HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, JUNE 24, 2021
2:30PM

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VIRTUAL ELECTRONIC MEETING
Via: Join Microsoft Teams Meeting
WEB: https://bit.ly/3iS1AUL **OR**
CALL +1 936-755-1521
CONFERENCE ID: 864 561 209#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:
speakercomments.pc@houstontx.gov
MAKE COMMENTS BY PHONE AT: 832-393-6624
(PREFERRED 24 HOURS IN ADVANCE)

PLANNING COMMISSION MEMBERS

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

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

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

EX- OFFICIO MEMBERS
Carol Lewis, Ph.D.
Carol Haddock, P.E.
Yuhayna H. Mahmud, AICP
Russ Poppe

SECRETARY
Margaret Wallace Brown

Meeting Policies and Regulations

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

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

1. Anyone wishing to speak before the Commission should sign up to speak via phone 832-393-6624 or email Speakercomments.pc@houstontx.gov, 24 hours in advance preferred.

2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted in the email or when the speaker calls.

3. All comments submitted in writing or by phone will be read into the record by staff.

4. Keep your phone or computer on "MUTE" unless identified by the Chair to speak. When your name is called, unmute your phone by pressing your mute button or *6, or unmute your computer. State your name, spell your last name, and make your comments. When you are done, please mute yourself.

5. If the speaker wishes to discuss any subject not otherwise on the agenda, time will be allocated or allotted after all agenda items have been processed and "public comments" are taken.

6. For each item, the applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.

5. Speakers will be allowed two minutes each for specially called hearing items, replats with notice, variances, and special exceptions.

6. Speakers will be allowed 1 minute each for all consent agenda items.

7. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.

8. When an item has been deferred to a future agenda, speakers will be allowed to speak again when the item appears on the next agenda, but will be limited to one minute.

9. Time limits will not apply to elected officials.

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

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

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

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

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

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

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

Mailing address is:
P.O. Box 1562
Houston, Texas 77251-1562

Website is www.houstonplanning.com

E-mail us at:
Planning and Development
Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

PLANNING & DEVELOPMENT DEPARTMENT

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

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

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

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

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

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

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

Commission or Group:

SPEAKER SIGN IN FORM

DATE:_____

AGENDA ITEM NUMBER_____

AGENDA ITEM NAME_____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

Your position or comments: ___ **Applicant** ___ **Supportive** ___ **Opposed** ___**Undecided**

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

To join the June 24, 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/3iS1AUL); or**
- **Join via Phone: +1 936-755-1521 Conference ID: 864 561 209#**

Visit website (ftp://edrc.houstontx.gov//2021/2021-13_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 24, 2021 2:30 p.m. via Microsoft Teams

Call to Order
Director's Report
Approval of the June 10, 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 (Lyndy Morris,John Cedillo, and Dorianne Powe Phlegm)
   d. Subdivision Plats with Variance Requests (Geoff Butler, Aracely Rodriguez John Cedillo, Devin Crittle, Lyndy Morris, and Tammi Williamson)
   e. Subdivision Plats with Special Exception Requests
   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(Jose Mendoza, Homero Guajardo Alegria and Jacqueline Brown)

II. **Establish a public hearing date of July 22, 2021**
   a. Amended Plat of Almeda Place partial replat no 11
   b. Avenue Central Plaza replat no 1
   c. Buckingham Place Sec 4 partial replat no 1
   d. Connor Landing
   e. Craig Woods partial replat no 36
   f. Emerald Meadows Sec 2
   g. Foster Place partial replat no 16
   h. Kentshire Place Sec 3 partial replat no 1
   i. Milby House
   j. Museum Park Jackson Rosedale partial replat no 1
   k. Neuen Manor partial replat no 21
   l. Pelham Place Sec 2 partial replat no 1
   m. White Oak Springs Sec 1 partial replat no 1

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

IV. **Public Hearing and Consideration of a Special Minimum Lot Size Block for the 500 block of Welch Street, north and south sides – SMLSB 783** (Tonya Sawyer)

V. **Public Comment**

VI. **Adjournment**

Minutes of the Houston Planning Commission

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

June 10, 2021
Telephonic/Videoconference Meeting held via Microsoft Teams https://bit.ly/34Oliss
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	
Antoine Bryant	Arrived at 2:32 p.m. after roll call
Lisa Clark	
Rodney Heisch	
Randall L. Jones	
Lydia Mares	Left at 3:44 p.m. during item 122
Paul R. Nelson	Arrived at 2:48 p.m. before Item 110
Linda Porras-Pirtle	Absent
Kevin Robins	
Ileana Rodriguez	Absent
Ian Rosenberg	Absent
Megan R. Sigler	Absent
Zafar Tahir	Arrived at 2:33 p.m. during Chair's report
Meera D. Victor	Absent
Scott Cain for Commissioner James Noack	
Maggie Dalton for The Honorable KP George	Left at 5:00 p.m. before item 128
Loyd Smith for The Honorable Lina Hidalgo	

EXOFFICIO MEMBERS
Carol A. Lewis
Carol Haddock
Yuhayna H. Mahmud
Craig Maske

Executive Secretary
Margaret Wallace Brown, Director, Planning and Development Department

CHAIR'S REPORT
Chair Martha L. Stein reported on virtual meeting procedures. Actions must be audible.

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

APPROVAL OF THE MAY 27, 2021 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the May 27, 2021 Planning Commission meeting minutes.
Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 108)

Items removed for separate consideration: **2, 3, 4, 8, 10, and 14.**
Staff recommendation: Approve staff's recommendations for item(s) 1 - 108 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for item(s) 1 - 108 subject to the CPC 101 form conditions, except items removed for separate consideration.
Motion: **Jones** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **2, 3, 4, 8, 10, and 14,** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items **2, 3, 4, 8, 10, and 14,** subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Robins** Vote: **Unanimous** Recusing: **Dalton and Heisch**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

109 Arocket Moving and Storage 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

110 Croyden Gardens partial replat no 2 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Robins** Second: **Mares** Vote: **Unanimous** Abstaining: **None**.

111 Eagle Landing Townhomes West Sec 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: **Jones** Vote: **Unanimous** Abstaining: **None**

112 Foster Place partial replat no 13 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**

113 Foster Place partial replat no 12 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

114 Harris County School Land Four Leagues partial replat no 1 C3N Defer

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

115 Rochester Place partial replat no 1 C3N Defer

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

116 Tiffany Gardens Replat 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: **Mares** Vote: **Unanimous** Abstaining: **None**

117 Upper West End Sec 14 partial replat no 1 C3N Withdrawn

118 Woodland Heights partial replat no 4 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: **Nelson** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

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

120 Bellfort Farms Sec 2 C3P Defer

Staff recommendation: Defer the application for two weeks per applicant's request.
Commission action: Deferred the application for two weeks per applicant's request.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining**: None**

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

122 Dunvale Village C3R Approve

Staff recommendation: Deny the variance(s) and disapprove 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: **Robins** Vote: **Carried** Opposed**: Abraham, Alleman Baldwin, Garza, Nelson and Tahir**
Speakers: Ryan Day, Mikalla Hodges, applicant – supportive; Copeland Rhea, Ted Prouty, Jerry Towne, David Wood – opposed; Cynthia Rosenthal – position not stated; David Fields, Chief Transportation Planner.

Items 123 and 124 were taken together at this time.

123 Grand Mason GP GP Approve
124 Grand Mason Sec 3 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: **Alleman** Vote: **Carried** Abstaining**: Heisch**

125 Newtechwood America Headquarters C3R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining**: None**
Speaker: Reginald Parker – position not stated.

126 Quinn Park C3R Approve
Staff recommendation: Deny the variance(s) and disapprove the plat subject to the CPC 101 form conditions.
Commission action: Grant the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Clark** Vote: **Carried** Opposing**: Garza and Nelson**
Speakers: Mary Lou Henry, applicant – supportive; Carl Sandin – opposed.

127 Soto Complex C2R Withdrawn

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

At 5:01 p.m. Commissioner Smith stepped out of the meeting.

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

128 Towne Lake Sec 63 C3P Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Jones** Second: **Smith** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

129 Blossom Hotel and Suites replat no 2 EOA Approve
130 Cypress Fairbanks Matzke Road Multi Use Facilities EOA Approve
131 Hickory Ridge partial replat no 1 EOA Approve
132 Jackrabbit Business Park EOA Approve

133	**Three Stars Galaxy Enterprises**	**EOA**	**Approve**
134	**Yalda Real Estate Group LLC**	**EOA**	**Approve**

H NAME CHANGES

NONE

I CERTIFICATES OF COMPLIANCE

135	**25982 Lantern Lane**	**COC**	**Approve**
136	**27580 Burning Tree Lane**	**COC**	**Approve**

Staff recommendation: Approve staff's recommendations for items 129-136.
Commission action: Approved staff's recommendations for items 129-136.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

137 2805 Delano Street **DPV** **Approve**
Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10' building line along Delano Blvd.
Commission action: Granted the variance(s) and approved the development plat to allow a 10' building line along Delano Blvd.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

138 3202 Hutchins Street **DPV** **Approve**
Staff recommendation: Grant the variance(s) and approve the development plat to allow a 3' building line along Elgin St.
Commission action: Granted the variance(s) and approved the development plat to allow a 3' building line along Elgin Blvd.
Motion: **Alleman** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

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. **RoyalBrook at Kingwood Sec 13 replat no 1**
j. **Ruburfield Subdivision no 66 partial replat no 5**
k. **Woodland Acres replat partial replat no 3**

Staff recommendation: Established a public hearing date of July 8, 2021 for item II a-k.
Commission action: Established a public hearing date of July 8, 2021 for item II a-k.
Motion: **Jones** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

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

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

Speaker: Stephanie Hamilton, applicant – supportive.

IV. PUBLIC COMMENTS

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:14 p.m.

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

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

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
1	Assisted Living at Cypresswood	C2		Approve the plat subject to the conditions listed
2	Balmoral East Sec 1	C3F		Approve the plat subject to the conditions listed
3	Balmoral East Sec 2	C3F		Approve the plat subject to the conditions listed
4	Balmoral East Sec 3	C3F		Approve the plat subject to the conditions listed
5	Becker Landing GP	GP	DEF2	Approve the plat subject to the conditions listed
6	Blue Creek partial replat no 1 replat no 1	C3F		Approve the plat subject to the conditions listed
7	Bridgeland Parkland Village Sec 61	C3F		Approve the plat subject to the conditions listed
8	Bridgeland Prairieland Village Sec 12	C3F		Approve the plat subject to the conditions listed
9	Bridgeland Prairieland Village Sec 17	C3F		Approve the plat subject to the conditions listed
10	Camillo Lakes Sec 4 partial replat no 1	C3F		Approve the plat subject to the conditions listed
11	Candela Water Plant no 1	C2		Approve the plat subject to the conditions listed
12	City Gate Sec 7	C3F		Approve the plat subject to the conditions listed
13	City Gate Sec 8	C3F		Approve the plat subject to the conditions listed
14	Cottages at Willow Creek	C3F		Approve the plat subject to the conditions listed
15	Croyden Gardens partial replat no 2	C3F		Approve the plat subject to the conditions listed
16	Cypress Green Sec 4	C3F		Approve the plat subject to the conditions listed
17	Cypress Green Sec 5	C3F		Approve the plat subject to the conditions listed
18	Cypress Green Sec 7	C3F		Approve the plat subject to the conditions listed
19	El Fenice Sec 1 replat no 2	C3F		Defer Additional information reqd
20	Fairway Farms GP	GP	DEF1	Approve the plat subject to the conditions listed
21	Fairway Farms Sec 3	C3P	DEF1	Approve the plat subject to the conditions listed
22	Far East Acres	C2	DEF1	Defer Chapter 42 planning standards
23	Fort Bend County MUD No 23 Park Site	C3F		Approve the plat subject to the conditions listed
24	Foster Place partial replat no 12	C3F		Approve the plat subject to the conditions listed
25	Foster Place partial replat no 13	C3F		Approve the plat subject to the conditions listed
26	Friendswood Hariom	C3F		Approve the plat subject to the conditions listed
27	Graceview Baptist Church Telge GP	GP		Approve the plat subject to the conditions listed
28	Graceview Baptist Church Telge Sec 1	C3P		Defer Additional information reqd
29	Highland Homes	C3F		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
30	Hunt Four Cole Estates	C2		Approve the plat subject to the conditions listed
31	Innglo Global Properties	C2	DEF2	Approve the plat subject to the conditions listed
32	Katy Christian Ministries	C2		Approve the plat subject to the conditions listed
33	Kindred Moreno	C2		Approve the plat subject to the conditions listed
34	Lake Elaine Estates GP	GP		Approve the plat subject to the conditions listed
35	Lake Elaine Estates Sec 1	C3P	DEF2	Approve the plat subject to the conditions listed
36	Luu Village	C2		Defer Chapter 42 planning standards
37	Mansfield Development	C3F		Approve the plat subject to the conditions listed
38	Market Properties	C2	DEF1	Approve the plat subject to the conditions listed
39	Market Sydnor	C2	DEF2	Approve the plat subject to the conditions listed
40	Marvida Sec 15	C3F		Approve the plat subject to the conditions listed
41	Marvida Sec 16	C3F		Approve the plat subject to the conditions listed
42	Marvida Sec 17	C3F		Defer Additional information reqd
43	Marvida Sec 18	C3F		Approve the plat subject to the conditions listed
44	Marvida Sec 19	C3F		Approve the plat subject to the conditions listed
45	Marvida Sec 20	C3F		Approve the plat subject to the conditions listed
46	Marvida Sec 21	C3P		Approve the plat subject to the conditions listed
47	McAlpine Place	C2	DEF1	Approve the plat subject to the conditions listed
48	Morton Creek Ranch GP	GP		Approve the plat subject to the conditions listed
49	Peek Ridge Road Street Dedication Sec 1	SP		Defer Chapter 42 planning standards
50	Peytons Landing GP	GP		Defer for further study and review
51	Peytons Landing Sec 1	C2		Defer Chapter 42 planning standards
52	Pine Grove Sec 2	C3F	DEF2	Approve the plat subject to the conditions listed
53	Pinecrest Center Sec 1	C3F	DEF1	Approve the plat subject to the conditions listed
54	Pinemont Grove	C3F		Approve the plat subject to the conditions listed
55	Plaza 290 Boulevard Estates	C3F		Approve the plat subject to the conditions listed
56	Pocket Prairie Drive and Caterpillar Lake Drive Street Dedication	SP		Approve the plat subject to the conditions listed
57	Pro Investment Center	C2		Approve the plat subject to the conditions listed
58	Quinn Park	C3F		Approve the plat subject to the conditions listed
59	Red Hawk Distribution Park	C3F		Approve the plat subject to the conditions listed
60	Saint Bernard Old Spanish Trail	C2		Defer Chapter 42 planning standards
61	Saqib Reserve on Mueschke	C2		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
62	Sheldon Ridge Sec 12	C3P		Approve the plat subject to the conditions listed
63	Sheldon Ridge Sec 13	C3P		Approve the plat subject to the conditions listed
64	Shepherd Square Retail	C2		Approve the plat subject to the conditions listed
65	Southgate partial replat no 4	C3F		Approve the plat subject to the conditions listed
66	Special Pals	C2		Approve the plat subject to the conditions listed
67	Spring Cypress Warehouses	C2		Defer Additional information reqd
68	Sunterra Sec 14	C3F		Approve the plat subject to the conditions listed
69	Sunterra Sec 15	C3F		Approve the plat subject to the conditions listed
70	Sunterra Sec 16	C3F		Approve the plat subject to the conditions listed
71	Sunterra Sec 17	C3F		Defer Chapter 42 planning standards
72	Sunterra Sec 18	C3F		Defer Chapter 42 planning standards
73	Sunterra Sec 19	C3F		Approve the plat subject to the conditions listed
74	Sunterra Sec 20	C3F		Approve the plat subject to the conditions listed
75	Telge Ranch West GP	GP	DEF1	Approve the plat subject to the conditions listed
76	Tidwell Forest	C3F	DEF1	Approve the plat subject to the conditions listed
77	Tiffany Gardens Replat partial replat no 1	C3F		Approve the plat subject to the conditions listed
78	Trails at Katy Sec 6	C3P	DEF1	Approve the plat subject to the conditions listed
79	Vantage on Velasco	C2	DEF1	Approve the plat subject to the conditions listed
80	Willow Park Center	C2		Approve the plat subject to the conditions listed
81	Wise Acres	C1		Defer Additional information reqd
82	Zayaan Holding Real Estate LLC	C2		Approve the plat subject to the conditions listed

B-Replats

83	Allison Richey Gulf Coast Home Company partial replat no 1	C3R		Approve the plat subject to the conditions listed
84	Arlington Properties	C2R		Defer for further study and review
85	Astrodome Oaks Sec 1 replat partial replat no 2	C2R		Approve the plat subject to the conditions listed
86	Brick and Stone at Rebecca	C2R		Approve the plat subject to the conditions listed
87	Buena Vista Estates	C2R		Approve the plat subject to the conditions listed
88	Cetti Gardens	C2R		Approve the plat subject to the conditions listed
89	Chestnut Modern Farmhouses	C2R	DEF2	Approve the plat subject to the conditions listed
90	Colonial Corner GP	GP		Approve the plat subject to the conditions listed
91	Colonial Corner Sec 1	C2R	DEF1	Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
92	Colquitt Manors	C2R		Approve the plat subject to the conditions listed
93	Cordell Estates	C2R		Approve the plat subject to the conditions listed
94	Cordell Heights	C2R		Approve the plat subject to the conditions listed
95	Crosstimbers Center	C2R		Approve the plat subject to the conditions listed
96	Cypress Square	C2R		Approve the plat subject to the conditions listed
97	Elser Park	C2R		Defer Applicant request
98	Estates at Rawley	C2R		Defer LGL deed rests review pending
99	Farrington Place Sec 3 partial replat no 1	C2R		Defer Additional information reqd
100	Greenwood District Reserve	C2R		Approve the plat subject to the conditions listed
101	Haight Meadows	C2R	DEF1	Approve the plat subject to the conditions listed
102	Hardy District Estates	C2R		Approve the plat subject to the conditions listed
103	Holman Vista	C2R		Approve the plat subject to the conditions listed
104	Hugo Shop	C2R		Defer Additional information reqd
105	Janisch Villas	C2R		Approve the plat subject to the conditions listed
106	JKM Caesar Complex	C2R	DEF1	Defer Applicant request
107	Julia Street Landing	C2R		Approve the plat subject to the conditions listed
108	Lena Heights	C2R	DEF1	Withdrawn
109	Lincoln City Estates	C2R		Approve the plat subject to the conditions listed
110	Lincoln City Sec 3 partial replat no 2	C2R	DEF1	Approve the plat subject to the conditions listed
111	Magnolia Place partial replat no 1	C3R		Defer Additional information reqd
112	Magnolia Square on Center	C2R		Approve the plat subject to the conditions listed
113	Maury Street Villas	C2R		Approve the plat subject to the conditions listed
114	Maxie Patio Homes	C2R		Approve the plat subject to the conditions listed
115	Merwin Green	C2R		Approve the plat subject to the conditions listed
116	Merwin Grove	C2R		Approve the plat subject to the conditions listed
117	Merwin Landing	C2R		Approve the plat subject to the conditions listed
118	Merwin Terrace	C2R		Approve the plat subject to the conditions listed
119	Owl Club Gardens	C2R		Defer Chapter 42 planning standards
120	Patton Park	C2R		Defer Applicant request
121	Pollard Estates	C2R		Defer Additional information reqd
122	Popper Heights West	C2R		Approve the plat subject to the conditions listed
123	Saint Bernard Tabor	C2R		Approve the plat subject to the conditions listed
124	Sam Wilson Estates	C2R		Defer Additional information reqd
125	South End Vista	C2R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
126	Sunset Homes	C2R	DEF1	Disapprove
127	Thompson Place	C2R	DEF1	Approve the plat subject to the conditions listed
128	Three Js Place	C2R		Approve the plat subject to the conditions listed
129	Vermont Villas	C2R		Approve the plat subject to the conditions listed
130	Villa Drywall Supply	C2R		Approve the plat subject to the conditions listed
131	Vivas Place	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

132	Eagle Landing Townhomes West Sec 1	C3N	DEF1	Approve the plat subject to the conditions listed
133	Harris County School Land Four Leagues partial replat no 1	C3N	DEF1	Defer Applicant request
134	Lakewood Pines Sec 14	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
135	Milby House	C3N		Withdrawn
136	Ryon Addition partial replat no 2	C3N		Defer Applicant request
137	Shadyvilla Addition Sec 2 partial replat no 9	C3N		Approve the plat subject to the conditions listed
138	Woodland Heights partial replat no 4	C3N	DEF1	Approve the plat subject to the conditions listed
139	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1	C3N		Approve the plat subject to the conditions listed

D-Variances

140	Becker Landing Sec 1	C3R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
141	Bellfort Farms Sec 2	C3P	DEF2	Deny the requested variance(s) and Disapprove the plat
142	Beyond Knox	C3R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
143	Candela GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
144	Mac Gregor Palms Sec 1 partial replat no 1 and extension	C2R		Defer Additional information reqd
145	Martinez Reserve	C2		Defer Chapter 42 planning standards
146	Newport Wastewater Treatment Plant	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
147	Texas Childrens Main Tower	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

None

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
F-Reconsideration of Requirements				
148	Towne Lake Sec 63	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
G-Extensions of Approval				
149	Cypress Fairbanks ISD Elementary no 57	EOA		Approved
150	Cypress Green Sec 1	EOA		Approved
151	Cypress Green Sec 2	EOA		Approved
152	Cypress Green Sec 3	EOA		Approved
153	Cypress Green Sec 6	EOA		Approved
154	First Metropolitan Church of Houston	EOA		Approved
155	Grant Road Commercial	EOA		Approved
156	Lakes at Creekside Sec 12	EOA		Approved
157	Lindale Medical Plaza replat and extension	EOA		Approved
158	Palai Preserve	EOA		Approved
159	Stuebner Hollow Sec 2	EOA		Approved
160	Woodland Lakes Sec 5	EOA		Approved
H-Name Changes				
None				
I-Certification of Compliance				
161	22500 E. Martin Drive	COC		Approved
J-Administrative				
None				
K-Development Plats with Variance Requests				
162	4557 Creekmont Drive	DPV		Defer
163	2301 Dorrington Street	DPV		Defer
164	5204 East Freeway	DPV		Defer
165	413 Gale Street	DPV		Defer
Hotel/Motel with Variance Requests				
III	Iconia Hotel located at 3500 Sage Road	HMV	DEF3	Approved

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 06/24/2021
Plat Name: Assisted Living at Cypresswood
Developer: Victor Abolo
Applicant: Beacon Land Services
App No/Type: 2021-1391 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.4930	Total Reserve Acreage:	2.4930
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77388	331D	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

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)
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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 06/24/2021
Plat Name: Balmoral East Sec 1
Developer: CBA STRATEGIC FUND I, L.P.
Applicant: Jones | Carter
App No/Type: 2021-1404 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	27.0900	Total Reserve Acreage:	5.9400
Number of Lots:	112	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 422

County	Zip	Key Map ©	City / ETJ
Harris	77044	377S	ETJ

Conditions and Requirements for Approval

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

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

052. Timber Forest Drive must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 06/24/2021
Plat Name: Balmoral East Sec 1
Developer: CBA STRATEGIC FUND I, L.P.
Applicant: Jones | Carter
App No/Type: 2021-1404 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
No comments.
Addressing: Please display street segment divisions on Plat. Possible existing road easement, SILVER LAKE ROAD, runs through proposed Plat.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
Curve, C2 may need to be adjusted to separate ROW from drainage easement. Verify need for separate curve, C1
Verify property boundary to the south (Chapter 42)
limited scope TIA required to determine left turn lane requirements before review of site development plan (HC-permit regs, 12.02)
UVE should be checked at Castle Run Dr and Lakewood Pines 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 at Castle Run Dr and Lakewood Pines 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 06/24/2021
Plat Name: Balmoral East Sec 2
Developer: CBA Strategic Fund I, LP
Applicant: Jones | Carter
App No/Type: 2021-1405 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	26.7300	Total Reserve Acreage:	7.5100
Number of Lots:	90	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 422

County	Zip	Key Map ©	City / ETJ
Harris	77044	377S	ETJ

Conditions and Requirements for Approval

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

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

052. Balmoral East Sec 1 and Timber Forest Drive must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 06/24/2021
Plat Name: Balmoral East Sec 2
Developer: CBA Strategic Fund I, LP
Applicant: Jones | Carter
App No/Type: 2021-1405 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Addressing:

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)
Balmoral East Sec 1 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Coordinate with CIP project manager Mike Turner prior to recordation
UVE should be checked at Castle Run Dr and Lakewood Pines 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 06/24/2021
Plat Name: Balmoral East Sec 3
Developer: CBA Strategic Fund I, L.P.,
Applicant: Jones | Carter
App No/Type: 2021-1407 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	34.1900	Total Reserve Acreage:	10.8100
Number of Lots:	118	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 422

County	Zip	Key Map ©	City / ETJ
Harris	77044	377S	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

HPW-OCE- Drainage and Utility: No comments

Addressing: Possible existing road easement, SILVER LAKE ROAD, runs through proposed 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)
Sec 1 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 06/24/2021
Plat Name: Balmoral East Sec 3
Developer: CBA Strategic Fund I, L.P.,
Applicant: Jones | Carter
App No/Type: 2021-1407 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 06/24/2021
Plat Name: Becker Landing GP
Developer: Friendswood Development Company
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1162 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 06/24/2021
Plat Name: Becker Landing GP
Developer: Friendswood Development Company
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1162 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

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)
Pedestrian connection is requested to the park.
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 & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 06/24/2021
Plat Name: Blue Creek partial replat no 1 replat no 1
Developer: Blue Creek HOA
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1249 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4597	Total Reserve Acreage:	0.1440
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Park MUD

County	Zip	Key Map ©	City / ETJ
Harris	77086	370U	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

HPW- TDO- Traffic: 06/23/2021
No comments.
HPW-HW- IDS: Approve
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 06/24/2021
Plat Name: Blue Creek partial replat no 1 replat no 1
Developer: Blue Creek HOA
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1249 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 06/24/2021
Plat Name: Bridgeland Parkland Village Sec 61
Developer: Bridgeland Development, LP
Applicant: R.G. Miller Engineers
App No/Type: 2021-1083 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	19.6000	Total Reserve Acreage:	3.9160
Number of Lots:	87	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 489

County	Zip	Key Map ©	City / ETJ
Harris	77433	366X	ETJ

Conditions and Requirements for Approval

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

052. Bridgeland Parkland Village Sec 54 must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 06/24/2021
Plat Name: Bridgeland Parkland Village Sec 61
Developer: Bridgeland Development, LP
Applicant: R.G. Miller Engineers
App No/Type: 2021-1083 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Sec 54 will need to be recorded prior to or simultaneously with this plat (chapter 42-120)
limited scope TIA required to determine left turn lane requirements before review of site development plan (HC-permit regs, 12.02)
UVE should be checked at Marvelous Place and Fry Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Parkland Canyon Dr and Marvelous Place. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Generous Ln and Parkland Canyon Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Vivacious Ln and Parkland Canyon Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Parkland Row Dr and Parkland Canyon Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Joyous Ln and Parkland Canyon Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
if UVE is required we recommend that it be dedicated as a public roadway easement

CenterPoint: Utility easements should be dedicated minimum 14' or 16' for subdivision in rear or front of lots for subdivision, please see Lots 6-10, BLK 3, and Lots 5-8, BLK 4

Please note the Blanket easement noted above must me notes with recording information in the notes of plat.

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 06/24/2021
Plat Name: Bridgeland Prairieland Village Sec 12
Developer: Bridgeland Development, LP
Applicant: R.G. Miller Engineers
App No/Type: 2021-1379 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	18.3300	Total Reserve Acreage:	2.1770
Number of Lots:	45	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 490

County	Zip	Key Map ©	City / ETJ
Harris	77447	365P	ETJ

Conditions and Requirements for Approval

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

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

052. Pocket Prairie Drive and Caterpillar Lake Drive Street Dedication, Prairieland Crossing Drive, and the detention must be platted and recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

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

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

For Your Information:

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

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

CenterPoint: Please add attached Easement to the notes of the plat with recording information.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Recommend one continuous curve for Pocket Prairie Drive to eliminate broken back curve
Pocket Prairie Drive will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Required UVE have been shown on the plat and should be shown on construction plan also (chapter 10-COH geometric design guidelines, 10-23)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8

Action Date: 06/24/2021

Plat Name: Bridgeland Prairieland Village Sec 12

Developer: Bridgeland Development, LP

Applicant: R.G. Miller Engineers

App No/Type: 2021-1379 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 06/24/2021
Plat Name: Bridgeland Prairieland Village Sec 17
Developer: Bridgeland Development, LP
Applicant: R.G. Miller Engineers
App No/Type: 2021-1380 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	13.3770	Total Reserve Acreage:	1.8070
Number of Lots:	47	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 490

County	Zip	Key Map ©	City / ETJ
Harris	77447	365P	ETJ

Conditions and Requirements for Approval

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

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

052. Pocket Prairie Drive and Caterpillar Lake Drive Street Dedication must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 06/24/2021
Plat Name: Bridgeland Prairieland Village Sec 17
Developer: Bridgeland Development, LP
Applicant: R.G. Miller Engineers
App No/Type: 2021-1380 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
Review proximity of driveway with Stop control at the intersection of Scott and Drew Street.
HPW-HW- IDS: APPROVE
CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: 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)
Pocket Prairie Drive will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 06/24/2021
Plat Name: Camillo Lakes Sec 4 partial replat no 1
Developer: EHRA
Applicant: EHRA
App No/Type: 2021-1389 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.8680	Total Reserve Acreage:	1.7422
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	444H	ETJ

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the following pipeline company(s). Sec 42-55

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 06/24/2021
Plat Name: Camillo Lakes Sec 4 partial replat no 1
Developer: EHRA
Applicant: EHRA
App No/Type: 2021-1389 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: approve
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE.
Detention is required.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Plan and PLAT need to be approved by CIP project manager Nawaraj Panta prior to recordation (HC-permit regs, 5.06)
Required UVE have been shown on the plat and should be shown on construction plan also (chapter 10-COH geometric design guidelines, 10-23)
CenterPoint: Utility Easements (UEs) should be dedicated (minimum of 14' or 16') for subdivisions in rear or front of lots for subdivision.

