  
**Plat Name:** Becker Landing Sec 1  
**Developer:** Friendswood Development Company  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2021-1163 C3R

Total Acreage:	22.0900	Total Reserve Acreage:	3.3130
Number of Lots:	125	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	324H	ETJ

#### Conditions and requirements for approval:

- 014. Establish 20' garage setback lines on corner lots 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.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- Coordinate with City and County to determine if a public road/trail connection is required from this subdivision to Zube Park.

#### 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:

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DEVELOPMENT  
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---

HPW-HW- IDS: APPROVE

CenterPoint: Needs to identify 14' UE, Lots 1-6, BLK 1

Dedication Page Missing

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 recording section plats (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

County recommends 21' tangent for lot 45-block 3

Driveway should be set back as far away from intersection as possible for Lot 11-block 2 (HC-permit regs) 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 Becker Landing Dr and Bauer Hockley Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

County coordination is needed to determine if a vehicle and/or pedestrian connection is desired to Zube Park to the south. Plat is requested to be deferred.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

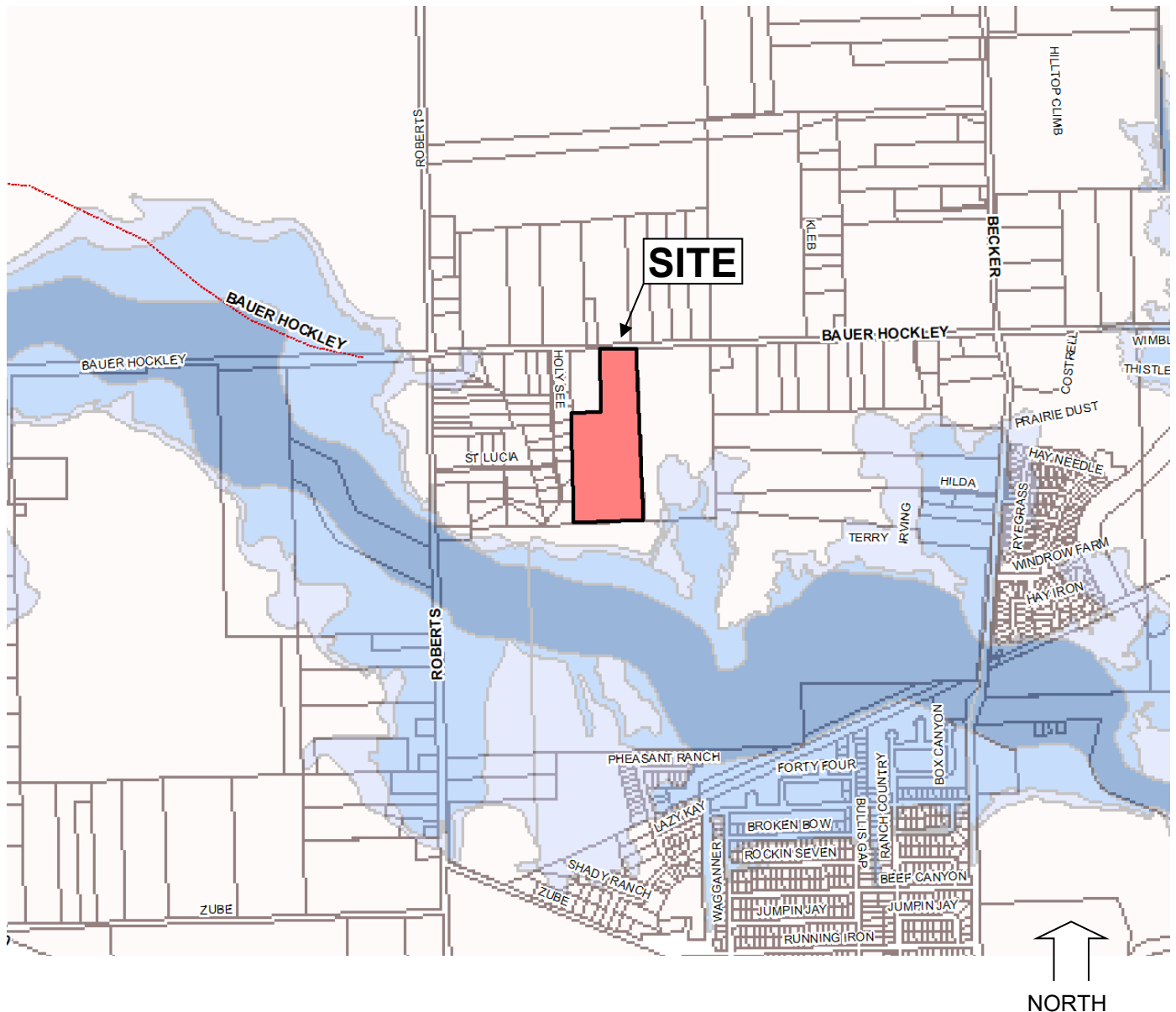
**ITEM: 119**

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Becker Landing Sec 1 (DEF 1)

Applicant: Jones|Carter - Woodlands Office



**D – Variances**

**Site Location**

# Houston Planning Commission

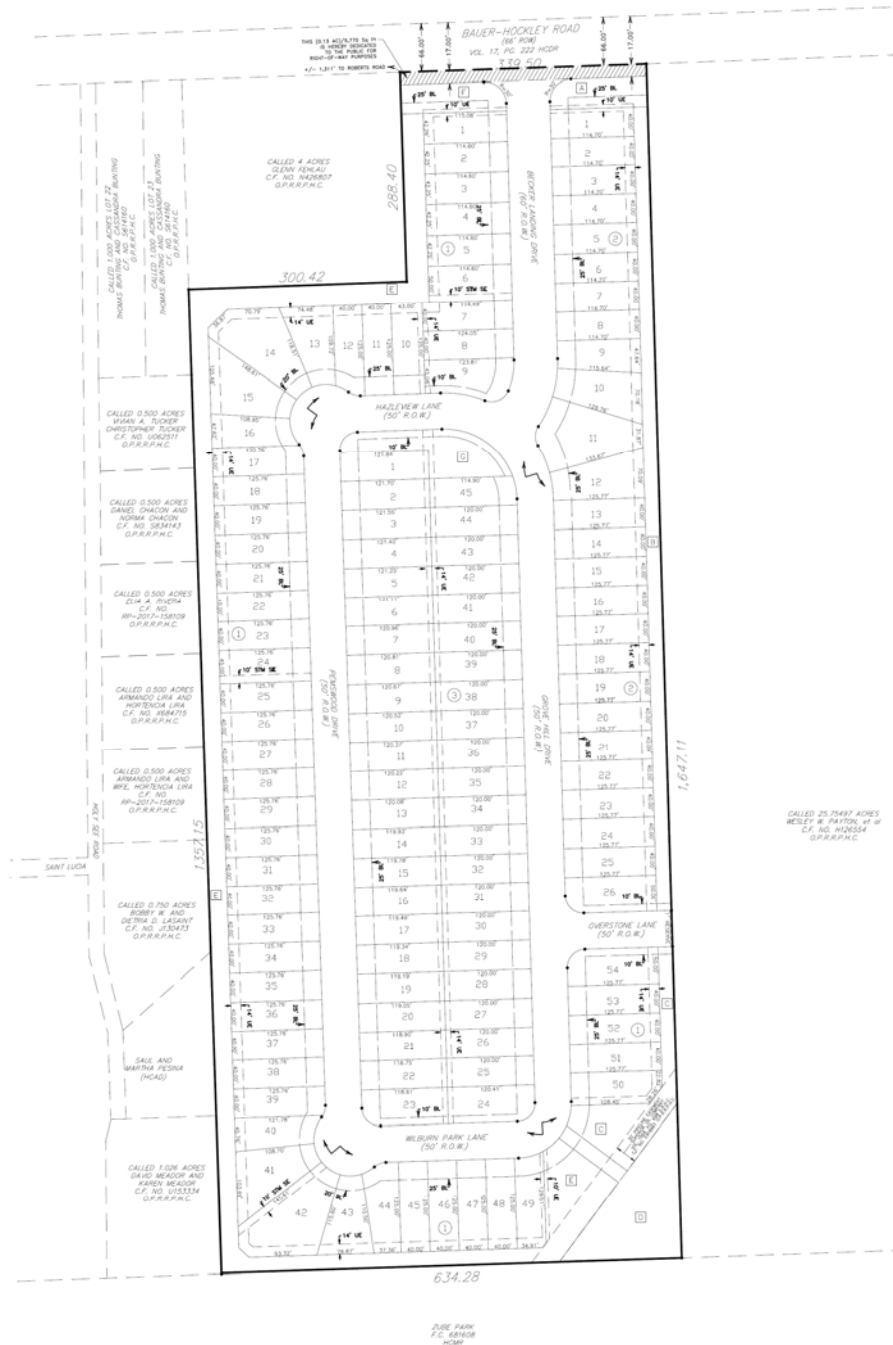
## ITEM: 119

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Becker Landing Sec 1 (DEF 1)

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 119

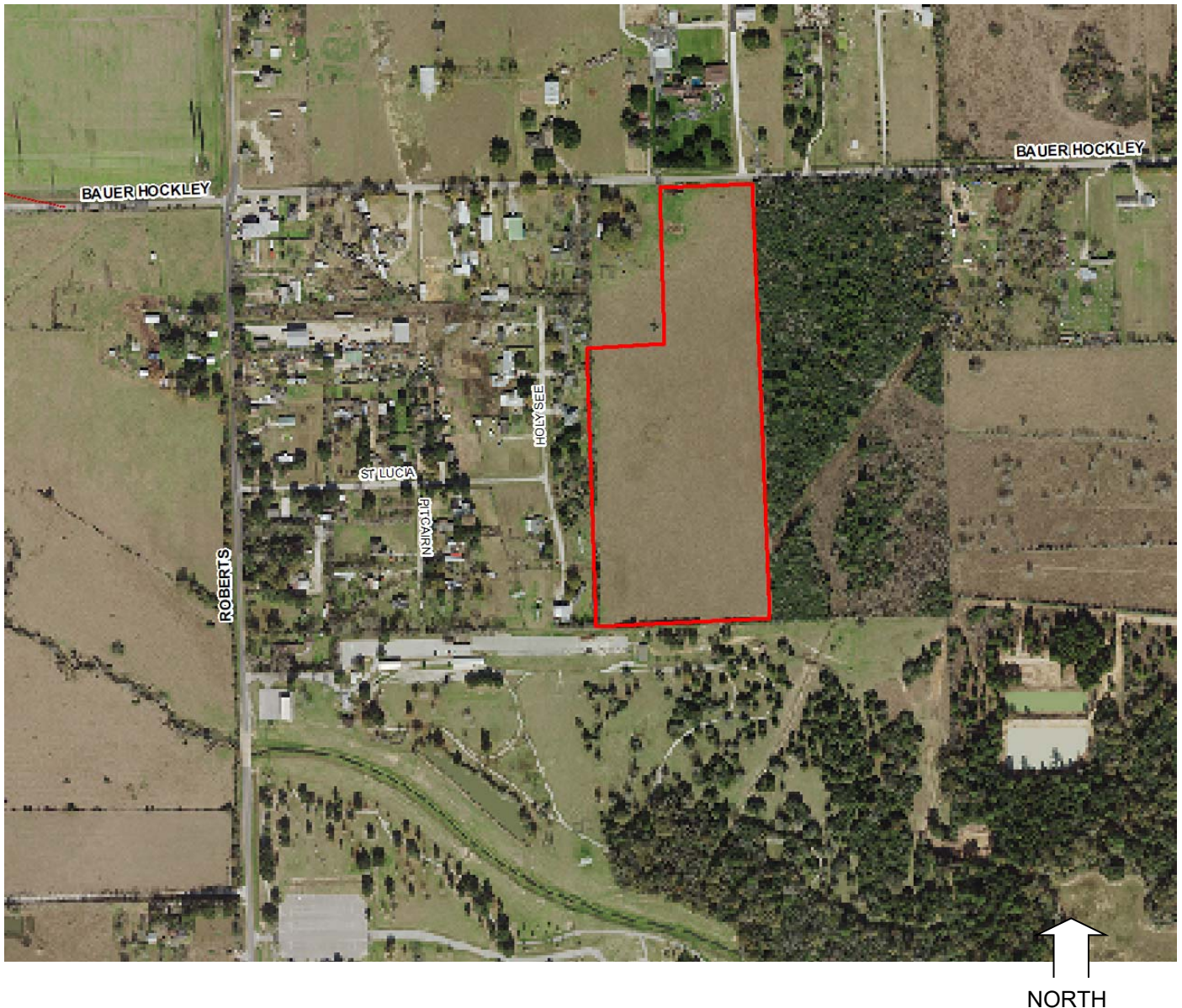
Planning and Development Department

Meeting Date: 06/10/2021

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Subdivision Name: Becker Landing Sec 1 (DEF 1)

Applicant: Jones|Carter - Woodlands Office



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**D – Variances**

**Aerial**

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## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2021-1163

**Plat Name:** Becker Landing Sec 1

**Applicant:** Jones|Carter - Woodlands Office

**Date Submitted:** 05/17/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To exceed 1,400' intersection spacing along the subject tract's Western boundary.

**Chapter 42 Section:** 127

**Chapter 42 Reference:**

(a)(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The site is in the City of Houston ETJ within Harris County on Bauer-Hockley Road, approximately ½ east of Roberts Road. The tract is located within the major thoroughfare grid that consists of Bauer-Hockley Road (north), Becker Road (east), US Hwy 290 (south), and Roberts Road (west). Immediately adjacent to the property's southern boundary is Harris County Precinct Three's Zube Park. The park extends the entire block from Roberts Road to Becker Road and is bisected by Little Cypress Creek. It is unlikely that a street would be extended through the park and across the Creek. Therefore, the provision of a street "stub" would be impractical and contrary to sound public policy. Additionally, the Unrecorded Subdivision of Franklin Square which contains single-family residences exists immediately adjacent to the site's western boundary. The unrecorded subdivision, which has existed for many years, has access, via Saint Lucia from Roberts Road. It is unlikely that a street would ever be extended through the existing single-family lots. The existing major thoroughfare grid of Bauer-Hockley Road (north), Becker Road (east), US Hwy 290 (south), and Roberts Road (west) adequately address traffic circulation and distribution in the area which consists of low-to-medium density single family development.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property. The property to the south is owned by Harris County and contains a popular park used by residents. The property to the west is an existing neighborhood of single-family residences.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of the chapter is to provide reasonable connections to adjacent properties in order to ensure adequate traffic circulation within the general area. The proposed street pattern accomplishes this and is consistent with the intent and general purposes of the Chapter. A stub street is provided to the east for eventual connection to Becker Road and the existing major thoroughfare grid of Bauer-Hockley Road (north), Becker Road (east), US Hwy 290 (south), and Roberts Road (west) adequately address traffic circulation and distribution in the area which consists of low-to-medium density single family development. The existing neighborhood to the west has access to Roberts Road via Saint Lucia Road.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

In addition to providing adequate circulation, the proposed street pattern will allow for sufficient ingress/egress for residents as well as police, fire, and emergency vehicles and will not pose any threat to the public health, safety, or general welfare. A stub street is provided to the east for eventual connection to Becker Road and the existing major thoroughfare grid provides sufficient traffic circulation for the area.

**(5) Economic hardship is not the sole justification of the variance.**

Justification for the variance is based on the unique physical characteristics that affect the site. Specifically, the Harris County Park to the south and the existing subdivision to the west. Further justification for the variance is the existence of the existing major thoroughfare grid pattern which provides sufficient access to surrounding properties.



**Application No:** 2021-1163

**Agenda Item:** 119

**PC Action Date:** 06/10/2021

**Plat Name:** Becker Landing Sec 1

**Applicant:** Jones|Carter - Woodlands Office

**Staff Recommendation:** [Defer for further study and review](#)

**Chapter 42 Sections:** 127

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[To exceed 1,400' intersection spacing along the subject tract's Western boundary. ;](#)

**Basis of Recommendation:**

The site is located along Bauer Hockley east of Roberts Road and west of Becker Road.

The applicant proposes a single-family lot subdivision on public streets. They are requesting a variance to exceed intersection spacing by not creating an east west stub street along their western boundary.

Staff recommends deferral, per Harris County's request, to discuss ways to improve connectivity in lieu of an east-west street.

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## Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[Na](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[Na](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[Na](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[Na](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[Na](#)

(5) Economic hardship is not the sole justification of the variance.

[Na](#)





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 120  
**Action Date:** 06/10/2021  
**Plat Name:** Bellfort Farms Sec 2  
**Developer:** Meritage Homes  
**Applicant:** Pape-Dawson Engineers  
**App No / Type:** 2021-1061 C3P

Total Acreage:	31.3000	Total Reserve Acreage:	14.6400
Number of Lots:	80	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	525Z	ETJ

#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

052. Bellfort Farms Sec 1 must be recorded prior to or simultaneously with this plat.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41)

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41)

Per Sec 42-189, any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision. Provide a second point of access as indicated on the marked file copy.

#### **Commission Action:**

Defer Applicant request

Planning Commission deferred this item to allow the applicant to provide additional information.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 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:** 120  
**Action Date:** 06/10/2021  
**Plat Name:** Bellfort Farms Sec 2  
**Developer:** Meritage Homes  
**Applicant:** Pape-Dawson Engineers  
**App No / Type:** 2021-1061 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.

Fort Bend Engineer: 1) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2  
2) Address redline markups on FP submittal  
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

CenterPoint: 1. Aerial Easement dedication language is incorrect/incomplete: it should read "twenty-one \*feet\*" ...

2. BLK 1 L3: Dashed line on east side is not labeled.

3. CenterPoint records/ General Plan show the following easements / to be abandoned:  
467/274 Easement to be abandoned  
467/276 Easement to be abandoned.  
Abandonment of an existing easement requires a Release of Easement application (attached).  
END

HPW-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



# Houston Planning Commission

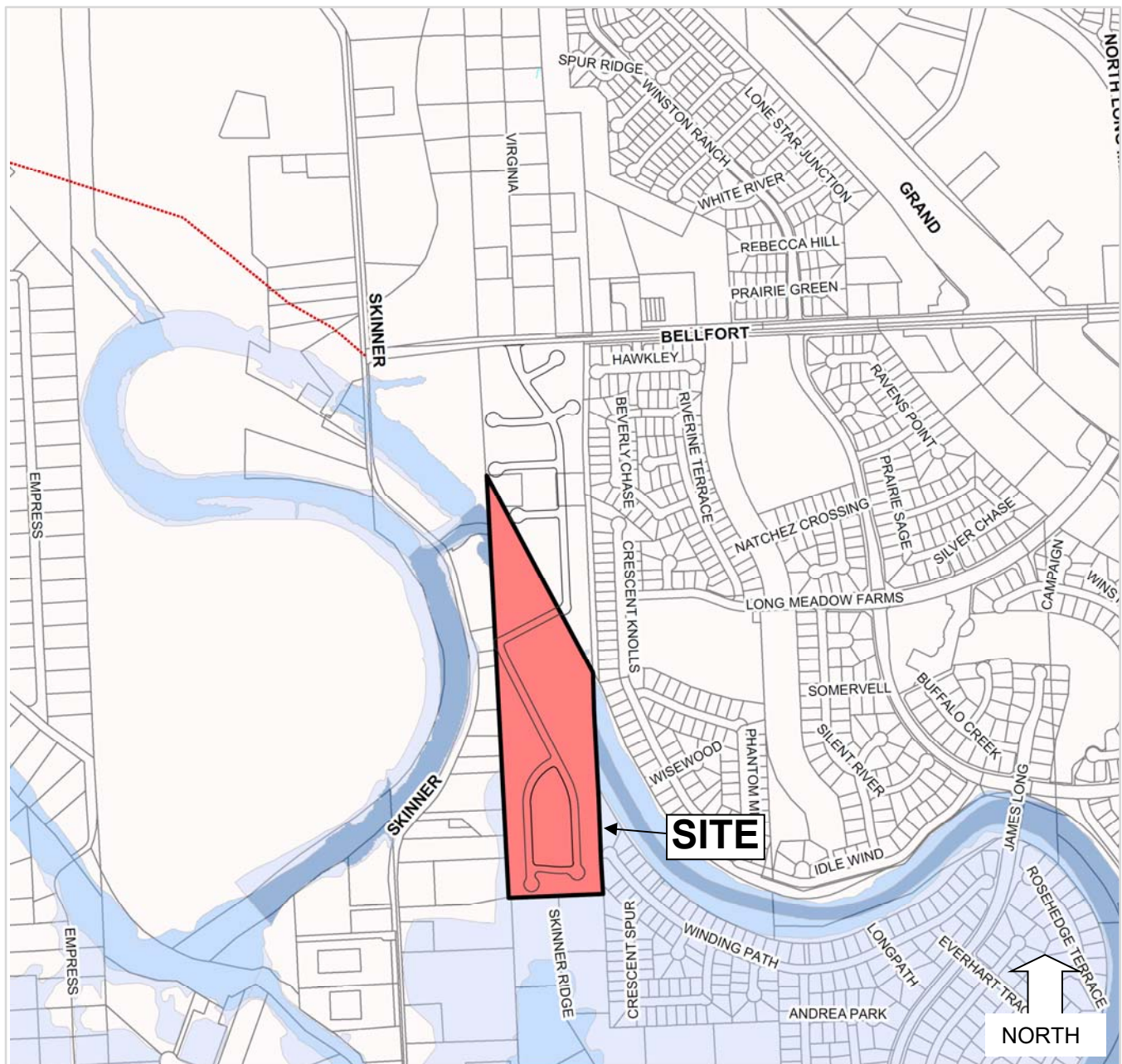
**ITEM: 120**

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Belfort Farms Sec 2 (DEF 1)

Applicant: Pape-Dawson Engineers



**D – Variances**

**Site Location**

## Subdivision



# Houston Planning Commission

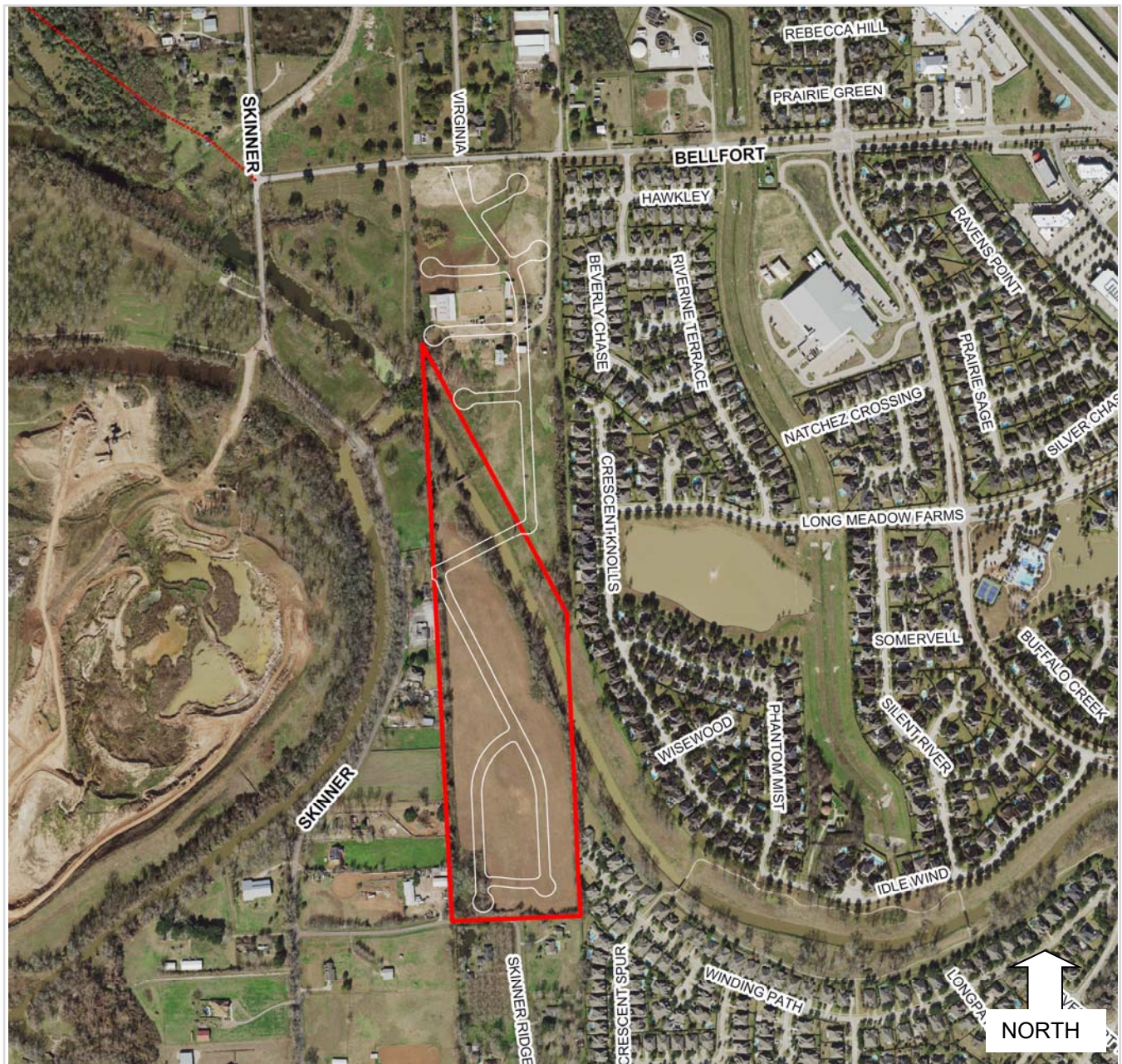
**ITEM: 120**

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Belfort Farms Sec 2 (DEF 1)

Applicant: Pape-Dawson Engineers



**D – Variances**

**Aerial**



**Application Number:** 2021-1061

**Plat Name:** Bellfort Farms Sec 2

**Applicant:** Pape-Dawson Engineers

**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 exceed 150 lots for a single public access point.

**Chapter 42 Section:** 42-189

**Chapter 42 Reference:**

Points of access Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

### Statement of Facts

**(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 Bellfort Farms property is uniquely shaped and is approximately 3700 feet in length and 610 feet in width over the entirety of the property. Access to Sec. 1 will be provided by a divided entry at West Bellfort located at the northern boundary of the tract. Sec. 1 of Bellfort Farms contains 89 single family lots. The tract is bisected by Oyster Creek. Sec. 2 is located south of Sec. 1 and Oyster Creek. Sec. 2 contains 80 single family lots and will get access from Sec. 1 via public access crossing Oyster Creek. The divided entry off of West Bellfort will help to ensure that ingress/egress is provided at the entry. This would exceed the 42-189 150 lot requirement by 19 lots or 13%. A variance is requested from the requirement in Sec. 42-189 for Bellfort Farms Sec.2. No existing connection points have been provided along the eastern, western, and southern boundary. To the west, there are existing unplatted residential homesites as well as a church site being developed. There is also Oyster Creek and proposed drainage and regional detention that bound the property. The southern boundary is a private roadway, Skinner Ridge Lane. There is an existing 60' road easement that splits the southern boundary line and is used for utility easements, pedestrian, and vehicular traffic between the homes located along the private street and Skinner Lane. To the east, Long Meadow Farms is built out and it is unlikely that a street would ever be extended through lots. Long Meadow Farms Sec. 21 (Long Meadow Farms Sec. 21, CF No. 20070223 FBCOPR) was platted in 2007 and a street stub, Winding Path Way, was provided to the subject tract at that time. This was planned to be access for future development of the subject tract. Since then, in October 2019, the Fort Bend County Commissioners Court abandoned and vacated 0.0071 acres of public ROW that connect to the subject tract. In January 2020, Fort Bend County took action to approve a Correction Resolution and Order to Abandon and Vacate the ROW that connects to the Bellfort Farms tract, severing the potential second point for access to the tract. The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property. There are no existing connection points along our eastern, western, or southern boundary.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property. There are no existing connection points along our eastern, western, or southern boundary. The existing



Winding Path Way stub street originally provided a connection point to this property but was abandoned by Fort Bend County. This eliminated the second point of access.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of the chapter is to provide reasonable connections to adjacent properties to ensure adequate traffic circulation within the general area. Any additional streets extending east from the subject site would have to tie into an existing subdivision, Long Meadow Farms, which is already built out. The southern property line is bound by a private access easement. The western property line is bound by existing homesites and a proposed church site. In addition, we are requesting a minor deviation to the point of access requirement and are proposing 169 lots. Chapter 232 of the Texas Local Government Code only requires a second point of access at 1000 lots.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

In addition to providing adequate circulation, the proposed street pattern will allow for adequate ingress/egress for residents as well as police, fire, and emergency vehicles and will not pose any threat to the public health, safety, or general welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The circumstances supporting the granting of the variance are based on the existing unique physical characteristics that affect the property in question.



**Application No:** 2021-1061

**Agenda Item:** 120

**PC Action Date:** 06/10/2021

**Plat Name:** Bellfort Farms Sec 2

**Applicant:** Pape-Dawson Engineers

**Staff Recommendation:** [Defer Applicant request](#)

**Chapter 42 Sections:** [42-189](#)

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[To exceed 150 lots for a single public access point.;](#)

**Basis of Recommendation:**

The site is located in Houston's ETJ, in Fort Bend County, along and south of W Bellfort Street, east of Skinner Lane and southwest of W Grand Parkway S. The applicant is requesting a variance to allow one point of access for a subdivision with more than 150 lots. Staff's recommendation is to defer the plat per the applicant's request to allow more time to provide additional information by noon next Wednesday.

### Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[n/a](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[n/a](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[n/a](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[n/a](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[n/a](#)

(5) Economic hardship is not the sole justification of the variance.

[n/a](#)





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 121  
**Action Date:** 06/10/2021  
**Plat Name:** Beyond Knox  
**Developer:** AC Pharos, LLC  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2021-1099 C3R

Total Acreage:	1.8943	Total Reserve Acreage:	0.1443
Number of Lots:	24	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	452C	City

#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

1.) Plat must provide a cul-de-sac or a turn around. Design options are being weighed as HISD also considers contributing to turnaround/cul-de-sac area.

#### **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:** 121  
**Action Date:** 06/10/2021  
**Plat Name:** Beyond Knox  
**Developer:** AC Pharos, LLC  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2021-1099 C3R

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HPW- TDO- Traffic: 05/25/2021  
No comments.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to  
PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information  
Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

CenterPoint: 1. All abbreviations must be defined on the plat, in the legend, or in the notes this plat is missing: PAE, PVT.

2. Title report references easements that are not shown on the plat: 3561/204.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.  
Stormwater quality permit is required.

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



# Houston Planning Commission

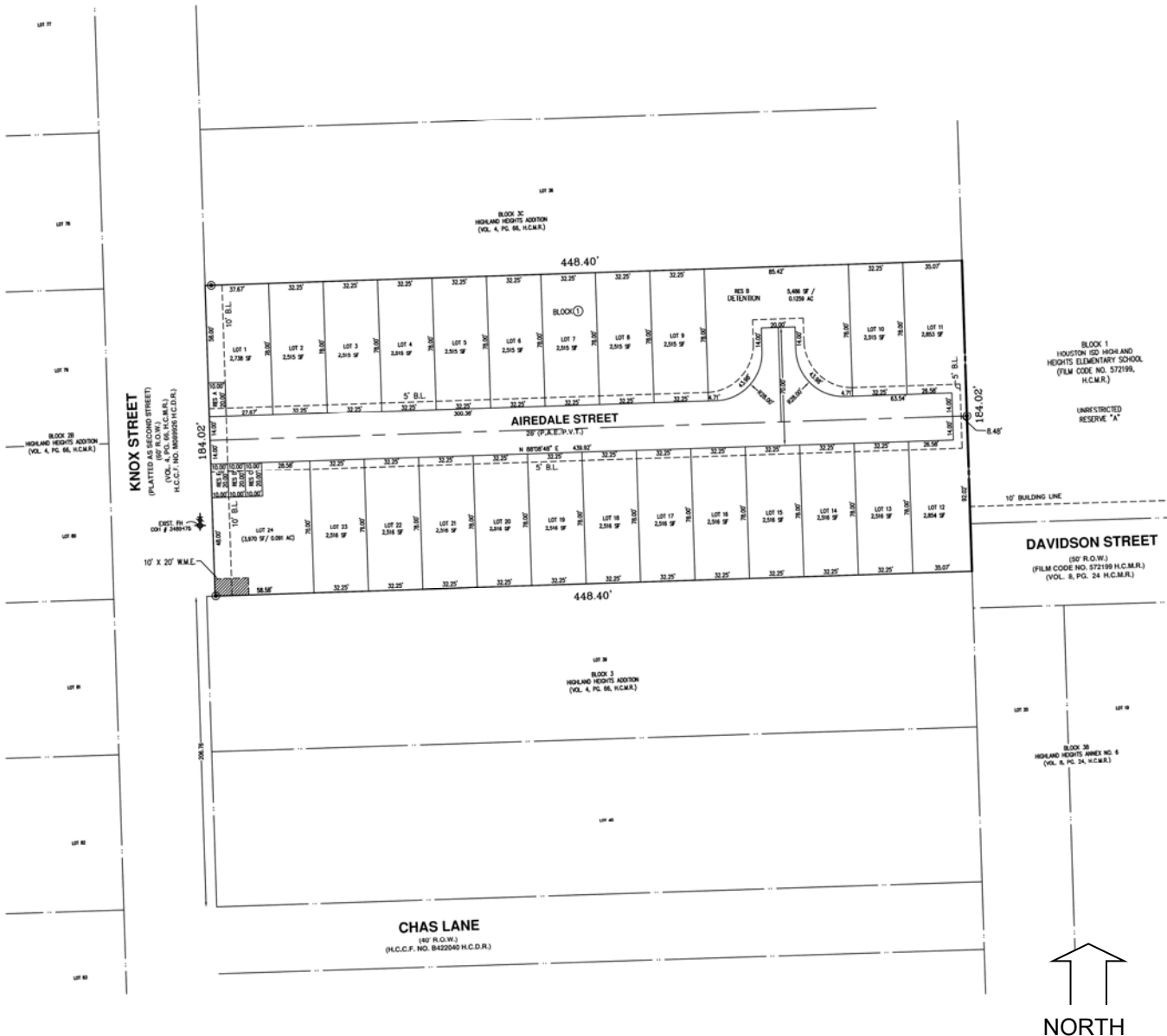
## ITEM: 121

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Beyond Knox (DEF 1)

Applicant: Pioneer Engineering, LLC



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 121

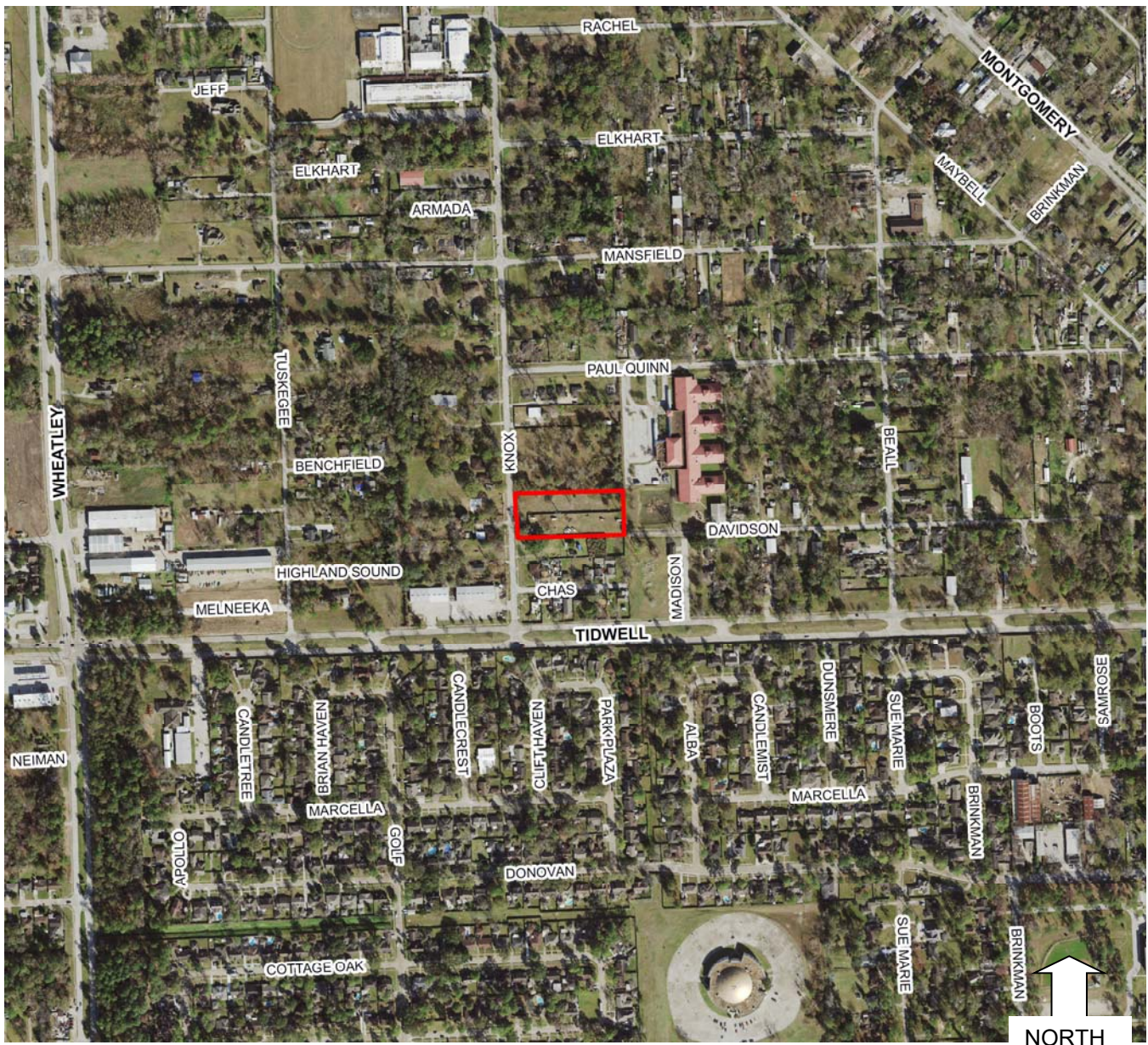
Planning and Development Department

Meeting Date: 06/10/2021

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Subdivision Name: Beyond Knox (DEF 1)

Applicant: Pioneer Engineering, LLC



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**D – Variances**

**Aerial**

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**Application Number:** 2021-1099

**Plat Name:** Beyond Knox

**Applicant:** Pioneer Engineering, LLC

**Date Submitted:** 05/14/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To avoid extending Davidson Street, east to west, through this development property and not terminate with a cul-de-sac.

**Chapter 42 Section:** 134 (a)

**Chapter 42 Reference:**

A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The owner is subdividing the property for single-family residential lots. Property is located on the east side of Knox Street (local street), and approximately 206.76' north of Chas Lane (local street). Property is also approximately 502' south of the local street, Paul Quinn. The north west portion of Davidson Street, a local street, terminates along the southeast property line of this development site and the east portion terminates approximately 1,046.20' across from Beall Street. There are no immediate plans from the City to extend Davidson Street per the current major thoroughfare & freeway plan (MTFP), and Davidson Street is currently not extended or connecting at any other area of the City. Extending Davidson Street through this parcel would cause noncompliance with the 1,400' intersection spacing requirement along public streets. The intersection spacing between Paul Quinn Street and Chas Lane is approximately 892.76'. Vehicular turnaround with a cul-de-sac would be unessential as there is currently no traffic approaching the end of Davidson Street. The south west properties abutting this parcel have direct access to Knox Street and Chas Lane. The property abutting east of this parcel is currently an Elementary School which has its detention pond along Davidson Street and all vehicular access through Paul Quinn 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 supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The circumstances are the result of the existing surrounding street design and existing conditions.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained because the intersecting spacing will not present as an issue when the surrounding properties continue to develop along Knox and Davidson 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 and safety or welfare; there is adequate circulation in the area with the existing street design.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. Variance is based on both existing street layout and avoiding street intersection problems and low traffic impact per the elementary school's vehicular access through Paul Quinn.



Application No: 2021-1099

Agenda Item: 121

PC Action Date: 06/10/2021

Plat Name: Beyond Knox

Applicant: Pioneer Engineering, LLC

Staff Recommendation: Defer for further study and review

**Chapter 42 Sections: 134 (a)**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To avoid extending Davidson Street, east to west, through this development property and not terminate with a cul-de-sac.;

**Basis of Recommendation:**

The site is located east of Knox St, north of Tidwell and south of Paul Quinn Street. The applicant is requesting a variance to not extend Davidson Street nor terminate it with a cul-de-sac. Staff's recommendation is to defer this plat for two weeks to allow applicant time to submit revised information by noon next Wednesday.

**Statement of Facts**

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

N/A

(3) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

N/A

(5) Economic hardship is not the sole justification of the variance.

N/A



# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

May 20, 2021



## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Beyond Knox

**REFERENCE NUMBER:** 2021-1099

Dear Property Owner:

The Planning and Development Department has received a subdivision plat with a variance request for a property located along and east of Knox Street between West Tidwell Road and Paul Quinn 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.

Pioneer Engineering LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance not to extend or terminate with a cul-de-sac Davidson 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, May 27, 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:

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## Public Comments

The public may address the Planning Commission on agenda items. The deadline to submit comments or signing up to speak is the end of the day Wednesday before the Planning Commission meeting. All comments are made part of the public meeting record.

- Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov).
- You may also call the Planning Department at [832-393-6624](tel:832-393-6624). A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **Ruby Nuñez** with Pioneer Engineering LLC at **832-307-0010**. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

## TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- **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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## 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:** 122  
**Action Date:** 06/10/2021  
**Plat Name:** Dunvale Village  
**Developer:** Meritage Homes of Texas, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2021-1304 C3R

Total Acreage:	21.5560	Total Reserve Acreage:	3.4340
Number of Lots:	243	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77063	490Y	City

***Conditions and requirements for approval:***

040. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (Sec 42-183)
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.
063. All appropriate engineering and surveying data shall be shown. (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)
159. Provide centerline tie.
180. Reverse curves for type 2 PAEs shall have a center-line radius of at least 65 feet and be separated by a tangent distance of not less than 25 feet. (Sec 42-132)
- Provide parking plan for review.

***Commission Action:***

Grant the requested variance(s) and Approve the plat subject to the conditions listed  
 Planning Commission granted a variance to not extend Meadowglen Lane through the site subject to providing a transparent gate for emergency access.

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 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:** 122  
**Action Date:** 06/10/2021  
**Plat Name:** Dunvale Village  
**Developer:** Meritage Homes of Texas, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2021-1304 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: 06/07/2021

Recommend that vehicular connectivity will provide calming devices to alleviate cut-through traffic.

HPW-OCE-Traffic: 1. Minimum ROW radius for a cul-de-sac should be at least 58 ft per the IDM figure 10.10. The ROW for Meadowglen Ln is called out as 60 ft but dimensions are shown as 50'.

2. Gates should be setback at least 40 ft from the ROW such that vehicles will not block Dunvale Rd.

3. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

4. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

5. Driveway at median (COH IDM Chapter 15, sec 15.08-C.3.7)



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 122  
**Action Date:** 06/10/2021  
**Plat Name:** Dunvale Village  
**Developer:** Meritage Homes of Texas, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2021-1304 C3R

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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.

Harris County Flood Control District: Flood Control review - No comments.

HPW-HW- IDS: For the creation of a subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

HPW-OCE- Drainage and Utility: Master W.M.E. is required.  
Stormwater quality permit is required.  
Change all F.H. to private F.H..

CenterPoint: Needs Dedication Page

Any private roads and/or Private Access Easements (PAE) would be preferred to be also dedicated as PUE and identified as such within the notes or legend.

Addressing: The plat has SKYROCK DRIVE, but the road submitted into PLATTRACKER is "SKYROCKET DRIVE". Please clarify which segment name is being used.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