Please identify all easements that affect plat with recording information.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 06/24/2021
Plat Name: Candela Water Plant no 1
Developer: JDS Nursery Tract, LLC.
Applicant: Jones | Carter
App No/Type: 2021-1411 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.5200	Total Reserve Acreage:	2.5200
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
Fort Bend	77406	524P	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. 42-41(12)

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)

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

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

For Your Information:

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

Fort Bend Engineer: 1) Adjust BL based on provided ROW dedication
2) Address 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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 06/24/2021
Plat Name: Candela Water Plant no 1
Developer: JDS Nursery Tract, LLC.
Applicant: Jones | Carter
App No/Type: 2021-1411 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 06/24/2021
Plat Name: City Gate Sec 7
Developer: D.R. Horton-Texas, LTD.
Applicant: DHI Engineering, LLC
App No/Type: 2021-1401 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	36.9340	Total Reserve Acreage:	14.0490
Number of Lots:	193	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77047	573K	City

Conditions and Requirements for Approval

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

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

050. Bold plat boundary and remove survey boundary as indicated on the marked file copy.

052. East Orem Drive, City Gate Drive, and Meridian Gate Drive must be recorded prior to or simultaneously with this plat.Sec 42-120(a)(3)

059.1. Record information in title and on plat must match at 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)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 06/24/2021
Plat Name: City Gate Sec 7
Developer: D.R. Horton-Texas, LTD.
Applicant: DHI Engineering, LLC
App No/Type: 2021-1401 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Parks and Recreation: - Change from "net" to "incremental" in parks table
HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

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

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

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

Traffic only reviews for applicability of sidewalk construction details.

3. Type 1 Permanent Access Easement shall be designed and constructed like a public street and comply with IDM Ch. 10.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: No comments

CenterPoint: Recordation of Outside Easements.
Recordation of Road ROWs.
Transmission Review required.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 06/24/2021
Plat Name: City Gate Sec 8
Developer: D.R. Horton-Texas, LTD.
Applicant: DHI Engineering, LLC
App No/Type: 2021-1406 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	17.9370	Total Reserve Acreage:	2.1290
Number of Lots:	143	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77047	573K	City

Conditions and Requirements for Approval

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

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

052. City Gate Sec 7, Crown Gate Drive, Meridian Gate Drive, East Orem Drive, and Creston Gate Drive must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 06/24/2021
Plat Name: City Gate Sec 8
Developer: D.R. Horton-Texas, LTD.
Applicant: DHI Engineering, LLC
App No/Type: 2021-1406 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

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

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

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

Traffic only reviews for applicability of sidewalk construction details.

3. Type 1 Permanent Access Easement shall be designed and constructed like a public street and comply with IDM Ch. 10.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: No comments

Parks and Recreation: Please change "C" in Parks Table to read "Incremental" number of DUs
CenterPoint: Recordation of all Easements and roads.
Transmission Review.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 06/24/2021
Plat Name: Cottages at Willow Creek
Developer: Willow Creek Manors Property, LLC
Applicant: Costello, Inc.
App No/Type: 2021-1415 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	19.7300	Total Reserve Acreage:	16.3900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77375	289L	ETJ

Conditions and Requirements for Approval

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

159. Provide centerline tie. (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)

For Your Information:

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

Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: No comments

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
INO for pipeline crossing needed prior to plan approval (HC-permit regs, 5.06)
Recommend radius for C2, C3, C4, C5 and C7 be 550' and recommend L6 to be at least 100'
limited scope TIA required to determine left turn lane requirements before review of site development plan (HC-permit regs, 12.02)
Recommend removing Dappled Willow Drive as a street name

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14

Action Date: 06/24/2021

Plat Name: Cottages at Willow Creek

Developer: Willow Creek Manors Property, LLC

Applicant: Costello, Inc.

App No/Type: 2021-1415 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 06/24/2021
Plat Name: Croyden Gardens partial replat no 2
Developer: Europa Homes
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2021-1365 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 06/24/2021
Plat Name: Croyden Gardens partial replat no 2
Developer: Europa Homes
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2021-1365 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

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

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

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of an 3 lots 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Parks and Recreation: Number of dwelling units in park notes does not match parks table
Addressing: The intersecting street to this plat is EUBARKS ST rather than DEAMS ST. 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 06/24/2021
Plat Name: Cypress Green Sec 4
Developer: LT Cypress Green 634, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1368 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.4300	Total Reserve Acreage:	1.1300
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
Harris	77377	285U	ETJ

Conditions and Requirements for Approval

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

052. Tuscan Terrace Drive and Holderreith Road must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 06/24/2021
Plat Name: Cypress Green Sec 4
Developer: LT Cypress Green 634, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1368 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: All Easements must be identified on plat with recordation information, it appears that this easement affects this area.

The abstract referenced on the plat does not match the legal description on the title report.
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Tuscan Terrace Drive will need to be recorded prior to or simultaneously with this plat (chapter 42-120)
Required UVE have been shown on the plat and should be shown on construction plan also (chapter 10-COH geometric design guidelines, 10-23)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 06/24/2021
Plat Name: Cypress Green Sec 5
Developer: LT Cypress Green 634, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1369 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.4900	Total Reserve Acreage:	1.0050
Number of Lots:	39	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	285U	ETJ

Conditions and Requirements for Approval

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

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

052. Tuscan Terrace Drive must be recorded prior to or simultaneously with this plat.Sec 42-120(a)(3)

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 06/24/2021
Plat Name: Cypress Green Sec 5
Developer: LT Cypress Green 634, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1369 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1. Owner in title report and plat differ.
2. Key Map should have 3 digits 1 letter missing letter.
3. Title report lists tract is out of 3 surveys which should be shown in title block.
4. Easements listed in title report are missing from plat.
5. Vicinity map highlights Sec 7 instead of Sec 5
6. CenterPoint records show the following existing utility easement(s) that should potentially be included on the proposed plat. Copies are attached, please review. If you require a release, an application is attached.
UnRec CNP File No. 010B064 dated 3/5/1958 (Martens).
UnRec CNP File No. 010B065 dated 3/5/1958 (Hopfe).
END
HPW-HW- IDS: Approve
Harris County Flood Control District: Flood Control review - Need to label HCFCD Drainage Channel as L112-00-00 on the plat.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation (.TLGC-242.001h)Ð_
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
Tuscan Terrace Drive will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
UVE should be checked at Athena Dr and Tuscan 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 06/24/2021
Plat Name: Cypress Green Sec 7
Developer: LT Cypress Green 634, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1370 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	10.9700	Total Reserve Acreage:	0.7900
Number of Lots:	55	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	285V	ETJ

Conditions and Requirements for Approval

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

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

052. Cypress Green Sec 4 must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

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

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 06/24/2021
Plat Name: Cypress Green Sec 7
Developer: LT Cypress Green 634, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1370 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint:
All Easements must be identified on plat with recordation information, it appears that this easement affects this area.

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Sec 4 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO e-mail at recordation (.TLGC-242.001h)
Verify if additional ROW is not needed for Mason Road crossing channel
UVE should be checked for making right on red by eastbound traffic on Holderrieth Rd onto Mason 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)
Addressing: VILLA TERRACE sounds too similar to already existing VILLAGE TERRACE. Please choose a more unique name to avoid confusion during emergencies.

TERRA COVE sounds too similar to already existing TERRA GROVE. Please choose a more unique name to avoid confusion during emergencies.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 06/24/2021
Plat Name: El Fenice Sec 1 replat no 2
Developer: FADY GROUP LLC
Applicant: Hussam Ghuneim
App No/Type: 2021-1214 C3F

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	2.5000	Total Reserve Acreage:	0.2000
Number of Lots:	37	Number of Multifamily Units:	37
COH Park Sector:	9	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77057	491W	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 06/24/2021
Plat Name: El Fenice Sec 1 replat no 2
Developer: FADY GROUP LLC
Applicant: Hussam Ghuneim
App No/Type: 2021-1214 C3F

Staff Recommendation:
Defer Additional information reqd

HPW- TDO- Traffic: 06/21/2021
Recommend to show and label fire hydrant's location within the plat.
HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

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

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

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

Traffic only reviews for applicability of sidewalk construction details.

3. If providing a turnaround with a 20 ft width, dimensions should comply with figure 10.11 of the IDM. Radii of the turnaround should be 28 ft. Depth of the turnaround should be 70 ft.
HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE.
Detention is required.
Stormwater quality permit is required.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 06/24/2021
Plat Name: Fairway Farms GP
Developer: Century Land Holdings of Texas
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2021-1211 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

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.

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 06/24/2021
Plat Name: Fairway Farms GP
Developer: Century Land Holdings of Texas
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2021-1211 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris County Flood Control District: Flood Control review - 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.

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 06/24/2021
Plat Name: Fairway Farms Sec 3
Developer: Century Land Holdings of Texas
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2021-1213 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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 the final approval of this plat.

For Your Information:

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 06/24/2021
Plat Name: Fairway Farms Sec 3
Developer: Century Land Holdings of Texas
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2021-1213 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 06/24/2021
Plat Name: Far East Acres
Developer: Vaquero Ventures Management
Applicant: JPH
App No/Type: 2021-1265 C2

Staff Recommendation:
Defer Chapter 42 planning standards

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.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 06/24/2021
Plat Name: Far East Acres
Developer: Vaquero Ventures Management
Applicant: JPH
App No/Type: 2021-1265 C2

Staff Recommendation:
Defer Chapter 42 planning standards

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 06/24/2021
Plat Name: Fort Bend County MUD No 23 Park Site
Developer: LJA Engineering, Inc.
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2021-1419 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.7170	Total Reserve Acreage:	8.2820
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
Fort Bend	77545	651C	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

CenterPoint: Please add the attached language to the plat.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 06/24/2021
Plat Name: Foster Place partial replat no 12
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2021-1347 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

Conditions and Requirements for Approval

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)

For Your Information:

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 06/24/2021
Plat Name: Foster Place partial replat no 13
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2021-1348 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

Conditions and Requirements for Approval

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.

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

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 06/24/2021
Plat Name: Foster Place partial replat no 13
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2021-1348 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/21/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

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

CenterPoint: 1. Title block and Map: Vol 655 pg 598 is in HCDR (not HCMR)
2. Map: Vol 234 pg 277 is in HCDR (not HCMR)
3. Map: Adjoining tract Lot 1 Blk 5 Foster Place should be Blk 49
4. Map: Adjoining tract Lot 6 Blk 5 Foster Place should be Lot 4 Blk 49

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

HPW-HW- IDS: For the creation of 2 lots ad 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 06/24/2021
Plat Name: Friendswood Hariom
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2021-1421 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.8764	Total Reserve Acreage:	1.3176
Number of Lots:	50	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77546	617T	ETJ

Conditions and Requirements for Approval

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)

Add the following note on face of the plat: The Planning Commission granted the following variances: (1) to allow the proposed private street to have direct access on an access easement, (2) to exceed intersection spacing along FM 2351 and (3) to exceed intersection spacing along the eastern and western plat boundaries subject to specific conditions on 05/13/2021. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: The 10’ U.E. and 5’x20’ A.E. per HCCF No. G475805 should be indicated.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (Chapter 42)
Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)
Master W.M.E. is required. HPW-OCE-Drainage and Utility

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 06/24/2021
Plat Name: Friendswood Hariom
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2021-1421 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 06/24/2021
Plat Name: Graceview Baptist Church Telge GP
Developer: Ally General Solutions, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2021-1293 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	55.0000	Total Reserve Acreage:	0.0000
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	77377	287R	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.

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

151. Revise the public street system 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)

1.) Address Intersection spacing and Access to Reserve B.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 06/24/2021
Plat Name: Graceview Baptist Church Telge GP
Developer: Ally General Solutions, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2021-1293 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris County Flood Control District: Flood Control review - 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)
Plan and PLAT need to be approved by CIP project manager Carlos Perez prior to recording section plat (HC-permit regs, 5.06)
UVE, ROW cutbacks and corner radii will be checked when section Plats are submitted
Limited scope TIA will be required to determine driveway location, median openings and left turn lane requirements on Telge Rd for future development (HC-permit regs, 12.02)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 06/24/2021
Plat Name: Graceview Baptist Church Telge Sec 1
Developer: Ally General Solutions, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2021-1178 C3P

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	30.0070	Total Reserve Acreage:	28.3510
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	287R	ETJ

Conditions and Requirements for Approval

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

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

1.) Full width of Graceview Drive must be dedicated with this plat to provide access to property in GP east of Graceview Springs. Graceview Drive is required for access for Reserve B and for intersection spacing.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 06/24/2021
Plat Name: Graceview Baptist Church Telge Sec 1
Developer: Ally General Solutions, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2021-1178 C3P

Staff Recommendation:
Defer Additional information reqd

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)
Plan and PLAT need to be approved by CIP project manager Carlos Perez prior to recordation (HC-permit regs, 5.06)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
limited scope TIA required to determine driveway location, median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)
UVE should be checked at Graceview Dr and Telge 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 Graceview Springs Dr and Graceview 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)
Dedicate 1' of ROW for Graceview Drive and 10' building line along northern section of plat (chapter 42)
Plans must match plat (HC-permit regs)
Label all easement locations on plat
Show corner cuts at intersection of Graceview Drive and Graceview springs Drive (HC-permit regs)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 06/24/2021
Plat Name: Highland Homes
Developer: Elite Townhomes, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2021-1349 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9307	Total Reserve Acreage:	0.3446
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 06/24/2021
Plat Name: Highland Homes
Developer: Elite Townhomes, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2021-1349 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

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

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

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

Traffic only reviews for applicability of sidewalk construction details.

3. Driveway 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. Turnaround dimensions should comply with figure 10.11 of the IDM. Radii of the turnaround should be 28 ft. Depth of the turnaround should be 70 ft.
CenterPoint: All abbreviations must be defined on the plat, in the legend, or in the notes this plat is missing: PVT, PAE, EAE, FHE
HPW-OCE- Drainage and Utility: Detention is required.
Master W.M.E. is required.
Need 20'W.L.E. connected to 10'x10'F.H.E. or change public 10'x10' F.H.E. to private F.H..
Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of a subdivision with a pvt road, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 06/24/2021
Plat Name: Highland Homes
Developer: Elite Townhomes, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2021-1349 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 06/24/2021
Plat Name: Hunt Four Cole Estates
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2021-1326 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.3269	Total Reserve Acreage:	1.0080
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	323Y	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

1.) Provide record Information accounting for Mound Road creation and current width.
2.) Provide Adequate wastewater note
3.) Provide Single family lot acknowledgement language.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 06/24/2021
Plat Name: Hunt Four Cole Estates
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2021-1326 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

CenterPoint: Incorrect reference: Film Code 680062 HCMR is the plat for Grant Rd Bus. Pk. And does not appear to relate to this tract.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 06/24/2021
Plat Name: Innglo Global Properties
Developer: REAL Designs, Inc.
Applicant: REAL Designs
App No/Type: 2021-1116 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

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.

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

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

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

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 sit prior to recordation.
2.) Address 1400' Intersection spacing and stub street Wayson Drive east of plat.
3.) Provide street record information for abutting ROWs

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 06/24/2021
Plat Name: Innglo Global Properties
Developer: REAL Designs, Inc.
Applicant: REAL Designs
App No/Type: 2021-1116 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 06/24/2021
Plat Name: Katy Christian Ministries
Developer: Katy Christian Ministries
Applicant: Texas Engineering And Mapping Company
App No/Type: 2021-1337 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.4917	Total Reserve Acreage:	3.4917
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	445J	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 06/24/2021
Plat Name: Katy Christian Ministries
Developer: Katy Christian Ministries
Applicant: Texas Engineering And Mapping Company
App No/Type: 2021-1337 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris 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 20' of ROW and add 25' building line (Chapter 42-120)
Check with COH if GP should be submitted based upon common interests
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
Plan and PLAT need to be approved by CIP project manager Nawaraj Panta prior to recordation (HC-permit regs, 5.06)
limited scope TIA required to determine driveway location, median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 06/24/2021
Plat Name: Kindred Moreno
Developer: J. Morales Inc.
Applicant: J. Morales
App No/Type: 2021-1318 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.5239	Total Reserve Acreage:	1.5239
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.

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 06/24/2021
Plat Name: Kindred Moreno
Developer: J. Morales Inc.
Applicant: J. Morales
App No/Type: 2021-1318 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 06/24/2021
Plat Name: Lake Elaine Estates GP
Developer: Joan Murray Ministries
Applicant: Doshi Engineering & Surveying Company
App No/Type: 2021-1336 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
MULTIPLE	77484	242E	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)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 06/24/2021
Plat Name: Lake Elaine Estates GP
Developer: Joan Murray Ministries
Applicant: Doshi Engineering & Surveying Company
App No/Type: 2021-1336 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris County Flood Control District: Flood Control review - Need to show Spring Creek Floodplain zones on the plat (Floodway in blue, zone AE in pink, see uploaded PDF).
Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Check with COH about intersection spacing with regards to width of channel (chapter 42)
Check with AVF LLC to confirm any road dedications
Documentation of TXDOT approval for street tie-in should be submitted with construction plans. (HC permit regs, 5.06)
UVE, ROW cutbacks and corner radii will be checked when section Plats are submitted

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 06/24/2021
Plat Name: Lake Elaine Estates Sec 1
Developer: Joan Murray Ministries
Applicant: Doshi Engineering & Surveying Company
App No/Type: 2021-1180 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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 of the face of the plat.

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

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

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)

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 06/24/2021
Plat Name: Lake Elaine Estates Sec 1
Developer: Joan Murray Ministries
Applicant: Doshi Engineering & Surveying Company
App No/Type: 2021-1180 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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)
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 . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation (.TLGC-242.001h)
Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)
No access to commercial property from PAE/PUE (chapter 42)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 06/24/2021
Plat Name: Luu Village
Developer: ALIANA CORPORATION LLC
Applicant: Aliana Corporation LLC
App No/Type: 2021-1298 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	1.0000	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County FWSD 2

County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527U	ETJ

Conditions and Requirements for Approval

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

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

146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.

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

1) Dedicate 30' of R.O.W along Zindler Road and Ennis Street.

For Your Information:

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

Fort Bend Engineer: 1) Verify ownership boundary and whether ROW dedication will be required for Zindler Road
2) Make plat boundary bold
3) Add all required FBC plat notes
4) Submit FP to FBC for formal review
5) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 06/24/2021
Plat Name: Luu Village
Developer: ALIANA CORPORATION LLC
Applicant: Aliana Corporation LLC
App No/Type: 2021-1298 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 06/24/2021
Plat Name: Mansfield Development
Developer: Larian Pars elite home investment LLC
Applicant: Hussam Ghuneim
App No/Type: 2021-1212 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9841	Total Reserve Acreage:	0.1152
Number of Lots:	7	Number of Multifamily Units:	7
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	451D	City

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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: 06/21/2021
No comments.
HPW-OCE-Traffic: 1. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Minimum driveway radius is 10 feet on each side of the driveway as per the IDM table 15.08.01. 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. Driveway can have an angled approach of no less than 80 degrees.

Agenda Item: 37
Action Date: 06/24/2021
Plat Name: Mansfield Development
Developer: Larian Pars elite home investment LLC
Applicant: Hussam Ghuneim
App No/Type: 2021-1212 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

2. Provide the radius of the T-shaped turnaround. Radius must be at least 28 ft.

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

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

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

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

Traffic only reviews for applicability of sidewalk construction details.

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

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

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

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.

Addressing: Please submit the two proposed streets into Plat Tracker

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 06/24/2021
Plat Name: Market Properties
Developer: GSAAD BONNER
Applicant: RSG Engineering
App No/Type: 2021-1230 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

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

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

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

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

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

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

1.) Provide 25’ BL along I-10

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 06/24/2021
Plat Name: Market Properties
Developer: GSAAD BONNER
Applicant: RSG Engineering
App No/Type: 2021-1230 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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
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

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

Parks and Recreation: Incorrect park sector in plat notes

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 06/24/2021
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

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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.

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 06/24/2021
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

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Placement on Corner Lot (Residential)(Lot 1)
Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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

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

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

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 06/24/2021
Plat Name: Marvida Sec 15
Developer: KB Home Lone Star, Inc.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1371 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	26.1200	Total Reserve Acreage:	0.9465
Number of Lots:	117	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	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 of the face of the plat.

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

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

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

052. Marvida Terrace Drive Street Dedication Sec 2 and Sec 3 must be recorded prior to or simultaneously with this plat.

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 06/24/2021
Plat Name: Marvida Sec 15
Developer: KB Home Lone Star, Inc.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1371 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1. Your Title Report is for one Abstract and your TITLE BLOCK on the plat states the Abstract.
2. The Blanket Easement attached above must be recorded in the notes of plat with recordation information
3.I have attached the Plat For Marvida Section 16, the lot numbers and easement do not match up with the plat for Marvida Section 15.
4.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.
5. It appears the document referred to in the title U959312 is not for this Abstract
6. All easement must be identified on plat with recording information.

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
Marvida terrace Drive will need to be recorded prior to or simultaneously with this plat (chapter 42-120)
UVE should be checked at Kanaka 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)
UVE should be checked at Cronian 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 DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 06/24/2021
Plat Name: Marvida Sec 16
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1372 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

012.2.1 Dead-end utility easements are not permitted.

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. 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.

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

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

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

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

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

132. Add COS plat note: Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision. (184)

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 06/24/2021
Plat Name: Marvida Sec 16
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1372 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

For Your Information:

The below comments were made by other agencies during this review period. These comments 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. Your Title Report states one abstract and your TITLE BLOCK on the plat states another abstract.
2. The Blanket Easement attached above must be recorded in the notes of plat with recordation information
3.I have attached the Plat For Marvida Section 15 and 16, the lot numbers and easement do not match up with the plat for Marvida Section 15 and 16. Plats for Sec 20 and 16 match.
4.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.
6. All easement must be identified on plat with recording information.
7. I have attached the PU and AE that you may use if you choose plats with outside boundary easements to be submitted together.

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

Addressing: Please refer to "Agency Review" section on previous application, 2021-1372: "Inquire about whether TRESURE MANOR should be spelled "TREASURE MANOR". "SANDLE WOOD" is already in use (PARKVIEW SOUTH). Please choose a more unique name."
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (Chapter 42)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
Sec 15 or Sec 17 will need to be recorded prior to or simultaneously with this plat (chapter 42-120)
UVE should be checked at Cronian 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 DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 06/24/2021
Plat Name: Marvida Sec 17
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1373 C3F

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	16.4600	Total Reserve Acreage:	0.8400
Number of Lots:	101	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	406K	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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

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

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

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

052. Marvida Terrace Drive Sec 2 and Sec 3 must be recorded prior to or simultaneously with this plat.

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

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

157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.

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)

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

Please provide revised street names per Addressing request.

For Your Information:

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 06/24/2021
Plat Name: Marvida Sec 17
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1373 C3F

Staff Recommendation:
Defer Additional information reqd

The below comments were made by other agencies during this review period. These comments are 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: It appears that the title identifies one abstract and the title block is for a different abstract.
It also appears that the 10ft easement encroaches on this plat, I have attached it for reference.
Lots 35-40, BLK 3 and Lots 38-39, BLK 1 need 7'UE identification
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Addressing: Please see commentary in previous application 2021-1015: "PALM HARBOR DRIVE - Duplicate / sound-alike in existing / reserved streets: PALM ARBOR DRIVE. Please change street name to something more unique. SUNNY ISLES DRIVE - Duplicate in existing / reserved streets: SUNNY ISLE. Please change street name to something more unique."

Please change PALM HARBOR DRIVE to a more unique name
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Marvida Terrace Drive will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Recommend that L11 be minimum of 100 feet
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
UVE should be checked at Anathia 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 DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 06/24/2021
Plat Name: Marvida Sec 18
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1374 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	34.6800	Total Reserve Acreage:	19.1100
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
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 of the face of the plat.

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

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

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

052. Marvida Terrace Drive Sec 2 and Sec 3, and Marvida Sec 19 must be recorded prior to or simultaneously with this plat.

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

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 06/24/2021
Plat Name: Marvida Sec 18
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1374 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Sec 13 and Marvida Terrace Drive 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 Pacifica Shores 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)
UVE should be checked at Trident Shores 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 06/24/2021
Plat Name: Marvida Sec 19
Developer: Marvida Pod A, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1375 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	20.7300	Total Reserve Acreage:	1.1800
Number of Lots:	110	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. 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.

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

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

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

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

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 06/24/2021
Plat Name: Marvida Sec 19
Developer: Marvida Pod A, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1375 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1. Your Title Report is for one Abstract and your TITLE BLOCK on the plat states another Abstract.
2. Need plat or Marvida Section 13 with Matching lots to Marvida Section 19. or below, if you choose not to submit both plats together you may see #3.
3.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.

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Sec 13 and Marvida Terrace Drive 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 Pacifica Shores 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)
UVE should be checked at Montego Breeze Dr and Coral Lake 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 06/24/2021
Plat Name: Marvida Sec 20
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1376 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.6900	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. 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.

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

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

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

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 06/24/2021
Plat Name: Marvida Sec 20
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1376 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Addressing: "SHORE BLUFF" is proposed in another plat application "Marvida Sec 18", need to inquire about which subdivision is retaining this street name
CenterPoint: 1. Title Block on plat Abstract does not match with Title Abstract.
2. Outside easement with Marvida Sec 15 and Marvida Sec 20 do not match, you may choose to do PU/AE attached above or submit matching easement for both sections above.
3. 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.
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (Chapter 42)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 06/24/2021
Plat Name: Marvida Sec 21
Developer: Chesmar Homes
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1377 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	29.7300	Total Reserve Acreage:	1.7500
Number of Lots:	176	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	406K	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

052. Marvida Terrace Drive Sec 2 and 3 must be recorded prior to or simultaneously with this plat.

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)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 06/24/2021
Plat Name: Marvida Sec 21
Developer: Chesmar Homes
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1377 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1. Needs dedication page with aerial easement language and street dedication.
2. Title Block has wrong Abstract.
3. 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, or submit outside easement plats with this plat.

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

Addressing: SEAMIST COVE LN is a duplicate name. Please replace with a more unique name.

CLEAR BREEZE DR is a duplicate name. Please replace with a more unique name.

BLUE FISH LN shares the same street type as BLUE FISH DR. Please replace with a more unique name.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Marvida Terrace Drive will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Provide new street name at final (see markup)
Provide a parking plan prior to final plat approval
UVE should be checked at Tide Valley 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)
UVE should be checked at Garden Palm 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 DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 06/24/2021
Plat Name: McAlpine Place
Developer: R2 Design
Applicant: Tetra Surveys
App No/Type: 2021-1287 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

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

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

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

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

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

1.) Dimension Shared driveway as it may not be longer than 100’
2.) Provide note that development is ineligible for solid waste pickup

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 06/24/2021
Plat Name: McAlpine Place
Developer: R2 Design
Applicant: Tetra Surveys
App No/Type: 2021-1287 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 06/24/2021
Plat Name: Morton Creek Ranch GP
Developer: Woodmere Development Co
Applicant: R.G. Miller Engineers
App No/Type: 2021-1321 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	520.6320	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 432

County	Zip	Key Map ©	City / ETJ
Harris	77493	445K	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.

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

1) Revise the G.P to identify the 100 and 500 year flood plain

For Your Information:

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

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.
Harris County Flood Control District: Flood Control review - Show drainage channels on the plat and show future unit U101-08-00 and the drainage easement to be dedicated to the public also show the Floodplain zones on the plat (see uploaded PDF).
Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Peek Ridge Road will need to be constructed prior to recordation of Sec 16

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 06/24/2021
Plat Name: Morton Creek Ranch GP
Developer: Woodmere Development Co
Applicant: R.G. Miller Engineers
App No/Type: 2021-1321 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 06/24/2021
Plat Name: Peek Ridge Road Street Dedication Sec 1
Developer: Woodmere Development Co
Applicant: R.G. Miller Engineers
App No/Type: 2021-1322 SP

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	2.2168	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 432

County	Zip	Key Map ©	City / ETJ
Harris	77449	445K	ETJ

Conditions and Requirements for Approval

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

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

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

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

1) Address minimum intersection spacing with general plan.