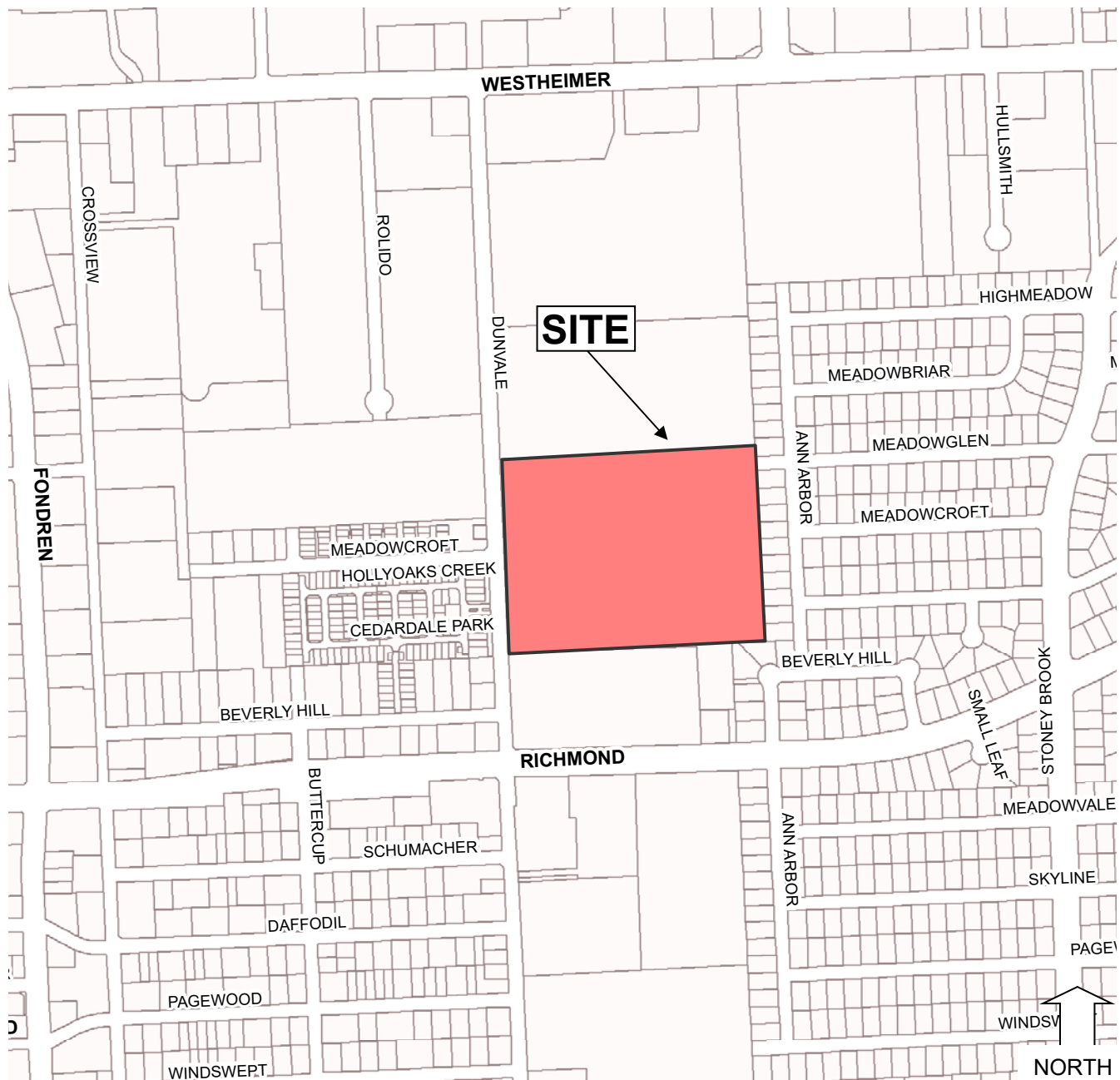
ITEM: 122

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Dunvale Village

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

# Houston Planning Commission

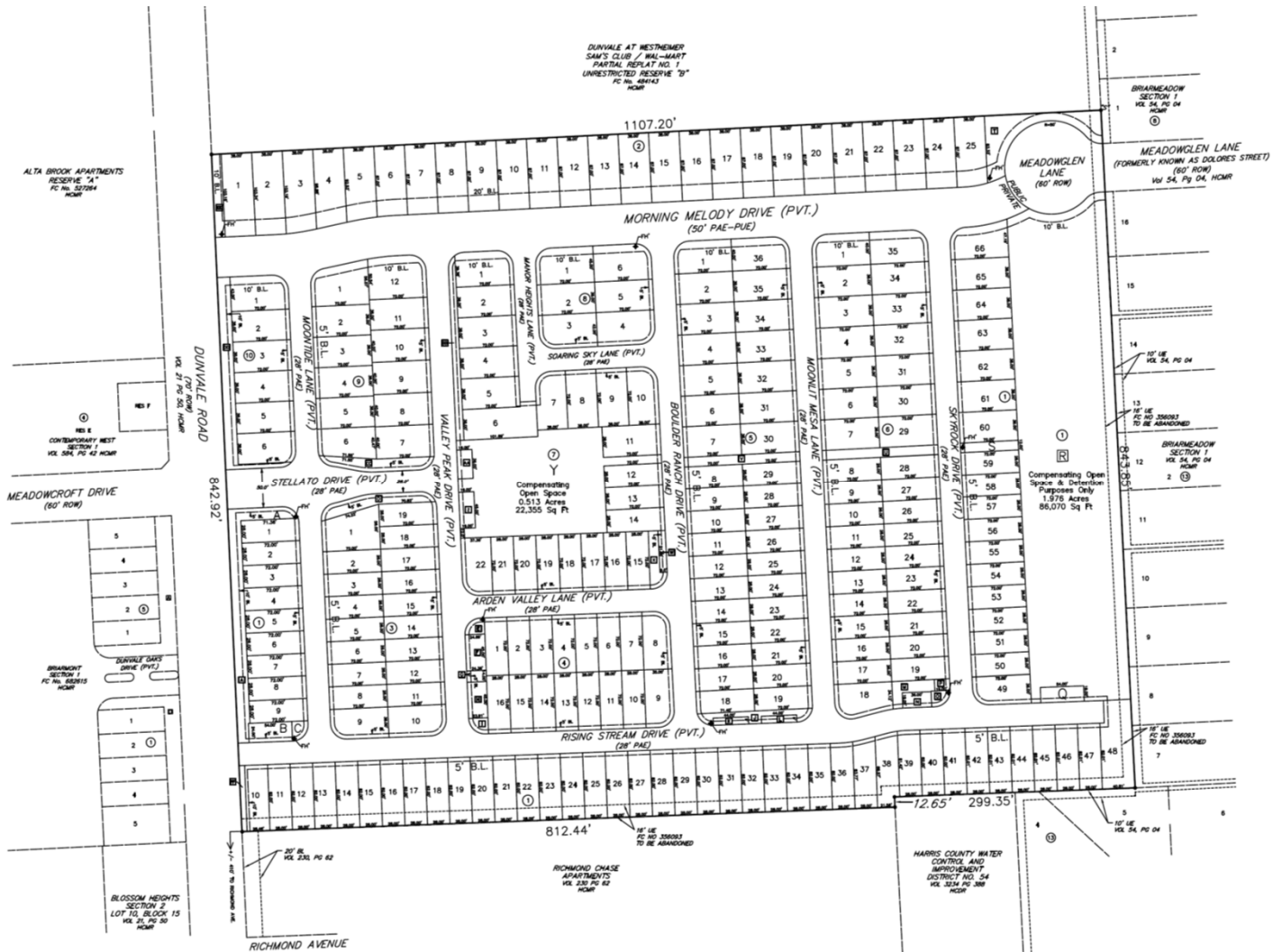
# ITEM: 122

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Dunvale Village

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision



# Houston Planning Commission

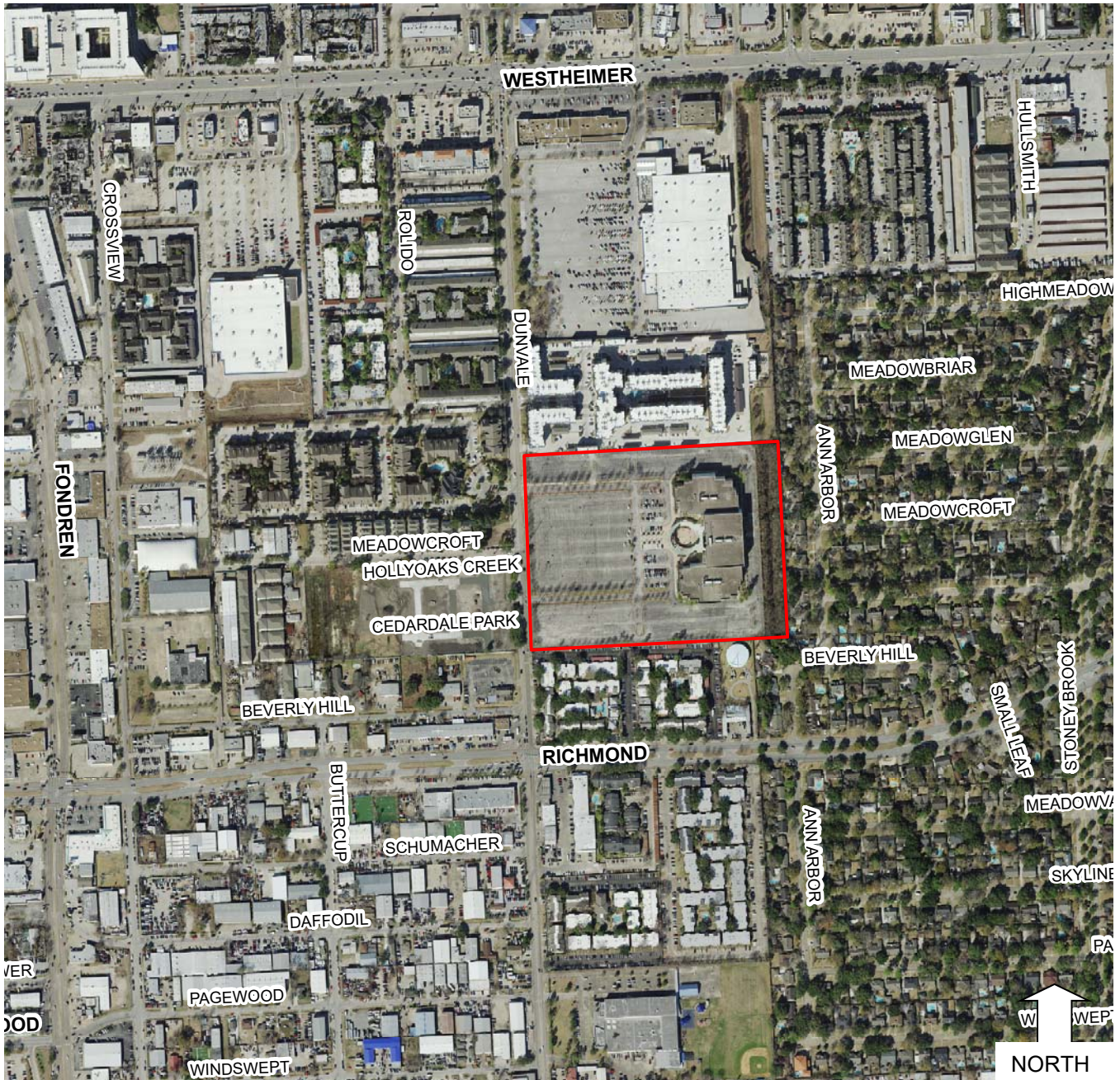
ITEM: 122

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Dunvale Village

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial





## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2021-1304

**Plat Name:** Dunvale Village

**Applicant:** Jones|Carter - Woodlands Office

**Date Submitted:** 06/01/2021

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 a public street Meadowglen Lane through the site.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

(a)(1) Each local street shall intersect with a street that meets the requirements of subsection(b) at least every 1,400 feet;

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The subject tract is 21.556 acres in the City of Houston Corporate Limits. The tract is located on Dunvale Road, a COH designated Major Collector, approximately 400' north of Richmond Avenue, a COH designated Major Thoroughfare. The site was platted in 1993 as Unrestricted Reserve "A" as part of the Dunvale at Westheimer Sam's Club/Wal-Mart plat. The site has been the location of an AMC Theatre for just over 20 years, but the recent closing of the Theater has presented redevelopment opportunities. The proposed plat being submitted for consideration today features a revised street pattern as compared to the previous submittal denied by the Commission on April 29, 2021. The proposed 243 lots subdivision will still maintain 2 points of gated access onto Dunvale Road (Stellato Drive and Rising Stream Drive) as required by the ordinance however, there will be a cul-de-sac termination of Meadownglen Lane with a proposed Type I PAE extension to Dunvale Road, thereby allowing for an additional third point of access to the designated major collector. The cul-de -sac termination of Meadowglen Drive and proposed Type I PAE- Morning Melody Drive represents a collaborative effort by the developer to address concerns from both the City and the existing Briarmeadow neighborhood to the east. Testimony from the adjacent neighborhood during the previous submittal brought to the forefront the extent by which the existing residents have had to deal with high speed and high volume of cut through traffic. Speed cushions are being installed within the neighborhood as a "traffic calming" measure to discourage excessive vehicular speed and cut-through traffic. This measure is one of several traffic management techniques used nationwide as well as locally through the City's Neighborhood Traffic Management Program to mitigate traffic concerns. An uncontrolled public street connection to Dunvale Road would result in a hardship to the existing Briarmeadow neighborhood residents, in effect dividing the neighborhood in half, by adding more traffic onto Stony Book Drive. Increasing traffic in the neighborhood is a financial hardship to the City by minimizing the intended effect of the proposed traffic controls. Safety, accessibility and equity are some common factors within the City's Vision Zero and Complete Streets initiatives, and it is within that spirit the Type I PAE- Morning Melody Drive is being proposed with this resubmittal. The Type I PAE is a right-of-way that is privately maintained but built to public street standards and is being proposed in an effort to address staff's concerns regarding future connectivity. The PAE will provide the same right-of-way corridor and paving connection as if it were 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 cul-de-sac termination of Meadowglen Drive and proposed Type I PAE- Morning Melody Drive represents a collaborative effort by the developer to address concerns from both the City and the existing Briarmeadow neighborhood to the east. An uncontrolled public street connection to Dunvale Road would result in a hardship to the existing Briarmeadow neighborhood residents, already dealing with high speed and high volume of cut through traffic. Speed cushions are being installed within the neighborhood as a "traffic calming" measure to discourage excessive vehicular speed and cut-through traffic. However; the Type I PAE is a right-of-way that is privately maintained but built to public street standards and is being proposed in an effort to address staff's concerns regarding future connectivity. The PAE will provide the same right-of- way corridor and paving connection as if it were a public street.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained as the existing traffic circulation pattern has sufficiently served the area for over 60 years. The extension of a public street will result in increased traffic through the existing neighborhood, which would negate the purpose of the traffic cushions being installed within the existing neighborhood.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting of the variance will not be injurious to the public health safety and welfare as the existing public street pattern has provided sufficient traffic circulation for over 60 years. By not extending the stub street through the site, the public health, safety and welfare of the residents will be maintained.

**(5) Economic hardship is not the sole justification of the variance.**

The justification for the variance is the desire of the developer to prevent disturbances to the existing neighborhood and to maintain the character that has existed there for over 60 years. Increasing traffic in the neighborhood is a financial hardship to the City by minimizing the intended effect of the proposed traffic controls i.e. . Speed cushions are being installed within the neighborhood as a "traffic calming" measure to discourage excessive vehicular speed and cut-through traffic



**Application No:** 2021-1304

**Agenda Item:** 122

**PC Action Date:** 06/10/2021

**Plat Name:** Dunvale Village

**Applicant:** Jones|Carter - Woodlands Office

**Staff Recommendation:** Deny the requested variance(s) and Disapprove the plat

**Chapter 42 Sections: 128**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To not extend a public street Meadowglen Lane through the site.;

**Basis of Recommendation:**

The site is located within the city limits, along east of Dunvale Road between Westheimer Road and Richmond Avenue. The applicant is requesting a variance to not extend Meadowglen Lane into the subject site. Staff is not in support of the request.

The applicant is proposing a gated single-family residential development with private streets for 243 lots.

Few weeks ago, Planning Commission denied a variance to not extend or terminate Meadowglen Lane with a cul-de-sac. Per staff's analysis, the required east-west public street is needed to address the excessive intersection spacing along Dunvale Road and to improve the street connectivity in this area while preserving emergency access.

Today, the applicant proposes to terminate Meadowglen Lane with a cul-de-sac and extend a 50' wide Type 1 PAE/PUE between the cul-de-sac and Dunvale Road. The proposed Type 1 is a private street built like a public street but gated. This proposed private street would not address the lack of street connectivity that exists in this vicinity. Therefore, staff is not in support of the variance request.

The applicant failed to justify a hardship to support the variance request. The proposed cul-de-sac and private street system do not improve connectivity for the overall area. The requested variance is self-imposed, and design driven. The applicant can meet the ordinance by extending Meadowglen Lane through the site and can still develop a gated residential community taking access from the required public street. The applicant has multiple options to design the extension of Meadowglen Lane in a way to provide connectivity and to avoid cut-through traffic and preserve traffic safety by adding several intersections within the site.

Staff coordinated with Houston Public Works and the Chief Transportation Planner, extending Meadowglen Lane would not significantly increase the traffic volume and would not be unsafe for future and adjacent residents. The street extension, if designed appropriately, would barely be considered as an option for cut-through traffic. Therefore, staff recommends denying the requested variance for the following reasons:

1. The intersection spacing along Dunvale Road between Westheimer Road and Richmond Avenue is about 2,800'. The ordinance requires at least one east-west public street to ensure a complete network to serve traffic circulation in the overall area. Extending Meadowglen Lane is required to meet the intersection spacing requirement.
2. Dunvale Road is a 70' wide public street. With the proposed 243 single family residential homes, there will be about 2000 residential units taking access from Dunvale. Extending Meadowglen Lane will help to improve the street connectivity, provide mobility options for residents in this area, and also preserve emergency access when needed.
3. According to the traffic analysis provided by the applicant, a very minimal amount of daily trips would be added on Meadowglen if the street connected to Dunvale. After further discussion with Houston Public Works, City Engineering Office, and the Chief Transportation Planner, we determine that connected smaller roads are preferable to fewer, wider roads because they carry traffic more evenly and provides options for multimodal connectivity.
4. We understand Briarmeadow Sec 1 community's concerns regarding potential cut through traffic. We believe cut

through traffic would be discouraged by adding intersection with turns within the subdivision. If designed properly, the street extension will improve the mobility within the area while preserve traffic safety.

Meanwhile, the Transportation Planning Team has coordinated with Council Member Thomas's office to conduct the overall Connectivity and Traffic Safety Study in this area to address the Briarmeadow residents' concerns. The transportation planning staff has scheduled a site visit in the area to initiate the efforts. According to the Chief Transportation Planner, the extension of Meadowglen Lane is needed regardless of the study outcome.

In brief, this is a green field development. the applicant failed to demonstrate a hardship to support the variance request. With the reasons listed, staff recommends denying the requested variance and disapproving the plat.

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## **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The applicant is required to extend Meadowglen Lane to address the intersection spacing requirement. However, the applicant is requesting a variance to not extend Meadowglen Lane but terminate it with a cul-de-sac and dedicating a 50' wide Type 1 PAE/PUE through the site. The Type 1 PAE/PUE is a private street built like a public street but gated. Therefore, the applicant can meet the ordinance by extending Meadowglen Lane through the site and still can develop a gated residential community taking access from the required public street. The applicant has multiple options to design the extension of Meadowglen Lane in a way to provide connectivity and to avoid cut-through traffic and preserve traffic safety by adding several intersections within the site.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The hardship is solely financial and design driven.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The required east-west public street is needed to address the excessive intersection spacing along Dunvale Road and to improve the street connectivity in this area while preserving emergency access. The applicant proposes to terminate Meadowglen Lane with a cul-de-sac and extend a 50' wide Type 1 PAE/PUE between the cul-de-sac and Dunvale Road. This proposed private street through the site would not address the lack of street connectivity that exists in this vicinity.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The applicant has multiple options to design the extension of Meadowglen Lane in a way to provide connectivity and to avoid cut-through traffic and preserve traffic safety by adding several intersections within the site.

**(5) Economic hardship is not the sole justification of the variance.**

The applicant failed to demonstrate a hardship to support the variance request. The hardship is solely financial and design driven.



# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 3, 2021

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Dunvale Village

**REFERENCE NUMBER:** 2021-1304



Dear Property Owner:

The Planning and Development Department has received a subdivision plat with a variance request for a property located along and east of Dunvale Road, north of Richmond Avenue and south of Westheimer 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.

Jones|Carter - Woodlands Office, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend Meadowglen through the subject site. 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

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**Thursday, June 10, 2021, at 2:30 p.m.**

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### Public Comments

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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- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **Mikalla Hodges** with **Jones|Carter - Woodlands Office** at **281-363-4039**. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

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- 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:** 123  
**Action Date:** 06/10/2021  
**Plat Name:** Grand Mason GP  
**Developer:** Landmark Industries  
**Applicant:** BGE, Inc. - Land Planning  
**App No / Type:** 2021-1226 GP

---

Total Acreage:	1128.6000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	405M	ETJ

---

**Conditions and requirements for approval:**

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)

046. General Plan approval is for street patterns as shown on the plat only. (24)

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

047. Make minor corrections and additions as indicated on the marked file copy.

143. 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)

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)

**Commission Action:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed  
Planning Commission granted the request to exceed intersection spacing along Logenbaugh between Westgreen and Mason and along Cypress West between Grand Mason Drive and Westgreen.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 123  
**Action Date:** 06/10/2021  
**Plat Name:** Grand Mason GP  
**Developer:** Landmark Industries  
**Applicant:** BGE, Inc. - Land Planning  
**App No / Type:** 2021-1226 GP

---



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - No comments this plat will have to comply with Harris County rules and regulations for future developments.

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 street stubs along eastern boundary per Chapter 42 requirements

Provide an alignment drawing for Mason Road for review or show curve radii and tangents on GP

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation of section plats (.TLGC-242.001h)

Limited scope TIA will be required to determine driveway location and left turn lane requirements on West Rd, Mason Rd and Longenbaugh Rd for future development (HC-permit regs, 12.02)

UVE, ROW cutbacks and corner radii will be checked when section Plats are submitted

County has no objections to variances.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