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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: 06/21/2021
No comments.
HPW-HW- IDS: Approve
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Peek Ridge Road will need to be constructed prior to recordation of Sec 16 (chapter 42-120)
L7 should be 28.28' for a 20'x20' corner cutback (COH geometric Design guidelines, 10-22)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 06/24/2021
Plat Name: Peek Ridge Road Street Dedication Sec 1
Developer: Woodmere Development Co
Applicant: R.G. Miller Engineers
App No/Type: 2021-1322 SP

Staff Recommendation:
Defer Chapter 42 planning standards

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 06/24/2021
Plat Name: Peytons Landing GP
Developer: H. Klok, Inc.
Applicant: Windrose
App No/Type: 2021-1307 GP

Staff Recommendation:
Defer for further study and review

Total Acreage:	15.2950	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	285R	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 06/24/2021
Plat Name: Peytons Landing GP
Developer: H. Klok, Inc.
Applicant: Windrose
App No/Type: 2021-1307 GP

Staff Recommendation:
Defer for further study and review

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

Harris 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)
Temporary turnaround may be needed when section plats are submitted
Limited scope TIA will be required to determine driveway location and left turn lane requirements on Roberts Cemetery Rd for future development
UVE, ROW cutbacks and corner radii will be checked when section Plats are submitted
GP is being deferred for county to determine an alignment for east-west road connecting with Bauer Landing development

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 06/24/2021
Plat Name: Peytons Landing Sec 1
Developer: H. Klok, Inc.
Applicant: Windrose
App No/Type: 2021-1309 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	4.5293	Total Reserve Acreage:	4.5293
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	77447	285R	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)

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

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

146. Identify, dimension and provide square footage for all right-of-way dedications. “xx s.f. are hereby dedicated to the public for right-of-way purposes.

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

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

1) Address intersection spacing with resubmittal of the general plan
2) Include the turning radius on the southside of the reserve

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 06/24/2021
Plat Name: Peytons Landing Sec 1
Developer: H. Klok, Inc.
Applicant: Windrose
App No/Type: 2021-1309 C2

Staff Recommendation:
Defer Chapter 42 planning standards

HPW-HW- IDS: Approve
CenterPoint: BUILDING LINES NEED TO BE ADDED TO PLAT
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Missing B.L..
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Verify if future road to the south lines up with stub street from recorded Bauer Landing Sec 7 plat to the west
Label 10' building line (chapter 42)
GIS calls out cemetery for northern property. May need to verify that existing graves are not on reserve tract
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
Dedicate 20 feet of ROW and add 25' building line (Chapter 42)
limited scope TIA required to determine driveway location, median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)
UVE should be checked at Future Rd and Roberts Cemetery 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)
GP is being deferred for county to determine an alignment for east-west road connecting with Bauer Landing development (HC-permit regs)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 06/24/2021
Plat Name: Pine Grove Sec 2
Developer: Pulte Homes
Applicant: Vogler & Spencer Engineering, Inc.
App No/Type: 2021-0853 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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))

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.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 06/24/2021
Plat Name: Pine Grove Sec 2
Developer: Pulte Homes
Applicant: Vogler & Spencer Engineering, Inc.
App No/Type: 2021-0853 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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) Balerna Street roadway easement to be recorded prior to Sec 2 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 06/24/2021
Plat Name: Pinecrest Center Sec 1
Developer: Metro National Corporation
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1261 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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)

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))

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 06/24/2021
Plat Name: Pinecrest Center Sec 1
Developer: Metro National Corporation
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1261 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))
Email subject should read: Access Management Form Request/ Project Number/ Address
Provide completely filled Access Management Form and provide a dimension site plan to PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
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. 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
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

CenterPoint: 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 06/24/2021
Plat Name: Pinemont Grove
Developer: BB Residential Group, Inc
Applicant: ICMC GROUP INC
App No/Type: 2021-1194 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.8839	Total Reserve Acreage:	0.0138
Number of Lots:	18	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77018	452F	City

Conditions and Requirements for Approval

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

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

065. Add reason for replat in title block.

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid. (42-41(12))

093. The fire protection of this subdivision does not comply with the requirements. Revise plan to meet the fire hydrant spacing and hose lay distancing requirements. Show and label existing hydrant. (Sec 42-233)

155. All streets must have a name followed by a suffix. In addition, permanent access easements must have a suffix of “Private” or “PVT.” (41-22, 42-133)

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 06/24/2021
Plat Name: Pinemont Grove
Developer: BB Residential Group, Inc
Applicant: ICMC GROUP INC
App No/Type: 2021-1194 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

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

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

Traffic only reviews for applicability of sidewalk construction details.
HPW- TDO- Traffic: 6/16/2021
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

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 06/24/2021
Plat Name: Plaza 290 Boulevard Estates
Developer: jesus ortega
Applicant: Replat Specialists
App No/Type: 2021-1125 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.0000	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	77377	286W	ETJ

Conditions and Requirements for Approval

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

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

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

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

190.3. Revise 'Margaret Wallace Brown, AICP, CNU-A,, Secretary' as Secretary in the Planning Commission certificate.

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 06/24/2021
Plat Name: Plaza 290 Boulevard Estates
Developer: jesus ortega
Applicant: Replat Specialists
App No/Type: 2021-1125 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 06/24/2021
Plat Name: Pocket Prairie Drive and Caterpillar Lake Drive Street Dedication
Developer: Bridgeland Development, LP
Applicant: R.G. Miller Engineers
App No/Type: 2021-1381 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.2630	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 490

County	Zip	Key Map ©	City / ETJ
Harris	77447	365P	ETJ

Conditions and Requirements for Approval

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

052. Bridgeland Prairieland Crossing Street Dedication must be recorded prior to or simultaneously with this plat.

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

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

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

For Your Information:

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

Harris County Flood Control District: Flood Control review - No comments.
CenterPoint: Please add the above document to the notes of the plat with recording information.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Recommend one continuous curve to eliminate broken back curve
Prairieland Crossing Drive will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56

Action Date: 06/24/2021

Plat Name: Pocket Prairie Drive and Caterpillar Lake Drive Street Dedication

Developer: Bridgeland Development, LP

Applicant: R.G. Miller Engineers

App No/Type: 2021-1381 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 06/24/2021
Plat Name: Pro Investment Center
Developer: Maverick Engineering
Applicant: The Pinnell Group, LLC
App No/Type: 2021-1328 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.0651	Total Reserve Acreage:	5.0636
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:	Harris County Utility District 15

County	Zip	Key Map ©	City / ETJ
Harris	77066	371P	ETJ

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))

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email 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)
UVE should be checked at Breckenridge Dr and Antoine 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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 06/24/2021
Plat Name: Pro Investment Center
Developer: Maverick Engineering
Applicant: The Pinnell Group, LLC
App No/Type: 2021-1328 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 06/24/2021
Plat Name: Quinn Park
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2021-1340 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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. (Chapter 42)

059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (Sec 42-41(5))

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

185. Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))

189. Appendix E:Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))

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

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

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (Sec 42-45)

Add variance plat note: "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."

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 06/24/2021
Plat Name: Quinn Park
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2021-1340 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/21/2021
No comments.
HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

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

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

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

Traffic only reviews for applicability of sidewalk construction details.
CenterPoint: All abbreviations must be defined on the plat, in the legend, or in the notes this plat is missing: PVT, Type II & ST.

HPW-HW- IDS: For the creation of a subdivision with PVT street, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 06/24/2021
Plat Name: Red Hawk Distribution Park
Developer: Adkisson Group, Inc.
Applicant: The Pinnell Group, LLC
App No/Type: 2021-1324 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	23.9340	Total Reserve Acreage:	21.4690
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77044	417S	ETJ

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))

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 06/24/2021
Plat Name: Red Hawk Distribution Park
Developer: Adkisson Group, Inc.
Applicant: The Pinnell Group, LLC
App No/Type: 2021-1324 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation (.TLGC-242.001h)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
limited scope TIA required to determine driveway location, median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)
Signal warrant analysis per TMUTCD chapter 4C should be provided with construction plan to determine traffic control at the intersection of E Little York Rd and E Sam Houston Pkwy N
Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)
Required UVE should be shown on the Plat and construction plan. (chapter 10-COH geometric design guidelines, 10-23)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 06/24/2021
Plat Name: Saint Bernard Old Spanish Trail
Developer: The Saint Bernard Project
Applicant: Windrose
App No/Type: 2021-1394 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.5535	Total Reserve Acreage:	0.5535
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	533L	City

Conditions and Requirements for Approval

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

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

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

207.1. Staff requests a two week deferral to change the P.C. agenda section (to replat section).

Add deed restriction building line note: "The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division."

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 06/24/2021
Plat Name: Saint Bernard Old Spanish Trail
Developer: The Saint Bernard Project
Applicant: Windrose
App No/Type: 2021-1394 C2

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 06/16/2021
Review median access conditions along Old Spanish Trail, current median opening does not meet IDM standards that would require a median closure.
HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

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

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

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

Traffic only reviews for applicability of sidewalk construction details.

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

4. Please coordinate with TxDOT for any work along Old Spanish Trail. Any work in the state right-of-way requires TxDOT approval.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

Parks and Recreation: Please add "No land is being established...." to notes.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 06/24/2021
Plat Name: Saqib Reserve on Mueschke
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2021-1233 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.2854	Total Reserve Acreage:	1.0748
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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	286T	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 06/24/2021
Plat Name: Saqib Reserve on Mueschke
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2021-1233 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 06/24/2021
Plat Name: Sheldon Ridge Sec 12
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2021-1363 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.8350	Total Reserve Acreage:	0.7210
Number of Lots:	62	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northeast Harris County MUD 1

County	Zip	Key Map ©	City / ETJ
Harris	77044	418S	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 06/24/2021
Plat Name: Sheldon Ridge Sec 12
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2021-1363 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Addressing:

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Recommend one continuous curve to avoid broken back curve for Crocus Drive
UVE should be checked at Gardenia Field Dr and Sheldon Ridge Way. 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 Crocus Dr and Sheldon Ridge Way. 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 DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 06/24/2021
Plat Name: Sheldon Ridge Sec 13
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2021-1364 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.7500	Total Reserve Acreage:	0.1540
Number of Lots:	53	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northeast Harris County MUD 1

County	Zip	Key Map ©	City / ETJ
Harris	77044	418S	ETJ

Conditions and Requirements for Approval

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

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

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

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

052. Sheldon Ridge Sec 12 must be recorded prior to or simultaneously with this plat.

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 06/24/2021
Plat Name: Sheldon Ridge Sec 13
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2021-1364 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
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)
Rose Prairie Drive is similar to Primrose Prairie Court. Change street name at final.
Sec 12 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 Tulip Ridge Trl and Sheldon Ridge Way. 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 Rose Prairie Dr and Sheldon Ridge Way. 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 06/24/2021
Plat Name: Shepherd Square Retail
Developer: Yalla Group LLC
Applicant: M2L Associates, Inc.
App No/Type: 2021-1245 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.7746	Total Reserve Acreage:	0.7600
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77019	492V	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 06/24/2021
Plat Name: Shepherd Square Retail
Developer: Yalla Group LLC
Applicant: M2L Associates, Inc.
App No/Type: 2021-1245 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/23/2021
No comments.
HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

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

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

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

Traffic only reviews for applicability of sidewalk construction details.

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

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 06/24/2021
Plat Name: Southgate partial replat no 4
Developer: 1969 Dryden LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2021-1243 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1680	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77030	532H	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 06/24/2021
Plat Name: Southgate partial replat no 4
Developer: 1969 Dryden LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2021-1243 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/23/2021
Dryden and Lanier have been experiencing an elevated number of crashes, therefore there is a restriction for the northbound left-turn movements.
CenterPoint: 1) Please include existing Public Utility easement 5 feet wide along the rear property line as reflected on the recorded plat 10/49 MR.
(10 ft. split w/ Lot 19)

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

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Placement on Corner Lot (Residential)(Lot 1)
Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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

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

Parks and Recreation: -Missing 1 Park Note
-#15 in Park Notes should match "C" in Parks Table
-Must provide proof of existing dwelling unit with either existing survey, demo permit or water letter any of which should be dated/stamped within the past year.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 06/24/2021
Plat Name: Special Pals
Developer: Altar Group
Applicant: Gruller Surveying
App No/Type: 2021-1378 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.9186	Total Reserve Acreage:	2.9186
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:	Rolling Creek Utility District

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

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 06/24/2021
Plat Name: Special Pals
Developer: Altar Group
Applicant: Gruller Surveying
App No/Type: 2021-1378 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 06/24/2021
Plat Name: Spring Cypress Warehouses
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2021-1403 C2

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	4.5948	Total Reserve Acreage:	4.5948
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	77379	330D	ETJ

Conditions and Requirements for Approval

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

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

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

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

208. Staff requests a two week deferral to allow time for the applicant to submit a GP.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 06/24/2021
Plat Name: Spring Cypress Warehouses
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2021-1403 C2

Staff Recommendation:
Defer Additional information reqd

HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Detention is required.

CenterPoint: Ownership does not match 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. (HC) (COH-Chapter 42)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 06/24/2021
Plat Name: Sunterra Sec 14
Developer: Katy 1039 Ltd.
Applicant: Jones | Carter
App No/Type: 2021-1393 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	17.8600	Total Reserve Acreage:	0.7100
Number of Lots:	91	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Waller	77493	443D	ETJ

Conditions and Requirements for Approval

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

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

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

052. Stockdick School Road Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

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

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

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

Addressing comments were not followed due to Waller County Street name requirements. For more detailed information refer to the file "Waller County Addressing and Sunterra- confirmed.pdf" attached on PT.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 06/24/2021
Plat Name: Sunterra Sec 14
Developer: Katy 1039 Ltd.
Applicant: Jones | Carter
App No/Type: 2021-1393 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Addressing: Please refer to application 2021-0494 commentary in Agency Reviews tab from PD Addressing: "SUNRISE RIDGE LANE shares same name but different street type as SUNRISE RIDGE DRIVE. Please change to a more unique name. Ch. 41 states that a street name must change at a near 90 degree bend. Please add a unique street name to SUNRISE RIDGE LANE on either side of 90 degree bend. Please show street segment breaks on Plat. Please change STOCKDICK ROAD to STOCKDICK SCHOOL ROAD on Plat."

The name chosen SUNDOWN GLEN is appropriate however more inconsistencies have been found that need to be resolved with this application.

1. In regards to SUNDOWN GLEN the street STILL turns at a 90 degree angle without having a street name change. Please change the street name on the segment running North to South to a more unique name. You can also leave the name the same if following the advice from the below paragraph.

2. Furthermore, the section running West to East of SUNDOWN GLEN is a direct extension of SUNBEND LN. As a direct extension it should not have a different name. Therefore, replace the West to East section of SUNDOWN GLEN with the name derived from its extension, SUNBEND LN.

1. TWILIGHT GREEN DRIVE can not change more than 90 degrees without having a street name change according to city ordinance. The format of the site earlier used in Application 2021-0494 with direct extensions of SUNSET GABLES and DAWN HARBOR, while having TWILIGHT GREEN, run North to South were correct. Please revert the site layout to this format as the current format of having TWILIGHT GREEN 'loop' back onto itself is incongruent with city ordinance.

2.
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.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 06/24/2021
Plat Name: Sunterra Sec 15
Developer: Katy 1039 Ltd.
Applicant: Jones | Carter
App No/Type: 2021-1408 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	16.6000	Total Reserve Acreage:	0.8635
Number of Lots:	80	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Waller	77493	444A	ETJ

Conditions and Requirements for Approval

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

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

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

052. Sunterra Secs 14, 16 and 17 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 of the face of the plat must match the subdivision name shown on the CPC101 Form.

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

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

201. Recordation dedicatory acknowledgements and certificates must conform to those requirements by Waller County. Contact staff Recordation Section for appropriate statements and requirements.

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 06/24/2021
Plat Name: Sunterra Sec 15
Developer: Katy 1039 Ltd.
Applicant: Jones | Carter
App No/Type: 2021-1408 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approve

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

CenterPoint: Recordation information for Stockdick Road is needed.
No Dedication Page.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 06/24/2021
Plat Name: Sunterra Sec 16
Developer: Katy 1039 Ltd.
Applicant: Jones | Carter
App No/Type: 2021-1385 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	55.4400	Total Reserve Acreage:	36.8200
Number of Lots:	78	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Waller	77493	443D	ETJ

Conditions and Requirements for Approval

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

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

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.

052. Sunterra Secs 14 and 17 must be recorded prior to or simultaneously with this plat.

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

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

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

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

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

201. Recordation dedicatory acknowledgements and certificates must conform to those requirements by Waller County.

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

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

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 06/24/2021
Plat Name: Sunterra Sec 16
Developer: Katy 1039 Ltd.
Applicant: Jones | Carter
App No/Type: 2021-1385 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

HPW-HW- IDS: Approve

HPW-OCE- Drainage and Utility: No comments

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.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 06/24/2021
Plat Name: Sunterra Sec 17
Developer: Katy 1039 Ltd.
Applicant: Jones | Carter
App No/Type: 2021-1400 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	26.5900	Total Reserve Acreage:	1.3700
Number of Lots:	121	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	444A	ETJ

Conditions and Requirements for Approval

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

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

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

052. Stockdick Rd, immediately north, must be recorded prior to or simultaneously with this plat.

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)

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

155. All streets must have a name followed by a suffix.

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

Harris County Engineering Department recommends deferral to further coordinate with the application regarding the ultimate ROW width of Pitts Road.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 06/24/2021
Plat Name: Sunterra Sec 17
Developer: Katy 1039 Ltd.
Applicant: Jones | Carter
App No/Type: 2021-1400 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 06/16/2021
No comments.

HPW-HW- IDS: Approve

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

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

Addressing: Multiple Street labels are missing their STREET_TYPE value on plat. Please add

"WOOD FLOWER" is already proposed in another section of Sunterra. Please clarify which section will retain WOODLFLOWER

"VENTURA CREEK" is already proposed in another section of Sunterra. Please clarify which section will retain VENTURA CREEK

"FLOWER ISLE" is already proposed in another section of Sunterra (2020-2369 Most recent Sunterra Sec 13 plat was disapproved). Please clarify which section will retain FLOWER ISLE

"CLOUD RIDGE" sounds too similar to already existing "CLOUDBRIDGE". Please choose a more unique name to avoid confusion during emergencies.

CenterPoint: Recordation information for Stockdick Road is needed.
Transmission Review needed for close proximity to a HL&P Transmission Corridor.
West side of Block 2, split easements need to be labeled as 7’ & 7’ UE, the drawing appears uneven.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (Chapter 42)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
limited scope TIA 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 Luzon Grove Dr and Stockdick 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 Golden Isle and Sol Bend 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)
County recommends deferral for discussion of ultimate ROW width of Pitts Road.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 06/24/2021
Plat Name: Sunterra Sec 18
Developer: Katy 1039 Ltd.
Applicant: Jones | Carter
App No/Type: 2021-1386 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	10.8600	Total Reserve Acreage:	1.7090
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	444A	ETJ

Conditions and Requirements for Approval

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

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

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

052. Sunterra Sec 17 must be recorded prior to or simultaneously with this plat.

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. (Sec 42-41)

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

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.

Harris County Engineering Department recommends deferral to further coordinate with the application regarding the ultimate ROW width of Pitts Road.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 06/24/2021
Plat Name: Sunterra Sec 18
Developer: Katy 1039 Ltd.
Applicant: Jones | Carter
App No/Type: 2021-1386 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

HPW-HW- IDS: APPROVE

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

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

Addressing: From previous application 2021-0570: "CLOUD RIDGE DRIVE - CH 41 Code of Ordinance states that a street name shall have the same name as the street from which it is a direct extension. A direct extension, CLOUD VIEW DRIVE, is proposed in Sunterra SEC 17. Therefore, either one of the street names shall be d to the same."

Please Sunterra Sec 18 to have CLOUD VIEW DRIVE as the existing name to absolve this issue

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Easements outside of plat boundary will need to be recorded prior to plat recordation (COH-Chapter 42-212)
Minimum ultimate ROW width of Pitts Road corridor will need to be determined before approval of final plat limited scope TIA required to determine left turn lane requirements before review of site development plan (HC-permit regs, 12.02)
UVE should be checked at Katy Lakes Estates Dr and Pitts 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 Ventura Creek Dr and Katy Lakes Estates 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 Golden Isle Ln and Sonder Shore 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 Cloud Ridge Dr and Golden Isle Ln. 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 discussion of ultimate ROW width of Pitts Road.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 06/24/2021
Plat Name: Sunterra Sec 19
Developer: Katy 1039 Ltd.
Applicant: Jones | Carter
App No/Type: 2021-1409 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.3300	Total Reserve Acreage:	1.1403
Number of Lots:	22	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	444A	ETJ

Conditions and Requirements for Approval

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 06/24/2021
Plat Name: Sunterra Sec 19
Developer: Katy 1039 Ltd.
Applicant: Jones | Carter
App No/Type: 2021-1409 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approve

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

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

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 17 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
UVE should be checked at Golden Isle Ln and Sonder Shore Dr/Sol Bend 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 DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 06/24/2021
Plat Name: Sunterra Sec 20
Developer: Katy 1039 Ltd.
Applicant: Jones | Carter
App No/Type: 2021-1390 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	7.4800	Total Reserve Acreage:	0.6800
Number of Lots:	32	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Waller	77493	444A	ETJ

Conditions and Requirements for Approval

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. Sunterra Sec 19 must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 06/24/2021
Plat Name: Sunterra Sec 20
Developer: Katy 1039 Ltd.
Applicant: Jones | Carter
App No/Type: 2021-1390 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
No comments.

HPW-HW- IDS: Approve

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

CenterPoint: PULLED PLAT OF SUNTERRA SECTION 19 AND THE LOT NUMBERS DO NOT MATCH UP FOR SUNTERRA SECTION 20
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.

Plats for Sunterra Section 19 and 20 may be submitted together with matching lot numbers and easements.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 06/24/2021
Plat Name: Telge Ranch West GP
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2021-1277 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

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)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 06/24/2021
Plat Name: Telge Ranch West GP
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2021-1277 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris 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
Street location at Telge may need to be adjusted for a median opening on the reconstructed roadway.
Schedule a meeting with HC Traffic and the Telge project manager prior to submitting a Section One plat. (HC-permit regs)
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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 06/24/2021
Plat Name: Tidwell Forest
Developer: BB Residential Group, Inc
Applicant: ICMC GROUP INC
App No/Type: 2021-1231 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.6719	Total Reserve Acreage:	0.8115
Number of Lots:	99	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 06/24/2021
Plat Name: Tidwell Forest
Developer: BB Residential Group, Inc
Applicant: ICMC GROUP INC
App No/Type: 2021-1231 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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
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

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 06/24/2021
Plat Name: Tiffany Gardens Replat partial replat no 1
Developer: Southwest First Church of God in Christ
Applicant: Beacon Land Services
App No/Type: 2021-1397 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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: 06/16/2021
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-

Agenda Item: 77
Action Date: 06/24/2021
Plat Name: Tiffany Gardens Replat partial replat no 1
Developer: Southwest First Church of God in Christ
Applicant: Beacon Land Services
App No/Type: 2021-1397 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

city-engineer/design-and-construction-standards
(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))
Email subject should read: Access Management Form Request/ Project Number/ Address
Provide completely filled Access Management Form and provide a dimension site plan to PWEACCESSFORM@HOUSTONTX.GOV

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

Traffic only reviews for applicability of sidewalk construction details.

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

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

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

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

Option A: Widen the road to 18-ft in front of the property line with “No Parking” signs for the entire block on both sides (applicant is required to get approval from TDO for “No Parking” sign installation).

Option B: Widen the road to 20-ft (only in front of the property).

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

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

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

Parks and Recreation: Not applicable - Church, School, Institutional

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 06/24/2021
Plat Name: Trails at Katy Sec 6
Developer: Ventana Development
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2021-1252 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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)

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

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

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

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

For Your Information:

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 06/24/2021
Plat Name: Vantage on Velasco
Developer: New Skies Ventures, LLC
Applicant: Bowden Survey
App No/Type: 2021-1069 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 06/24/2021
Plat Name: Vantage on Velasco
Developer: New Skies Ventures, LLC
Applicant: Bowden Survey
App No/Type: 2021-1069 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Parks and Recreation: - Incorrect park sector in park notes
- Change from "net" to "incremental" in parks table
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
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
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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 06/24/2021
Plat Name: Willow Park Center
Developer: TN Associates, Inc.
Applicant: Century Engineering, Inc
App No/Type: 2021-1334 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.8182	Total Reserve Acreage:	0.8182
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
Fort Bend	77489	570Q	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)

Remove FBC notes, Commissioners' Court, and FBC Engineer certificates.

Restrict reserve to Commercial.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 06/24/2021
Plat Name: Willow Park Center
Developer: TN Associates, Inc.
Applicant: Century Engineering, Inc
App No/Type: 2021-1334 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/21/2021
No comments.
HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

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

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

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

Traffic only reviews for applicability of sidewalk construction details.

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

4. Driveway Placement on Corner Lot (Commercial)
Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.
CenterPoint: 1. Acreage in title block and dedication differ.
2. Reserves must be defined as to their purpose/use. Restricted to…?
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

Parks and Recreation: Not applicable, commercial.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 06/24/2021
Plat Name: Wise Acres
Developer: Owner
Applicant: Texas Professional Surveying, LLC
App No/Type: 2021-1314 C1

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	2.1096	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	285W	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.

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

085. The minimum acceptable lot width shall be 20 feet. (187)

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

146. Identify, dimension and provide square footage for all right-of-way dedications. “xx s.f. are hereby dedicated to the public for right-of-way purposes.

158. Provide for the dedication of widening for Botkins Rd 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)

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

193. Appendix I:Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

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

This is a replat. Please provide revised legal description and title report referencing record information for Harris County School Lands Four Leagues.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 06/24/2021
Plat Name: Wise Acres
Developer: Owner
Applicant: Texas Professional Surveying, LLC
App No/Type: 2021-1314 C1

Staff Recommendation:
Defer Additional information reqd

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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: 06/23/2021
No comments.
CenterPoint: Building Lines are needed on plat

Please see attached easement above it appears that it applies.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
Check with city if GP should be submitted based upon common interests(chapter 42)
Dedicate 17 feet of ROW and relocate 25' building line (Chapter 42)
Check to see if this plat is a replat
Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern. HPW-0CE-Drainage and Utility

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 06/24/2021
Plat Name: Zayaan Holding Real Estate LLC
Developer: Zayaan Holding Real Estate LlC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2021-1398 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.9152	Total Reserve Acreage:	5.7889
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
Fort Bend	77407	526Z	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 06/24/2021
Plat Name: Allison Richey Gulf Coast Home Company partial replat no 1
Developer: HYCOHEN RESIDENCY LLC
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2021-1395 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.1339	Total Reserve Acreage:	8.1339
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	77047	573S	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

HPW- TDO- Traffic: 06/16/2021
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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 06/24/2021
Plat Name: Allison Richey Gulf Coast Home Company partial replat no 1
Developer: HYCOHEN RESIDENCY LLC
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2021-1395 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))
Email subject should read: Access Management Form Request/ Project Number/ Address
Provide completely filled Access Management Form and provide a dimension site plan to PWEACCESSFORM@HOUSTONTX.GOV

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

Traffic only reviews for applicability of sidewalk construction details.

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

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

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

Option A: Widen the road to 18-ft in front of the property line with “No Parking” signs for the entire block on both sides (applicant is required to get approval from TDO for “No Parking” sign installation).

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-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required. Make sure you call out your B.L.

Harris County Flood Control District: Flood Control review - Need to label 100’ Drainage Channel as C164-00-00 on the plat.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 06/24/2021
Plat Name: Arlington Properties
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2021-1276 C2R

Staff Recommendation:
Defer for further study and review

Total Acreage:	0.1377	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77018	453N	City

Conditions and Requirements for Approval

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

054. Reference 42-41 through 42-51 for plat, general plan and street dedication plat graphical and legal requirements.

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)

139. Provide for 5' ROW widening of East 31st, a local street. (122)

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 06/24/2021
Plat Name: Arlington Properties
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2021-1276 C2R

Staff Recommendation:
Defer for further study and review

HPW- TDO- Traffic: 06/23/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Placement on Corner Lot (Residential)(Lot 1)
Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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

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

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.
Need approved drainage plan.
Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Please add “I hereby Certify that the information provided herein is true” to the Parks Table.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 06/24/2021
Plat Name: Astrodome Oaks Sec 1 replat partial replat no 2
Developer: Barvin Group
Applicant: Pape-Dawson Engineers
App No/Type: 2021-1302 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.3680	Total Reserve Acreage:	3.3680
Number of Lots:	1	Number of Multifamily Units:	279
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	77054	532R	City

Conditions and Requirements for Approval

007.5. Provide written approval from PWE, Joint Referral Committee regarding the abandonment of a street, alley, or easement inside the City of Houston prior to recordation. If it is determined that public utilities are involved a copy of the ordinance to abandon must be provided prior to recordation. Contact JRC at http://www.publicworks.cityofhouston.gov/documents/JRC/index.htm for the application process or call 713-837-0050. Local Govt Code Sec 272.001 & Sec 2-237 and 2-238 of COH, Code of Ordinances

012.2. Coordinate utility easements with CenterPoint Energy. Provide letter of no objection from Centerpoint.

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

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 06/24/2021
Plat Name: Astrodome Oaks Sec 1 replat partial replat no 2
Developer: Barvin Group
Applicant: Pape-Dawson Engineers
App No/Type: 2021-1302 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/23/2021
No comments.
CenterPoint: 1. A release of easement will need to be submitted for the 15' Wide Utility and 5' Aerial Easement to be abandoned. Release document has been uploaded.
2. The 30' drainage easement, noted in the title report, needs to be noted on the plat as well as the recording information.

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

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

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

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

Traffic only reviews for applicability of sidewalk construction details.

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

4. 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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85

Action Date: 06/24/2021

Plat Name: Astrodome Oaks Sec 1 replat partial replat no 2

Developer: Barvin Group

Applicant: Pape-Dawson Engineers

App No/Type: 2021-1302 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 06/24/2021
Plat Name: Brick and Stone at Rebecca
Developer: Plan Express
Applicant: PlanExpress
App No/Type: 2021-1424 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2295	Total Reserve Acreage:	0.0046
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	533P	City

Conditions and Requirements for Approval

026. Single family residential lots in the urban area adjacent to a collector or local street shall have a 5-foot front building line. Add BL 159 B, C or D notes to the plat. (159)

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 06/24/2021
Plat Name: Brick and Stone at Rebecca
Developer: Plan Express
Applicant: PlanExpress
App No/Type: 2021-1424 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 06/24/2021
Plat Name: Buena Vista Estates
Developer: Plan Express
Applicant: PlanExpress
App No/Type: 2021-1215 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2295	Total Reserve Acreage:	0.0046
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	533M	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)

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 06/24/2021
Plat Name: Buena Vista Estates
Developer: Plan Express
Applicant: PlanExpress
App No/Type: 2021-1215 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/21/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

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

Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.
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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 06/24/2021
Plat Name: Cetti Gardens
Developer: Manco Associates, LC.
Applicant: EHRA
App No/Type: 2021-1428 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2300	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	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

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 06/24/2021
Plat Name: Cetti Gardens
Developer: Manco Associates, LC.
Applicant: EHRA
App No/Type: 2021-1428 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

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

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

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 06/24/2021
Plat Name: Chestnut Modern Farmhouses
Developer: Onyx Land Partners, LLC.
Applicant: ICMC GROUP INC
App No/Type: 2021-0924 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	533B	City

Conditions and Requirements for Approval

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

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.

203. Provide complete Recordation Package when submitting plat 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 - 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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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
Planner of the day phone #: 832-393-6600

2. Driveway Placement on Corner Lot (Residential)(Lot 3)

Agenda Item: 89
Action Date: 06/24/2021
Plat Name: Chestnut Modern Farmhouses
Developer: Onyx Land Partners, LLC.
Applicant: ICMC GROUP INC
App No/Type: 2021-0924 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

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

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

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
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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 06/24/2021
Plat Name: Chestnut Modern Farmhouses
Developer: Onyx Land Partners, LLC.
Applicant: ICMC GROUP INC
App No/Type: 2021-0924 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

2. Driveway Placement on Corner Lot (Residential)(Lot 3)
Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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

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

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 06/24/2021
Plat Name: Colonial Corner GP
Developer: Sandlot Engineering
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2021-1250 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.1450	Total Reserve Acreage:	2.4117
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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77022	453M	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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: 06/23/2021
Recommend that if the development is for commercial/industrial to reduce accessing local resident street but to take access along Hardy St, secondly ensure that driveway access along Crosstimbers aligns with the median existing median opening.
HPW-OCE-Traffic: 1. No direct driveway access on Reserve A will be permitted along Crosstimbers St due to limited frontage and elevations. Coordinate with HPW and HCTRA regarding any driveways along W Hardy Rd due to visibility concerns.

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

Agenda Item: 90
Action Date: 06/24/2021
Plat Name: Colonial Corner GP
Developer: Sandlot Engineering
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2021-1250 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

plans for permitting. TIA review may result in significant site plan revisions"

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

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

Traffic only reviews for applicability of sidewalk construction details.

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

5. 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.

6. 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

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 06/24/2021
Plat Name: Colonial Corner Sec 1
Developer: Sandlot Engineering
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2021-1251 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

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

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

For Your Information:

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

HPW- TDO- Traffic: 06/07/2021
Recommend to access to new development by using minor road Cochran Street.
HPW-OCE-Traffic: 1. No direct driveway access on Reserve A will be permitted along Crosstimbers St due to limited frontage and elevations. Coordinate with HPW and HCTRA regarding any driveways along W Hardy Rd due to visibility concerns.

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))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 06/24/2021
Plat Name: Colonial Corner Sec 1
Developer: Sandlot Engineering
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2021-1251 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Email subject should read: Access Management Form Request/ Project Number/ Address
Provide completely filled Access Management Form and provide a dimension site plan to PWEACCESSFORM@HOUSTONTX.GOV

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

Traffic only reviews for applicability of sidewalk construction details.

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

5. 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.

6. 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
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 06/24/2021
Plat Name: Colquitt Manors
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2021-1351 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1435	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77098	492Z	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)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 06/24/2021
Plat Name: Colquitt Manors
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2021-1351 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Parks and Recreation: - Change from "net" to "incremental" in parks table
HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

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

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

HPW-HW- IDS: For the creation of 2 lots ad 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

CenterPoint: Owner in title report and plat differ.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 06/24/2021
Plat Name: Cordell Estates
Developer: DacasaHomes
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2021-1367 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453X	City

Conditions and Requirements for Approval

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

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)

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 06/24/2021
Plat Name: Cordell Estates
Developer: DacasaHomes
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2021-1367 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Placement on Corner Lot (Residential)(Lot 1)
Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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

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 see and comply with the IDM requirements if providing alley access.

CenterPoint: 1. Owner in title report and plat differ.

2. CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with Overhead facilities, which applies to: 15' Alley

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

HPW-HW- IDS: For the creation of 2 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 06/24/2021
Plat Name: Cordell Heights
Developer: DacasaHomes
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2021-1366 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453X	City

Conditions and Requirements for Approval

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

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)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 06/24/2021
Plat Name: Cordell Heights
Developer: DacasaHomes
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2021-1366 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

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

3. 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 see and comply with the IDM requirements if providing alley access.

CenterPoint: 1. Owner in title report and plat differ.

2. CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with Overhead facilities, which applies to: 15' Alley

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

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of 2 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Parks and Recreation: 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 06/24/2021
Plat Name: Crosstimbers Center
Developer: Eastex Stores Inc
Applicant: Hovis Surveying Company Inc.
App No/Type: 2021-1399 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5440	Total Reserve Acreage:	0.5440
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77093	454K	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 06/24/2021
Plat Name: Crosstimbers Center
Developer: Eastex Stores Inc
Applicant: Hovis Surveying Company Inc.
App No/Type: 2021-1399 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021

The median opening at E. Crosstimbers could be a safety concern for left-turn vehicles. we recommend a right-in right-out condition.
HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

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

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

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

Traffic only reviews for applicability of sidewalk construction details.

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

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 US Highway 59. Any work in the state right-of-way requires TxDOT approval.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 06/24/2021
Plat Name: Crosstimbers Center
Developer: Eastex Stores Inc
Applicant: Hovis Surveying Company Inc.
App No/Type: 2021-1399 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 06/24/2021
Plat Name: Cypress Square
Developer: Barker Hospitality,LP.
Applicant: E.I.C. Surveying Company
App No/Type: 2021-1273 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.2375	Total Reserve Acreage:	3.2375
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:	Longhorn Town Utility District

County	Zip	Key Map ©	City / ETJ
Harris	77094	487A	City/ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

HPW- TDO- Traffic: 06/23/2021
No comments.
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

HPW-OCE-Traffic: No comments, property is located outside City Limits.
Parks and Recreation: Not applicable - ETJ

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 06/24/2021
Plat Name: Elser Park
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2021-1353 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.5392	Total Reserve Acreage:	0.0000
Number of Lots:	13	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

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 06/24/2021
Plat Name: Elser Park
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2021-1353 C2R

Staff Recommendation:
Defer Applicant request

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Placement on Corner Lot (Residential)(Lot 1 & 13)
Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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

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

HPW-HW- IDS: For the creation of 13 lots ad 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Parks and Recreation: -Incorrect park sector
-Please change "C" to read "Incremental" number of DUs
CenterPoint: Owner in title report and plat differ.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 06/24/2021
Plat Name: Estates at Rawley
Developer: New Era Development
Applicant: New Era Development
App No/Type: 2021-1361 C2R

Staff Recommendation:
Defer LGL deed rests review pending

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	77020	494F	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 06/24/2021
Plat Name: Estates at Rawley
Developer: New Era Development
Applicant: New Era Development
App No/Type: 2021-1361 C2R

Staff Recommendation:
Defer LGL deed rests review pending

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Placement on Corner Lot (Residential)(Lot 2)
Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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

CenterPoint: 1. Title Block: It should read L10 Blk 97
2. Missing the GHBA language

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

HPW-HW- IDS: For the creation of 2 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Parks and Recreation: Number of existing units doesn't match survey

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 06/24/2021
Plat Name: Farrington Place Sec 3 partial replat no 1
Developer: HouTex Engineering
Applicant: Bowden Survey
App No/Type: 2021-1198 C2R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	1.3073	Total Reserve Acreage:	1.3073
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77093	414X	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)

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.

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

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

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

Agenda Item: 99
Action Date: 06/24/2021
Plat Name: Farrington Place Sec 3 partial replat no 1
Developer: HouTex Engineering
Applicant: Bowden Survey
App No/Type: 2021-1198 C2R

Staff Recommendation:
Defer Additional information reqd

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))
Email subject should read: Access Management Form Request/ Project Number/ Address
Provide completely filled Access Management Form and provide a dimension site plan to PWEACCESSFORM@HOUSTONTX.GOV

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

Traffic only reviews for applicability of sidewalk construction details.

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

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

5. Please coordinate with TxDOT for any work along Eastex Freeway. Any work in the state right-of-way requires TxDOT approval.

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

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

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

Option A: Widen the road to 18-ft in front of the property line with “No Parking” signs for the entire block on both sides (applicant is required to get approval from TDO for “No Parking” sign installation).

Option B: Widen the road to 20-ft (only in front of the property).

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 06/24/2021
Plat Name: Farrington Place Sec 3 partial replat no 1
Developer: HouTex Engineering
Applicant: Bowden Survey
App No/Type: 2021-1198 C2R

Staff Recommendation:
Defer Additional information reqd

Parks and Recreation: Not applicable - Commercial

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 06/24/2021
Plat Name: Greenwood District Reserve
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No/Type: 2021-1383 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3423	Total Reserve Acreage:	0.3266
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	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.

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)

Include the following notes.
Drew 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.
Scott 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.

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 06/24/2021
Plat Name: Greenwood District Reserve
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No/Type: 2021-1383 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

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

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

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

Traffic only reviews for applicability of sidewalk construction details.

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

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

HPW-HW- IDS: For the creation of an unrestrictive reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 06/24/2021
Plat Name: Haight Meadows
Developer: JFO Solutions
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2021-1308 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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)

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

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

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

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

1.) Provide record info for Haight Street.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 06/24/2021
Plat Name: Haight Meadows
Developer: JFO Solutions
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2021-1308 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Placement on Corner Lot (Residential)(Lot 3)
Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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

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

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 06/24/2021
Plat Name: Hardy District Estates
Developer: Plan Express
Applicant: PlanExpress
App No/Type: 2021-1208 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	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

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 06/24/2021
Plat Name: Hardy District Estates
Developer: Plan Express
Applicant: PlanExpress
App No/Type: 2021-1208 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/21/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

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

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

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 06/24/2021
Plat Name: Holman Vista
Developer: LEDGEWOOD INVESTMENT PROPERTIES, LLC
Applicant: replats.com
App No/Type: 2021-1338 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1149	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	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)

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 06/24/2021
Plat Name: Holman Vista
Developer: LEDGEWOOD INVESTMENT PROPERTIES, LLC
Applicant: replats.com
App No/Type: 2021-1338 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/21/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

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

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

HPW-HW- IDS: For the creation of 2 lots ad 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 06/24/2021
Plat Name: Hugo Shop
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No/Type: 2021-1426 C2R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.1212	Total Reserve Acreage:	0.1212
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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77011	495W	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)

134.11. Add to general notes on face of plat: This property(s) is located in Park Sector number 11.

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

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

1.) Provide information confirming status of Hedrick Street as Public or Private, as it appears to be a privately owned ROW. Frontage on Public ROW Sherman Street is insufficient for access for an Unrestricted reserve.

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 06/24/2021
Plat Name: Hugo Shop
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No/Type: 2021-1426 C2R

Staff Recommendation:
Defer Additional information reqd

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Please clarify where the access points will be located for this lot as. Due to the limited frontage on Sherman St no access will be allowed on Sherman St & W Hedrick St does not appear to be right of way.

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

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

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

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

Traffic only reviews for applicability of sidewalk construction details.

Parks and Recreation: Add park sector to notes
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 06/24/2021
Plat Name: Janisch Villas
Developer: N/A
Applicant: The Interfield Group
App No/Type: 2021-1312 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3778	Total Reserve Acreage:	0.0050
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77018	452G	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.) Continue the 3’ E.A.E. along plat boundary.

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 06/24/2021
Plat Name: Janisch Villas
Developer: N/A
Applicant: The Interfield Group
App No/Type: 2021-1312 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/23/2021
Following ordinance Sec 42-232 Points of access termination. (d) A dead-end private street intersecting with a public or a private street may be extended up to 200-feet without a turnaround provided that a fire hydrant is located not more than 100-feet from the intersection of the dear end private street with the public street or looped private street.
Recommend to indicate location of the fire hydrant in the plat.
HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

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

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

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

Traffic only reviews for applicability of sidewalk construction details.

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 06/24/2021
Plat Name: Janisch Villas
Developer: N/A
Applicant: The Interfield Group
App No/Type: 2021-1312 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 06/24/2021
Plat Name: JKM Caesar Complex
Developer: JKM Caesar LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2021-1278 C2R

Staff Recommendation:
Defer Applicant request

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)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 06/24/2021
Plat Name: JKM Caesar Complex
Developer: JKM Caesar LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2021-1278 C2R

Staff Recommendation:
Defer Applicant request

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 . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 06/24/2021
Plat Name: Julia Street Landing
Developer: MTY Builders, Inc.
Applicant: Total Surveyors, Inc.
App No/Type: 2021-1358 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4979	Total Reserve Acreage:	0.0092
Number of Lots:	12	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	453G	City

Conditions and Requirements for Approval

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

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

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

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

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

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

1.) Maintain 3' BL all around shared driveway.
2.) Vehicular access to lots 1-12 must be provided by shared driveway only.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 06/24/2021
Plat Name: Julia Street Landing
Developer: MTY Builders, Inc.
Applicant: Total Surveyors, Inc.
App No/Type: 2021-1358 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

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

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

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

Traffic only reviews for applicability of sidewalk construction details.

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

HPW-HW- IDS: For the creation of 12 lots ad 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 06/24/2021
Plat Name: Lena Heights
Developer: The Jean McKinley Company, Inc.
Applicant: Jean McKinley Company
App No/Type: 2021-1286 C2R

Staff Recommendation:
Withdraw

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

1.) Plat requires Public Hearing
2.) Lots must have 75’ of frontage.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 06/24/2021
Plat Name: Lena Heights
Developer: The Jean McKinley Company, Inc.
Applicant: Jean McKinley Company
App No/Type: 2021-1286 C2R

Staff Recommendation:
Withdraw

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 06/24/2021
Plat Name: Lincoln City Estates
Developer: ABC Building Design
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2021-1297 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1653	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.

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

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

For Your Information:

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 06/24/2021
Plat Name: Lincoln City Sec 3 partial replat no 2
Developer: Derive Development
Applicant: The Interfield Group
App No/Type: 2021-1280 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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.

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

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 06/24/2021
Plat Name: Lincoln City Sec 3 partial replat no 2
Developer: Derive Development
Applicant: The Interfield Group
App No/Type: 2021-1280 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 06/24/2021
Plat Name: Magnolia Place partial replat no 1
Developer: LJA Engineering
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2021-1412 C3R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	4.5710	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611P	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.) Coordinate with county engineering regarding ROW dedication requirement.
2.) Show 20' ROW easment along western boundary as it appears to be within the plat per FBCAD
3.) Provide documents that show Live Oak St connects publicly to public ROW network.
4.) Provide Adequate wastewater note

For Your Information:

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

Fort Bend Engineer: 1) Add 10' LE along future Lake Olympia Parkway
2) Provide 15' ROW dedication for Live Oak Street
3) Revise corner radius to corner clip
4) Confirm the ownership/location of the 20' trustee strip
5) Address all redline markups
6) Submit FP to FBC for formal review
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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 06/24/2021
Plat Name: Magnolia Place partial replat no 1
Developer: LJA Engineering
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2021-1412 C3R

Staff Recommendation:
Defer Additional information reqd

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 06/24/2021
Plat Name: Magnolia Square on Center
Developer: S.R.I. LLC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2021-1344 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2386	Total Reserve Acreage:	0.2386
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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 06/24/2021
Plat Name: Magnolia Square on Center
Developer: S.R.I. LLC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2021-1344 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

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

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

2. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

3. Alley Access for Commercial property (COH IDM Chapter 10, Section 10.3.03.G):
A commercial property shall only connect to a COH accepted Alley. Please comply with the IDM requirements for alley access. For a list of COH accepted alleys please visit https://www.houstonpermittingcenter.org/office-city-engineer/engineering-services-right-way#agency-links-1791

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

HPW-HW- IDS: For the creation of an unrestrictive reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

CenterPoint: Owner in title block and dedication differ.
Parks and Recreation: Please add "No land is being established as private park or dedicated to the public for park purposes" to Park Notes.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 06/24/2021
Plat Name: Maury Street Villas
Developer: T&M Property Ventures, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2021-1330 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	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	493D	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 06/24/2021
Plat Name: Maury Street Villas
Developer: T&M Property Ventures, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2021-1330 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/21/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 06/24/2021
Plat Name: Maxie Patio Homes
Developer: Sandcastle Homes
Applicant: MOMENTUM EGINEERING
App No/Type: 2021-1331 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	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.

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)

FYI: A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit. (Sec 33-155)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 06/24/2021
Plat Name: Maxie Patio Homes
Developer: Sandcastle Homes
Applicant: MOMENTUM EGINEERING
App No/Type: 2021-1331 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/21/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

3. Alley Access for Residential property (COH IDM Chapter 10, Section 10.3.03.G):
Residential properties can have access from either City Maintained alleys or Private Rights of access alley. Please comply with the IDM requirements for alley access.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 06/24/2021
Plat Name: Merwin Green
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2021-1355 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1648	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	77027	491Z	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 06/24/2021
Plat Name: Merwin Green
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2021-1355 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of 2 lots ad 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

CenterPoint: Owner in title report and plat differ.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 116
Action Date: 06/24/2021
Plat Name: Merwin Grove
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2021-1357 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1587	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	77027	491Z	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 116
Action Date: 06/24/2021
Plat Name: Merwin Grove
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2021-1357 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-OCE- Drainage and Utility: Detention is required.

HPW-HW- IDS: For the creation of 2 lots ad 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

CenterPoint: Owner in title report and plat differ.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 117
Action Date: 06/24/2021
Plat Name: Merwin Landing
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2021-1356 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1640	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	77027	491Z	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 117
Action Date: 06/24/2021
Plat Name: Merwin Landing
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2021-1356 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-OCE- Drainage and Utility: Detention is required.

HPW-HW- IDS: For the creation of 2 lots ad 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

CenterPoint: Owner in title report and plat differ.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 06/24/2021
Plat Name: Merwin Terrace
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2021-1354 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1611	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	77027	491Z	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 06/24/2021
Plat Name: Merwin Terrace
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2021-1354 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-OCE- Drainage and Utility: Detention is required.

HPW-HW- IDS: For the creation of 2 lots ad 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 119
Action Date: 06/24/2021
Plat Name: Owl Club Gardens
Developer: Zero Reed Rd LLC.
Applicant: E.I.C. Surveying Company
App No/Type: 2021-1323 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.2754	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77033	573D	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

087. SF residential lots are allowed to take vehicular access to a major thoroughfare only when the lot is greater than one acre in size. Add notes: Lot xx, Block xx, is greater than one acre in size. This lot shall provide a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare. (189)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 119
Action Date: 06/24/2021
Plat Name: Owl Club Gardens
Developer: Zero Reed Rd LLC.
Applicant: E.I.C. Surveying Company
App No/Type: 2021-1323 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 06/21/2021
No comments.
HPW-OCE-Traffic: 1. Access from Major Thoroughfare (Residential) (Sec. 42-188 of the Code of Ordinances)
A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless:
(1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article or
(2) The lot is greater than one acre in size and 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.
Planning approval is required prior to Traffic approval.

2. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Parks and Recreation: Please add Parks Table

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 120
Action Date: 06/24/2021
Plat Name: Patton Park
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2021-1352 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.3764	Total Reserve Acreage:	0.0000
Number of Lots:	7	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

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 120
Action Date: 06/24/2021
Plat Name: Patton Park
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2021-1352 C2R

Staff Recommendation:
Defer Applicant request

Parks and Recreation: - Incorrect park sector in plat notes
- Change from "net" to "incremental" in parks table
HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Placement on Corner Lot (Residential)(Lot 7)
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 7 lots ad 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 06/24/2021
Plat Name: Pollard Estates
Developer: Field Data Service
Applicant: Field Data Srvice, Inc
App No/Type: 2021-1223 C2R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.1318	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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. 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. Replat Legal Descriptions shall follow guidelines and/or examples.

073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42 -41(1))

079. Revise the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (Sec 42-184)

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (Sec 42-161)

134.6. The then-current fee in lieu of dedication shall be applied to this number (2 units) of dwelling units.

146. Identify, dimension and provide square footage for all right-of-way dedications. “xx s.f. are hereby dedicated to the public for right-of-way purposes.

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 06/24/2021
Plat Name: Pollard Estates
Developer: Field Data Service
Applicant: Field Data Srvice, Inc
App No/Type: 2021-1223 C2R

Staff Recommendation:
Defer Additional information reqd

HPW- TDO- Traffic: 06/21/2021
Buck Street is a 15-feet narrow road, we recommend widening the roadway as well as drainage improvements, with the installation of parking restrictions for both sides of the street.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Placement on Corner Lot (Residential)(Lot 2)
Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

3. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 122
Action Date: 06/24/2021
Plat Name: Popper Heights West
Developer: Derive Development
Applicant: The Interfield Group
App No/Type: 2021-1392 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4002	Total Reserve Acreage:	0.0000
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

148. Change street name(s) as indicated on the marked file copy. (Sec 41-22; 42-133)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Provide letter of no objection at recordation to abandon utility easement (previously dedicated by plat).

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 122
Action Date: 06/24/2021
Plat Name: Popper Heights West
Developer: Derive Development
Applicant: The Interfield Group
App No/Type: 2021-1392 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Incorrect park sector in plat notes
Addressing: The nearest vertical intersection is N DURHAM DR not SCHWEIKART ST. 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 123
Action Date: 06/24/2021
Plat Name: Saint Bernard Tabor
Developer: The Saint Bernard Project
Applicant: Windrose
App No/Type: 2021-1388 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.2296
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 123
Action Date: 06/24/2021
Plat Name: Saint Bernard Tabor
Developer: The Saint Bernard Project
Applicant: Windrose
App No/Type: 2021-1388 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards
(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))
Email subject should read: Access Management Form Request/ Project Number/ Address
Provide completely filled Access Management Form and provide a dimension site plan to PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

3. Driveway Placement on Corner Lot (Commercial)
Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

4. Alley Access for Commercial property (COH IDM Chapter 10, Section 10.3.03.G):
A commercial property shall only connect to a COH accepted Alley. Please comply with the IDM requirements for alley access. For a list of COH accepted alleys please visit https://www.houstonpermittingcenter.org/office-city-engineer/engineering-services-right-way#agency-links-1791

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

HPW-HW- IDS: For the creation of an unrestrictive reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 123
Action Date: 06/24/2021
Plat Name: Saint Bernard Tabor
Developer: The Saint Bernard Project
Applicant: Windrose
App No/Type: 2021-1388 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 124
Action Date: 06/24/2021
Plat Name: Sam Wilson Estates
Developer: ABC Building Design
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2021-1362 C2R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77020	494C	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

050. Revise plat boundary as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

136. 50-foot right-of-way width for local street is allowed only if the street is adjacent to single-family residential lots exclusively. (122)

139. Provide for widening of 10 feet for local street. (122)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 124
Action Date: 06/24/2021
Plat Name: Sam Wilson Estates
Developer: ABC Building Design
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2021-1362 C2R

Staff Recommendation:
Defer Additional information reqd

HPW- TDO- Traffic: 06/16/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review – No comments.
HPW-HW- IDS: For the creation of 2 lots 1 lot, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 125
Action Date: 06/24/2021
Plat Name: South End Vista
Developer: Scanner, Inc.
Applicant: replats.com
App No/Type: 2021-1335 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	533Q	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 125
Action Date: 06/24/2021
Plat Name: South End Vista
Developer: Scanner, Inc.
Applicant: replats.com
App No/Type: 2021-1335 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/21/2021
No comments.
HPW-OCE-Traffic: 1. Driveway approach in the ROW
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
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.
CenterPoint: A 10' BL is requested.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 126
Action Date: 06/24/2021
Plat Name: Sunset Homes
Developer: 1724 sunset llc
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2021-1242 C2R

Staff Recommendation:
Disapprove

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.

206. Staff recommendation is disapproval for the following reasons.
1) public hearing is required

1) It appears the property has single family restriction, city legal will provide a title search of the deed restriction to confirm.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 126
Action Date: 06/24/2021
Plat Name: Sunset Homes
Developer: 1724 sunset llc
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2021-1242 C2R

Staff Recommendation:
Disapprove

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
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
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 127
Action Date: 06/24/2021
Plat Name: Thompson Place
Developer: Individual
Applicant: RED CONSULTANTS
App No/Type: 2021-1260 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (162)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 127
Action Date: 06/24/2021
Plat Name: Thompson Place
Developer: Individual
Applicant: RED CONSULTANTS
App No/Type: 2021-1260 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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
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. 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: 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
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 128
Action Date: 06/24/2021
Plat Name: Three Js Place
Developer: M Romero Builders, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2021-1329 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2295	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	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)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 128
Action Date: 06/24/2021
Plat Name: Three Js Place
Developer: M Romero Builders, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2021-1329 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 06/21/2021
No comments.

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

CenterPoint: 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.

Parks and Recreation: Please add "House" to "1 story frame" on existing survey.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 129
Action Date: 06/24/2021
Plat Name: Vermont Villas
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2021-1359 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77006	492R	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)

190.3. Add 'Margaret Wallace Brown, AICP, CNU-A, Secretary' as Secretary in the Planning Commission certificate. (Recd_pkg.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 129
Action Date: 06/24/2021
Plat Name: Vermont Villas
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2021-1359 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Parks and Recreation: - Change from "net" to "incremental" in parks table
HPW- TDO- Traffic: 06/16/2021
No comments.

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

3. Driveways shall allow for an unobstructed line of sight for vehicles to observe approaching traffic.

HPW-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 ad 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 130
Action Date: 06/24/2021
Plat Name: Villa Drywall Supply
Developer: Villarreal Drywall, Inc.
Applicant: HRS and Associates, LLC
App No/Type: 2021-1341 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.0589	Total Reserve Acreage:	1.0589
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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77037	412H	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)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 06/21/2021
No comments.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards
(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 130
Action Date: 06/24/2021
Plat Name: Villa Drywall Supply
Developer: Villarreal Drywall, Inc.
Applicant: HRS and Associates, LLC
App No/Type: 2021-1341 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Email subject should read: Access Management Form Request/ Project Number/ Address
Provide completely filled Access Management Form and provide a dimension site plan to PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

3. Driveway Placement on Corner Lot (Commercial)
Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

4. Street Widening Requirements
Provide a survey calling out the pavement width of the adjacent streets. All new commercial developments including shared driveway town-homes, subdivisions, and multiple single-family residences, with the exception of one single-family residence and duplexes shall follow the street widening requirements below.

- For roadways with widths in the range of 18-ft to less than 20-ft, street widening is not required. However, “No Parking” signs must be installed for the entire block on one side (applicant is required to get approval from TDO for “No Parking” sign installation). Please contact Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houstontx.gov

- For roadways with widths in the range of 15-ft to less than 18-ft, two street widening options are available:

Option A: Widen the road to 18-ft in front of the property line with “No Parking” signs for the entire block on both sides (applicant is required to get approval from TDO for “No Parking” sign installation).

Option B: Widen the road to 20-ft (only in front of the property).

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

HPW-HW- IDS: For the creation of an unrestricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 131
Action Date: 06/24/2021
Plat Name: Vivas Place
Developer: FERNANDO VIVAS
Applicant: Replat Specialists
App No/Type: 2021-1196 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3416	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77088	412N	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

053. Change street name(s) as indicated on the file copy to avoid duplication.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 132
Action Date: 06/24/2021
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:	4.2460
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:

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown of the face of the plat.