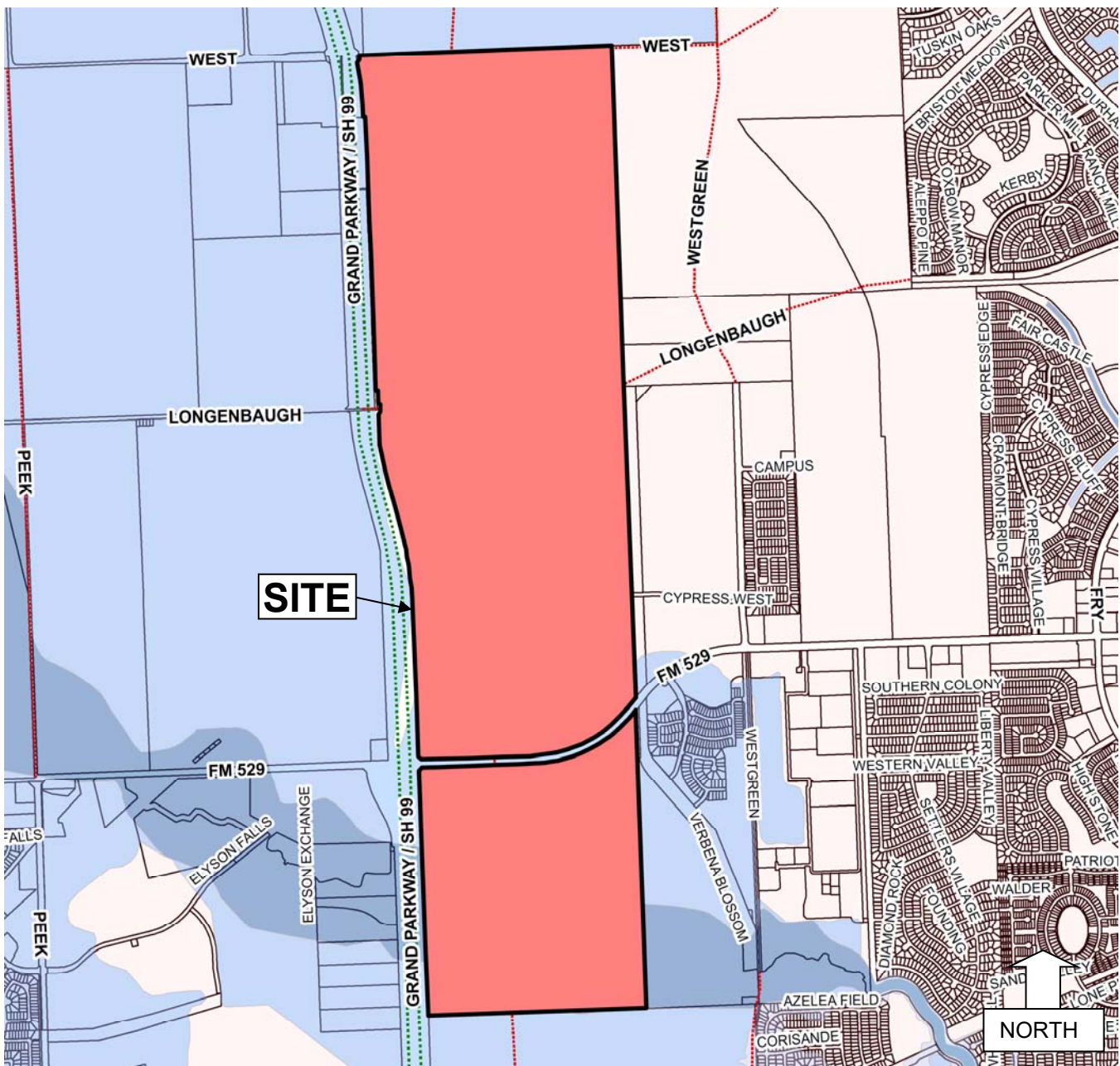
ITEM: 123

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Grand Mason GP

Applicant: BGE, Inc.- Land Planning



D – Variances

Site Location

# Houston Planning Commission

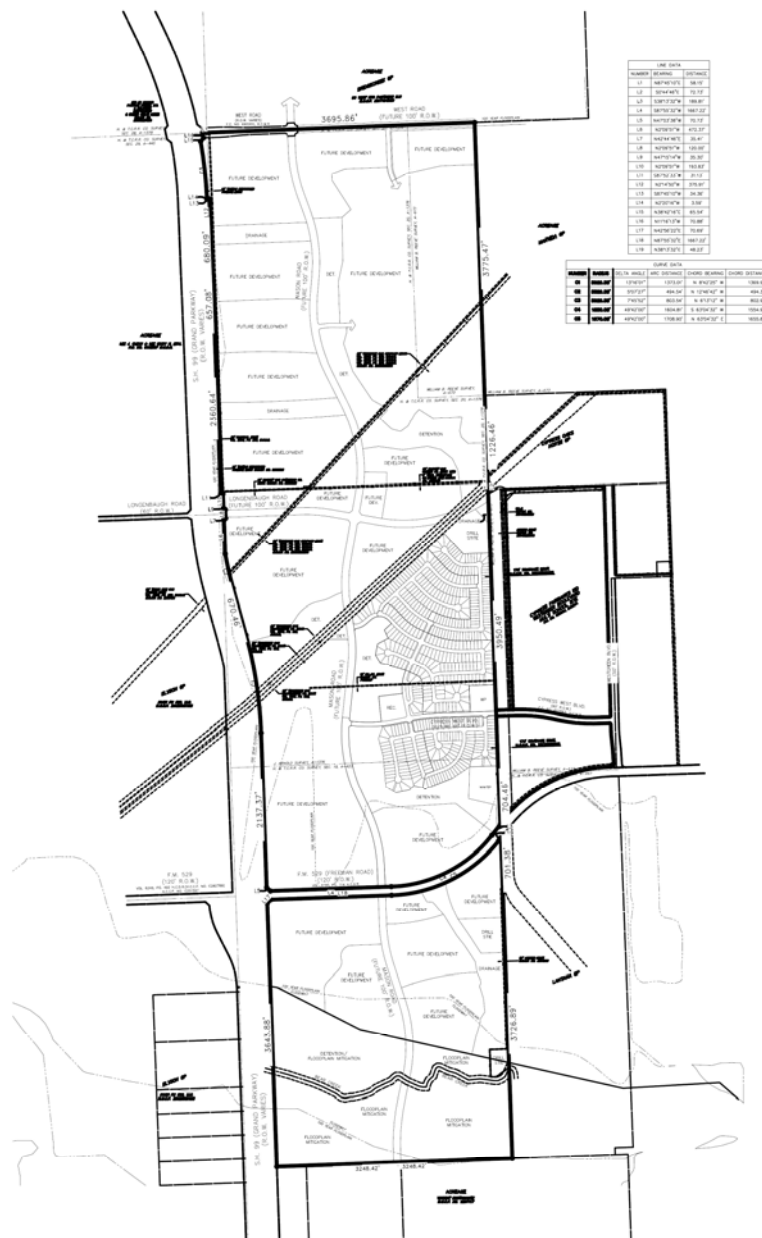
## ITEM: 123

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Grand Mason GP

Applicant: BGE, Inc.- Land Planning



D – Variances

Subdivision



# Houston Planning Commission

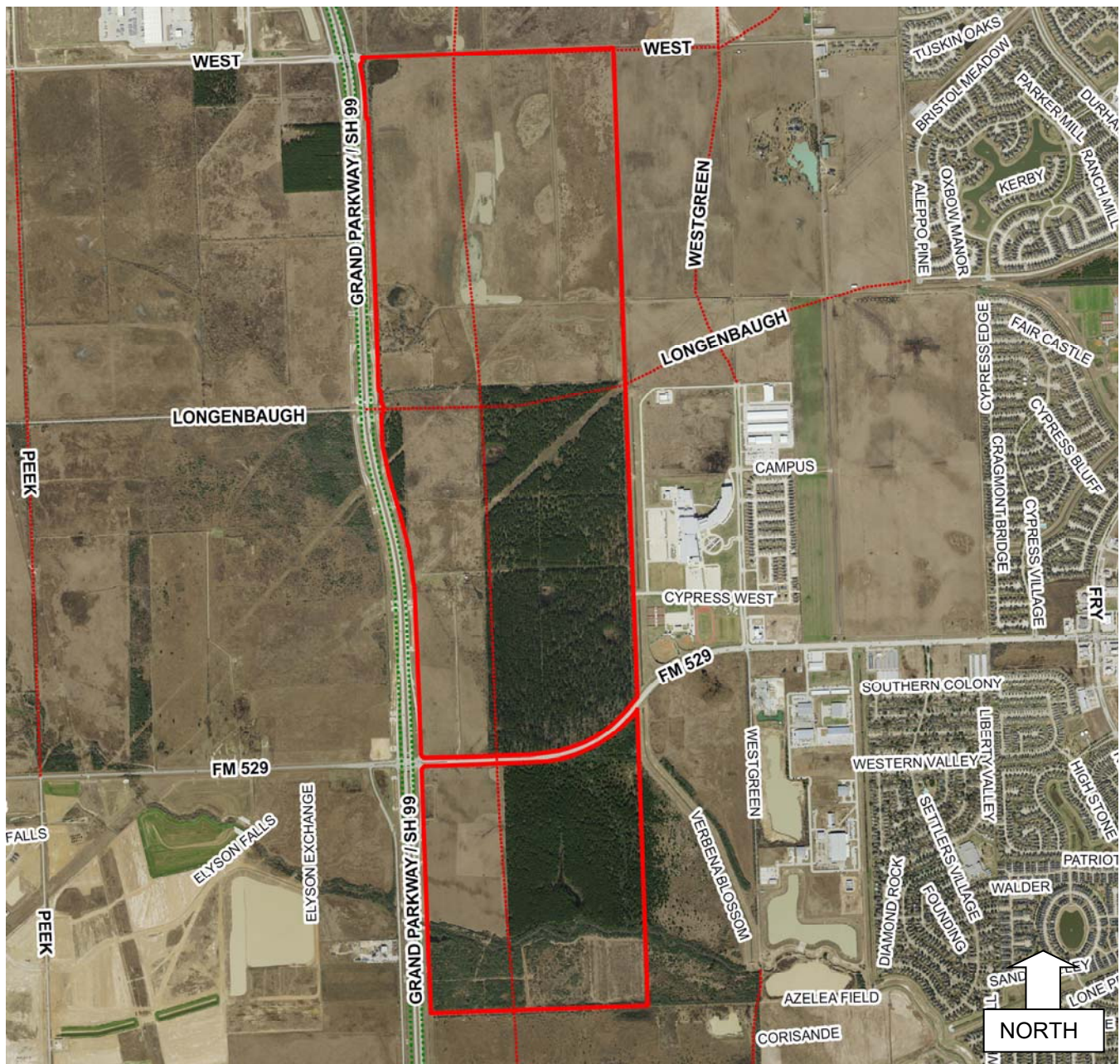
ITEM: 123

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Grand Mason GP

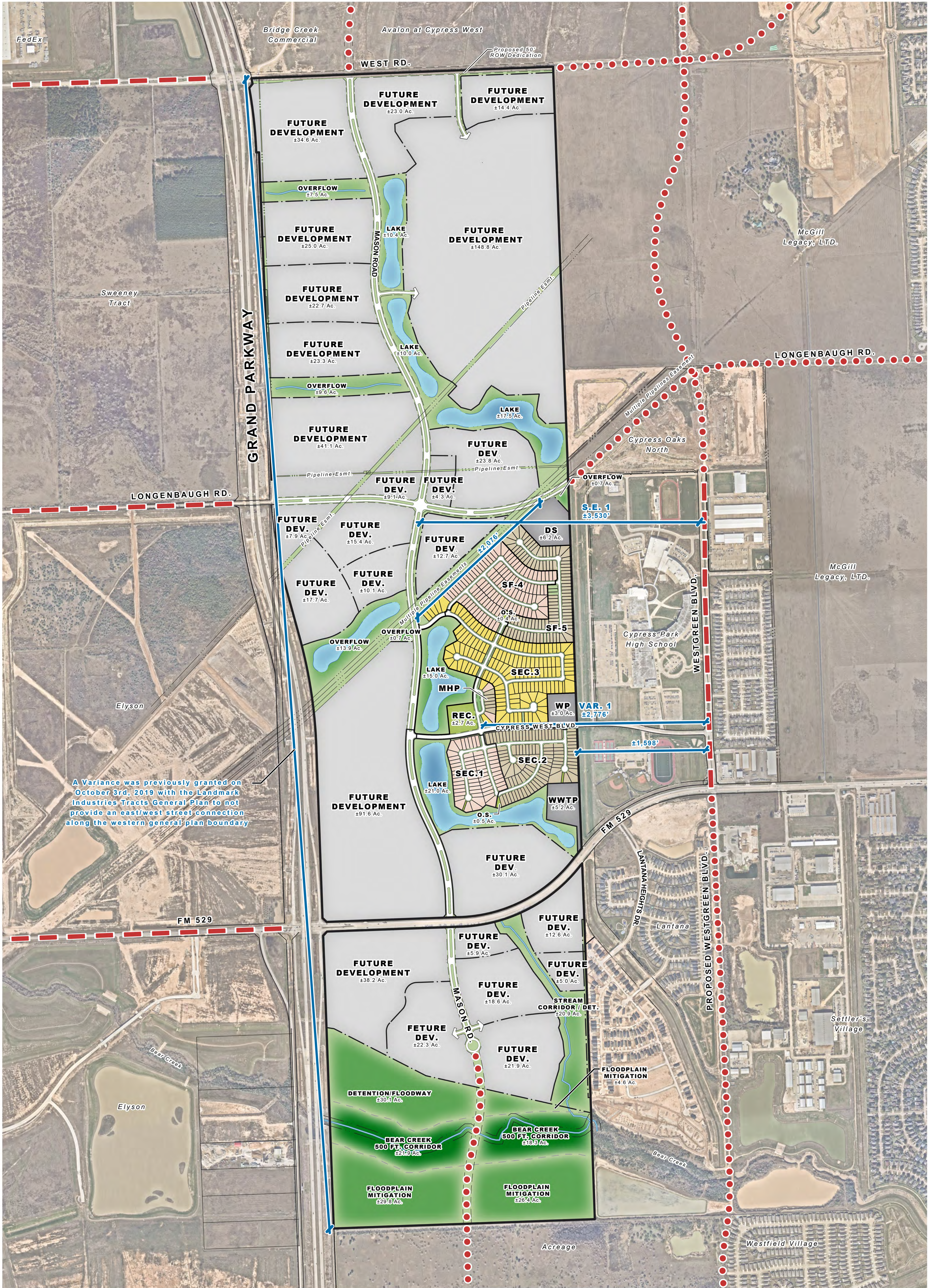
Applicant: BGE, Inc.- Land Planning



D – Variances

Aerial





## SPECIAL REQUEST EXHIBIT

# GRAND MASON

±1,124.4 ACRES OF LAND  
HARRIS COUNTY, TEXAS

JUNE 2, 2021

BGE #8616-00



BGE, Inc.  
10777 Westheimer, Suite 400  
Houston, TX 77042  
Tel: 281-558-8700  
www.bgeinc.com



0 250 500 1000

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**Application Number:** 2021-1226

**Plat Name:** Grand Mason GP

**Applicant:** BGE, Inc. - Land Planning

**Date Submitted:** 05/28/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not provide a north-south street and to allow an intersection spacing of approximately 2,776 feet along Cypress West Boulevard between local street Grand Mason Drive and major thoroughfare Westgreen Boulevard.

**Chapter 42 Section:** 127-128

**Chapter 42 Reference:**

Sec. 42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. and 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**

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;**

Grand Mason is a ±1,129-acre general plan located east of the Grand Parkway, south of West Road, and along the north and south side of F.M. 529. The general plan is proposed to be a mixed-use development containing single-family residential lots and a variety of other uses. The property is encumbered by multiple pipeline easements, utility easements, existing drainage ditches and easements, the Bear Creek floodplain and floodway, and considerable drainage and detention requirements that impact the regional drainage system. The first phase of development will include a portion of Mason Road, two detention facilities, a water plant, a wastewater treatment plant, model home court, and several sections of single-family residential development. The first phase is constrained by the existing location of F.M. 529, Cypress West Boulevard, a 150-foot wide pipeline corridor, and the future alignment of Longenbaugh Road which has been set by the Grand Parkway underpass and Cypress Oaks North General Plan. In addition, due to the encumbrances caused by Cypress Creek overflow, a drill site, a water plant, and multiple pipeline easements providing circulation within this area is a challenge. Points of access will be provided north of Cypress West Boulevard to create an appropriate amount of circulation in the first phase of this development. In addition to the previously discussed constraints, approximately 1,590 of the 2,776 feet being requested are located in the existing Cypress Park school site located east of phase one. However, even though Cypress West Boulevard has about 2,040 feet of frontage, a connecting street is being provided to allow circulation throughout the development. Due to these existing physical conditions a street connecting Longenbaugh Road and Cypress West Boulevard, between Grand Mason Drive and Westgreen Boulevard, is impractical.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are the result of existing physical conditions. The existing school site, Cypress Creek overflow, drill site, water plant, and multiple pipeline easements are the basis of the variance request and are not a hardship created or imposed by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The proposed arrangement of the major thoroughfares, collector road, and local streets is the result of the physical constraints of the site but will provide adequate circulation and will preserve and maintain the intent and general purposes of this chapter.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance is in keeping with a condition contemplated by Chapter 42, and is therefore not injurious to the public health, safety, or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The existing physical characteristics of the site and immediate area are the supporting circumstances for this request.



**Application Number:** 2021-1226

**Plat Name:** Grand Mason GP

**Applicant:** BGE, Inc. - Land Planning

**Date Submitted:** 05/28/2021

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:**

To not provide a north-south street and to allow an intersection spacing of approximately 3,428 feet along Longenbaugh Road, a major thoroughfare, between major thoroughfare Mason Road and major thoroughfare Westgreen Boulevard.

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

Sec. 42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. and 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

**(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;**

Grand Mason is a  $\pm 1,129$ -acre general plan located east of the Grand Parkway, south of West Road, and along the north and south side of F.M. 529. The general plan is proposed to be a mixed-use development containing single-family residential lots and a variety of other uses. The property is encumbered by multiple pipeline easements, utility easements, existing drainage ditches and easements, the Bear Creek floodplain and floodway, and considerable drainage and detention requirements that impact the regional drainage system. The first phase of development will include a portion of Mason Road, two detention facilities, a water plant, a wastewater treatment plant, model home court, and several sections of single-family residential development. The first phase is constrained by the existing location of F.M. 529, Cypress West Boulevard, a 150-foot wide pipeline corridor, and the future alignment of Longenbaugh Road which has been set by the Grand Parkway underpass and Cypress Oaks North General Plan. In addition, due to the encumbrances created by the Cypress Creek overflow and Bear Creek, significant drainage and detention requirements that result in drainage channels well over 250 feet to 300 feet in width coupled with multiple pipeline easements and a 150 foot wide pipeline corridor, and a drill site create a unique challenge to circulation within this area. Due to these existing physical conditions a street connecting Longenbaugh Road and Cypress West Boulevard is impractical and should not be required.

**(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 Chapter 42 as the distance along the multiple pipelines contained within the 150-foot-wide pipeline corridor is approximately 2,076 feet, which falls within the allowable exception in Sec. 42-130 Subsection (a) Item (2).

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The modification is a 32% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

The existing drainage channel and school site to the east, in addition to the pipeline corridor and drill site south of Longenbaugh Road, together preserve and maintain the intent and general purposes of this chapter.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

The granting of the special exception is in keeping with a condition contemplated by Chapter 42, and is therefore not injurious to the public health, safety, or welfare.



Application No: 2021-1226  
Agenda Item: 123  
PC Action Date: 06/10/2021  
Plat Name: Grand Mason GP  
Applicant: BGE, Inc. - Land Planning

**Staff Recommendation:**

**Chapter 42 Sections: 42-127**

**Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)**

To not provide a north-south street and to allow an intersection spacing of approximately 3,428 feet along Longenbaugh Road, a major thoroughfare, between major thoroughfare Mason Road and major thoroughfare Westgreen Boulevard.;

**Basis of Recommendation:**

The site is located within the Harris County ETJ along the Grand Parkway south of West Road and north of West Little York Road.

The applicant proposes a General Plan and a section of single-family lots on public streets. The applicant is making two requests: 1. a special exception to exceed intersection spacing along future Longenbaugh Road, a major thoroughfare, between Westgreen and Mason. 2. A variance to exceed intersection spacing requirements along Cypress West boulevard, a local street, between Grand Mason Drive and Westgreen.

Staff is in support of each request.

The site is located in the Grand Mason General Plan between Longenbaugh, Mason, and Cypress West. The applicant recently submitted a similar application and was approved 3 requests to exceed intersection spacing but denied a request to do so along Longenbaugh between Westgreen and Mason. That proposal would have located two points of access for 343 lots in a small area along Cypress West. The applicant has since revised their street pattern to move the second point of access along Mason. This will better distribute traffic circulation opportunities to the west and will relieve the traffic burden along Cypress West Boulevard.

The variance to exceed intersection spacing along Cypress West is largely affected by the CY-Fair ISD School Site, which was platted without a north-south street west of Westgreen. Strict interpretation of Chapter 42 would require an additional street located between proposed Grand Mason Drive and Westgreen Boulevard. The proposed lots will not take direct access to Cypress West, allowing the street to function in a similar manner as a collector. In addition, the applicant is providing a sidewalk along Cypress West, between the school site, and Grand Mason Drive, providing a pedestrian alternative. Considering the new location for the second point of access, the school site, and the lack of direct access to Cypress West, staff find the applicant's request to exceed intersection spacing, in both locations, consistent with the intent of Chapter 42.

Harris County has expressed no objection to staff's recommendation. Staff recommends granting the special exception, the variance, and approving the plat per the CPC 101 form conditions.

**Staff Evaluation**

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

The site is located in the Grand Mason General Plan between Longenbaugh, Mason, and Cypress West. The applicant recently submitted a similar application and was approved 3 requests to exceed intersection spacing but denied a request to do so along Longenbaugh between Westgreen and Mason. That proposal would have located two points of access for 343 lots in a small area along Cypress West. The applicant has since revised their street pattern to move the second point of access along Mason. This will better distribute traffic circulation opportunities to the west and will relieve the traffic burden along Cypress West Boulevard.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The access points along Mason and Cypress West will allow for adequate traffic circulation in lieu of a point of access along Longenbaugh.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

This request represents a 32% deviation, which qualifies this application for consideration as a special exception.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

Considering the new location for the second point of access, the school site, and the lack of direct access to Cypress West, staff find the applicant's request to exceed intersection spacing, in both locations, consistent with the intent of Chapter 42.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

Traffic circulation will not be compromised as a result of granting this request.





**Application No:** 2021-1226

**Agenda Item:** 123

**PC Action Date:** 06/10/2021

**Plat Name:** Grand Mason GP

**Applicant:** BGE, Inc. - Land Planning

**Staff Recommendation:**

**Chapter 42 Sections:** 127-128

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To not provide a north-south street and to allow an intersection spacing of approximately 2,776 feet along Cypress West Boulevard between local street Grand Mason Drive and major thoroughfare Westgreen Boulevard.;

**Basis of Recommendation:**

The site is located within the Harris County ETJ along the Grand Parkway south of West Road and north of West Little York Road.

The applicant proposes a General Plan and a section of single-family lots on public streets. The applicant is making two requests: 1. a special exception to exceed intersection spacing along future Longenbaugh Road, a major thoroughfare, between Westgreen and Mason. 2. A variance to exceed intersection spacing requirements along Cypress West boulevard, a local street, between Grand Mason Drive and Westgreen.

Staff is in support of each request.

The site is located in the Grand Mason General Plan between Longenbaugh, Mason, and Cypress West. The applicant recently submitted a similar application and was approved 3 requests to exceed intersection spacing but denied a request to do so along Longenbaugh between Westgreen and Mason. That proposal would have located two points of access for 343 lots in a small area along Cypress West. The applicant has since revised their street pattern to move the second point of access along Mason. This will better distribute traffic circulation opportunities to the west and will relieve the traffic burden along Cypress West Boulevard.

The variance to exceed intersection spacing along Cypress West is largely affected by the CY-Fair ISD School Site, which was platted without a north-south street west of Westgreen. Strict interpretation of Chapter 42 would require an additional street located between proposed Grand Mason Drive and Westgreen Boulevard. The proposed lots will not take direct access to Cypress West, allowing the street to function in a similar manner as a collector. In addition, the applicant is providing a sidewalk along Cypress West, between the school site, and Grand Mason Drive, providing a pedestrian alternative. Considering the new location for the second point of access, the school site, and the lack of direct access to Cypress West, staff find the applicant's request to exceed intersection spacing, in both locations, consistent with the intent of Chapter 42.

Harris County has expressed no objection to staff's recommendation. Staff recommends granting the special exception, the variance, and approving the plat per the CPC 101 form conditions.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

NA

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

An additional north-south street would not benefit traffic circulation. The eastern portion of the block is occupied by a school site, which does not feature any public streets for an additional within street within Grand Mason GP to connect to.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The variance is justified by the lack of connecting streets within the school site and not lots taking direct access to Cypress West. These do not represent a hardship created or imposed by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The variance to exceed intersection spacing along Cypress West is largely affected by the CY-Fair ISD School Site, which was platted without a north-south street west of Westgreen. Strict interpretation of Chapter 42 would require an additional street located between proposed Grand Mason Drive and Westgreen Boulevard. The proposed lots will not take direct access to Cypress West, allowing the street to function in a similar manner as a collector. In addition, the applicant is providing a sidewalk along Cypress West, between the school site, and Grand Mason Drive, providing a pedestrian alternative. Considering the new location for the second point of access, the school site, and the lack of direct access to Cypress West, staff find the applicant's request to exceed intersection spacing, in both locations, consistent with the intent of Chapter 42.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

An additional north south street will not benefit traffic circulation and would not affect public health, safety, or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The variance is justified by the lack of connecting streets within the school site and not lots taking direct access to Cypress West. These do not represent an economic hardship.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 124  
**Action Date:** 06/10/2021  
**Plat Name:** Grand Mason Sec 3  
**Developer:** TPHTM529, LLC  
**Applicant:** BGE, Inc. - Land Planning  
**App No / Type:** 2021-1227 C3P

---

Total Acreage:	30.1100	Total Reserve Acreage:	0.7618
Number of Lots:	135	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

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#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. Sec 42-40(c) & 44(1)
052. Easements outside of the plat, Grand Mason Model Home Court, Grand Mason Drive, and Cypress West Boulevard 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)

#### **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:** 124  
**Action Date:** 06/10/2021  
**Plat Name:** Grand Mason Sec 3  
**Developer:** TPHTM529, LLC  
**Applicant:** BGE, Inc. - Land Planning  
**App No / Type:** 2021-1227 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: BLK 1 L7: 7'UE arrow should point to inside 7'  
BLK 1 L39: 14'UE – bottom of label appears cut off

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#: P052627

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)  
Grand Mason Model Home Court will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)  
County recommends minimum 28' lot frontage along knuckle  
UVE should be checked at Grand Mason Dr at Cypress West Blvd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (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

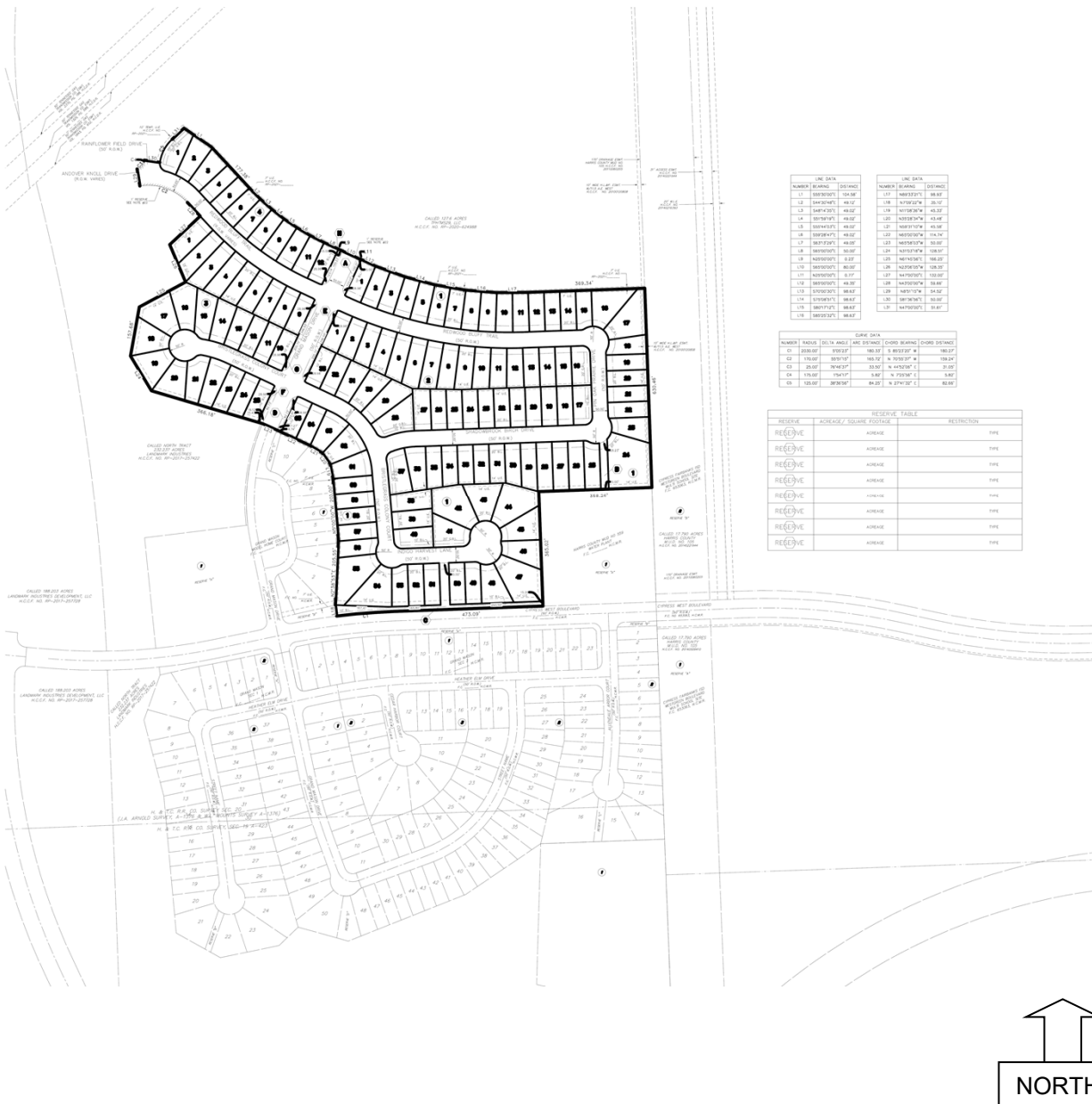
## ITEM: 124

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Grand Mason Sec 3

Applicant: BGE, Inc.- Land Planning



D – Variances

Subdivision



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 125  
**Action Date:** 06/10/2021  
**Plat Name:** Newtechwood America Headquarters  
**Developer:** Newtechwood America Inc.  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2021-1217 C3R

Total Acreage:	9.3600	Total Reserve Acreage:	8.3900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	335T	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:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Planning Commission granted the requested variance to allow right-of-way (ROW) widening to be only on the west side of Bordersville School Road to not dedicate additional ROW along the western boundary of 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:**





**Agenda Item:** 125  
**Action Date:** 06/10/2021  
**Plat Name:** Newtechwood America Headquarters  
**Developer:** Newtechwood America Inc.  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2021-1217 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: 06/08/2021

No recommendations.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to  
PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

\*\*Traffic only reviews for applicability of sidewalk construction details.\*\*

3. Driveway Placement on Corner Lot (Commercial)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

4. Please coordinate with TxDOT for any work along Humble Westfield Rd. Any work in the state right-of-way requires TxDOT approval.

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](mailto:Paula.Hunter2@houstontx.gov)

- For roadways with widths in the range of 15-ft to less than 18-ft, two street widening options are available:

Option A: Widen the road to 18-ft in front of the property line with "No Parking" signs for the entire block on both



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 125  
**Action Date:** 06/10/2021  
**Plat Name:** Newtechwood America Headquarters  
**Developer:** Newtechwood America Inc.  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2021-1217 C3R

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sides (applicant is required to get approval from TDO for "No Parking" sign installation).

Option B: Widen the road to 20-ft (only in front of the property).

- For roadways with widths of less than 15-ft, the roadway must be widened to 15-ft for the entire block and meet the requirements in number 2, options A or B above.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

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

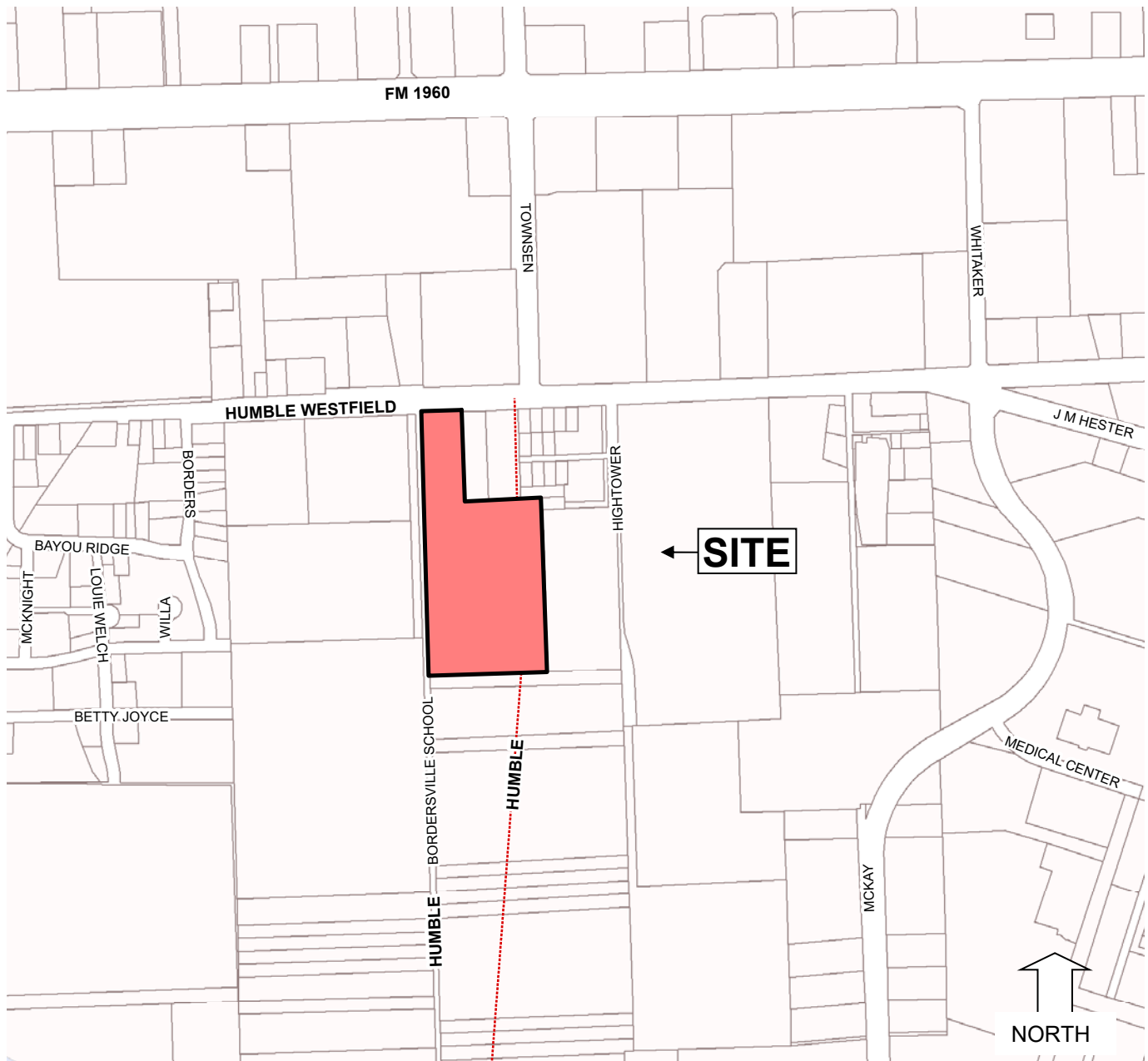
ITEM: 125

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Newtechwood America Headquarters