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

052. Amending Plat of Eagle Landing Townhomes must be recorded prior to or simultaneously with this plat.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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:	132
Action Date:	06/24/2021
Plat Name:	Eagle Landing Townhomes West Sec 1
Developer:	Odyssey Engineering Group
Applicant:	Miller Survey Group
App No / Type:	2021-1057 C3N

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-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)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Eagle Landing Townhomes West Sec 1 (DEF 1)

Applicant: Miller Survey Group

C – Public Hearings Site Location

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Eagle Landing Townhomes West Sec 1 (DEF 1)

Applicant: Miller Survey Group

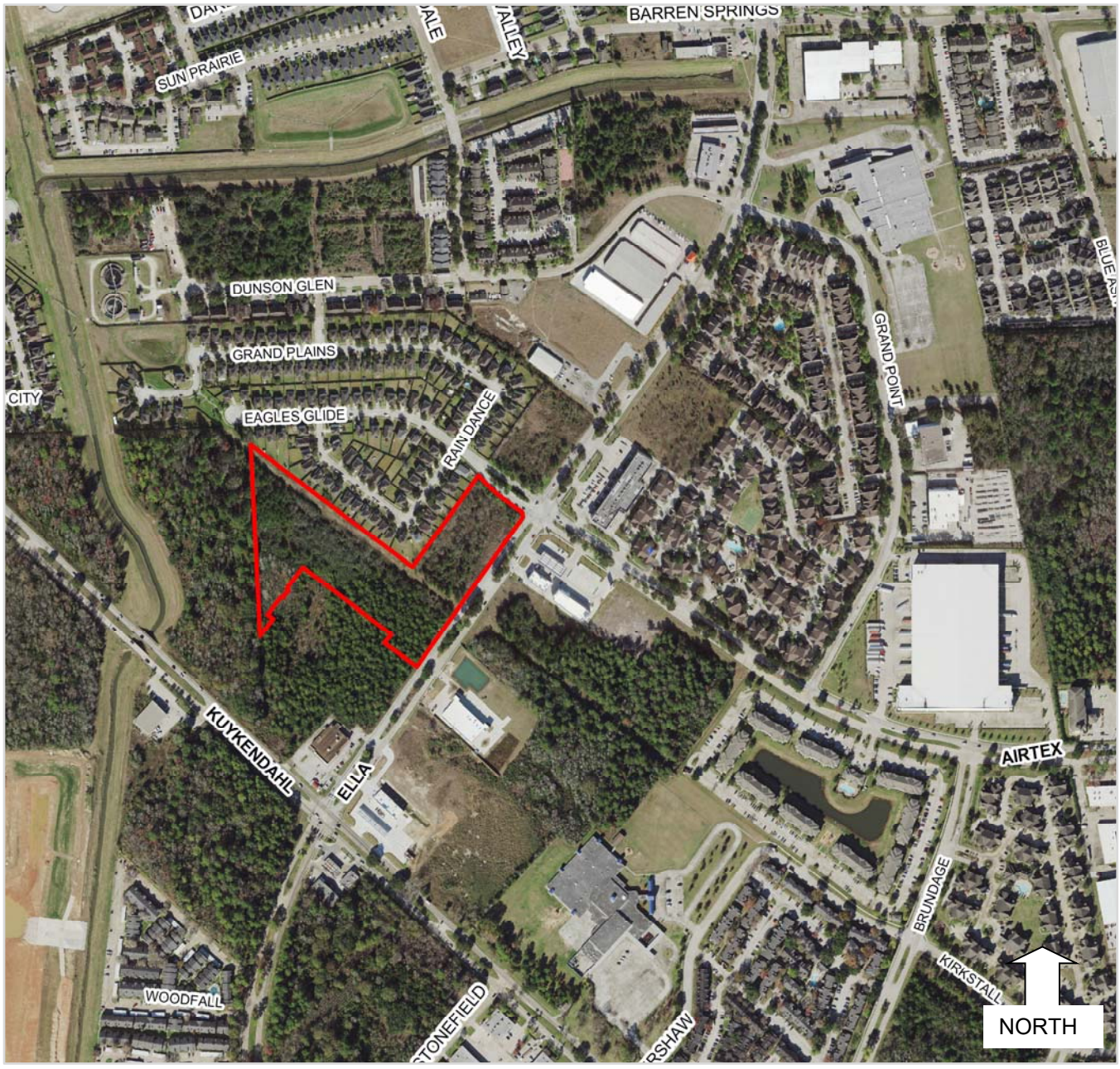
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Eagle Landing Townhomes West Sec 1 (DEF 1)

Applicant: Miller Survey Group



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

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.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

Virtual Planning Commission Meeting

Thursday, 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

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houstontx.gov

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. Use the online speaker form at https://www.tfaforms.com/4816241 or submit comments on an item via email to speakercomments.pc@houstontx.gov. 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.

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 133
Action Date: 06/24/2021
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.

209. Applicant has requested that this item be deferred for two weeks.

1.) Provide revised Owner Affidavit with correct legal description
2.) Coordinate with Harris County Engineer regarding additional row dedication.

Commission Action:

Defer Applicant request

Action Date: 06/24/2021

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:	133
Action Date:	06/24/2021
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

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 . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)Ð_
Dedicate additional ROW along Roberts road for ultimate alignment of Roberts Road to the north and adjust building line. See markup.(HC-permit regs, Chapter 42)

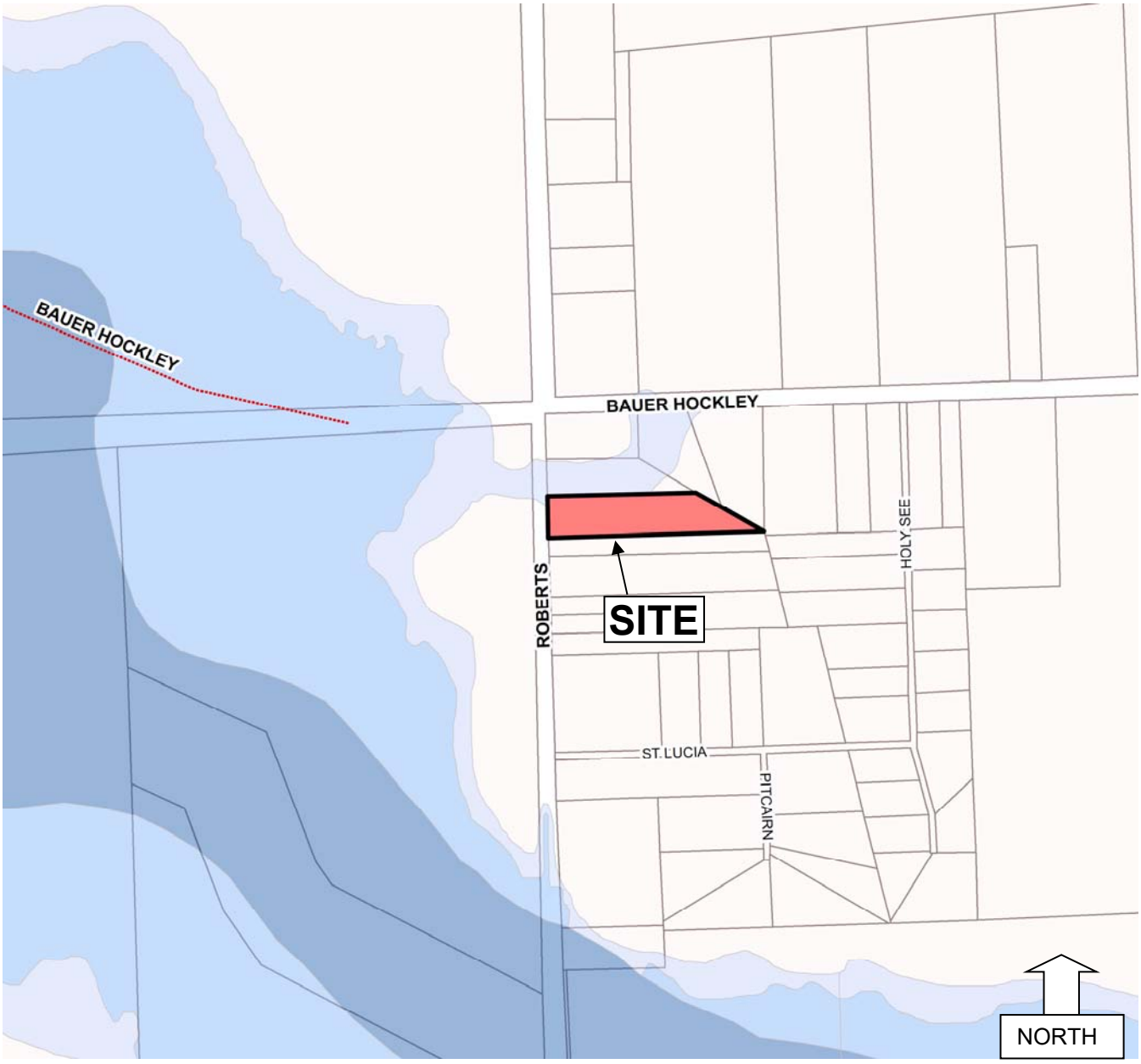
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Harris County School Land Four Leagues partial replat no 1 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



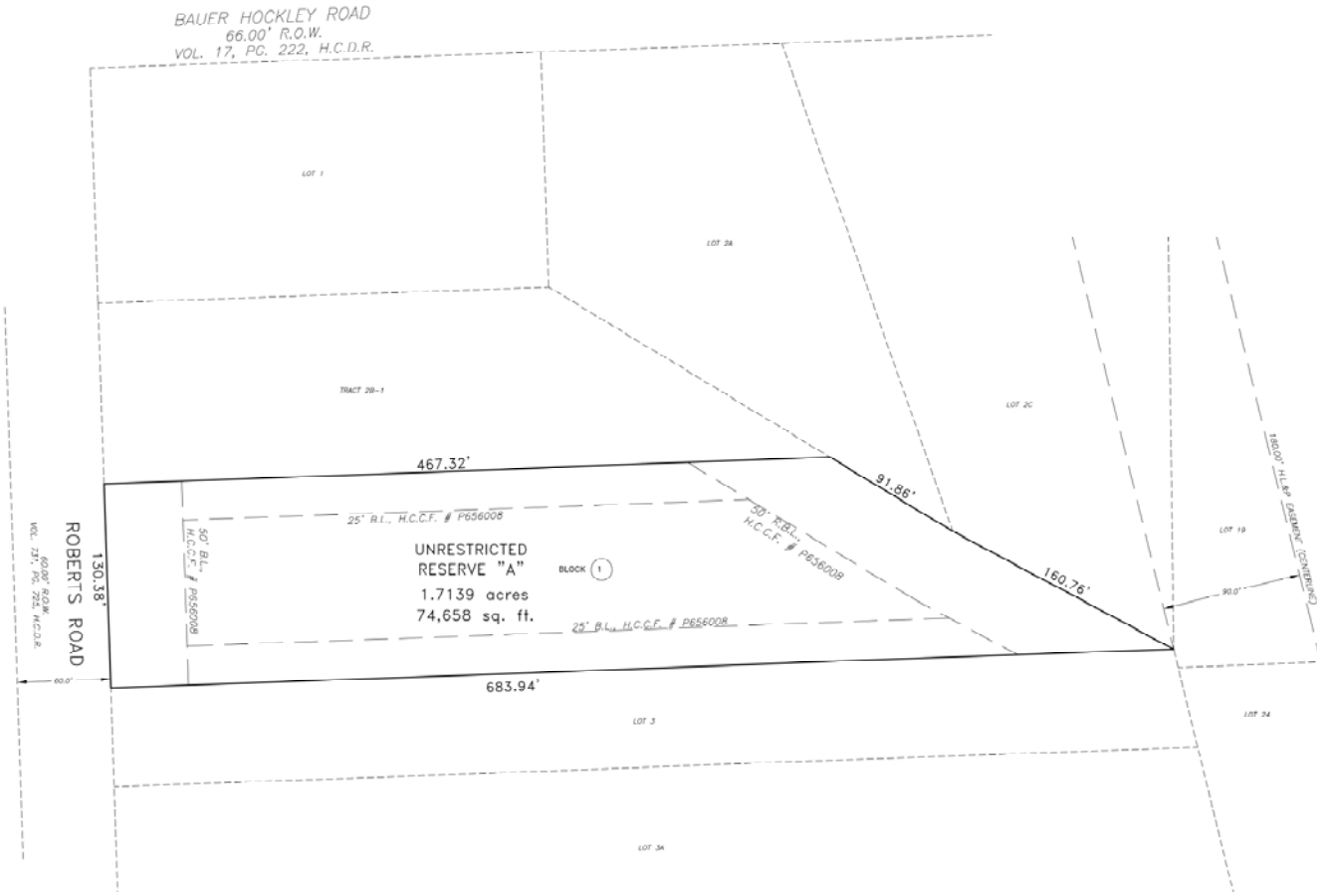
C – Public Hearings Site Location

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Harris County School Land Four Leagues partial replat no 1 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



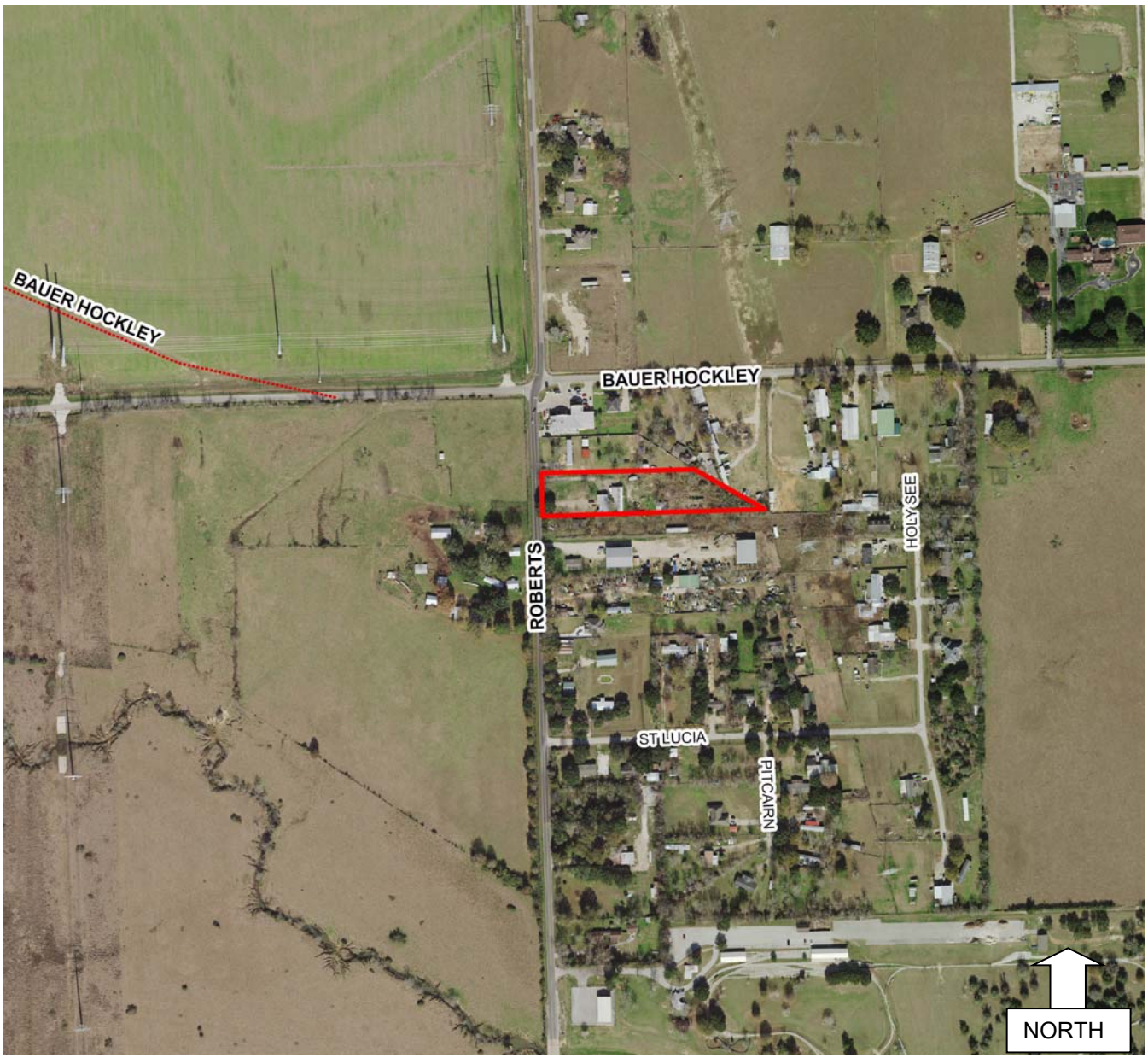
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Harris County School Land Four Leagues partial replat no 1 (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

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.

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Controller: Chris Brown

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THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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-
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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

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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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 134
Action Date: 06/24/2021
Plat Name: Lakewood Pines Sec 14
Developer: KB Home Lone Star, Inc.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1202 C3N

Total Acreage:	24.4400	Total Reserve Acreage:	2.2900
Number of Lots:	105	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 422

County	Zip	Key Map ©	City / ETJ
Harris	77044	377T	ETJ

Conditions and requirements for approval:

012.2 Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713-207-0430.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

053. Change street name(s) Juniper Pines Drive and Ravenous Moss Drive as indicated on the file copy to avoid duplication.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
The Planning Commission granted a variance to allow the proposed subdivision to have a unique name- Lakewood Pines Sec 14.

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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.**

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	134
Action Date:	06/24/2021
Plat Name:	Lakewood Pines Sec 14
Developer:	KB Home Lone Star, Inc.
Applicant:	Jones|Carter - Woodlands Office
App No / Type:	2021-1202 C3N

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approved - To request the availability of COH water or sanitary sewer for this project you must apply for water/ wastewater capacity reservation. When applying please attach a copy of the proposed re-plat with the WCR application.
Submit application online at houstonpermittingcenter.org

CenterPoint: Dedication is missing.
Harris County Flood Control District: Flood Control review - No comments.
Addressing: JUNIPER PINES DRIVE - Duplicate street name exists. Please change street name to something more unique.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Recommend renaming Juniper Pines Drive to Running Arabian Lane to match street name for Summer Lake Ranch Sec 1 recorded plat to the south. Increase ROW width to 60 feet. (Chapter 42)
County has no objections to variance.

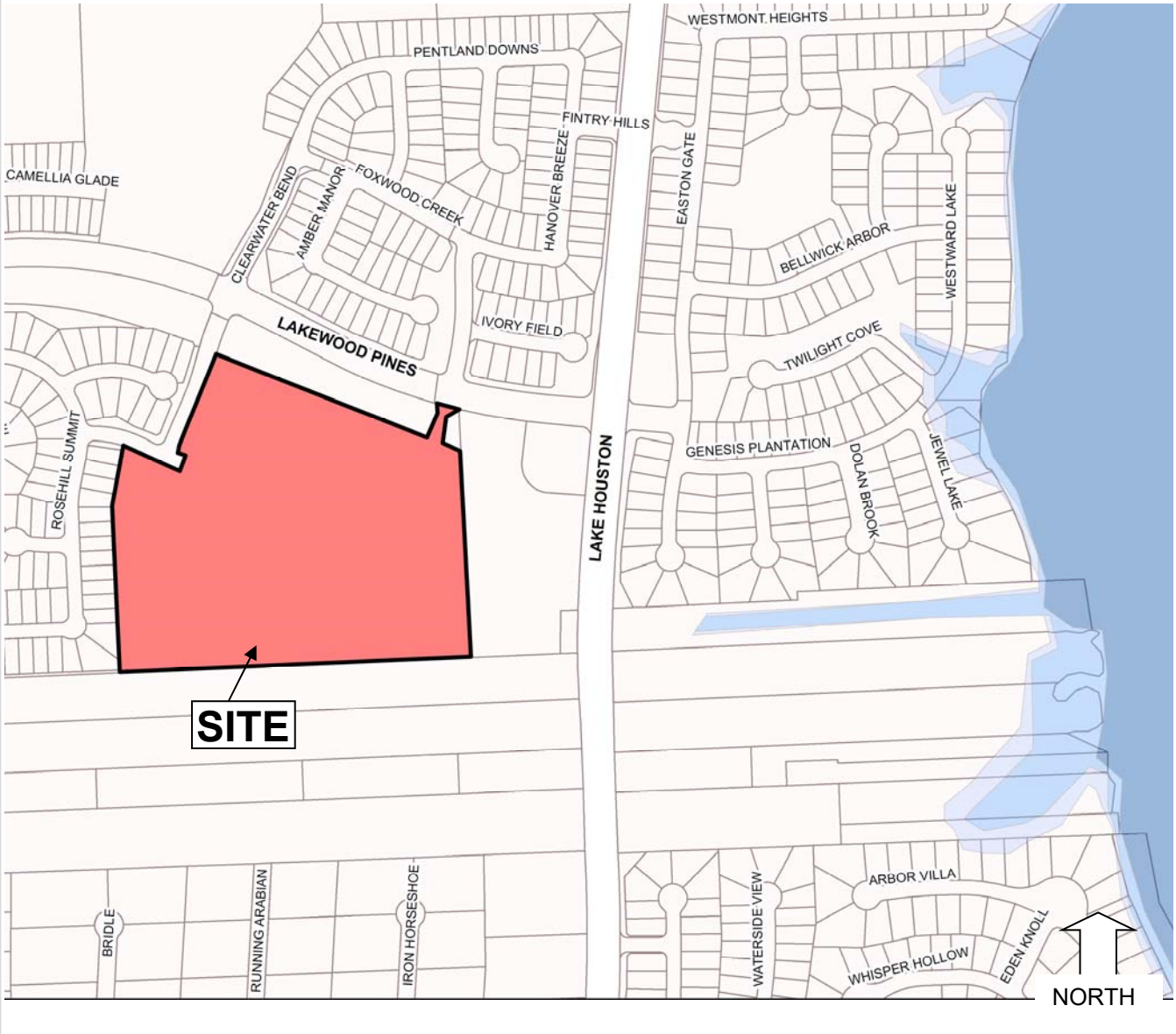
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Lakewood Pines Sec 14

Applicant: Jones|Carter



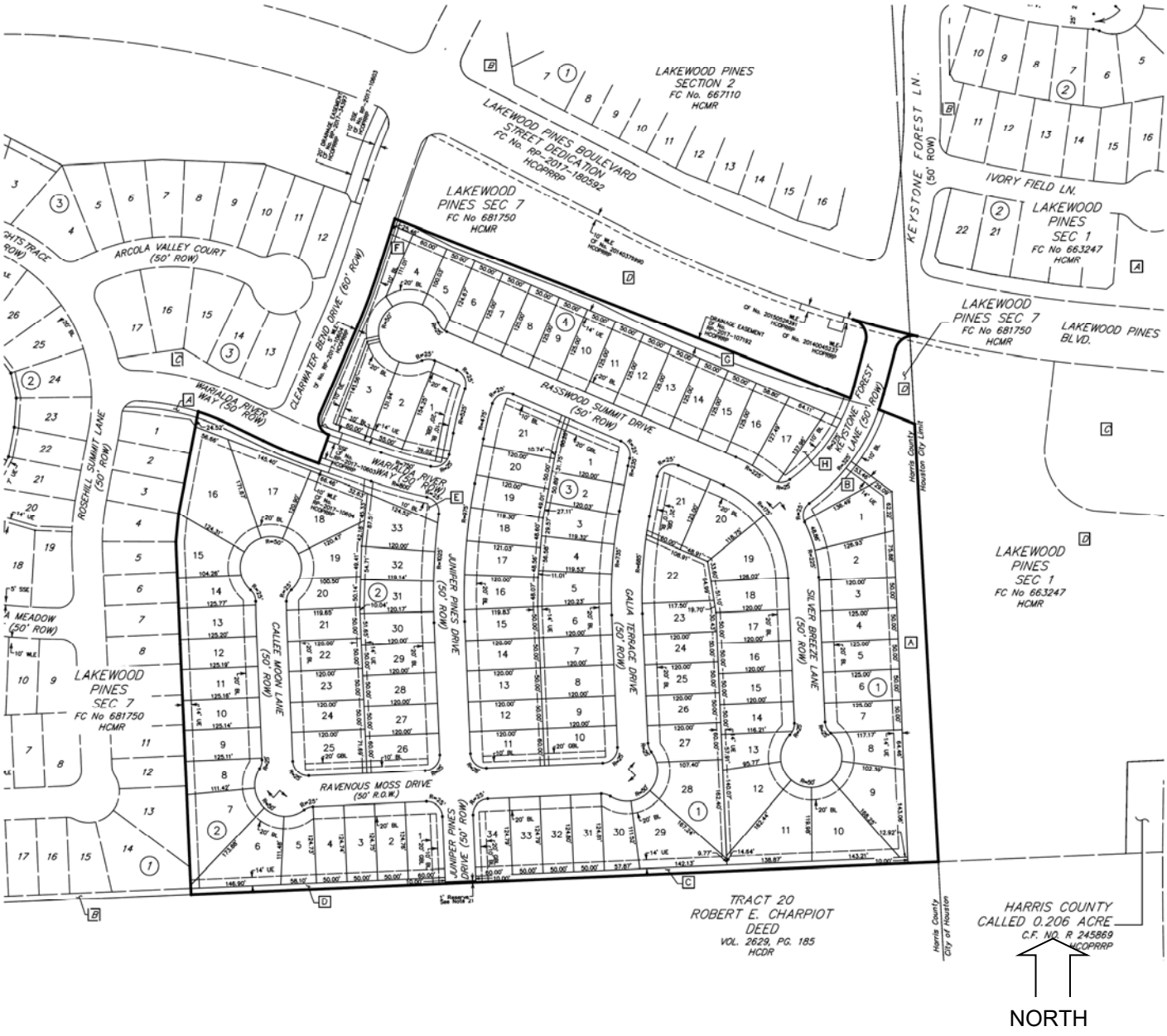
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Lakewood Pines Sec 14

Applicant: Jones|Carter



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Lakewood Pines Sec 14

Applicant: Jones|Carter

C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-1202
Plat Name: Lakewood Pines Sec 14
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 allow the proposed subdivision to have a unique name- Lakewood Pines Sec 14.

Chapter 42 Section: 41b

Chapter 42 Reference:

(b) he name of a subdivision plat subject to the provisions of section 42-49 of this Code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the prior subdivision plat followed by "partial replat no. X", where "X" represents the next sequential number of partial replats of the prior subdivision. To illustrate, the first partial replat of "Sunny Land Subdivision" would be named "Sunny Land Subdivision partial replat no 1," the second partial replat would be named "Sunny Land Subdivision partial replat no 2," and so on;

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The site is located within the City of Houston's ETJ, Harris county within the proposed Lakewood Pines master planned residential development. The proposed plat proposed to create 105 lots and 8 reserves and features a public street connection to Lakewood Pines Blvd – proposed extension of Keystone Forest Lane, to increase traffic circulation and distribution for sections south of Lakewood Pines Boulevard. The creation of this entry street necessitates the replatting of a portion of Restricted Reserve "D", Lakewood Pines Sec 7, recorded in Film Code No. 688016 HCMR and a portion of Restricted Reserve "D", Lakewood Pines Sec 1, recorded in Film Code No. 663247 HCMR. Strict application of the ordinance would require the name of the plat to be "Lakewood Pines Sec 1 partial replat no 1 and Lakewood Pines Sec 7 partial replat no 1 and extension" which is extensive and cumbersome. The proposed variance request is to allow the subdivision to have a unique name- Lakewood Pines Sec 14 which represents the next sequential section within this development

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The proposed subdivision will increase the number of lots platted south of Lakewood Pines Boulevard; therefore the proposed extension of Keystone Forest Lane provides another point of access for ingress and egress thereby improving traffic circulation and distribution. To allow for the proposed ROW and curb return, a portion of Restricted Reserve "D" (restricted to Landscape & drainage purposes), Lakewood Pines Sec 7, recorded in Film Code No. 688016 HCMR and a portion of Restricted Reserve "D" (Restricted to Drainage purposes), Lakewood Pines Sec 1, recorded in Film Code No. 663247 HCMR will be replatted as part of this proposed plat boundary.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The general purpose of the chapter will be maintained as the existing subdivision will be subject to the same covenants and restrictions as the surrounding section of Lakewood Pines.

(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 or welfare since the proposed unique name follows the sequence of platted and recorded sections within this master planned development.

(5) Economic hardship is not the sole justification of the variance.