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

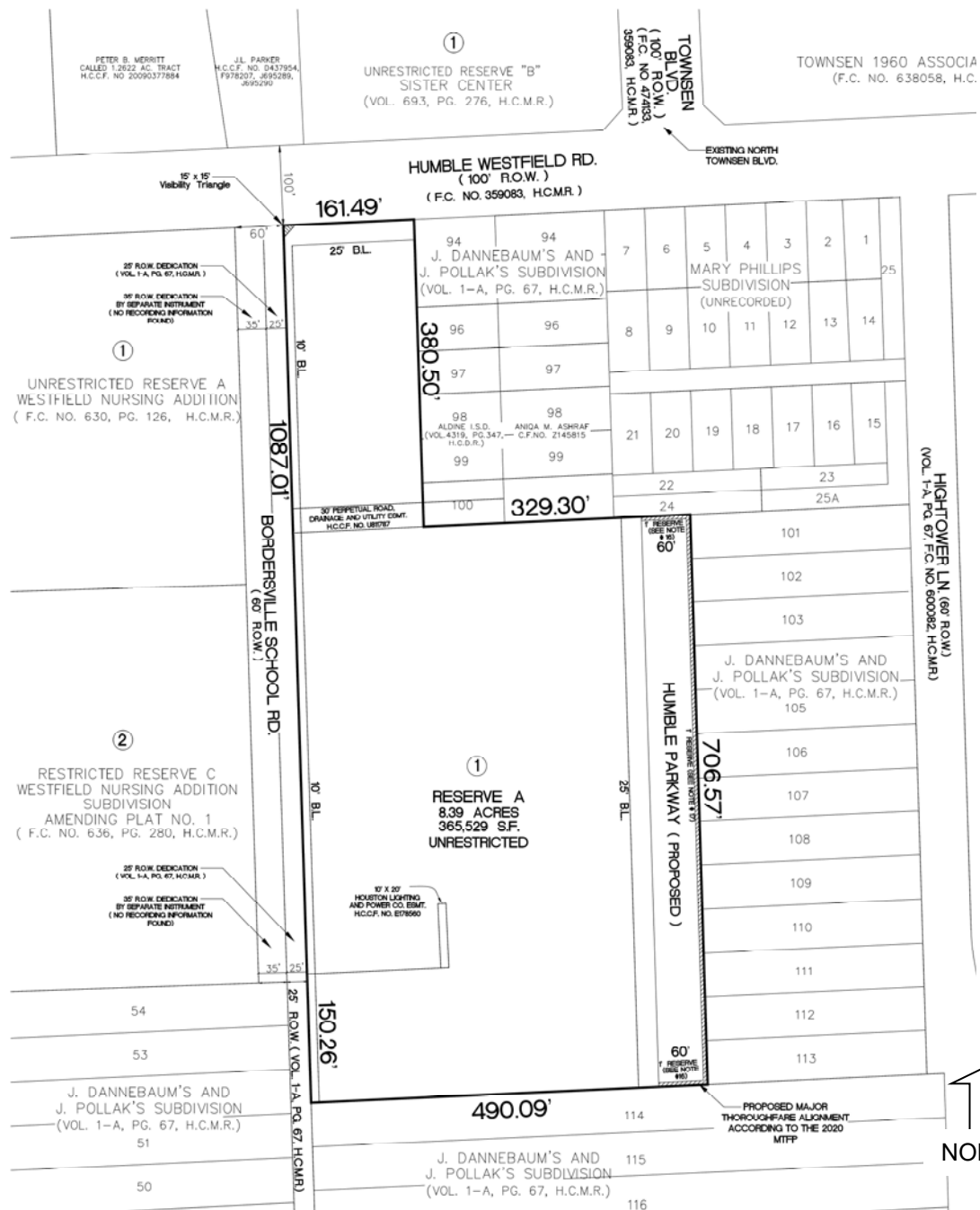
**ITEM: 125**

## Planning and Development Department

**Meeting Date: 06/10/2021**

**Subdivision Name: Newtechwood America Headquarters**

**Applicant: Vernon G. Henry & Associates, Inc.**



## D – Variances

## Subdivision



# Houston Planning Commission

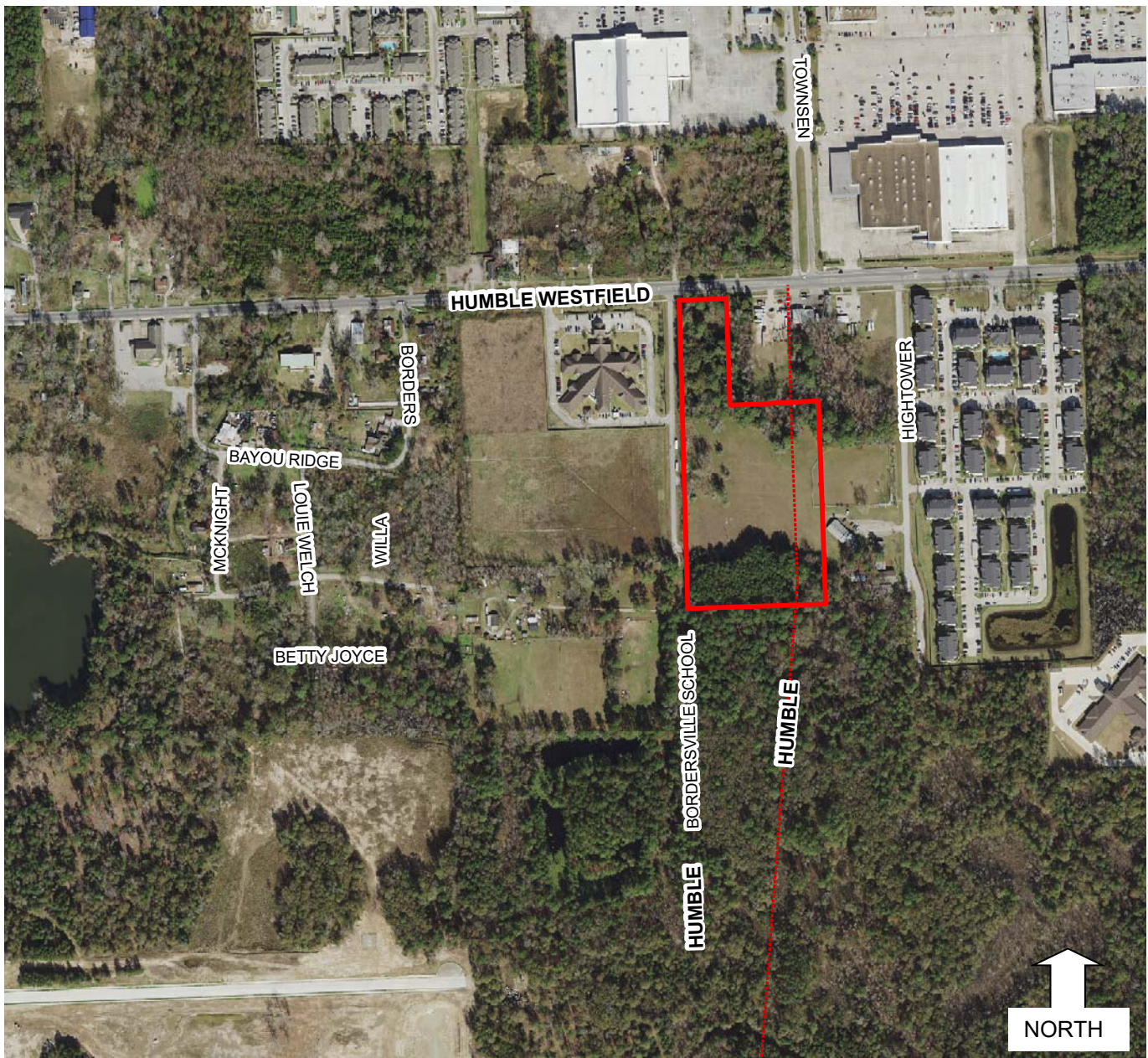
ITEM: 125

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Newtechwood America Headquarters

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



**Application Number:** 2021-1217

**Plat Name:** Newtechwood America Headquarters

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 05/28/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Sec.42-121 and Sec. 42-122 To allow right-of-way widening to be all on the west side rather than split

**Chapter 42 Section:** 42-121;122

**Chapter 42 Reference:**

42-121(b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

This property was platted in the J. Dannebaum's and J. Pollak's Subdivision in 1903 with a 25' right-of-way dedication for what is currently known as Bordersville School Road. In the early 1960s, an additional 35' of right-of-way occurred on the western side of the existing 25'. Chapter 42 requires any r.o.w. deficiency to be split on each side of the street. Bordersville School Road has a total of 60' of r.o.w. for a length of 937' along the west boundary of the site. After the right-of-way appeared, this area was settled by low-income workers from the area lumber mill. Existing Bordersville School Rd. serves as a collector street for the informally developed area. The extension of Bordersville School Rd. serves several properties. The remaining 150' of the site's southwest boundary is adjacent to the 25' existing right-of-way that was platted in 1903. If the required widening were to be split, it will create an undesirable jog with the existing 60' right-of-way. Much of the surrounding area is vacant and has not been replatted. The site will consist of a warehouse building.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

In the early 1960s, the required right-of-way widening was dedicated on the western portion of Bordersville School Rd. to make the right-of-way 60'. The City of Houston ordinances were created in 1982, which then required widening to be split. If the required split is required by this property, it will create an inconsistent centerline for the right-of-way of Bordersville School Rd.



**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intended width of the right-of-way of Bordersville School Rd. is 60' and will be preserved and maintained by obtaining the 35' of widening for the southern 150' from the west side. It is not the intent of Chapter 42 to create an undesirable jog within the right-of-way.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Allowing the street paving to follow a continuous line will create safer conditions for traffic.

**(5) Economic hardship is not the sole justification of the variance.**

The justification for the variance is that the existing widening was dedicated prior to the development of the Chapter 42 ordinances. Much of the area has been informally settled since it was platted in 1903. Splitting the widening would create an inconsistency in the public right-of-way.



**Application No:** 2021-1217

**Agenda Item:** 125

**PC Action Date:** 06/10/2021

**Plat Name:** Newtechwood America Headquarters

**Applicant:** Vernon G. Henry & Associates, Inc.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 42-121;122

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

Sec.42-121 and Sec. 42-122 To allow right-of-way widening to be all on the west side rather than split ;

**Basis of Recommendation:**

The site is located along Humble Westfield, south of FM 1960. The applicant is proposing an unrestricted reserve and dedicating a portion of major thoroughfare Humble Parkway along the eastern boundary of the plat. The applicant is requesting a variance to allow right-of-way (ROW) widening to be only on the west side of Bordersville School Road. For most of the western boundary of the plat there is already a 60-foot ROW which is Chapter 42 ROW requirement for reserves. A 25-foot ROW continues south as part of the original ROW dedicated with the J Pollak subdivision. Strict application of the ordinance requires for half the dedication on each side of what it is required to make the ROW width sufficient. In this case 17.5 feet on each side. However, in this case, the county already acquired 35 feet of ROW which adds up to 60 feet with the existing 25 feet. Requiring the applicant to dedicate an extra 17.5 feet of ROW would create an undue hardship by depriving the applicant of the reasonable use of the land since a 60-foot ROW is being dedicated on the east side of the plat. The 60-foot ROW will be part of the major thoroughfare Humble Parkway alignment that will ultimately connect north with West Townsen Boulevard. Because the properties south of the site will have to dedicate the full right of way for the major thoroughfare, we expect for the property on the west to continue the 35-foot dedication for Bordersville School Road to maintain the existing alignment.

Therefore, staff recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Requiring the applicant to dedicate an extra 17.5 feet of ROW would create an undue hardship by depriving the applicant of the reasonable use of the land since most of Bordersville ROW along the western boundary is 60 feet and a 60-foot ROW is being dedicated on the east side of the plat. The 60-foot ROW will be part of the major thoroughfare Humble Parkway alignment that will ultimately connect north with West Townsen Boulevard.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The existing 60-foot ROW of Bordersville School road is conformed by a 35 feet strip acquired by the County and 25 feet from the J Pollak subdivision. Requiring extra dedication within the plat boundary on the east side of Bordersville School Road would move the existing alignment of the street going south.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

For most of the western boundary of the plat there is already a 60-foot ROW conformed by a 35 feet strip acquired by the County and 25 feet from the J Pollak subdivision. The 35-foot dedication is expected to continue south along the existing 25' ROW to keep a consistent 60' ROW. Since the properties south of the site will need to dedicate the full ROW for the Major Thoroughfare Humble Parkway, the dedication for Bordersville School road will come from the west. This will maintain the intent and general purposes of this chapter.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

In addition to the 60-foot ROW along the western boundary of the plat, the site has access along MTF Humble Westfield Road. Allowing the applicant to not dedicate extra ROW to Bordersville School Road will not be injurious to the public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The applicant is dedicating a portion (60 feet) of the Humble Parkway MTF. The 60-foot ROW will be part of the major thoroughfare alignment that will ultimately connect north with West Townsen Boulevard.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 126  
**Action Date:** 06/10/2021  
**Plat Name:** Quinn Park  
**Developer:** Spring Harbor Venture LLC  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2021-1244 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.
- 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)

The Planning Commission granted a variance to allow excessive intersection spacing along Paul Quinn, subject to specific conditions on 06/10/2021. 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



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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:** 126  
**Action Date:** 06/10/2021  
**Plat Name:** Quinn Park  
**Developer:** Spring Harbor Venture LLC  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2021-1244 C3R

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HPW- TDO- Traffic: 06/07/2021

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](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

**\*\*Traffic only reviews for applicability of sidewalk construction details.\*\***

HPW-HW- IDS: For the creation of a subdivision with 52 lots, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

**\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).**

CenterPoint: Owner in title block, title report, and dedication differ.

All abbreviations must be defined on the plat, in the legend, or in the notes this plat is missing: PVT, Type II.

HPW-OCE- Drainage and Utility: Stormwater quality permit is required.

Need more private F.H..

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

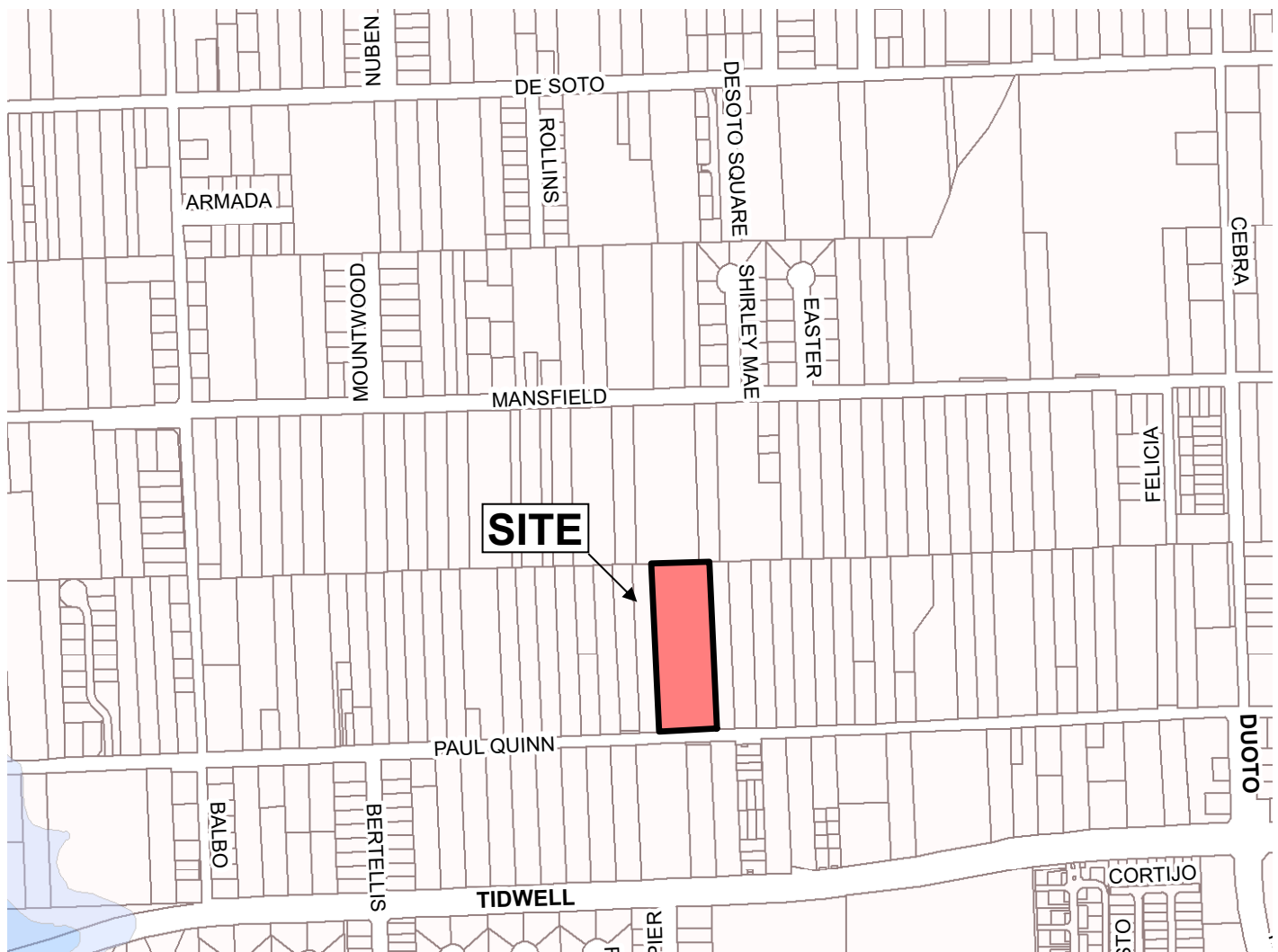
**ITEM: 126**

Planning and Development Department

Meeting Date: 06/10/2021

**Subdivision Name: Quinn Park**

**Applicant: Vernon G. Henry & Associates, Inc.**



**D – Variances**

**Site Location**



# Houston Planning Commission

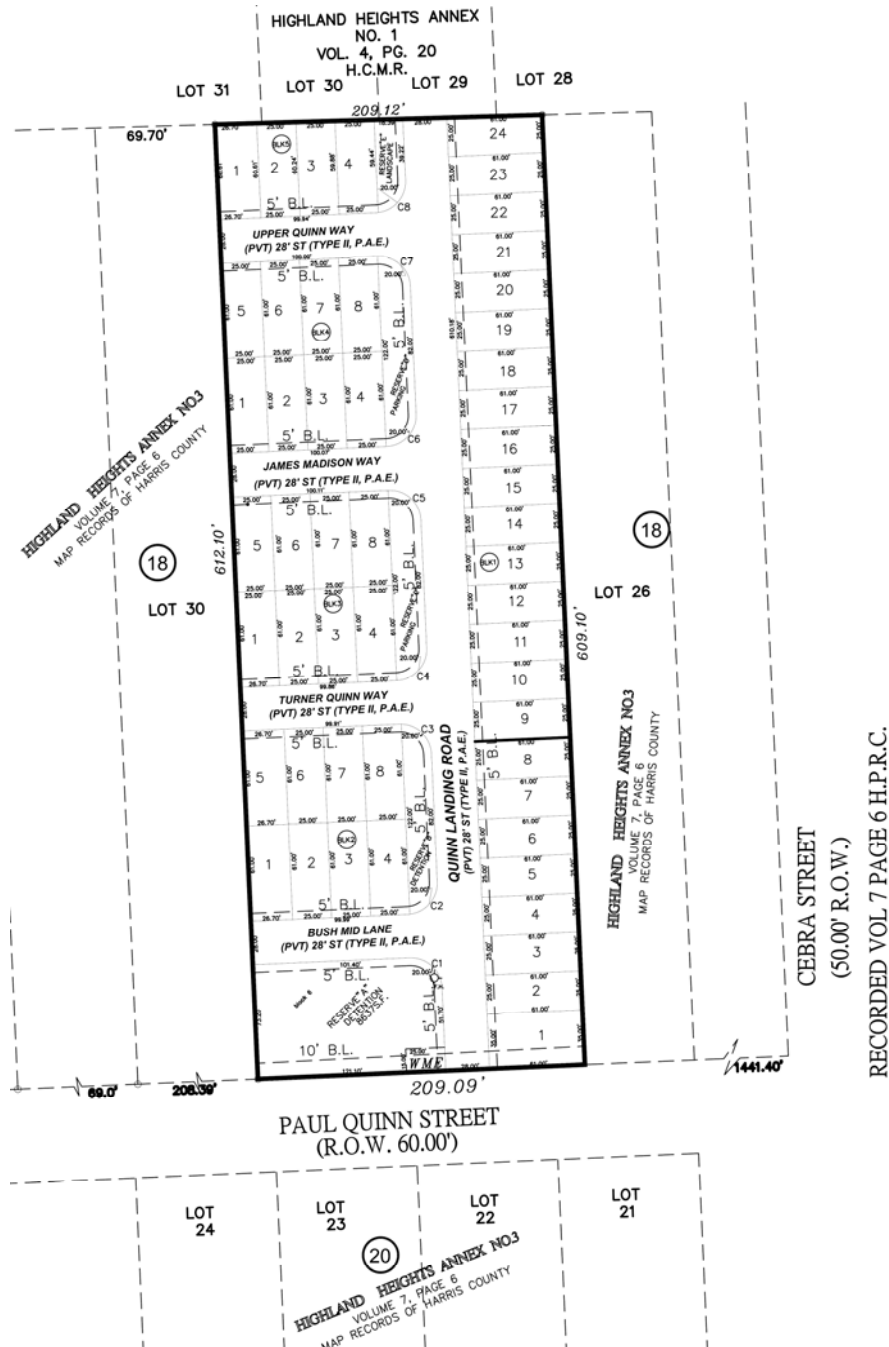
## ITEM: 126

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Quinn Park

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

# Houston Planning Commission

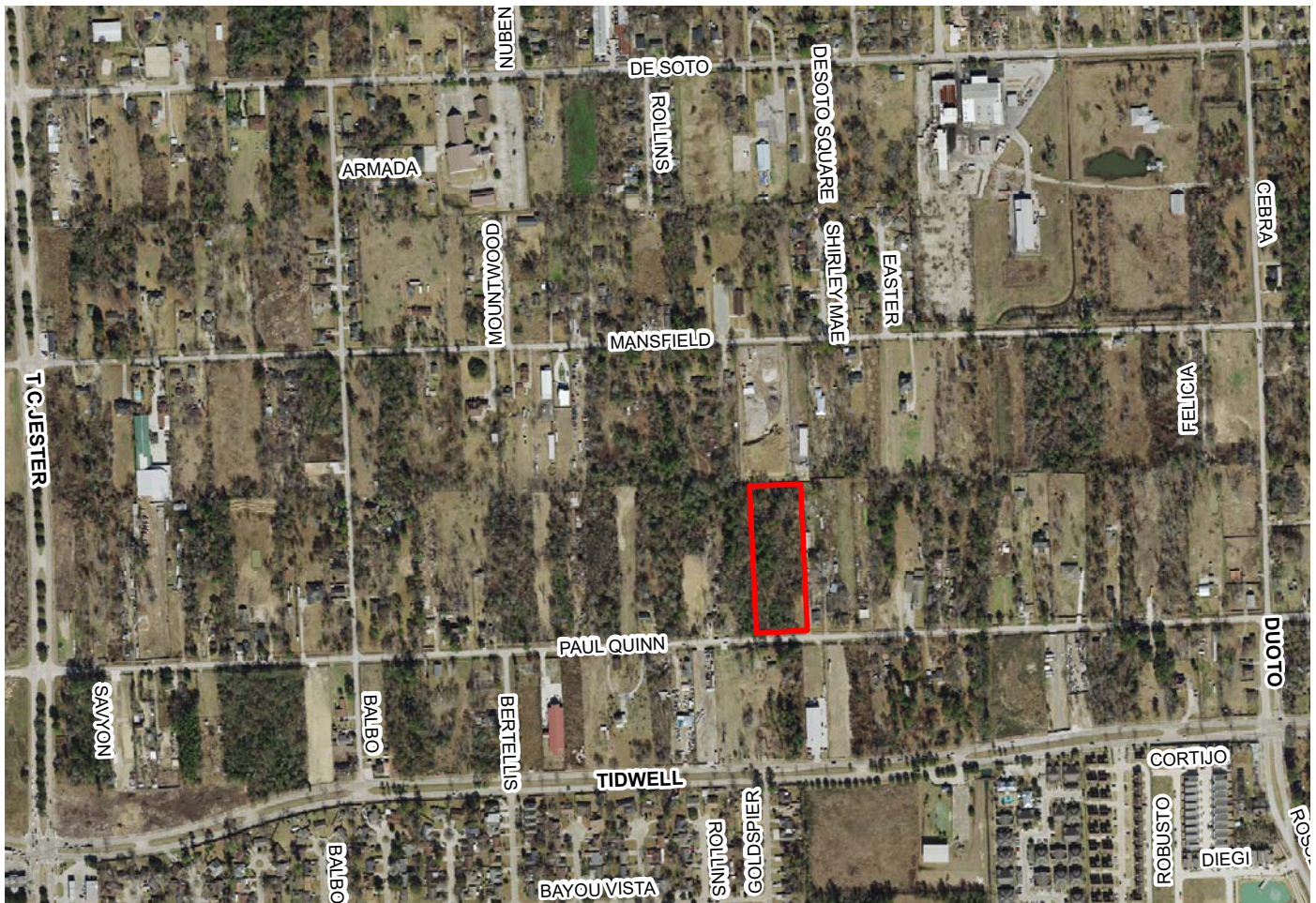
ITEM: 126

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Quinn Park

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 3<sup>rd</sup>, 2021

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Paul Quinn

**REFERENCE NUMBER:** 2021-1244



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north along Paul Quinn Street between Cebra Street and Balbo 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 local 1400' intersection spacing along Paul Quinn Street. Enclosed are copies of the variance request, proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site. This item is currently being scheduled for consideration at a

### Virtual Planning Commission Meeting

**Thursday, June 10<sup>th</sup>, 2021, at 2:30 p.m.**

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

[www.houstonplanning.com](http://www.houstonplanning.com)

## Public Comments

The public may address the Planning Commission on agenda items. The deadline to submit comments or signing up to speak is the end of the day Wednesday before the Planning Commission meeting. All comments are made part of the public meeting record.

- Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov).
- You may also call the Planning Department at [832-393-6624](tel:832-393-6624). A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **Jake Patrick** with Vernon G. Henry & Associates, Inc., can be contacted at **713-627-8666**. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

## TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.





## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2021-1244

**Plat Name:** Quinn Park

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 05/31/2021

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:** 128

**Chapter 42 Reference:**

42-128

### 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. The staff has most likely chosen this location because it is the first property in this stretch to come in for redevelopment, other properties near this do not have incompatible land uses to their north. Therefore, locating the required circulation would on any tract but this one would make much more sense. Virtually every property in this block are older single family properties ripe for redevelopment besides the industrial use to the north of this tract. 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. As planners, we routinely field check property for which we prepare plans and/or plats. It has been our experience that HCAD regularly has incorrect land use information. In this case, HCAD shows the property immediately north of the subject tract as "vacant commercial". It is not vacant, it is an industrial facility that provides fill dirt and topsoil and crushes concrete for reuse. The industrial operation to the north will generate noise and dust that would be offensive to homeowners. While it is possible that the industrial facility will be redeveloped into residential, in the interim the owner might well decide that they need an air-conditioned office that would force the owner to plat and connect to the street. Finally, the reason we resubmitted this plat with the same variance is that the we were not able to get unmuted due to technical difficulties on the Microsoft Teams application. Therefore we believe we should be able to resubmit and voice our disagreement with the staff recommendation.

**(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.



## PLANNING & DEVELOPMENT DEPARTMENT

## STAFF REPORT Variance Request Form

**Application No:** 2021-1244

**Agenda Item:** 126

**PC Action Date:** 06/10/2021

**Plat Name:** Quinn Park

**Applicant:** Vernon G. Henry & Associates, Inc.

**Staff Recommendation:** Deny the requested variance(s) and Disapprove the plat

**Chapter 42 Sections:** 128

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To not provide a north/south public street through the proposed site;

**Basis of Recommendation:**

The site is located in Acre Homes area, north along Paul Quinn between Balbo Street and Cebra Street. The applicant is seeking a variance to not provide a north south public street through the tract.

The applicant requested the same variance for the subject site which was denied by the Planning Commission on May 13, 2021. Since the applicant had technical difficulty to unmute herself to speak for the requested variance during the Planning Commission discussion on May 13, 2021, she resubmits the variance request and will speak today. There are no changes between the current proposal and the previous proposal denied by the Planning Commission. Staff has the same recommendation to deny the requested variance and disapprove the plat.

The subject tract is a replat of three lots out of Highland Heights subdivision. The applicant is proposing to develop 52 lots and 5 reserves with a private street system taking access from Paul Quinn St. The lots in the original subdivision average about 68' in width.

Many of these narrow lots have been redeveloped with high density townhomes. Most of the narrow lots in this block are owned by different property owners. Requiring a 50' or 60' public right-of-way constructed through these narrow lots will make it infeasible to develop on these lots. Paul Quinn is a 60' wide open ditched street with narrow pavement width. The current intersection spacing along Paul Quinn is about 3,700'.

The ordinance requires two north-south public streets between Balbo and Cebra street to address traffic circulation in this area. We've witnessed the trend of individual tracts along Paul Quinn and Mansfield replat into 30 and 40 single family lot developments. If this continues, which we believe it will, the need for connectivity between local street will be crucial.

After further discussion with Houston Public Works and the Chief Transportation Planner, considering the existing lot configuration and the development trend in this block, it has been determined that at least one north south public street is required to ensure street connectivity. The tract immediately to north has about 300' of frontage along Mansfield St. The subject site has 209' frontage along Paul Quinn. This will be the most feasible location for the north south public street.

According to the applicant, requiring a street stubbing at the concrete site will bring trucks to the street and create incompatible traffic for the future residents in this proposed subdivision. Since the concrete site has direct access from Mansfield Street, the chance for trucks to cutting through the proposed street to the concrete site will be low. When the site is redeveloped and replatted, the site will be required to extend the stub to Mansfield Street and improve the connectivity for the area significantly.

The site is located within the Acre's Homes Complete Community. One of the focal points in the complete community action plan is to improve mobility and infrastructure in this area by building safe and complete streets and improving street connectivity. Requiring a north south street at this location will meet the goals of the action plan.

Overall this site is the most feasible location for the north south public street. By dedicating the public street through the site, the proposed plat can be redesigned to allow for similar townhome development. The hardship is financial, and design driven. A public N-S street at this location will improve traffic connectivity and improve overall traffic circulation. Therefore, staff's recommendation is to deny the requested variance to not provide a N/S public street through the tract and disapprove the plat.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

na

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The site is currently vacant and has over 200' of frontage along Paul Quinn street, a local street. If the public street were to be provided, the site is currently 2.9 acres and has reasonable use of the property.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The current intersection exceeds the requirement for local streets and major thoroughfares. There's also no hardship for not provide a street because the land is vacant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

With the current block length of 3700' the ordinance requires two street within this block. The intent is not maintained if the street connections are not preserved.

**(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. Allowing more density without providing adequate street connection could directly affect the health and safety of the public.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance: Staff has not been presented with a hardship to support the request.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 127  
**Action Date:** 06/10/2021  
**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

210. Applicant has requested that this item be withdrawn at this time.

#### **Commission Action:**

Withdrawn



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

# Houston Planning Commission

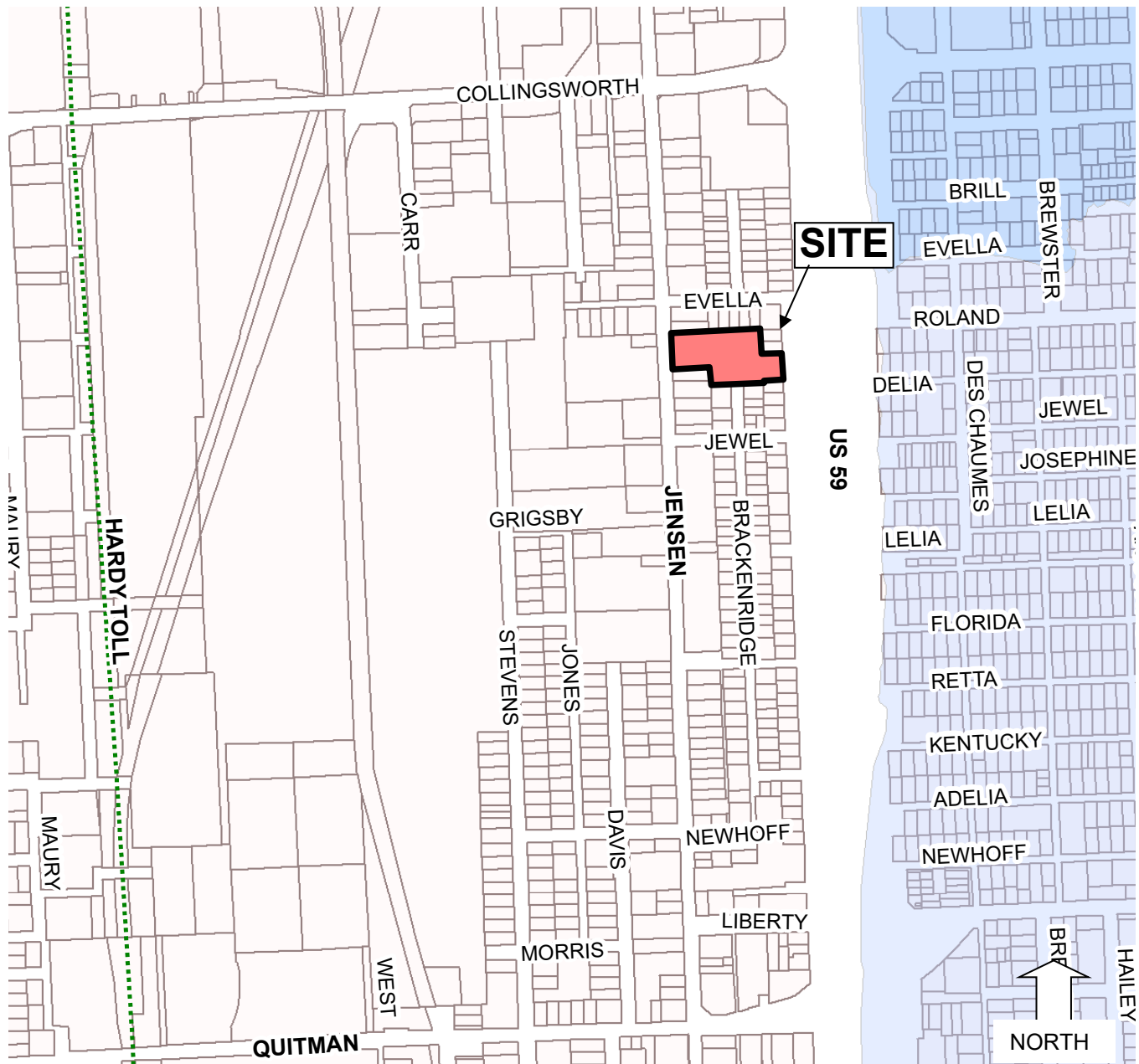
## ITEM: 127

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Soto Complex (DEF 2)

Applicant: Owens Management Systems, LLC



**D – Variances**

**Site Location**



## Subdivision

# Houston Planning Commission

ITEM: 127

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Soto Complex (DEF 2)

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:** 127

**PC Action Date:** 06/10/2021

**Plat Name:** Soto Complex

**Applicant:** Owens Management Systems, LLC

**Staff Recommendation:** Withdraw

**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:**

Applicant has requested that this item be withdrawn at this time.

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### Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.

n/a





# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

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F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)



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.**

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

[www.houstonplanning.com](http://www.houstonplanning.com)

## Public Comments

The public may address the Planning Commission on agenda items. The deadline to submit comments or signing up to speak is the end of the day Wednesday before the Planning Commission meeting. All comments are made part of the public meeting record.

- Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov).
- You may also call the Planning Department at [832-393-6624](tel:832-393-6624). A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **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](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

## TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 128  
**Action Date:** 06/10/2021  
**Plat Name:** Towne Lake Sec 63  
**Developer:** CW SCOA West, L.P., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No / Type:** 2021-1310 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):	Combination
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.
- 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)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

#### **Commission Action:**

Defer for further study and review



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 128  
**Action Date:** 06/10/2021  
**Plat Name:** Towne Lake Sec 63  
**Developer:** CW SCOA West, L.P., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No / Type:** 2021-1310 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.

CenterPoint: PLEASE NOTE THAT SINCE THIS NOT A PRELIMINARY PLAT A DEDICATIN PAGE IS NEEDED.

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 and if UVE is required we recommend that it be dedicated as a public roadway easement (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 and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

County recommends deferral for applicant to address fire access for private alley

Questions concerning the informational comments should be directed to the agency's author. Planning 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

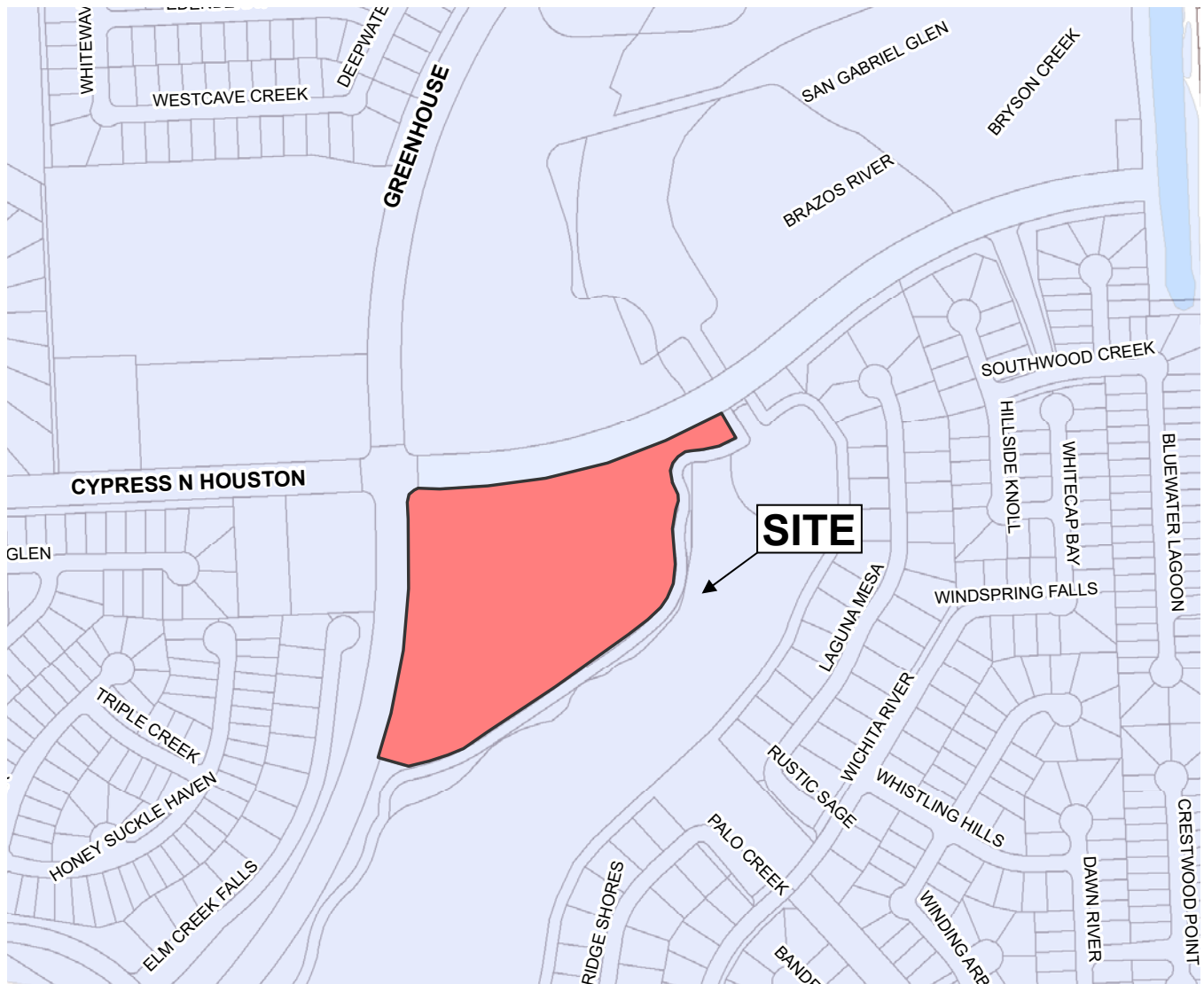
**ITEM: 128**

Planning and Development Department

Meeting Date: 06/10/2021

Subdivision Name: Towne Lake Sec 63

Applicant: EHRA



**F- Reconsideration of Requirements**

**Site Location**

# Houston Planning Commission

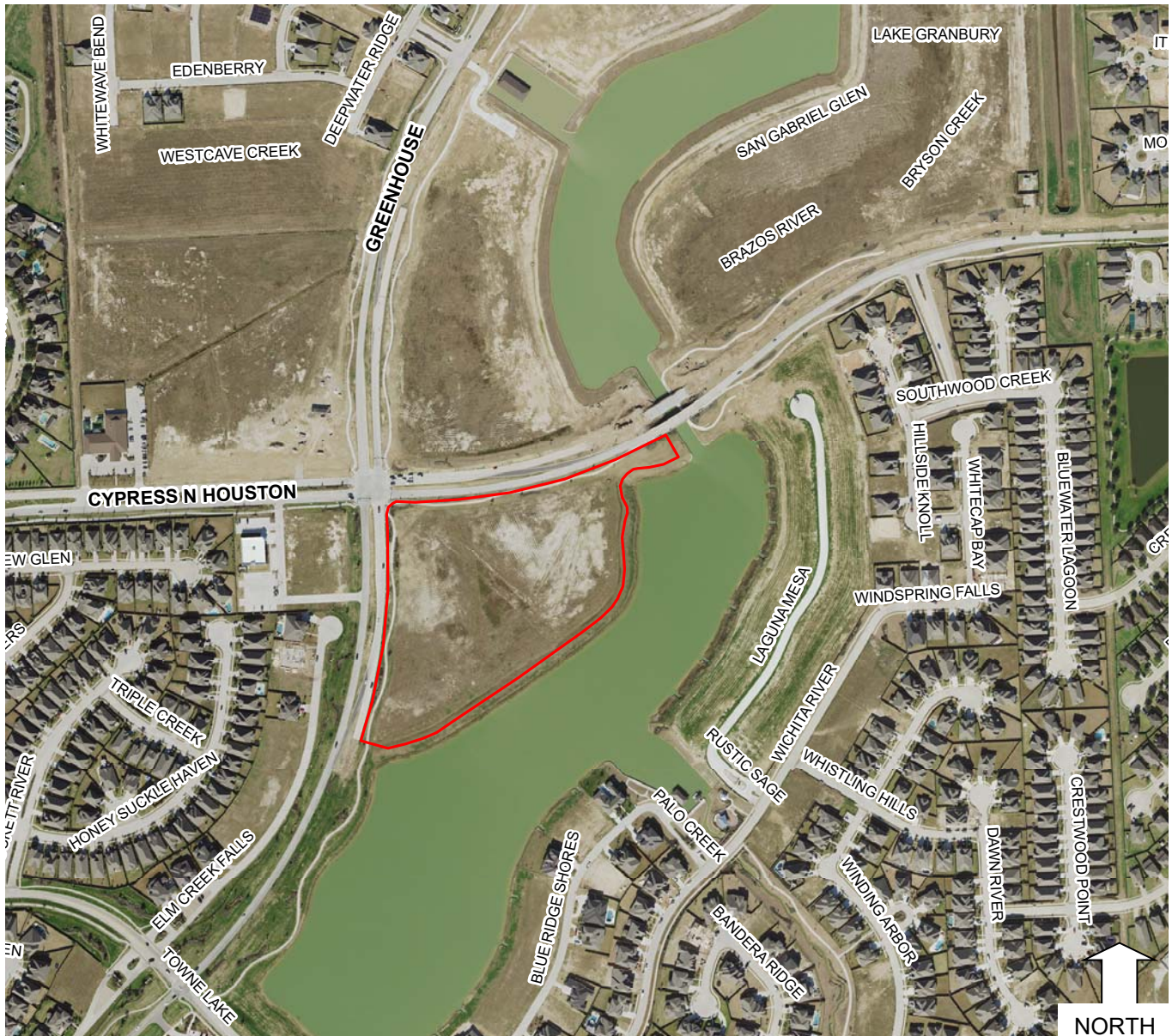
ITEM: 128

Planning and Development Department

Meeting Date 06/10/2021

Subdivision Name: Towne Lake Sec 63

Applicant: EHRA



F- Reconsideration of Requirements

Aerial





	REQUIRED	PROVIDED
STREET TREES (1 PER 30 L.F.)	57	57
LANDSCAPE (S.F.)	N/A	81,996
BENCHES (1 PER 500 L.F.)	5	5
6' FENCE (METAL/WOOD)	N/A	3768

TREE LIST									
QTY	KEY	UNIT	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
29	ELM	EA	Cedar Elm	<i>Ulmus crassifolia</i>	3" caliper	6'-8'	10'	as shown	Full canopy, symmetrical growth
30	OAK	EA	Texas Live Oak	<i>Quercus virginiana</i>	3" caliper	8'-10'	4'	as shown	Full canopy, symmetrical growth
39	WOK	EA	Water Oak	<i>Quercus nigra</i>	3" caliper	10'	8'	as shown	Single trunk, full canopy





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**APPLICANT'S  
Reconsideration Of Requirement Request Form**

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**Application No:** 2021-1310  
**Plat Name:** Towne Lake Sec 63  
**Applicant:** EHRA  
**Date Submitted:** 06/01/2021

---

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.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

To allow single-family residential lots to take access from a 20' private alley.

**Chapter 42 Section: 188**

**Chapter 42 Reference:**

Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

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:**

Towne Lake section 63 is intended to be partially developed as a courtyard lot community. While some lots take traditional front access from public streets, Lots 1 thru 12, Block 3 are served by alleys for vehicular access and utilize a courtyard concept for front door pedestrian access. Please see the variance request accompanying this reconsideration of requirement for a full discussion.



Application Number: 2021-1310

Plat Name: Towne Lake Sec 63

Applicant: EHRA

Date Submitted: 06/01/2021

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 single-family residential lots to take vehicular access from a 20' private alley.

**Chapter 42 Section: 188**

**Chapter 42 Reference:**

Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Towne Lake section 63 is intended to be partially developed as a cluster lot community. Although many lots in this section have traditional (both pedestrian and vehicular) front access from public streets, others are served by rear alleys for vehicular access while front yard pedestrian access occurs within landscape reserves and compensating open space reserves, which have frontage on adjacent public streets. Chapter 42-183 (g) describes that compensating open space reserves can be used to provide courtyard access to lots that are adjacent to a public street. Lots 1 thru 12, Block 3 are served by 20' private alleys and configured with pedestrian frontage on compensating open space Reserve 'F' which is adjacent to Calaveras Fingers Lane. Thus, these lots will have interconnected sidewalk access from their front doors to a public street via the COS reserve. Section 63 was not originally intended to be a single-family layout. The early general plans for this part of Towne Lake were laid out as a commercial tract. As such, the distance between Greenhouse Road and the water edge of Towne Lake's 300-acre recreation lake is not conducive to an entire public street residential layout. We have had to get creative so as not to end up with double fronting lots and dead-end streets. The courtyard concept is a perfect solution for this tight space and allows inclusion of alley lots which will minimize driveways on the public streets in this section. By comparison, requiring vehicular access from a 28' PAE on these lots would reduce the available open space on the opposite side of each lot to the detriment of the entire community concept.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The hardship for this section is a result of the required utility layout to achieve the cluster concept. In certain locations within section 63, utility easements will be located within the landscape reserves in order to serve the largest number of homes with the fewest trunk lines. For the lots in this section which are requested for variance, if a 50' ROW or 28' PAE street layout were used exclusively, the resulting ROW and easement widths would widen the vehicular access areas and narrow the landscaped open spaces. In essence, more concrete and less open space would be the result. Using 20' in this circumstance will maximize open space while still providing adequate vehicular access.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The concept of a cluster lot design (42-183(g)) is to provide courtyard pedestrian access to lots which are adjacent to public streets. Each of the lots identified in this variance exceed the requirement that opposing building faces forming the courtyard are at least 20' apart. The minimum opposing building faces are 33' apart within Section 63.



**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting of this variance will not be injurious to the public health, safety or welfare since vehicular access will be provided at the rear of each lot while pedestrian access will occur at the front of each lot.

**(5) Economic hardship is not the sole justification of the variance.**

Justification for the variance is the desire to emphasize wider pedestrian open space between homes while still providing adequate vehicular access.



## PLANNING & DEVELOPMENT DEPARTMENT

## STAFF REPORT Variance Request Form

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**Application No:** 2021-1310  
**Agenda Item:** 128  
**PC Action Date:** 06/10/2021  
**Plat Name:** Towne Lake Sec 63  
**Applicant:** EHRA

**Staff Recommendation:** Defer for further study and review

**Chapter 42 Sections:** 188

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To allow single-family residential lots to take vehicular access from a 20' private alley.;

**Basis of Recommendation:**

The site is located at the intersection of Cypress Houston and Green House. The applicant is proposing a residential subdivision and requesting a reconsideration of requirements with a variance to allow Lots 1 to 8 block 2 and lots 1 to 12 block 3 to have access via a 20 foot private alley instead of a public right of way. Staff recommendation is to defer the application for two weeks per Harris County Engineer Department request.

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### Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.

n/a



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Extension of Approval Approval Conditions

**Agenda Item:** 129  
**Action Date:** 06/10/2021  
**Original Action Date:** 08/20/2020  
**Plat Name:** Blossom Hotel and Suites replat no 2  
**Developer:** Zhejiang Blossom Tourism Group Houston, LLC  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No :** 2020-1372  
**App Type:** C3F

Total Acreage:	0.9183	Total Reserve Acreage:	0.9183
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77030	532M	City

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:** 130  
**Action Date:** 06/10/2021  
**Original Action Date:** 06/25/2020  
**Plat Name:** Cypress Fairbanks Matzke Road Multi Use Facilities  
**Developer:** West Belt Surveying, Inc.  
**Applicant:** West Belt Surveying, Inc.  
**App No :** 2020-1004  
**App Type:** C3F

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Total Acreage:	25.6570	Total Reserve Acreage:	24.5540
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	367R	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Extension of Approval Approval Conditions

**Agenda Item:** 131  
**Action Date:** 06/10/2021  
**Original Action Date:** 06/25/2020  
**Plat Name:** Hickory Ridge partial replat no 1  
**Developer:** Nouveau Luxury Builders  
**Applicant:** Total Surveyors, Inc.  
**App No :** 2020-0756  
**App Type:** C3N

Total Acreage:	1.1651	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77024	490N	City

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Extension of Approval Approval Conditions

**Agenda Item:** 132  
**Action Date:** 06/10/2021  
**Original Action Date:** 07/23/2020  
**Plat Name:** Jackrabbit Business Park  
**Developer:** Fer Properties LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No :** 2020-1217  
**App Type:** C2

Total Acreage:	2.4160	Total Reserve Acreage:	2.4160
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77095	408Q	ETJ

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Extension of Approval Approval Conditions

**Agenda Item:** 133  
**Action Date:** 06/10/2021  
**Original Action Date:** 08/20/2020  
**Plat Name:** Three Stars Galaxy Enterprises  
**Developer:** Advance Surveying  
**Applicant:** Advance Surveying, Inc.  
**App No :** 2020-1282  
**App Type:** C2

Total Acreage:	1.9995	Total Reserve Acreage:	1.8033
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286K	ETJ

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Action CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 134  
**Action Date:** 06/10/2021  
**Original Action Date:** 07/23/2020  
**Plat Name:** Yalda Real Estate Group LLC  
**Developer:** Yalda Real Estate Group LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No :** 2020-1220  
**App Type:** C2R

Total Acreage:	2.5112	Total Reserve Acreage:	2.5046
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:	MEADOWHILL REGIONAL MUD
County	Zip	Key Map ©	City / ETJ
Harris	77388	291U	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.