Sole justification for the variance is not solely based on economic hardship. The proposed unique name follows the sequence of platted and recorded subdivision within this master planned community.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2021-1202
Agenda Item: 134
PC Action Date: 06/24/2021
Plat Name: Lakewood Pines Sec 14
Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-128; 41b
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To allow the proposed subdivision to have a unique name- Lakewood Pines Sec 14.;

Basis of Recommendation:
The site is located south along Lakewood Pines Boulevard east of West Lake Houston Parkway in Houston's Extraterritorial Jurisdiction in Harris County, Texas. The reason for replat is to create 106 lots and 8 reserves. The applicant has requested a variance to allow the proposed subdivision to have a unique name -Lakewood Pines Sec 14. Review by Legal indicates that this plat will not violate restrictions filed separately. Staff is in support of this request. The subject site is a replat of a portion of a Drainage Reserve in Lakewood Sec 1 recorded in 2014 and a replat of a portion of a landscape and drainage purpose only reserve in Lakewood Pines Sec 7 recorded in 2017. Strict application of the rule of Chapter 42-41b would require that since this replat is a replat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the prior subdivision plat followed by "partial replat no X". However, since this is a replat of portions of a drainage reserve of two different subdivisions to name the plat after these plats will have little to no significance to this plat and this is a creation of a new subdivision which is part and reflective of the most recent general plan of Lakewood Pines. Lakewood Pines Sec 14 is the next logical sequence in the naming convention as part of this General Plan. Harris County Engineer's office poses no objections to this request. Staff's recommendation is to Grant the requested variance and approve the plat subject to the conditions listed.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

It would be an undue hardship to require the name to be reflective of the previous original plats when the applicant is only replatting portions of drainage and landscape reserves and there are no replat of lots with this replat. The name is more conducive to the logical sequence of the name within the General Plan.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of the rule of Chapter 42-41b would require that since this replat is a replat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the prior subdivision plat followed by "partial replat no X". However, since this is a replat of portions of a drainage reserve of two different subdivisions to name the plat after these plats will have little to no significance to this plat and this is a creation of a new subdivision which is part and reflective of the most recent general plan of Lakewood Pines.

(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. Supporting the granting of the variance is more conducive to the logical sequence of the name within the General Plan and to name the plat after these plats will have little to no significance to this plat and this is a creation of a new subdivision which is part and reflective of the most recent general plan of Lakewood Pines.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Since this is a replat of portions of a drainage reserve of two different subdivisions to name the plat after these plats will have little to no significance to this plat and this is a creation of a new subdivision which is part and reflective of the most recent general plan of Lakewood Pines, 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 only replatting a portion of landscape and drainage reserves out of two different subdivisions to create an extension of a street. The new subdivision name is part of and reflective of the most recent general plan of Lakewood Pines. 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.

This is a replat of portions of a drainage reserve of two different subdivisions to name the plat after these plats will have little to no significance to this plat and this is a creation of a new subdivision which is part and reflective of the most recent general plan of Lakewood Pines. Lakewood Pines Sec 14 is the next logical sequence in the naming convention as part of this General Plan. Economic hardship is not the sole justification of the variance.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PHV

June 3, 2021

Dear Property Owner:

Reference Number: 2021-1202: Lakewood Pines Sec 14; partial replatting of **"Lakewood Pines Sec 1 and Lakewood Pines Sec 7"** Reserve D, as recorded in Film Code no 663247 and Reserve D and a portion of Lakewood Pines Boulevard ROW, as recorded in Film Code no 681750 of the Harris County Map Records.

The property is located south of Lakewood Pines Boulevard west of West Lake Houston Parkway at Lakewood Pine Blvd and Keystone Lane. The purpose of the partial replat is to create 105 Lots and 8 Reserves. The applicant, **Mikalla Hodges**, with **Jones|Carter - Woodlands Office**, on behalf of **KB Home Lone Star, Inc.**, can be contacted at **281-363-4039.**

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat. A variance is being requested with this application. The variance(s) request is/are attached.

Due to health and safety concerns related to COVID-19, the Planning Commission meeting is expected to be conducted virtually via Microsoft Teams, a web-conferencing platform. In the event the Governor does not continue the suspension of the provisions of the Texas Open Meetings Act, Chapter 552, Texas Government Code, the Planning Commission meeting will be held in person in accordance with the Texas Open Meetings Act. To confirm the meeting format, interested persons are advised to check our website one week prior to the Planning Commission meeting**: www.houstonplanning.com**

Planning Commission Meeting

Thursday, June 24, 2021 at 2:30 PM

Potential Meeting Formats:

1. Virtual meeting: The video conference via Microsoft Teams will allow for a two-way video/ audio communication with Houston Planning Commission. For instructions to join the meeting, visit our website: www.houstonplanning.com

2. Face-to-face meeting: Members of the public may attend on the date of the Planning Commission meeting at City Hall Annex Building, 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas 77002.

For either virtual or in-person attendance, members of the public may also submit written comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov; or

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

2. Call the Planning Department at: 832-393-6624.

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. This must be done before the end of the day Wednesday before the Planning Commission meeting.

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

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 135
Action Date: 06/24/2021
Plat Name: Milby House
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2021-1053 C3N

Total Acreage:	2.8670	Total Reserve Acreage:	2.8670
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77003	494S	City

210. Applicant has requested that this item be withdrawn at this time.

Commission Action:

Withdrawn

Action Date: 06/24/2021

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.

HPW- TDO- Traffic: 06/23/2021
Everton St connecting Harrisburg Blvd with Preston Street has been added as part of the plat, Everton a local street that provides connection north and south. Has this section of Everton been review under the Joint Referral Committee for street abandonment?
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.

Agenda Item: 135
Action Date: 06/24/2021
Plat Name: Milby House
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2021-1053 C3N

For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards
(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))
Email subject should read: Access Management Form Request/ Project Number/ Address
Provide completely filled Access Management Form and provide a dimension site plan to PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

3. Driveway at median (COH IDM Chapter 15, sec 15.08-C.3.7)
Driveway located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose.

4. Driveway Placement on Corner Lot (Commercial)
Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

CenterPoint: 1. All abbreviations are to be identified in the legend, H.C.D.R., H.C.C.F., W.L.E., etc....
2. None of the easements referenced in the Title Report are shown on the plat. The recording information should be shown as well.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
Our records indicate that there are active public sanitary sewers on-site. For easement requirements over the existing sewers please contact the Office of City Engineers or for the abandonment/relocation of the sewers contact the Joint Referral Committee.

Parks and Recreation: Add park sector
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.
No building is allowed within any public utility easement.

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:	135
Action Date:	06/24/2021
Plat Name:	Milby House
Developer:	Lovett Homes
Applicant:	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type:	2021-1053 C3N

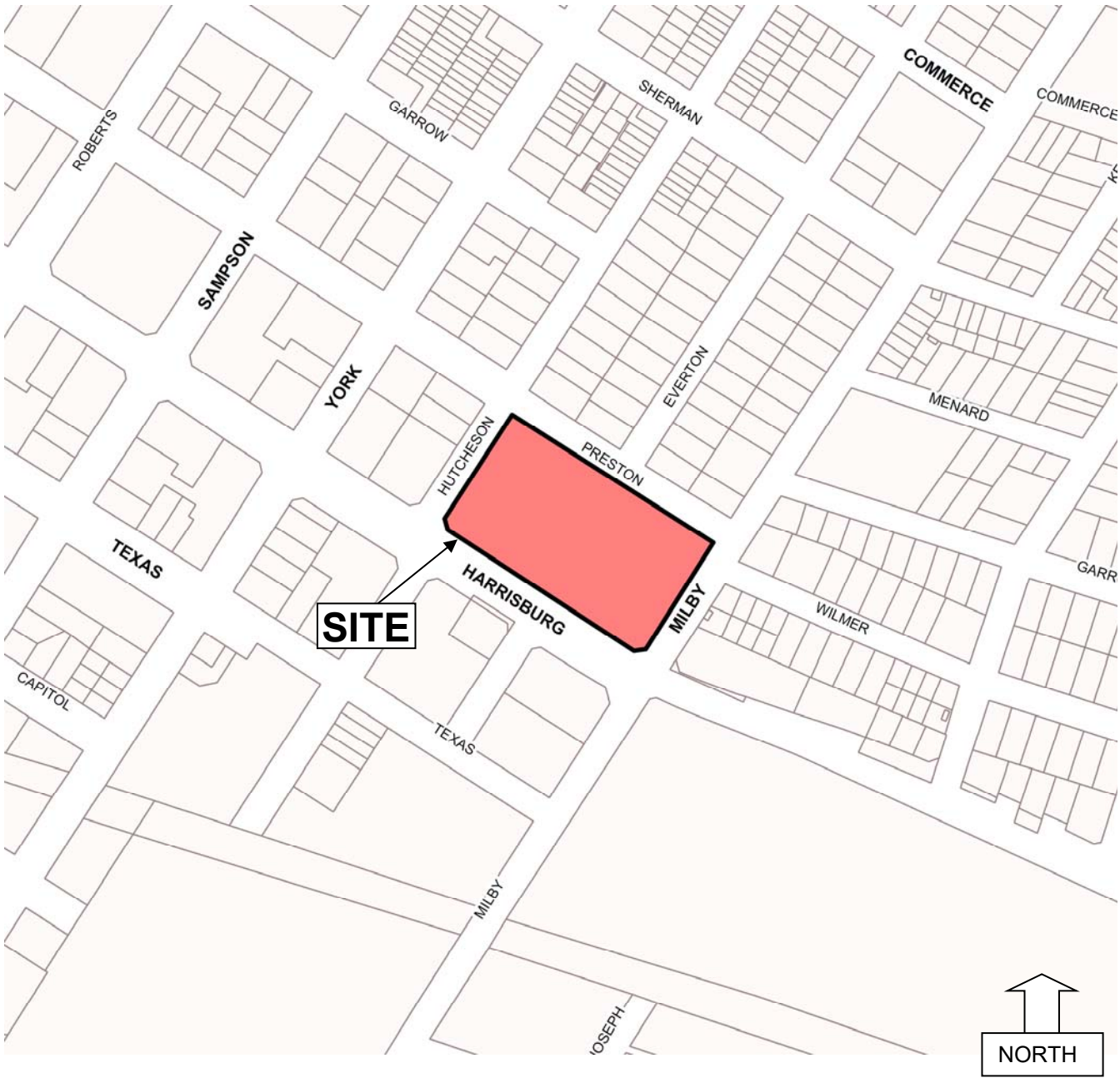
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Milby House

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



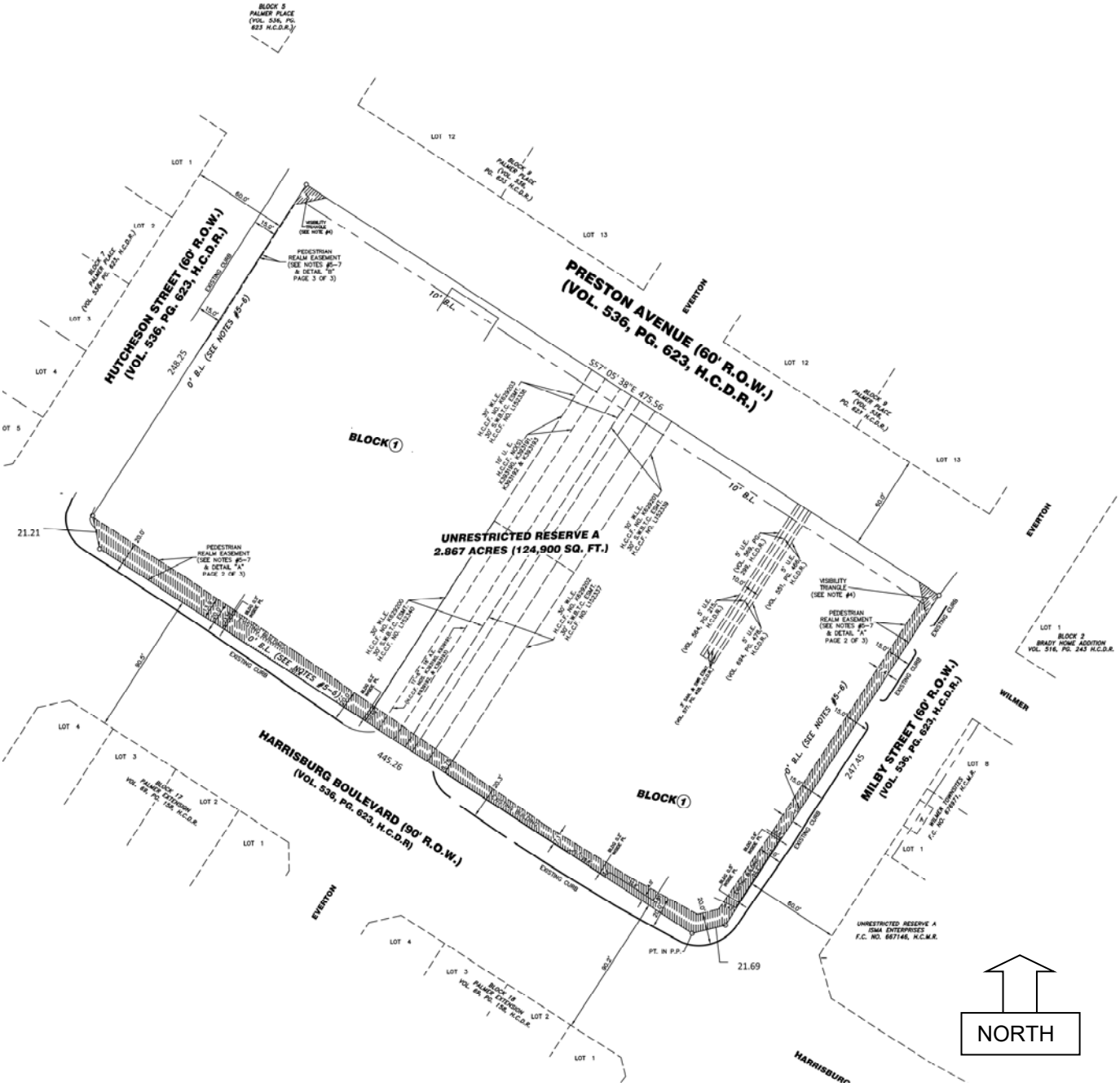
C – Public Hearings Site Location

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Milby House

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Milby House

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

C – Public Hearings Aerial

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 4, 2021

Dear Property Owner:

Reference Number: 2021-1053; Milby House; replatting of all of **Harrisburg Townsite Skyline amending plat no 1**, as recorded in Film Code No. 676702 of the H.C.M.R.; all of Lots 1-5, Lots 7-10 and a portion of Lot 6, in Block 13 and Lots 1-2, Lots 6-10, in Block 8, of **Palmer Place**, as recorded in Vol. 536, Pg. 632 of the H.C.D.R.; and a portion of Everton Street (abandoned per H.C.C.F. No. K637815).

The property is located at the northeastern intersection of Harrisburg Boulevard and Milby Street The purpose of the replat is to create one unrestricted reserve. The applicant, **Josh Kester,** with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP, on behalf of Lovett Homes, can be contacted at **713-667-0800**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Due to health and safety concerns related to COVID-19, the Planning Commission meeting is expected to be conducted virtually via Microsoft Teams, a web-conferencing platform. In the event the Governor does not continue the suspension of the provisions of the Texas Open Meetings Act, Chapter 552, Texas Government Code, the Planning Commission meeting will be held in person in accordance with the Texas Open Meetings Act. To confirm the meeting format, interested persons are advised to check our website one week prior to the Planning Commission meeting**: www.houstonplanning.com**

Planning Commission Meeting

Thursday, June 24, 2021 at 2:30 PM

For instructions to attend the meeting, visit our website: www.houstonplanning.com

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

You will find a link to participate in the meeting and you may also submit comments or sign up as speaker in the following ways:

The public may address the Planning Commission on agenda items. The deadline to submit comments or signing up to speak is the end of the day Wednesday before the Planning Commission meeting. All comments are made part of the public meeting record.

- Use the online speaker form at https://www.tfaforms.com/4816241 or submit comments on an item via email to speakercomments.pc@houstontx.gov.
- You may also call the Planning Department at 832-393-6624. A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Council Members: Amy Peck 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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 136
Action Date: 06/24/2021
Plat Name: Ryon Addition partial replat no 2
Developer: Meta Shelter Capital LLC
Applicant: CGES|Bailey Planning
App No / Type: 2021-1136 C3N

Total Acreage:	0.1100	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453V	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.

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/)

209. Applicant has requested that this item be deferred for two weeks.

Commission Action:

Defer Applicant request

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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:	136
Action Date:	06/24/2021
Plat Name:	Ryon Addition partial replat no 2
Developer:	Meta Shelter Capital LLC
Applicant:	CGES|Bailey Planning
App No / Type:	2021-1136 C3N

HPW- TDO- Traffic: 06/23/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/ Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Placement on Corner Lot (Residential)(Lot 1)
Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

3. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.

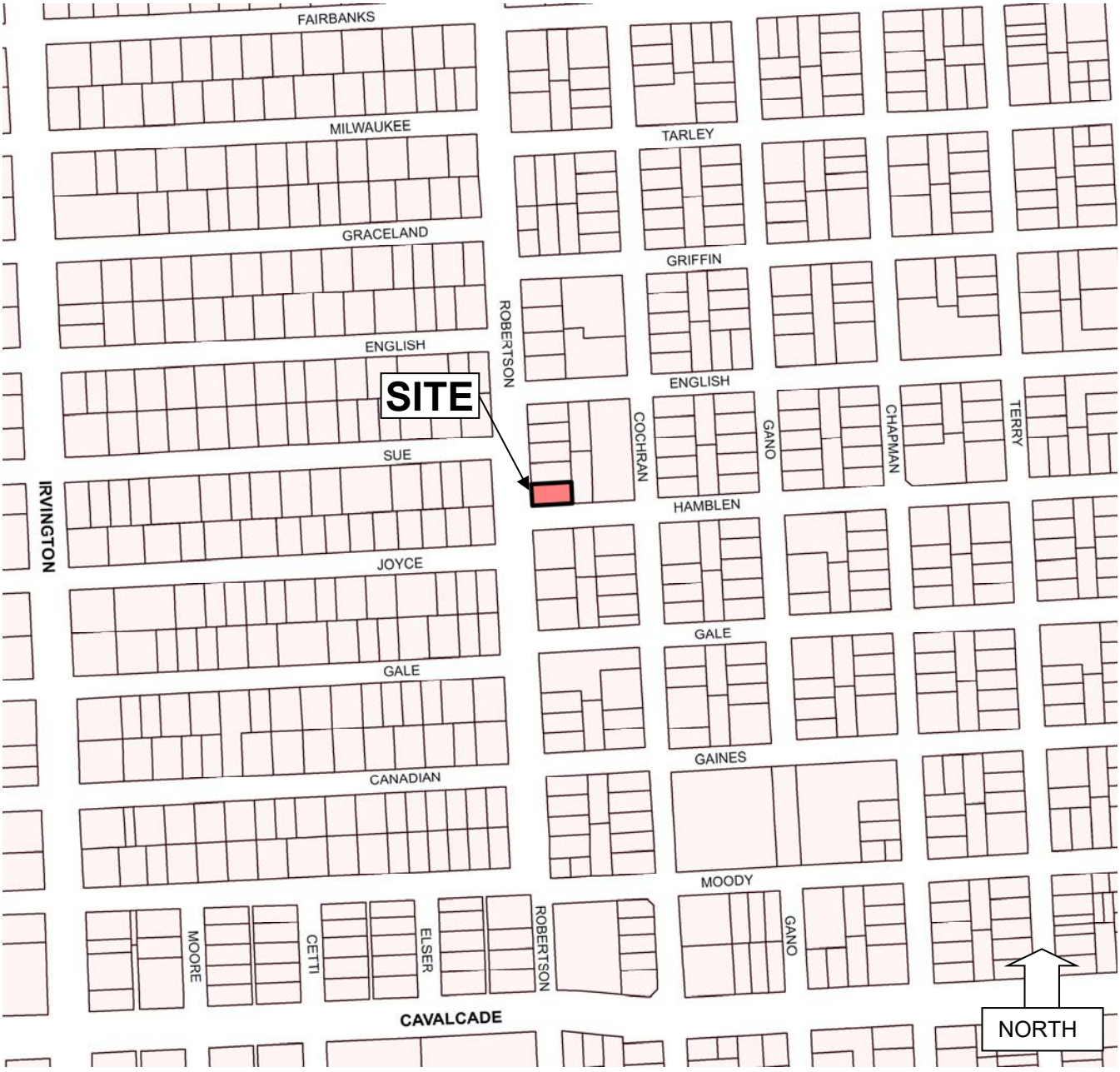
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Ryon Addition partial replat no 2

Applicant: CGES/Bailey Planning



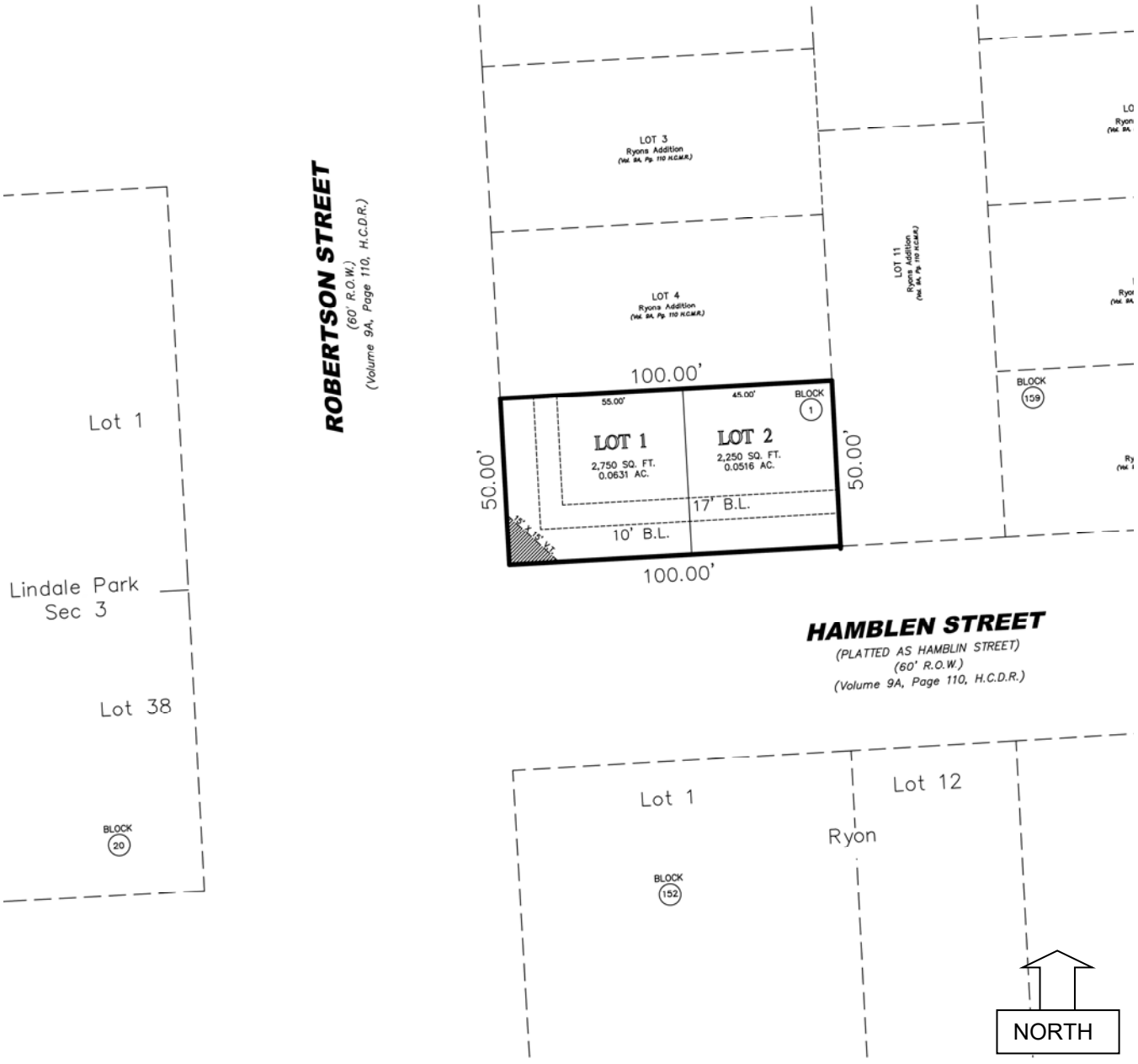
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Ryon Addition partial replat no 2

Applicant: CGES/Bailey Planning



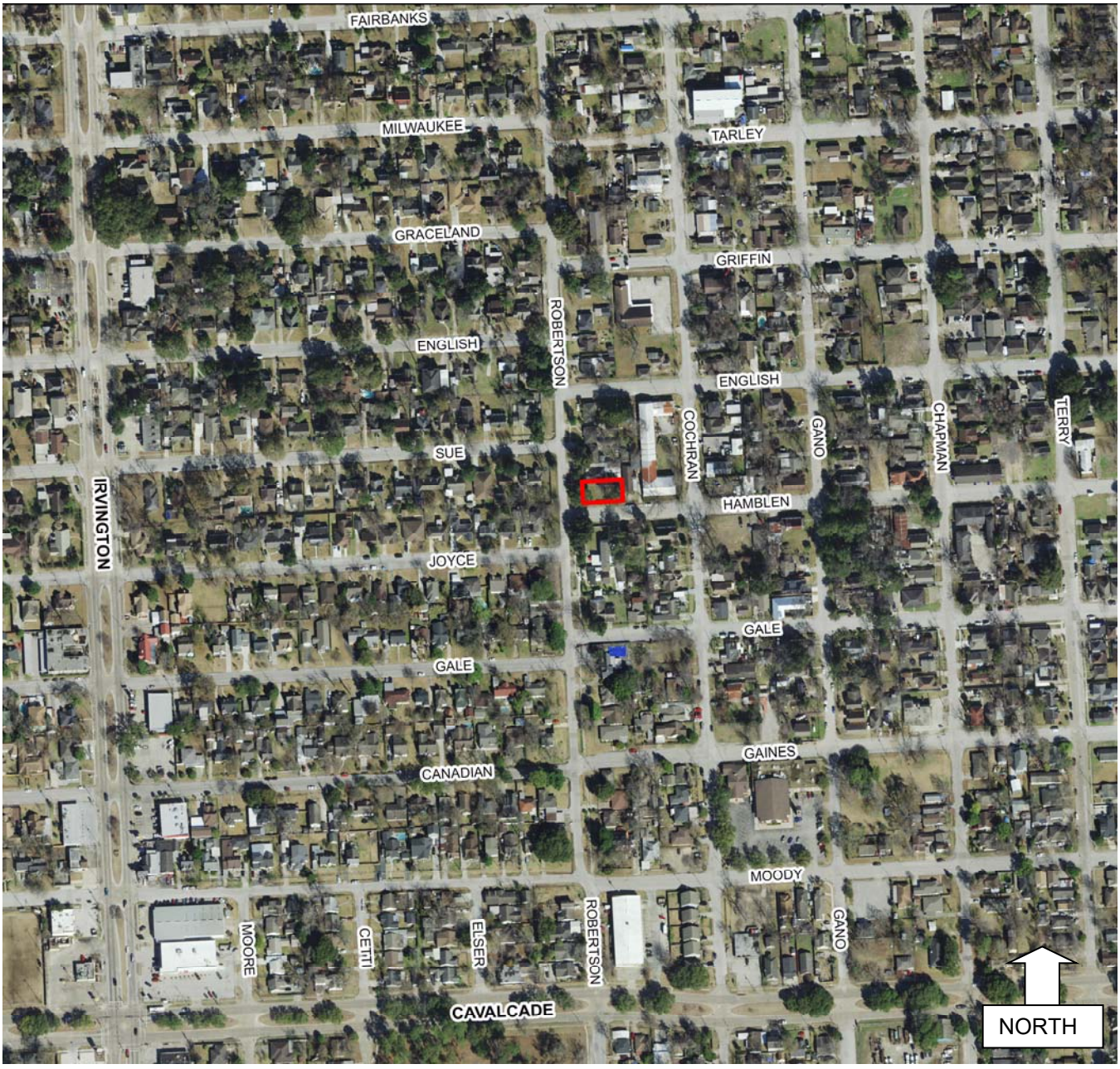
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Ryon Addition partial replat no 2

Applicant: CGES/Bailey Planning



C – Public Hearings Aerial

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 1, 2021

Dear Property Owner:

Reference Number: 2021-1136; Ryon Addition partial replat no 2; partial replat of **Ryan Addition,** of Lot 5, Block 159, as recorded in Volume 9A, Page 110 of the Harris County Deed Records.

The property is located at the northeast intersection of Hamblen Street and Robertson Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Carlos G. Espinoza y Sánchez** with CGES|Bailey Planning, on behalf of the developer, Meta Shelter Capital LLC, can be contacted at **713-965-7385**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Due to health and safety concerns related to COVID-19, the Planning Commission meeting is expected to be conducted virtually via Microsoft Teams, a web-conferencing platform. In the event the Governor does not continue the suspension of the provisions of the Texas Open Meetings Act, Chapter 552, Texas Government Code, the Planning Commission meeting will be held in person in accordance with the Texas Open Meetings Act. To confirm the meeting format, interested persons are advised to check our website one week prior to the Planning Commission meeting**: www.houstonplanning.com**

Planning Commission Meeting

Thursday, June 24, 2021 at 2:30 PM

For instructions to attend the meeting, visit our website: www.houstonplanning.com

You will find a link to participate in the meeting and you may also submit comments or sign up as speaker in the following ways:

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

The public may address the Planning Commission on agenda items. The deadline to submit comments or signing up to speak is the end of the day Wednesday before the Planning Commission meeting. All comments are made part of the public meeting record.