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 06/10/2021

**ITEM: 135**

**Applicant:** ALEJANDRO BARRIENTOS

**Contact Person:** CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	<b>21-1587</b>	77357	5874	257M	ETJ
<b>WEST OF: GALAXY BLVD NORTH OF: FM 1485</b>					

**ADDRESS:** 25982 Lantern Ln

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOTS OR TRACT NOS. FIVE HUNDRED EIGHTY-FOUR (584) AND FIVE HUNDRED EIGHTY-FIVE (585), OF PEACH CREEK FOREST, SECTION THREE (3), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 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: 06/10/2021

**ITEM: 136**

**Applicant:** CLARA MOJICA

**Contact Person:** KAROLYN WILLIS

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	21-1588	77357	5974	258K	ETJ
EAST OF: DEER RUN LN NORTH OF: FM 1485					

**ADDRESS:** 27580 Burning Tree Ln

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT NO. 1335 OF PEACH CREEK FOREST, SECTION SIX, AN UNRECORDED SUBDIVISION IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 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





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Raotech Investment Group	Raphael Ogbongbemiga	832-970-8181	teachnfeed@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2805 Delano Street	21052542	77004	5456A	493Z	Harris

HCAD ACCOUNT NUMBER(S):	0190440000038
PROPERTY LEGAL DESCRIPTION:	Trs 34 & 35 CROW - SETTEGAST
PROPERTY OWNER OF RECORD:	Raphael A. Ogbongbemiga
ACREAGE (SQUARE FEET):	2,750 SF
WIDTH OF RIGHTS-OF-WAY:	80 FT (Delano St)
EXISTING PAVING SECTION(S):	25 FT (Delano St)
OFF-STREET PARKING REQUIREMENT:	2 car garage per unit
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	None
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Two (2), Three (3) Story Single Family Residential, APROX. 3,500 sq. ft (total) per unit.
PURPOSE OF VARIANCE REQUEST:	To reduce garage building from 20' to 10' along Delano street

**CHAPTER 42 REFERENCE(S):** 42-156(b): Building line requirement along Collector and Local Streets. Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be 20 feet along the front of a lot and 10 feet along the back and side of a lot adjacent to a local street

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

1. Application requests a 10 ft setback for the garage entrance instead of the 17 ft setback requirement on the front side of the property facing Delano Street.

In consideration for a variance to the Sec 42-157 – Optional performance standards for collector streets and local street – Single family residential. This standard set the building lines in the city in the effort to “foster a design framework applicable to the city and assure that pedestrian use of sidewalks is not impeded by vehicles blocking the sidewalk”.

Variance is being requested to the following provision:

Sec 42 – 157(b) (2) - “Notwithstanding the other provisions of this section, **17 feet for a garage** or carport facing the street. A building above the garage or carport may overhang the building line up to seven feet”

The request is to maintain a 10 ft setback from the property line to the garage on account of the following:

- Per the attached survey, approximately 31.1 ft (north) to 32.2 ft (south) of public/utility easement already exist from the paved section of the local street (Delano St) to the adjacent property line. Along with the additional 10 ft building and garage line setback, there would be approximately 41.1 ft (north) to 42.2 ft (south) from the principal structure to the paved section of Delano Street.

This provides ample distance from the proposed structure and the local street (Delano St), ensuring no obstruction of vehicular traffic and presenting no public safety risk relative to the local street.

- There is no pedestrian sidewalk yet built on the local street (Delano) side of the block in question. The proposed pedestrian sidewalk will be at least 20 ft from the principal building line to assure that the pedestrian use of the sidewalk is not impeded by vehicles blocking the sidewalk. Refer to the site plan provided for the proposal on the sidewalk.

- 
- Note that the permeable surface requirement is observed in the proposal design. See attached site plan
  - Note that the public/utility easement contain a drainage ditch and power pole on the surface of the easement. See attached site plan and existing conditions survey.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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*The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

Lot 19 and Lot 20 of the subdivision were divided into Tracks of approximately 28 ft wide and 50 ft deep for a square footage of approximately 1,400 sq ft. This subdivision was done prior to 1999 and most likely in 1920 according to the public records. These Tracks are designated TR 32 through TR 38. The lot under consideration include TR34 and TR35.

The imposition of these performance standards along with the requirement for certain permeable surface for drainage will significantly limit the building footprint and consequently the reasonable and practical use of this minimally sized tracks and make current development plans considered in line with the building trends in the area, difficult to execute.

Current development plans will include a 2-car garage for parking and will maintain the building set back of 10 ft on the front of the building. This will allow for reasonable setbacks on the back side of the property line to maintain a safe distance between the proposed structure and any other structures later erected in the surrounding lots for fire safety considerations.

- (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;**

There are no other unusual physical characteristics other than those described above in response to question 1a.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The lot was subdivided to its minimal size Tracks prior to the applicant's interest in the lot. Best record indicates that the subdivision was done as far back as 1920. In keeping with the ongoing development trends in the area, some flexibility will be required for reasonable use of these lots so divided.

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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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**(3) The intent and general purposes of this chapter will be preserved and maintained;**

I believe our intended use and development plan maintains the intent and general purpose of this chapter as the building line will be some 41 ft to 42 ft from the local street on the front side ensuring no obstruction of traffic, no encroachment that adversely affects vehicular site line and presenting no public safety risk relating to the local streets. The proposed side walk will be at least 20 ft from the building line on the front side of the building as well ensuring no obstruction to pedestrian traffic as well.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The building line will be at least some 41 ft to 42 ft from the local street (Delano) ensuring no obstruction of vehicular traffic, pedestrian traffic and site line. Therefore, presenting minimal or no public safety risk relating to the local street.

**(5) Economic hardship is not the sole justification of the variance.**

The variance is requested to allow for practical, functional and reasonable residential use of this minimally sized lot aligned to the development trends in the area.

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# DEVELOPMENT PLAT VARIANCE



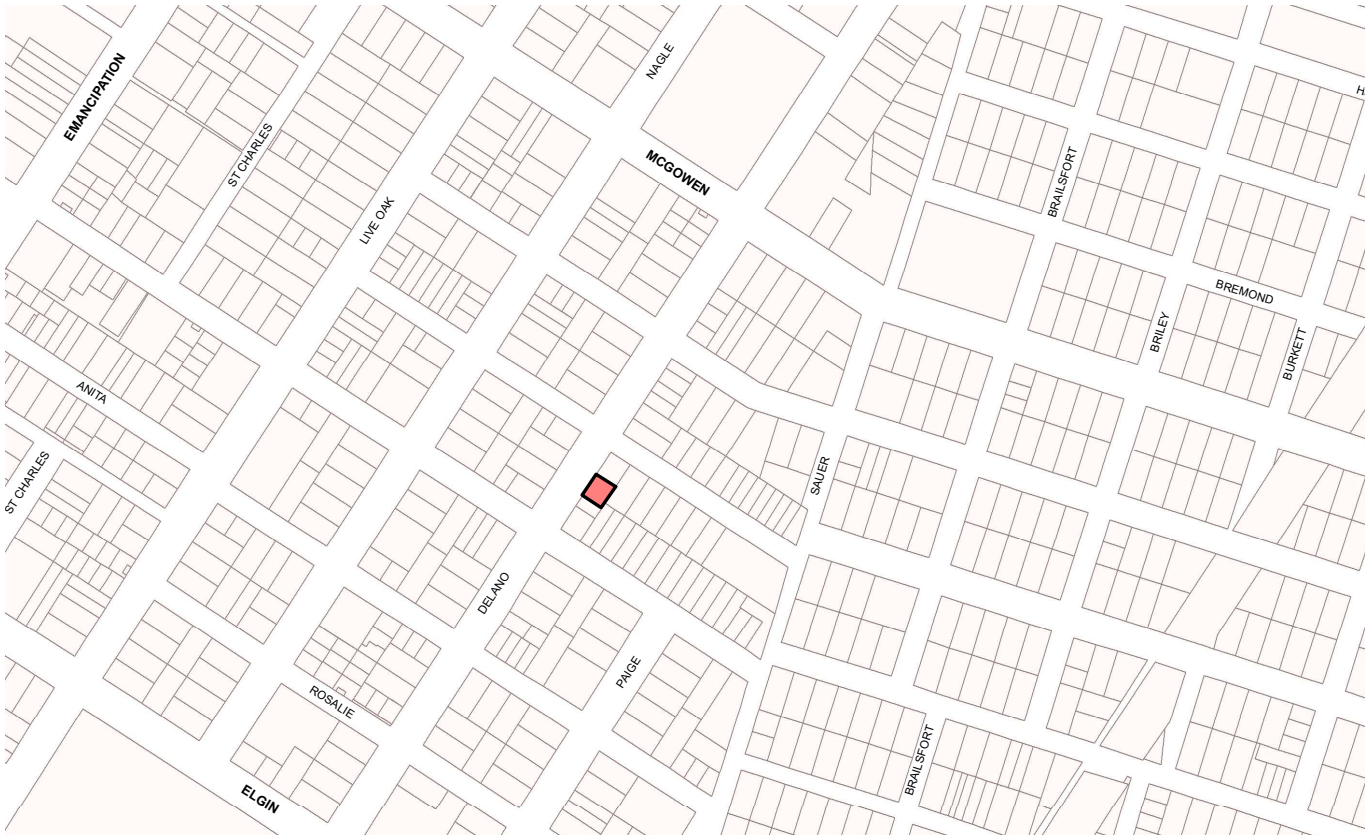
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 137**

Meeting Date: 06/10/2021

## Houston Planning Commission

### Location Map



# DEVELOPMENT PLAT VARIANCE





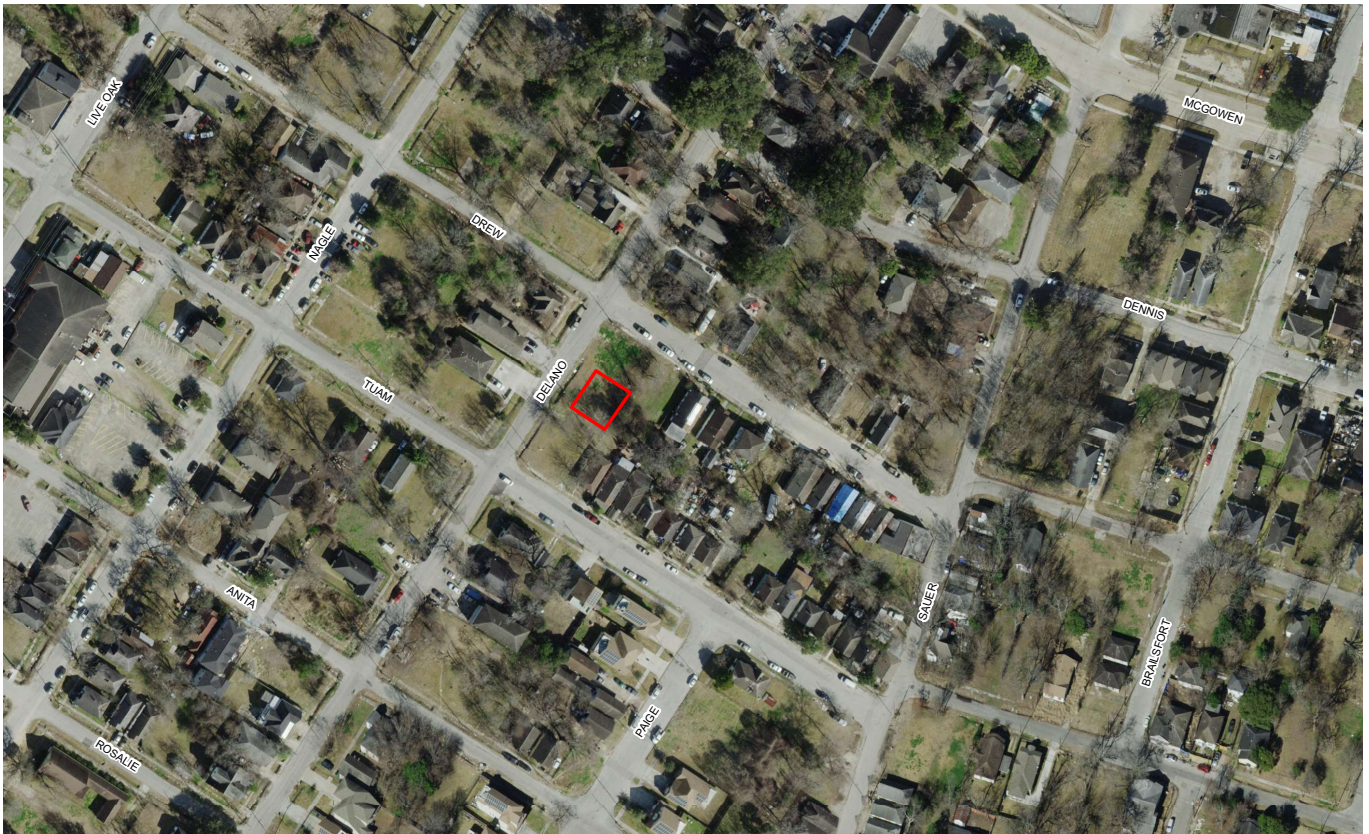
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 137**

Meeting Date: 06/10/2021

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

**ITEM: 137**

Meeting Date: 06/10/2021

### Survey



## DEVELOPMENT PLAT VARIANCE





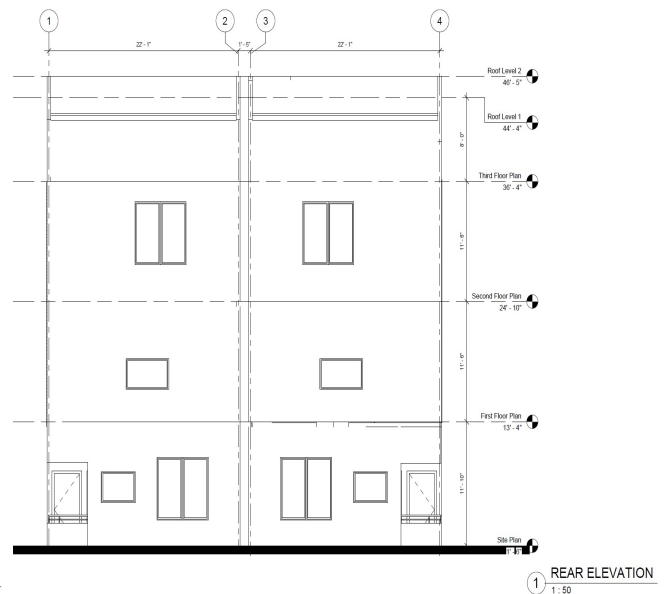
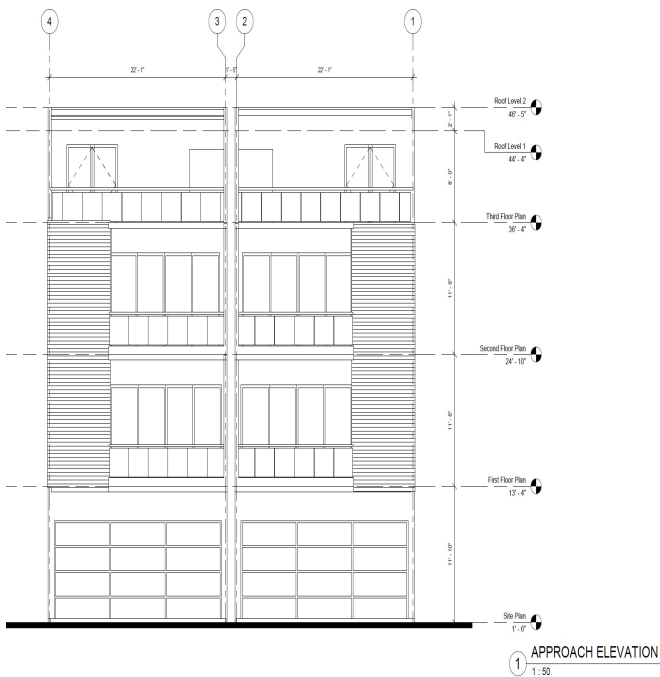
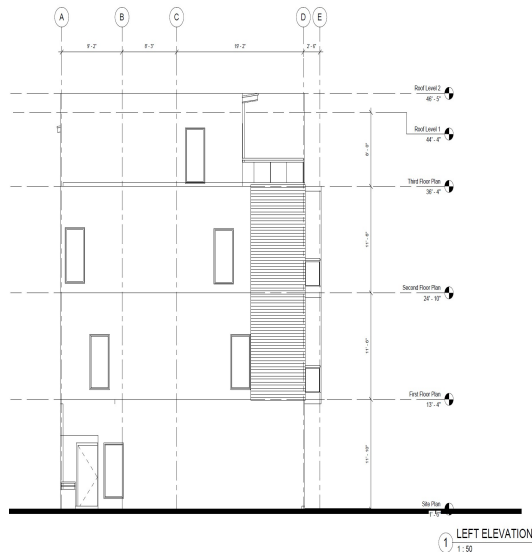


# Houston Planning Commission

**ITEM: 137**

Meeting Date: 06/10/2021

## Elevations



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:** The site is located east of Emancipation Avenue and north of Elgin Street along the south side of Delano street. The applicant is requesting a variance to allow a 10' garage building line, in lieu of the ordinance-required 20' garage building line along Delano Street. Staff is in support of the variance request.

The lot was platted within the Crow-Settegast subdivision in 1920 with no building line along Delano street. The applicant is proposing two, three-story, single-family homes with an attached garage. Delano Street is an 80' wide local street lined with single-family residential lots. The distance from back of curb to the proposed garage door is approximately 42', and the distance from the garage door to the required sidewalk is approximately 25', which will not hinder any site visibility and will not be injurious to public health, safety or welfare. In addition, the applicant has reduced the initial proposal of two driveways to a single driveway approach, which will reduce possible conflict points along the right of way and preserve on street parking along Delano Street.

Staff's recommendation is to approve the requested variance to allow a reduced garage building line of 10', in lieu of the ordinance-required 20' garage building line along Delano Street with the condition that the applicant provides 3" caliper street trees and coordinates with Public Works on driveway approach details.

**PLANNING COMMISSION ACTION: APPROVE**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**



## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

*An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3<sup>rd</sup> floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).*

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
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

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- (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.

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# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 138**

Meeting Date: 06/10/2021

## Houston Planning Commission

### Location Map



# DEVELOPMENT PLAT VARIANCE





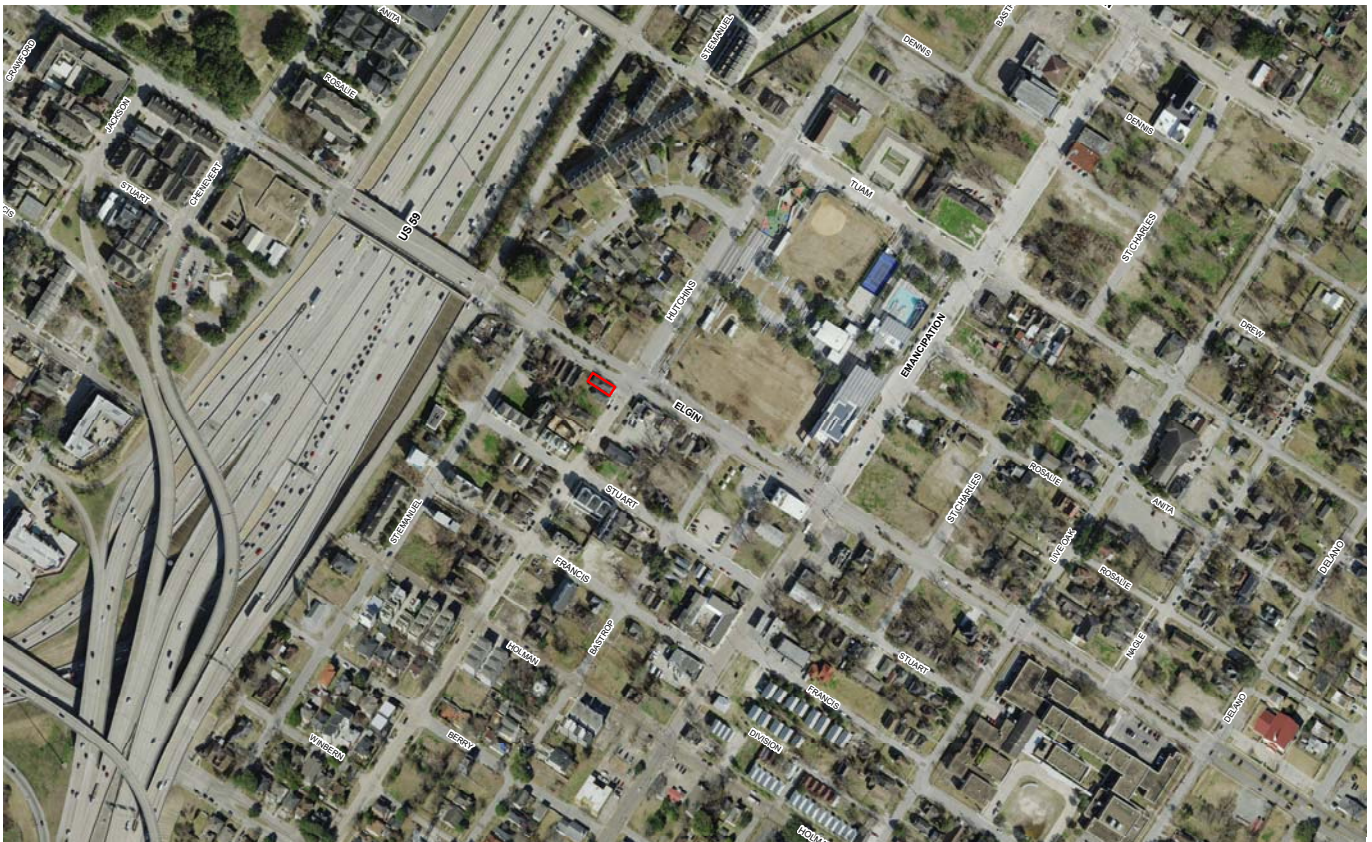
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 138**

Meeting Date: 06/10/2021

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE









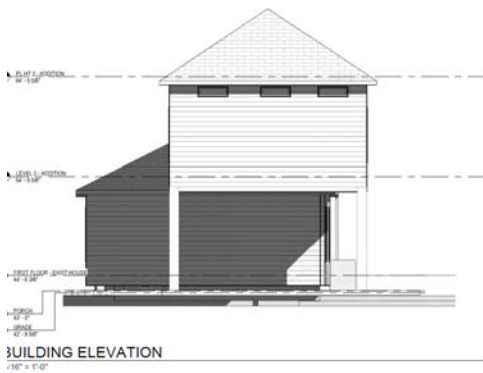


## Houston Planning Commission

**ITEM: 138**

Meeting Date: 06/10/2021

### Elevations

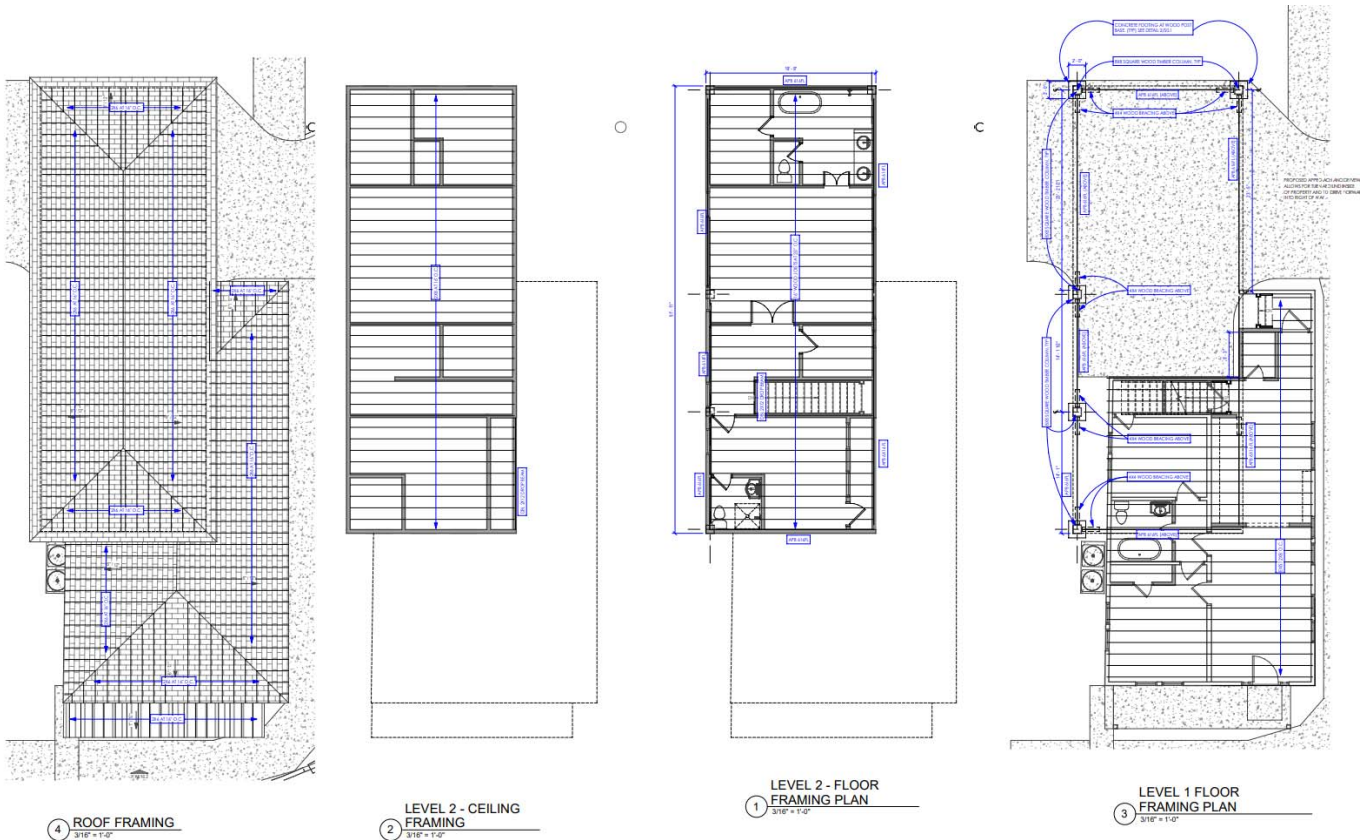


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Structure Plan



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Approve

**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 grant the requested variance.

The subject lot was platted in 1892. The existing house on the lot was constructed in 1936. A portion of the existing structure encroaches into the right-of-way along both Elgin and Hutchins. The property owner plans to preserve the existing house and add a second story addition with a 3' instead of the required 25' building line along Elgin. Currently, there is no sidewalk along Hutchins Street. The existing sidewalk along Elgin Street is 4' wide, right next to the curb. The existing fence also encroaches into the right-of way along both streets. If the requested variance is granted, the applicant agrees to remove the existing fence and provide a 6' unobstructed sidewalk along both Hutchins and Elgin Street.