- Use the online speaker form at https://www.tfaforms.com/4816241 or submit comments on an item via email to speakercomments.pc@houstontx.gov.
- You may also call the Planning Department at 832-393-6624. A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Council Members: Amy Peck 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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 137
Action Date: 06/24/2021
Plat Name: Shadyvilla Addition Sec 2 partial replat no 9
Developer: REIL GARY, LLC
Applicant: replats.com
App No / Type: 2021-1104 C3N

Total Acreage:	0.2387	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

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)

A shared driveway project must provide a 3' emergency access easement along each subdivision plat boundary line that is not adjacent to a public street. The easement must be labeled and dimensioned and "Emergency Access Easement" must be spelled out completely. (42-145)

Commission Action:

Approve the plat subject to the conditions listed

Action Date: 06/24/2021

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:	137
Action Date:	06/24/2021
Plat Name:	Shadyvilla Addition Sec 2 partial replat no 9
Developer:	REIL GARY, LLC
Applicant:	replats.com
App No / Type:	2021-1104 C3N

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Parks and Recreation: #4 in Park Notes should match "C" in Parks Table
HPW- TDO- Traffic: 06/21/2021
No comments.
HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Shadyvilla Addition Sec 2 partial replat no 9

Applicant: replats.com

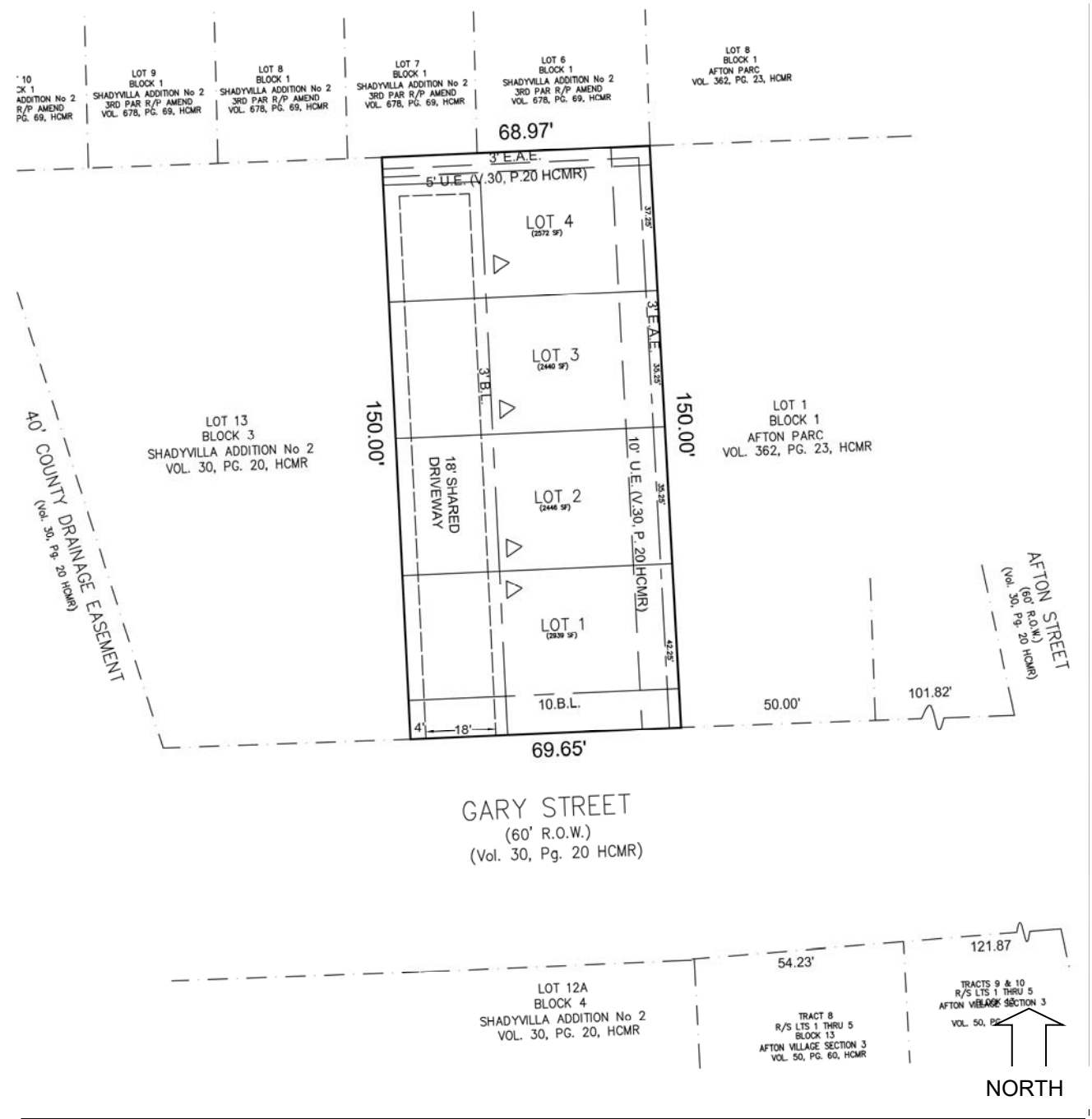
C – Public Hearings Site Location

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Shadyvilla Addition Sec 2 partial replat no 9

Applicant: replats.com



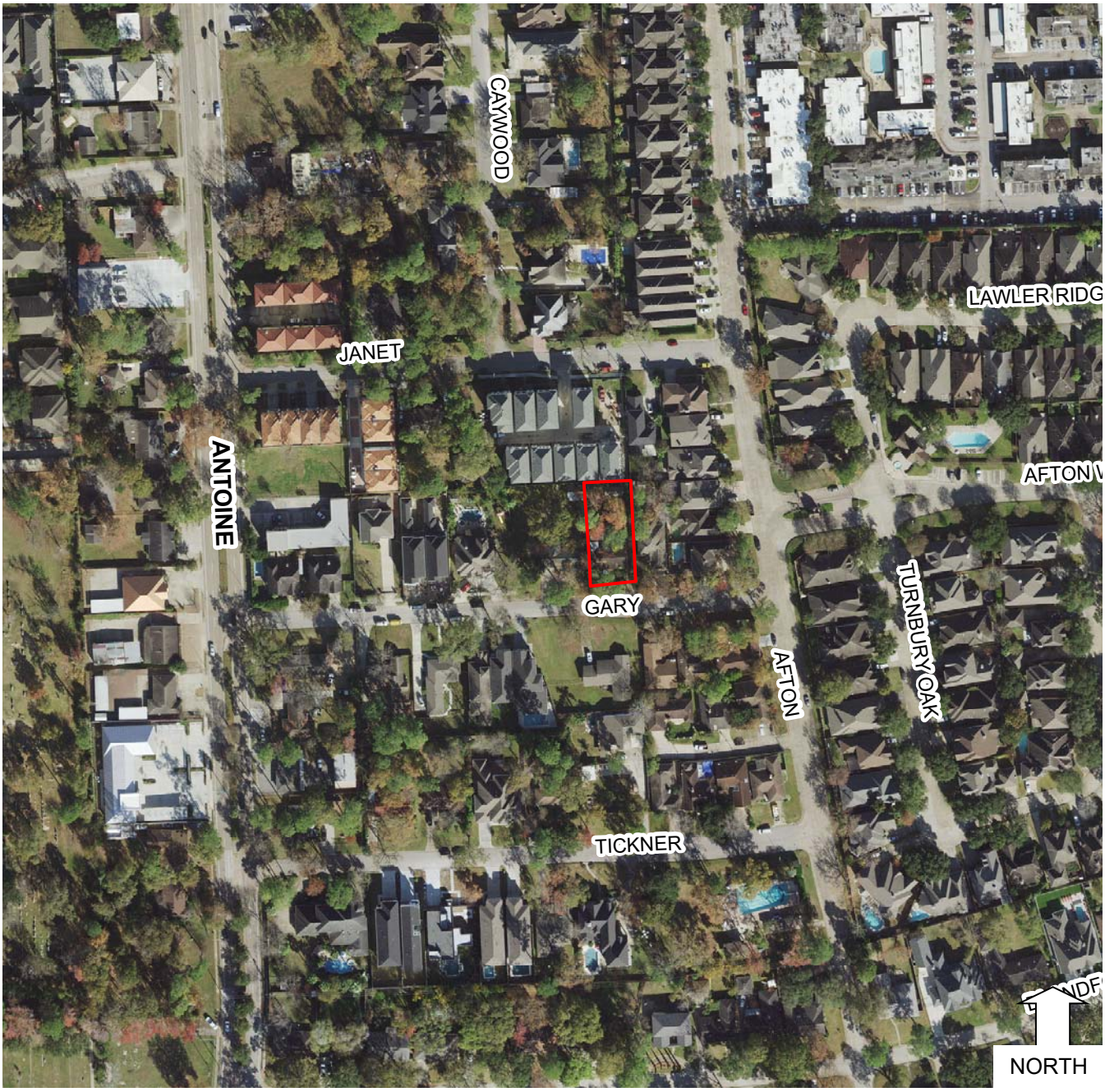
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Shadyvilla Addition Sec 2 partial replat no 9

Applicant: replats.com



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 1, 2021

Dear Property Owner:

Reference Number: 2021-1104: Shadyvilla Addition Sec 2 partial replat no 9; replatting of Lot 12, Block 3 of "Shadyvilla Addition Sec 2" as recorded in Volume 30 Page 20 of the Harris County Map Records.

The property is located west along Afton Street and north along Gary Street. The purpose of the replat is to create four (4) single-family residential lots. The applicant, Dave Strickland with replats.com, on behalf REIL GARY, LLC, can be contacted at 281-705-4297.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Due to health and safety concerns related to COVID-19, the Planning Commission meeting is expected to be conducted virtually via Microsoft Teams, a web-conferencing platform. In the event the Governor does not continue the suspension of the provisions of the Texas Open Meetings Act, Chapter 552, Texas Government Code, the Planning Commission meeting will be held in person in accordance with the Texas Open Meetings Act. To confirm the meeting format, interested persons are advised to check our website one week prior to the Planning Commission meeting**: www.houstonplanning.com**

Planning Commission Meeting

Thursday, June 24, 2021 at 2:30 PM

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

Potential Meeting Formats:

1. Virtual meeting: The video conference via Microsoft Teams will allow for a two-way video/ audio communication with Houston Planning Commission. For instructions to join the meeting, visit our website:

   www.houstonplanning.com

2. Face-to-face meeting: Members of the public may attend on the date of the Planning Commission meeting at City Hall Annex Building, 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas 77002.

For either virtual or in-person attendance, members of the public may also submit written comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov; or

2. Call the Planning Department at: 832-393-6624.

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. This must be done before the end of the day Wednesday before the Planning Commission meeting.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Council Members: Amy Peck 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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 138
Action Date: 06/24/2021
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.

047.2. 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

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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:	138
Action Date:	06/24/2021
Plat Name:	Woodland Heights partial replat no 4
Developer:	Robert Sanders Homes
Applicant:	Probstfeld & Associates, Inc.
App No / Type:	2021-0986 C3N

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
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

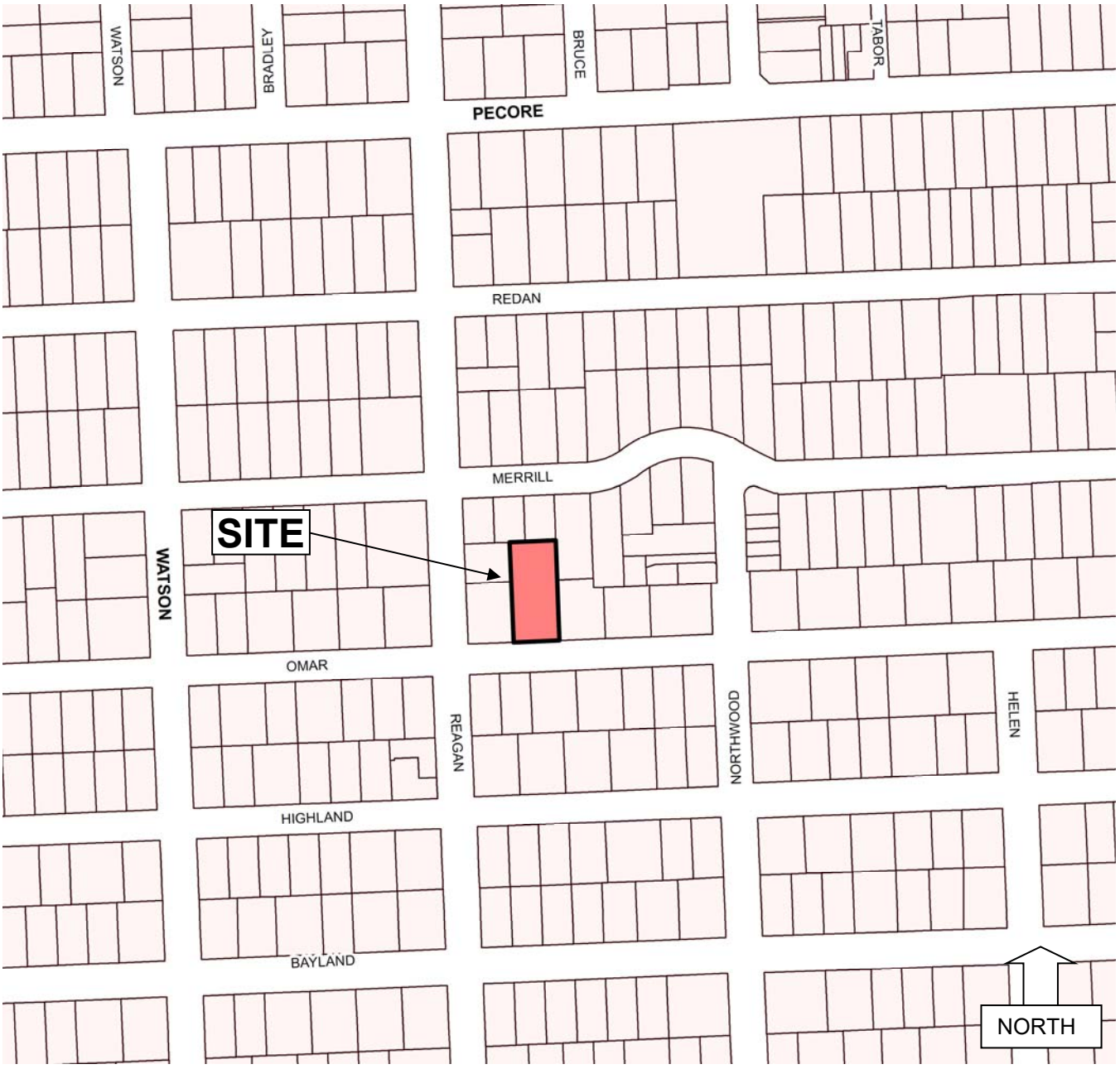
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Woodland Heights partial replat no 4 (DEF 1)

Applicant: Probst & Associates, Inc.



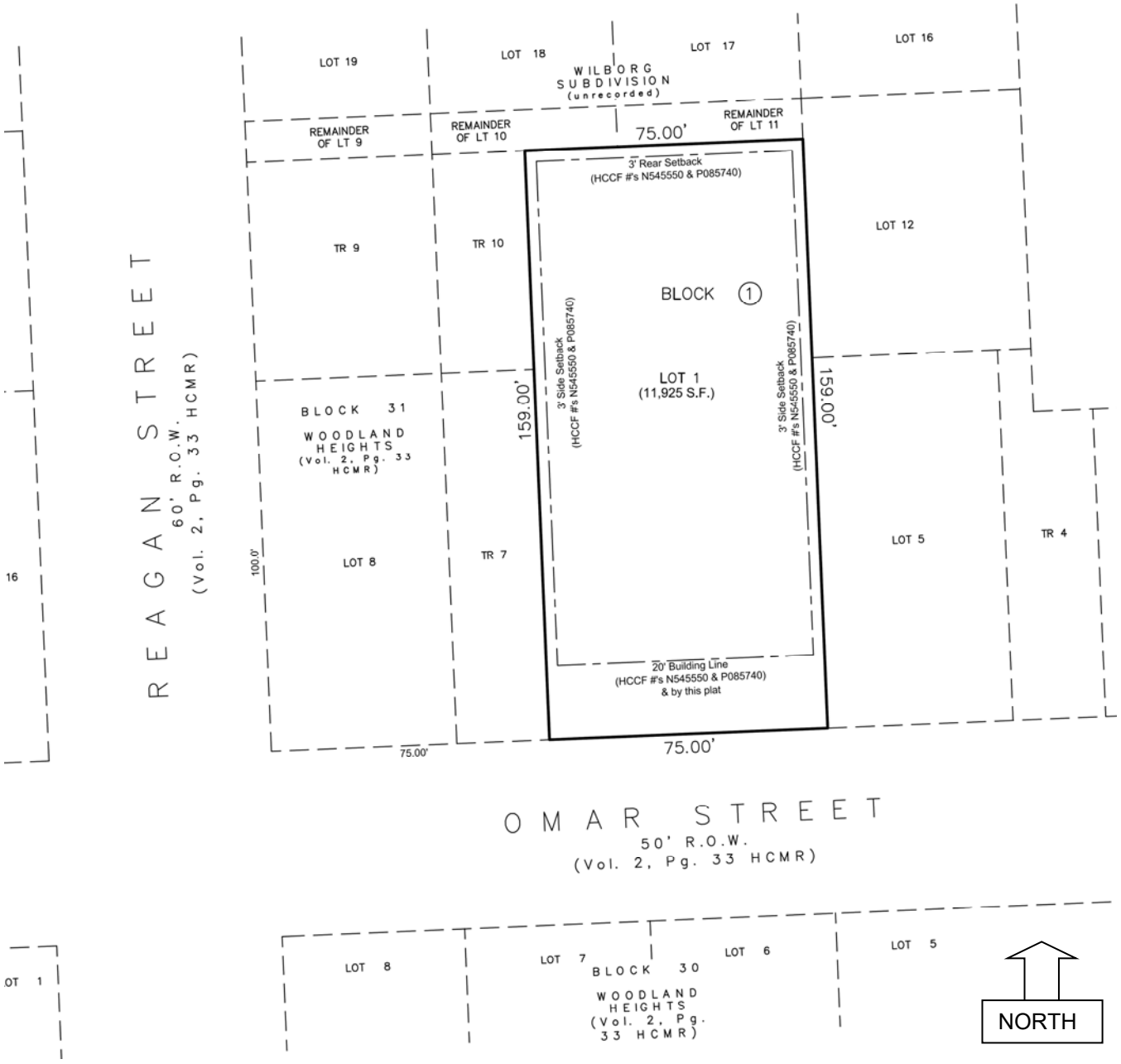
C – Public Hearings Site Location

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Woodland Heights partial replat no 4 (DEF 1)

Applicant: Probst & Associates, Inc.



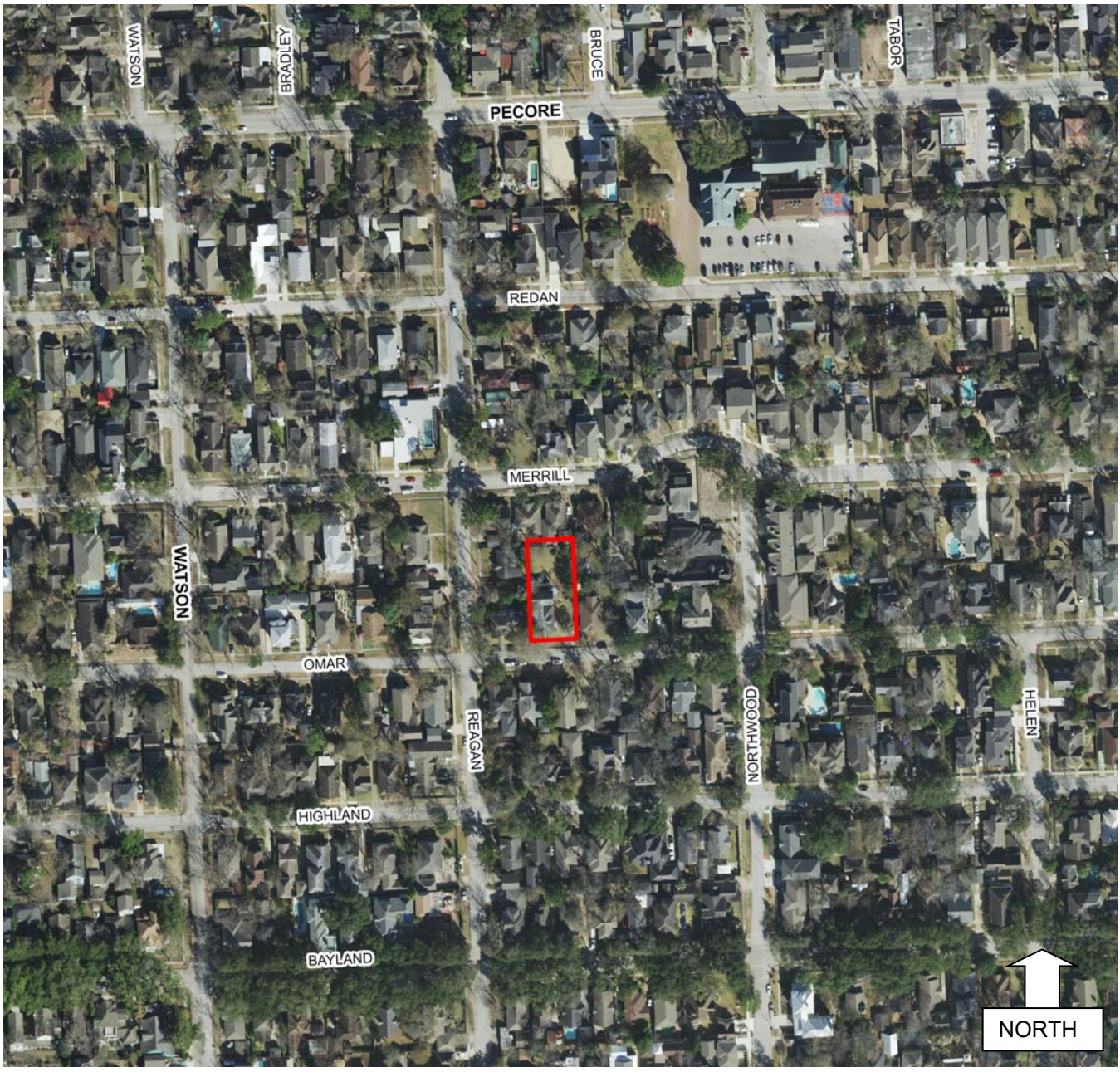
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Woodland Heights partial replat no 4 (DEF 1)

Applicant: Probst & Associates, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

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.

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

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houstontx.gov

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Greg Travis Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. Use the online speaker form at https://www.tfaforms.com/4816241 or submit comments on an item via email to speakercomments.pc@houstontx.gov. 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.

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Council Members: Amy Peck 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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 139
Action Date: 06/24/2021
Plat Name: Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1
Developer: The Woodlands Land Development Company, L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2021-1023 C3N

Total Acreage:	23.2200	Total Reserve Acreage:	2.7700
Number of Lots:	25	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Montgomery	77380	251G	ETJ

Conditions and requirements for approval:

006. Provide written approval of plat from Montgomery County Engineer's Office with Recordation Package.

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.) Coordinate with Centerpoint prior to final regarding agency comments and providing utility easement to each lot outside of wet easements.
2.) Coordinate with Montgomery county engineer prior to final.

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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:	139
Action Date:	06/24/2021
Plat Name:	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1
Developer:	The Woodlands Land Development Company, L.P.
Applicant:	LJA Engineering, Inc - (Woodlands Office)
App No / Type:	2021-1023 C3N

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: ALL EASEMENTS MUST BE IDENTIFIED ON PLAT WITH RECORDING INFORMATION.

Utility Easements (UEs) should be dedicated (minimum of 14’ or 16’) for subdivisions in rear or front of lots for subdivision.

Any existing easements should be shown and/or noted on plat, and they should not be within a Reserve restricted to wet usage (i.e., detention, drainage, lake, etc.)

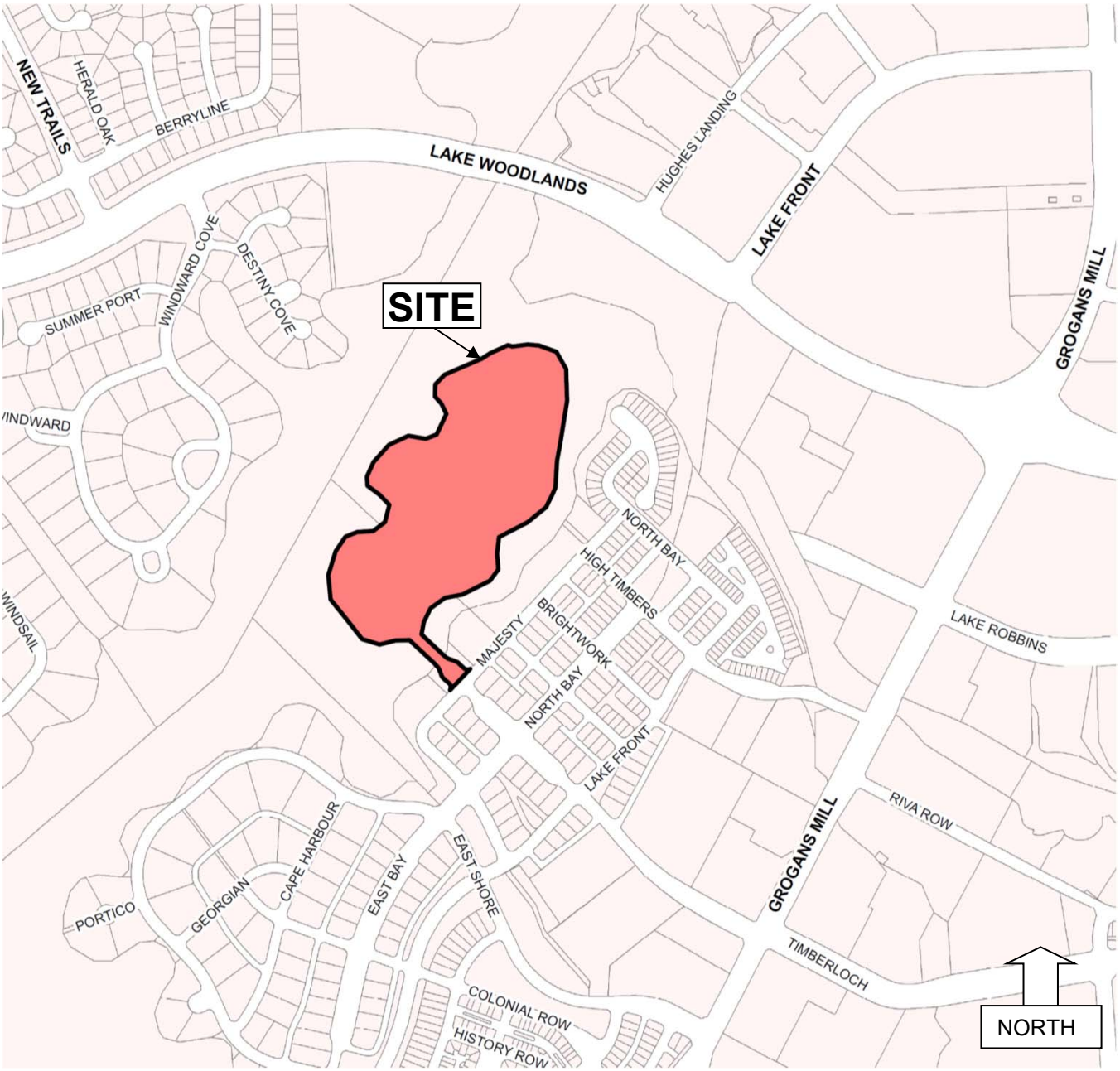
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Woodland Village Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1

Applicant: LJA Engineering, Inc.