Considering the applicant's effort to preserve the existing structure and improve the pedestrian realm along both Hutchins and Elgin Street, staff recommends granting the requested 3' building line for the second story new addition subject to the submitted structure plan approved by Houston Public Works. Any significant revisions to the structure plan which make it infeasible to preserve the existing structure will require the Planning Commission reevaluate the requested variance.

**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 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](mailto:planning.hotel-motel@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY		CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS	
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](mailto: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

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**(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.

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# HOTEL/MOTEL VARIANCE

# Houston Planning Commission

Planning and Development Department

**ITEM: III**

Meeting Date: 06/10/2021

Subdivision Name: Iconia Hotel (Def 2)



**Site Location**



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# Houston Planning Commission

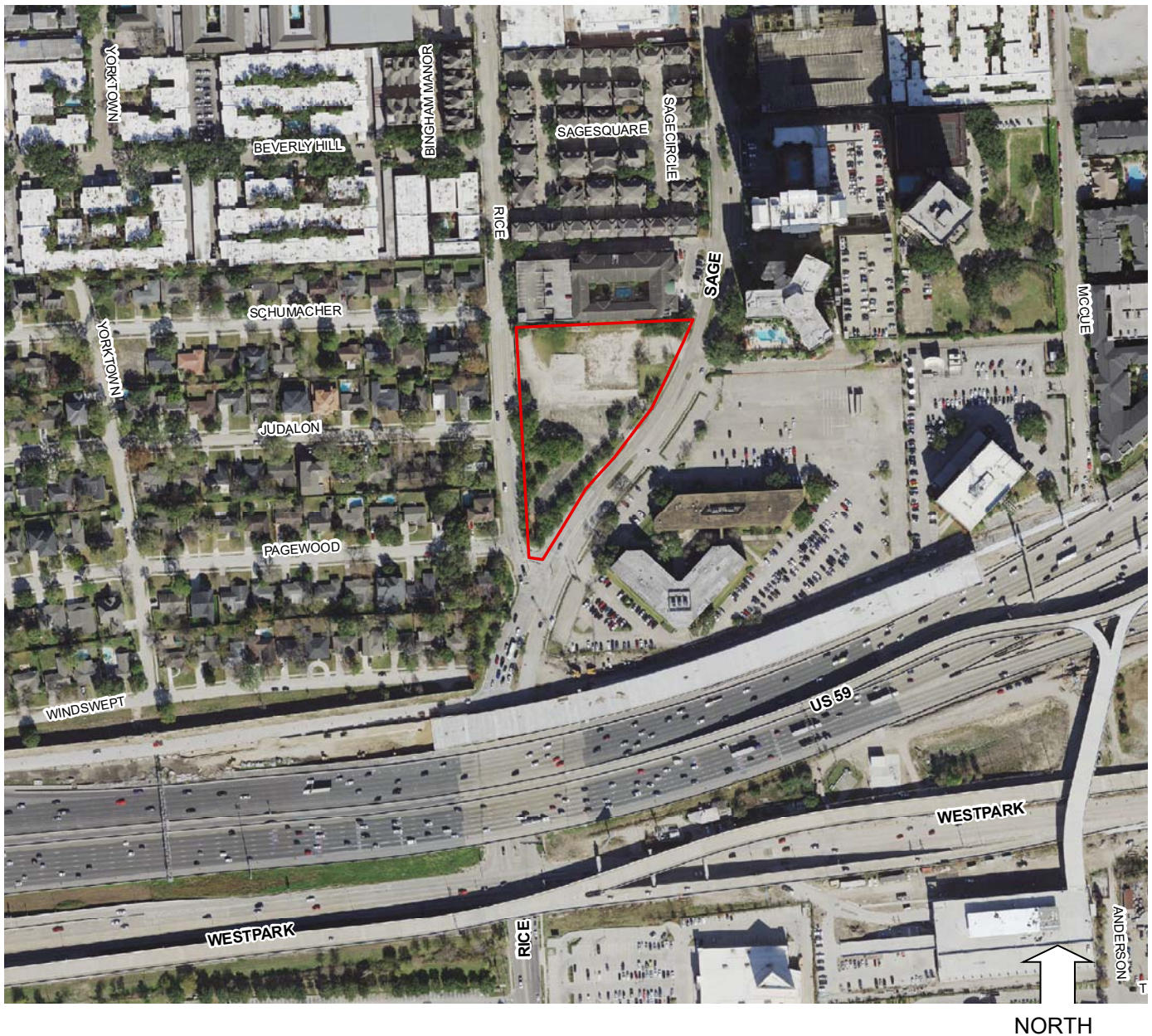
## ITEM: III

Planning and Development Department

Meeting Date: 06/10/2021

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Subdivision Name: Iconia Hotel (Def 2)

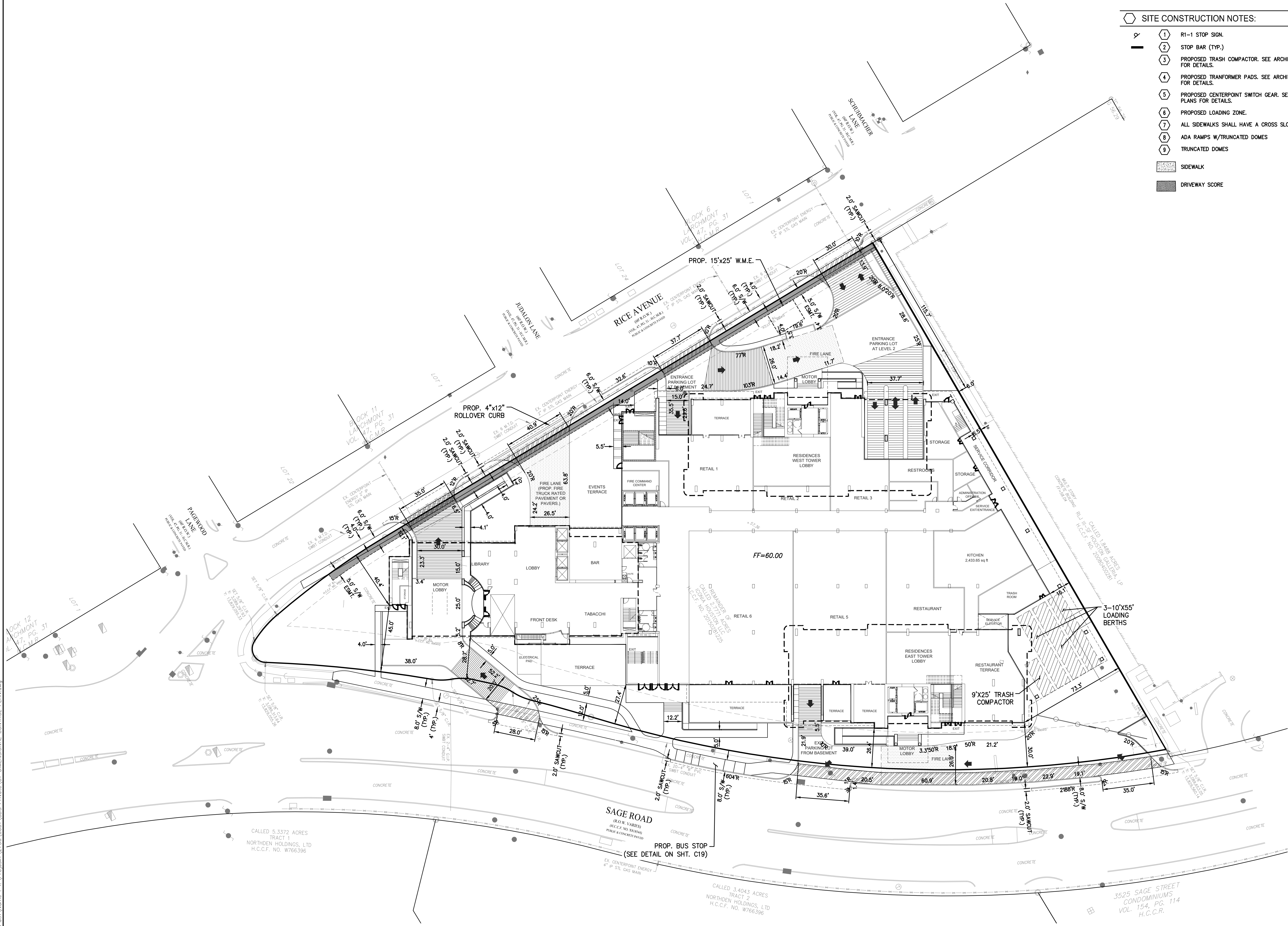


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### Aerial

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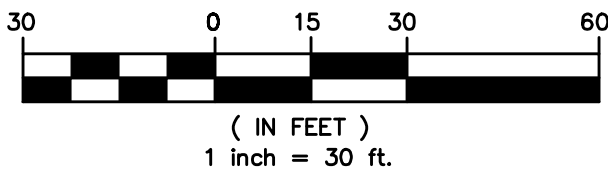
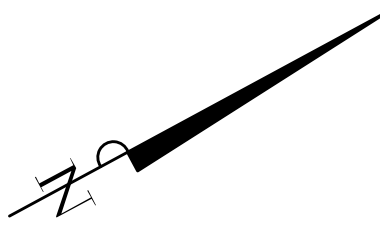


GENERAL SITE NOTES:

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB.
2. ALL CURB RETURN RADII SHALL BE 2', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO SEED AND SOD EXPOSED DIRT AREAS UPON COMPLETION OF FINAL GRADE AND BACKFILL.

SITE CONSTRUCTION NOTES:

- 1 RI-1 STOP SIGN.
- 2 STOP BAR (TYP.)
- 3 PROPOSED TRASH COMPACTOR. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 4 PROPOSED TRANSFORMER PADS. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 5 PROPOSED CENTERPOINT SWITCH GEAR. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 6 PROPOSED LOADING ZONE.
- 7 ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.8%
- 8 ADA RAMPS W/TRUNCATED DOMES
- 8 TRUNCATED DOMES
- SIDEWALK
- DRIVEWAY SCORE



**FLOODPLAIN INFORMATION:**  
FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480296, DATED JUNE 18, 2007, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 48201C0855L. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**BENCHMARKS:**  
FLOODPLAIN REFERENCE MARK NUMBER 210295 IS A BRASS DISK STAMPED 210295 ON BRIDGE AT WESTHEIMER ROAD (EASTBOUND) AND BERING DITCH LOCATED ON UPSTREAM, SOUTHEAST CONCRETE STEP, ON SOUTH SIDE OF ROAD IN THE BUFFALO WATERSHED NEAR STREAM W142-00-00. (NAVD 88, 2001 ADJUSTMENT) ELEV.=61.44'  
BOX CUT ON "BB" INLET ALONG WESTERLY RIGHT-OF-WAY LINE OF SAGE ROAD APPROXIMATELY 245' ± SOUTHWEST ALONG SAGE ROAD FROM THE NORTHEAST CORNER OF THE SURVEYED PROPERTY, AS SHOWN ON SURVEY. (NAVD 88, 2001 ADJUSTMENT) ELEV.=55.73'

DATE	PERMIT SUBMITTAL REVISIONS

NOTE:  
IN CASE OF CONFLICT BETWEEN DETAILS SHOWN ON THIS SHEET AND THE CITY OF HOUSTON DESIGN STANDARDS, THE MORE STRINGENT SHALL APPLY.

DATE	REVISION

CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

ICONIA  
HOUSTON SAGE  
DEVELOPMENT

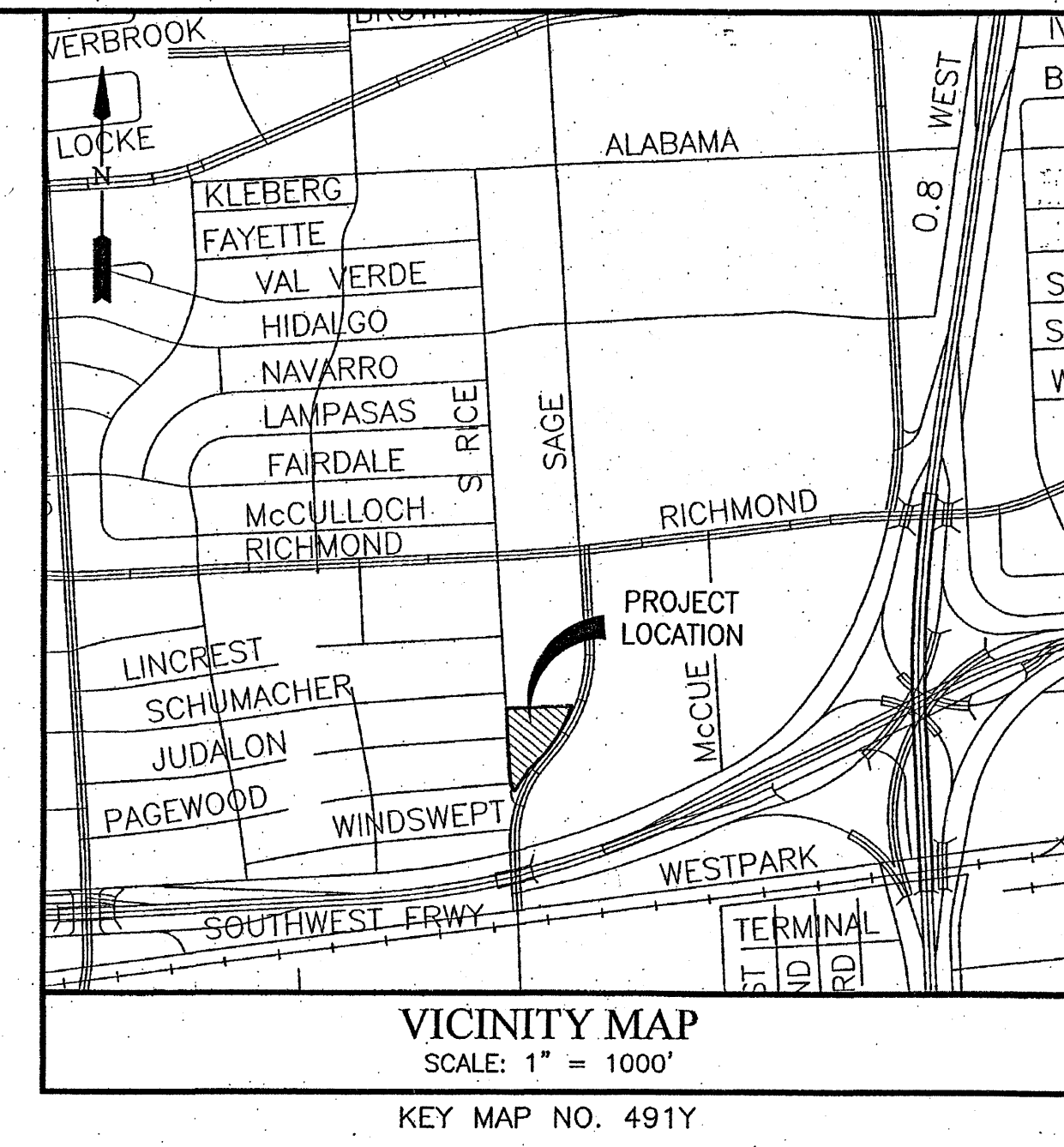
DIMENSIONAL  
CONTROL PLAN

LJA Engineering Inc.   
1904 W. Grand Pkwy N. Phone 713.953.5200  
Suite 100 Fax 713.953.5026  
Houston, Texas 77449 FRN-F-1386

LJA PROJECT NO.: 27350-0001

SCALE: 1"=30'  
DATE: MARCH, 2021 SHEET NO. C7 of C21 SHEETS





- 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		
LINE	BEARING	DISTANCE
L1	S 40°48'34" W	13.49'
L2	S 87°13'32" W	16.23'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	814.06'	27°31'57"	391.18'	S 31°38'20" W	387.43'
C2	849.44'	2°50'51"	42.21'	S 43°58'54" W	42.21'
C3	38.65'	19°13'42"	12.97'	S 52°10'16" W	12.91'
C4	38.65'	20°58'29"	14.15'	S 51°17'49" W	14.07'
C5	37.96'	22°25'16"	14.85'	S 29°35'08" W	14.76'
C6	39.42'	19°36'57"	13.50'	S 28°11'44" W	13.43'
C7	848.04'	7°36'45"	112.67'	S 34°11'38" W	112.59'
C8	9.08'	119°46'58"	18.98'	N 89°43'16" W	15.71'
C9	78.15'	17°25'15"	23.76'	N 21°07'09" W	23.67'
C10	528.58'	9°42'50"	89.62'	N 07°34'43" W	89.51'

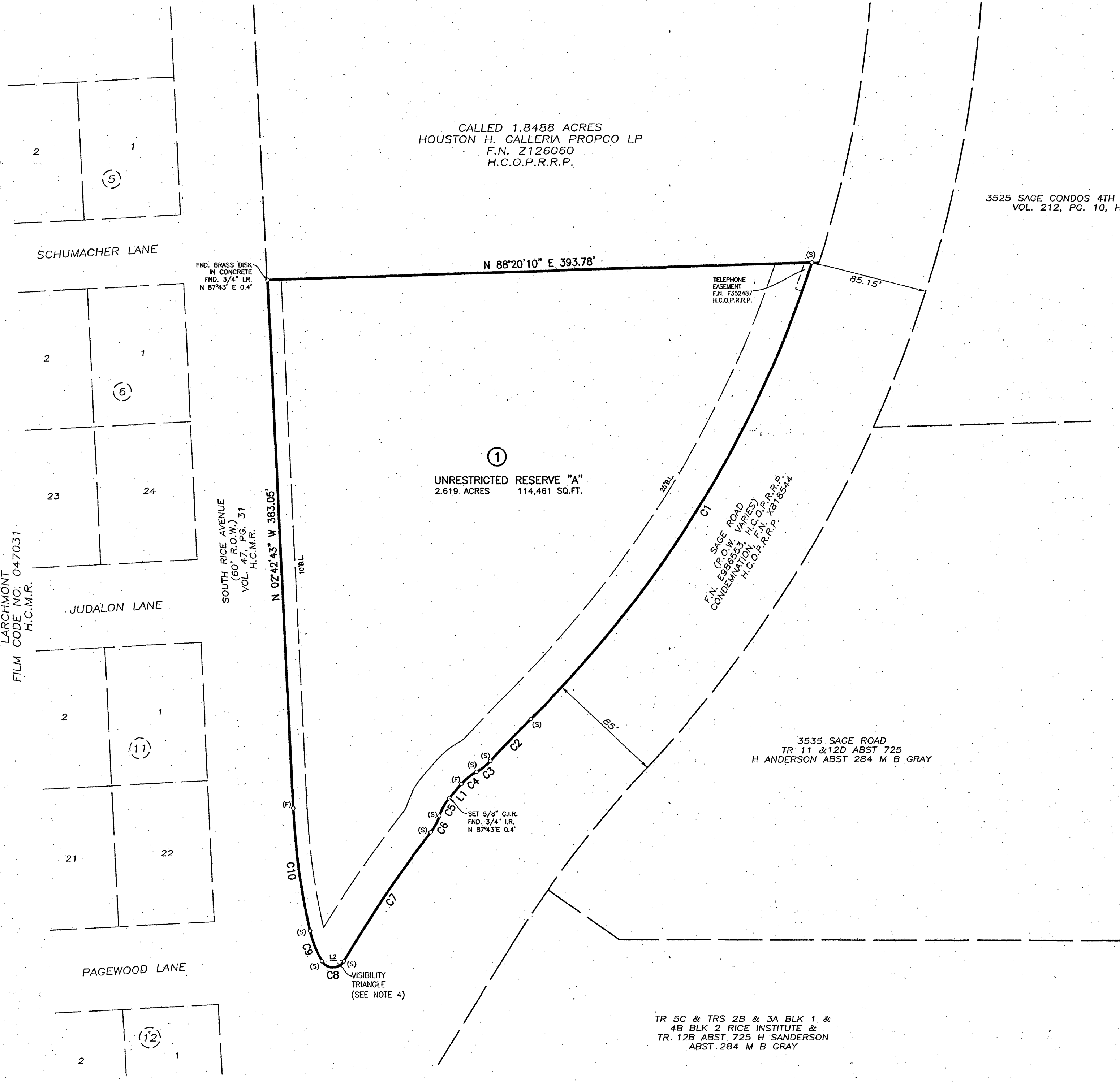
OFFICE OF  
DIANE TRAUTMAN  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
FILM CODE 680410  
ICONIA HOUSTON LLC  
THIS IS PAGE 1 OF 2 PAGES  
SCANNER Context IQ4400  
KEY MAP

- 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 ENCRoACH 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.

**Civil-Surv**  
Land Surveying, LLC  
16099 WESTSPRICE DRIVE, SUITE 100  
HOUSTON, TEXAS 77042  
OFFICE: (713) 839-9181  
FAX: (713) 839-9020  
TBLPS No. 10143800

**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:  
**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



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 P.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  
DEPUTY

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR PAGE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

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.

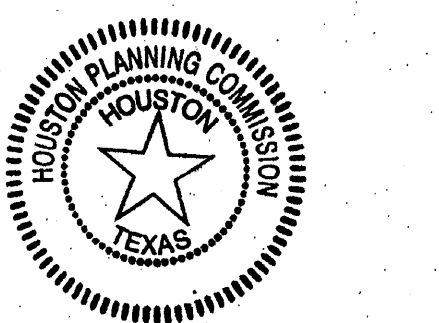
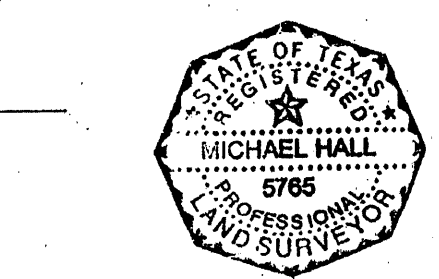
Parimal Bhatt  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
MY COMMISSION EXPIRES 04/17/2024  
ACTING IN COUNTY OF Wayne

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 14 DAY OF JANUARY, 2020.

BY: Margaret Wallace Brown  
MARGARET WALLACE BROWN, AICP,  
CNU-A, SECRETARY







June 1, 2021

**UPTOWN**  
HOUSTON

Mr. William R. Franks  
1310 Richlawn Drive  
Spring, Texas 77379

Dear Bill,

The Uptown Houston District is pleased with the progress made to transform the old Galleria Post Office site into *The Iconia Hotel and Condominiums Houston*, located at 3500 Sage Road. The existing site, along the southern border of the Uptown District, was closed by the U.S. Post Office and has been vacant for the better part of seven years. The redevelopment of this site is important for the continued growth of this area.

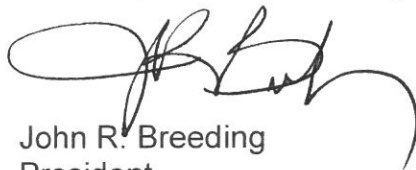
*The Iconia Hotel and Condominium* development will bring a new exciting international hotel concept to the area as well as new housing options. *The Iconia Hotel* will provide 421 first class hotel rooms, multiple restaurants, a large conference center along with full guest amenities set in beautiful surroundings. The project will create over a thousand jobs while under construction and five hundred new jobs once completed.

In addition to the hotel and condominium units, the project will create an activity center that the Galleria area needs and is currently lacking. There will also be two condominium towers with 102 beautiful state-of-the-art living units that will enjoy the benefits of being adjacent to this great hotel.

The unique design strategy brings a fresh approach to urban living in Houston's Uptown District. The *Iconia* team is committed to ensuring the success and viability of this great new project, because of the value it adds to the Uptown District, City of Houston, and the guests and residents.

The Uptown District and the Galleria area have always been a special place to live, work and play. *The Iconia Hotel and Condominiums* will make it even more special. It is for these reasons that I am writing in support of *The Iconia Hotel and Condominium* development project.

Sincerely,



John R. Breeding  
President

DISTRICT  
BOARD OF  
DIRECTORS

Jeb Bowden  
*The Hanover Company*

Todd H. Casper  
*CBRE Capital Markets, Inc.*

Gerald Crump  
*Weingarten Realty*

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Kurt Webb  
*Simon Property Group*

Jonathan Zadok  
*Zadok Jewelers*

John R. Breeding  
*Uptown Houston District*

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# Houston Planning Commission

## ITEM: III

Planning and Development Department

Meeting Date: 05/13/2021

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Subdivision Name: Iconia Hotel



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# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: III

MEETING DATE: 06/10/2021

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:** Defer

**PLANNING COMMISSION ACTION:** Defer

**DECISION:** ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

**DATE:** June 10<sup>th</sup>, 2021