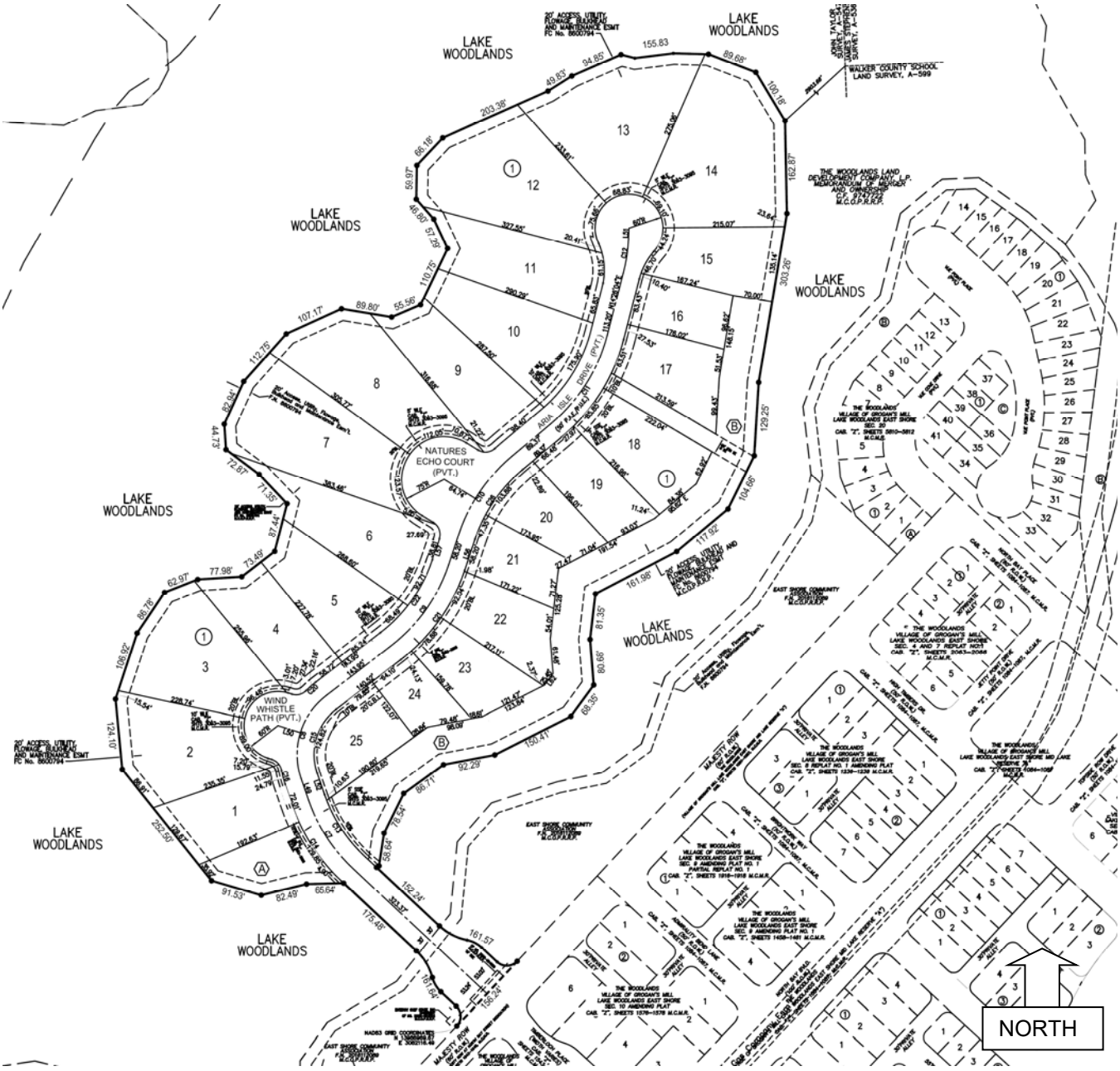
C – Public Hearings Site Location

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Woodland Village Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1

Applicant: LJA Engineering, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Woodland Village Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1

Applicant: LJA Engineering, Inc.

C – Public Hearings

Aerial

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 4, 2021

Dear Property Owner:

Reference Number: 2021-1023; Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1; replatting of all of Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16, as recorded in Cabinet Z, Sheets 3093-3095 of the Montgomery County Map Record.

The property is located along and north of Majesty Row, south of Lake Woodlands Drive and West of Grogans Mill Road. The purpose of the replat is to create 25 single family residential lots and 2 reserves. The applicant, **Gloria Howell,** with LJA Engineering, Inc - (Woodlands Office), on behalf of The Woodlands Land Development Company, L.P, can be contacted at **281-210-1770**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Due to health and safety concerns related to COVID-19, the Planning Commission meeting is expected to be conducted virtually via Microsoft Teams, a web-conferencing platform. In the event the Governor does not continue the suspension of the provisions of the Texas Open Meetings Act, Chapter 552, Texas Government Code, the Planning Commission meeting will be held in person in accordance with the Texas Open Meetings Act. To confirm the meeting format, interested persons are advised to check our website one week prior to the Planning Commission meeting**: www.houstonplanning.com**

Planning Commission Meeting

Thursday, June 24, 2021 at 2:30 PM

For instructions to attend the meeting, visit our website: www.houstonplanning.com

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

You will find a link to participate in the meeting and you may also submit comments or sign up as speaker in the following ways:

The public may address the Planning Commission on agenda items. The deadline to submit comments or signing up to speak is the end of the day Wednesday before the Planning Commission meeting. All comments are made part of the public meeting record.

- Use the online speaker form at https://www.tfaforms.com/4816241 or submit comments on an item via email to speakercomments.pc@houstontx.gov.
- You may also call the Planning Department at 832-393-6624. A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

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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and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 140
Action Date: 06/24/2021
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.

203. Provide complete Recordation Package when submitting plat 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 County for a public trail connection from this subdivision to Zube Park.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
Planning Commission granted the requested variance to exceed intersection spacing requirements by not creating a stub street along the western boundary.

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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For Your Information:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	140
Action Date:	06/24/2021
Plat Name:	Becker Landing Sec 1
Developer:	Friendswood Development Company
Applicant:	Jones|Carter - Woodlands Office
App No / Type:	2021-1163 C3R

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)
Pedestrian connection is requested to the park. see separate markup.

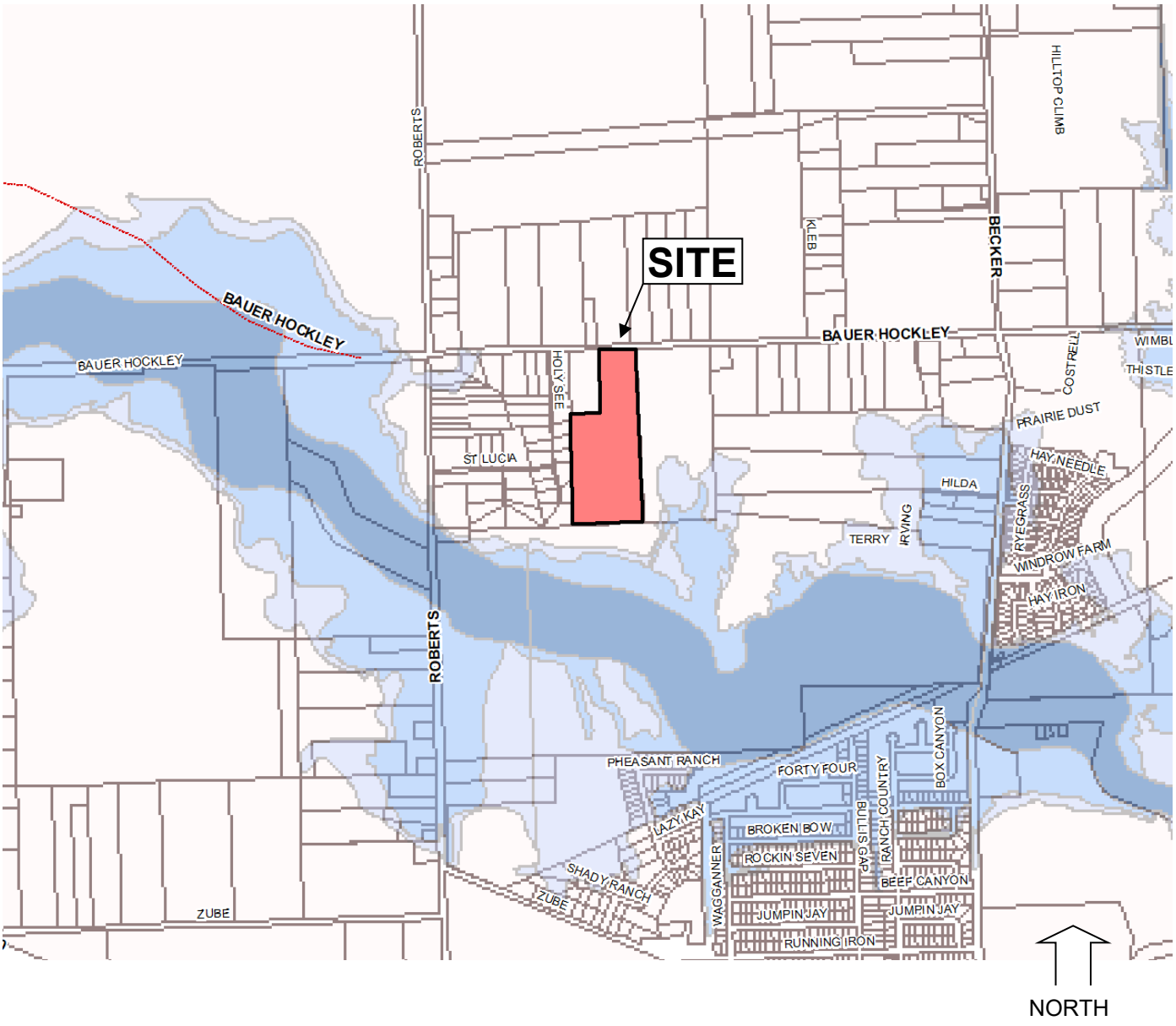
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Becker Landing Sec 1 (DEF 2)

Applicant: Jones|Carter - Woodlands Office



D – Variances

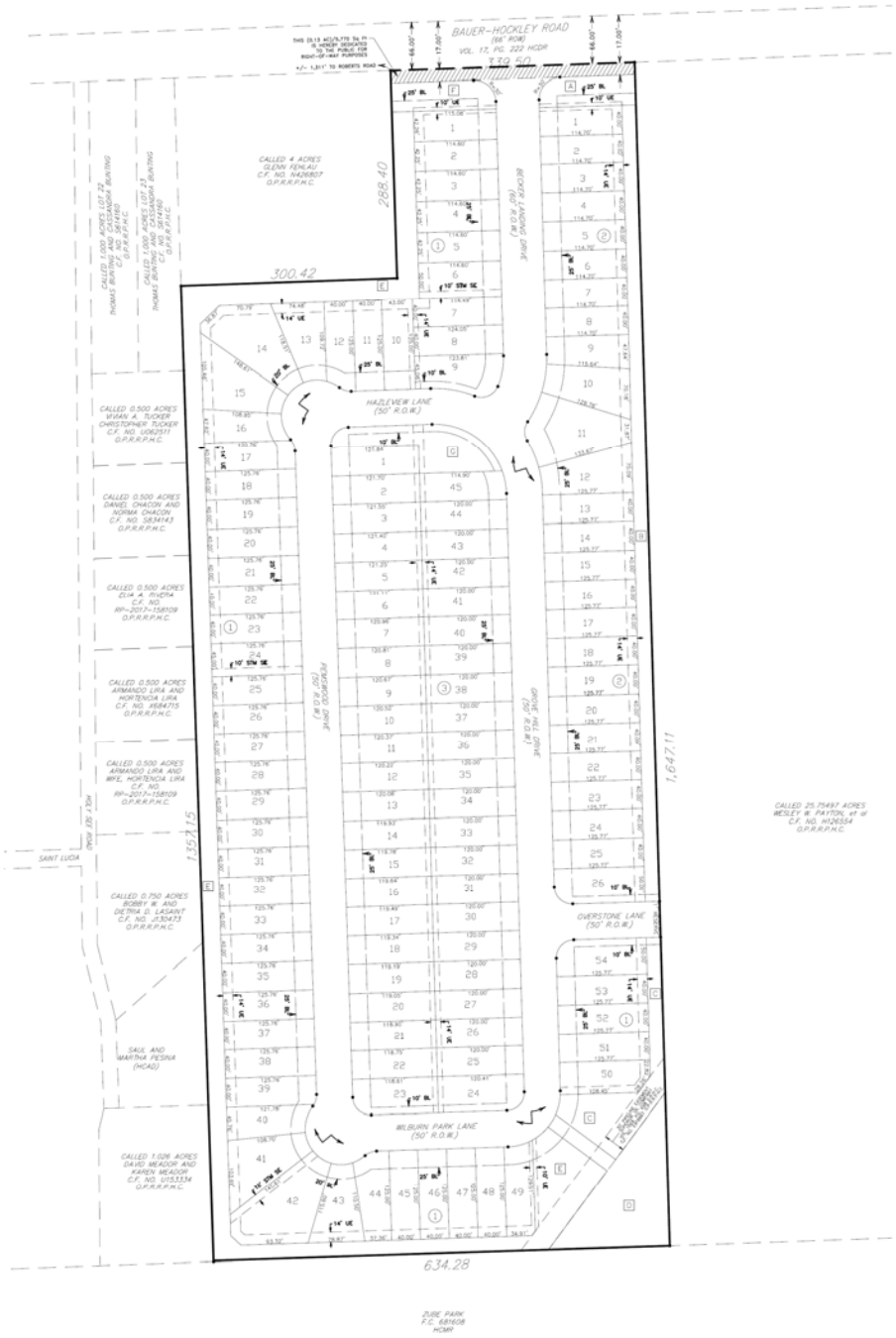
Site Location

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Becker Landing Sec 1 (DEF 2)

Applicant: Jones|Carter - Woodlands Office



NORTH

D – Variances **Subdivision**

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Becker Landing Sec 1 (DEF 2)

Applicant: Jones|Carter - Woodlands Office

D – Variances **Aerial**

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.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2021-1163
Agenda Item: 140
PC Action Date: 06/24/2021
Plat Name: Becker Landing Sec 1
Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed 1,400' intersection spacing along the subject tract's Western boundary. ;

Basis of Recommendation:

This item was deferred at the last two Planning Commission meetings.
The site is located in the Harris County ETJ 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 is in support of this request.
The site is located along Bauer Hockley north of Zube Park. The site is to the west of Franklin Square; an unrecorded subdivision with no public street connections to the subject site. Strict application of Chapter 42 would require a stub street to abut this subdivision, which could be extended to Roberts if these tracts were ever redeveloped. However, this would require the redevelopment of numerous, small, individually owned tracts, making any future public street connection impractical.
In addition, the site is located directly north of the northwester entrance of Zube Park. This approximately 225-acre park was granted variances to not provide any public street connections in 2016. The applicant is coordinating with Harris County to provide a pedestrian connection through the subject site to the park, which will relieve some of the traffic burden on the adjacent thoroughfares.
Harris County has expressed no objection to staff's recommendation.
Staff recommends granting the variance an approving the plat per the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

Na

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The site is located along Bauer Hockley north of Zube Park. The site is to the west of Franklin Square; an unrecorded subdivision with no public street connections to the subject site. Strict application of Chapter 42 would require a stub street to abut this subdivision, which could be extended to Roberts if these tracts were ever redeveloped. However, this would require the redevelopment of numerous, small, individually owned tracts, making any future public street connection impractical.

(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 street extension opportunities to the west in the existing subdivision. This does not represent a hardship created by or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The site is located directly north of the northwester entrance of Zube Park. This approximately 225-acre park was granted variances to not provide any public street connections in 2016. The applicant is coordinating with Harris County to provide a pedestrian connection through the subject site to the park, which will relieve some of the traffic burden on the adjacent thoroughfares.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The applicant is coordinating with Harris County to provide a pedestrian connection to Zube Park through this subdivision. This will allow for safe pedestrian movement between the site and the park.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified by the lack of street extension opportunities to the west in the existing subdivision. This does not represent a an economic hardship.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 141
Action Date: 06/24/2021
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:	14.6080
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:

206. Staff recommendation is disapproval.

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. Limit entire Bellfort Farms development to 149 lots or provide a second point of access.

Commission Action:

Deny the requested variance(s) and Disapprove the plat
Planning Commission denied the requested variance and disapproved the plat.

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Action Date: 06/24/2021
Plat Name: Bellfort Farms Sec 2
Developer: Meritage Homes
Applicant: Pape-Dawson Engineers
App No / Type: 2021-1061 C3P

Fort Bend Engineer: 1) Provide additional UEs adjancent 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.

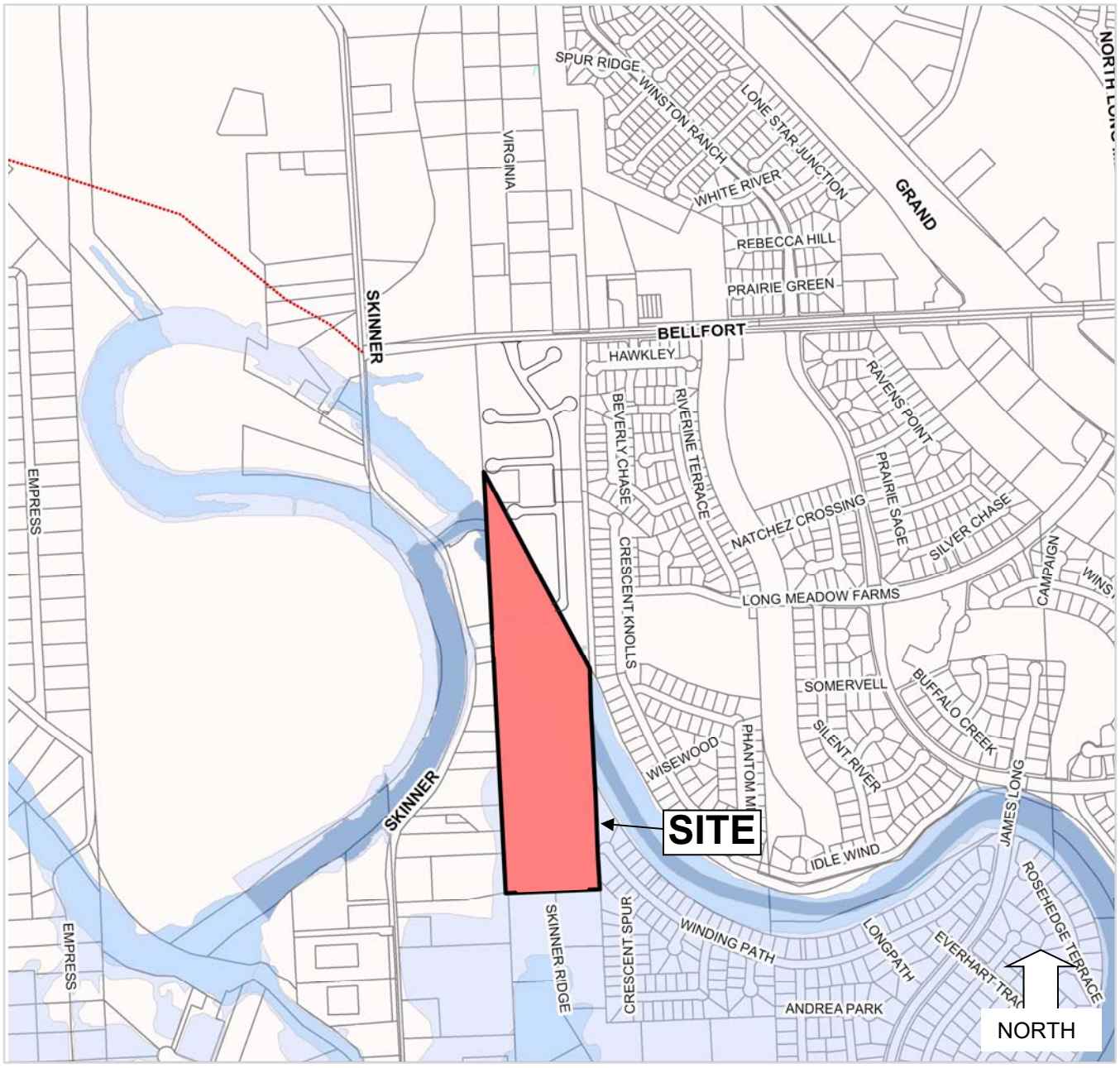
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Bellfort Farms Sec 2 (DEF 2)

Applicant: Pape-Dawson Engineers



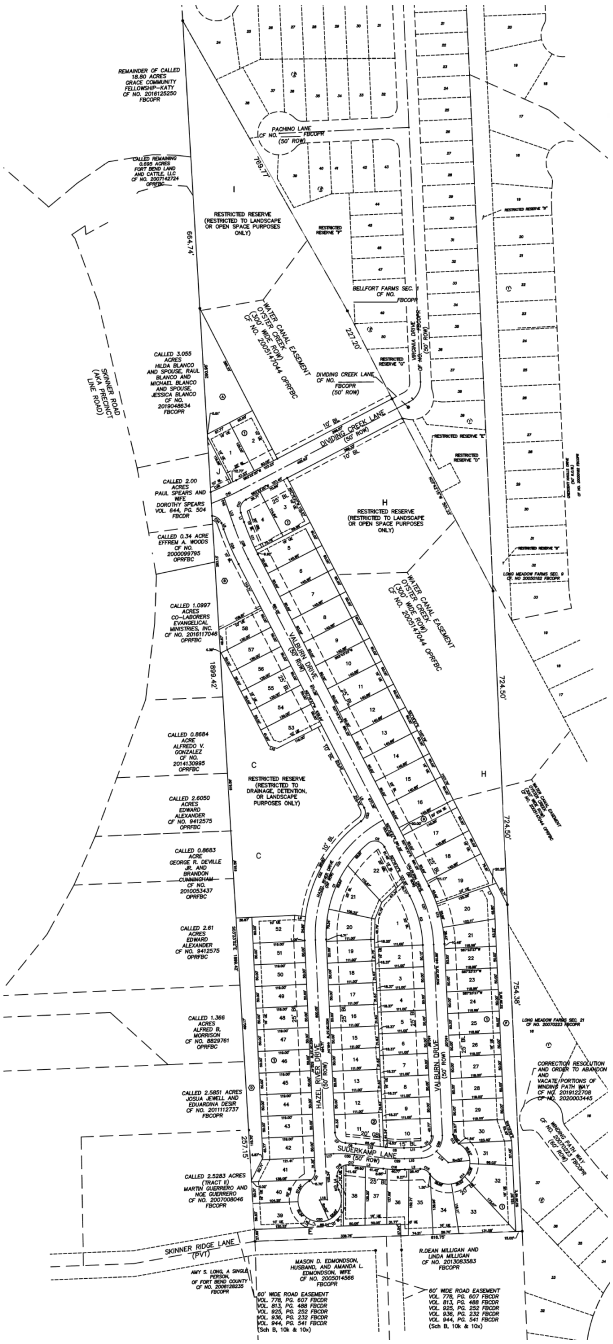
D – Variances **Site Location**

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Bellfort Farms Sec 2 (DEF 2)

Applicant: Pape-Dawson Engineers



Ⓐ RESTRICTED RESERVE "A"
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.359 AC. 15,624 SQ.FT.

Ⓑ RESTRICTED RESERVE "B"
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.322 AC. 14,030 SQ.FT.

Ⓒ RESTRICTED RESERVE "C"
(RESTRICTED TO DRAINAGE, DETENTION, OR LANDSCAPE PURPOSES ONLY)
2.510 AC. 109,321 SQ.FT.

Ⓓ RESTRICTED RESERVE "D"
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.436 AC. 18,984 SQ.FT.

Ⓔ RESTRICTED RESERVE "E"
(RESTRICTED TO OPEN SPACE PURPOSES ONLY)
0.274 AC. 11,957 SQ.FT.

Ⓕ RESTRICTED RESERVE "F"
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.464 AC. 20,230 SQ.FT.

Ⓖ RESTRICTED RESERVE "G"
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.065 AC. 2,817 SQ.FT.

Ⓗ RESTRICTED RESERVE "H"
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
5.392 AC. 234,898 SQ.FT.

Ⓘ RESTRICTED RESERVE "I"
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
4.714 AC. 205,362 SQ.FT.

Ⓙ RESTRICTED RESERVE "J"
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.072 AC. 3,126 SQ.FT.

NORTH

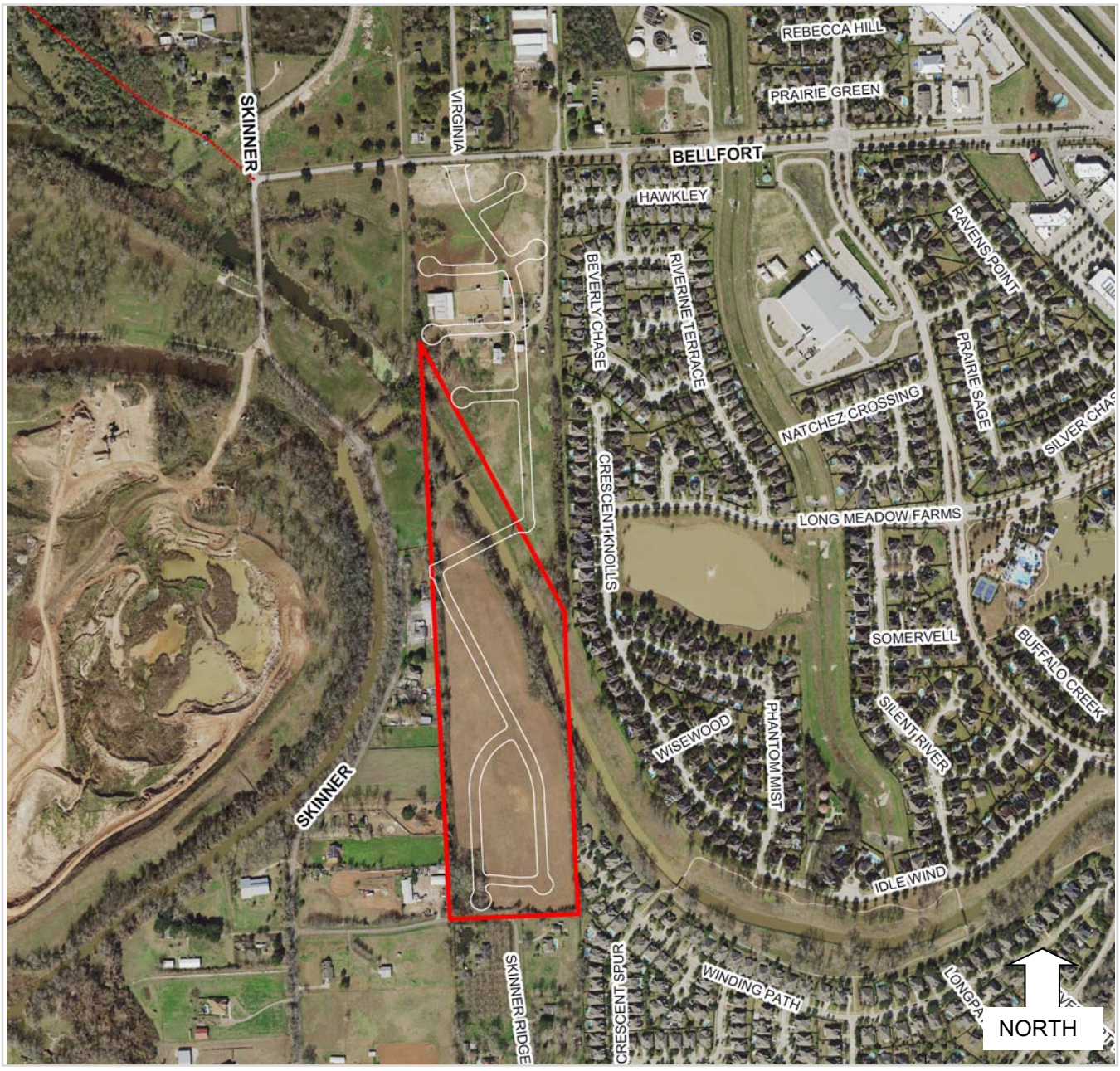
D – Variances **Subdivision**

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Bellfort Farms Sec 2 (DEF 2)

Applicant: Pape-Dawson Engineers



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

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 3,700 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, a church site being developed, Oyster Creek, and a proposed drainage and regional detention that bound the property. Due to these conditions, a proposed stub street is situated approximately 1,958' from the northern street (West Bellfort) and 1,677' from the southern street (Skinner Ridge Lane) along the western boundary line to be a potential second point of access. The southern boundary is a private roadway, Skinner Ridge Lane. This existing 60' road easement 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. The developer plans to establish a public access reserve with a gate separating the private Skinner Ridge Lane and proposed Hazel River Drive. This will provide a second point of access to this development for emergency services. 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. The abandonment of the stub to the east severed this tracts ability to easily provide two access points. There are no existing public connection points along our eastern, western, or southern boundary. However, the proposed stub situated on the

western boundary could provide the second point of access in the future. Until then, a public access reserve with a permanent gate for emergency services along the southern boundary between Skinner Ridge Ln and Hazel River Dr will serve as the second access point and hold the intent of Sec. 42-189.

(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 an immediate 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 by 19 lots or roughly 13% deviation. Chapter 232 of the Texas Local Government Code only requires a second point of access at 1000 lots. The immediate addition of an emergency access gate will help ensure the intent of 42-189 is maintained. The addition of a westerly stub also has the potential to achieve two points of access in the future.

(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.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2021-1061
Agenda Item: 141
PC Action Date: 06/24/2021
Plat Name: Bellfort Farms Sec 2
Applicant: Pape-Dawson Engineers

Staff Recommendation: Deny the requested variance(s) and Disapprove the plat

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 is not in support of the request.

During the deferral period, the applicant submitted a revised plat proposing a public street stubbing into the western plat boundary and a private access easement to the south for emergency purposes only. A variance to allow one point of access for more than 150 lots is still being requested and staff is not in support of this request for public safety reasons.

The subject property, Bellfort Farms Sec 2, is located immediately south of Oyster Creek and is completely within either the 100-year floodplain or floodway. Due to these physical characteristics, allowing this proposed section to have one public street connection across the creek raises public safety concerns. If the proposed section is flooded, the future residents would not be able to evacuate putting their lives in danger for the following two reasons:

1. The likelihood to extend the proposed stub street between the western plat boundary to Skinner Lane is very low. The proposed stub street would bisect a small tract making it unfeasible to develop. Furthermore, there is another property that is currently on sale. The developer has the option to purchase this property to provide the required second point of access for their future development. This would meet the requirements and a variance would no longer be needed. Staff has discussed this option with the applicant, however, the applicant insist with the current proposal.

2. The proposed private access easement to the south is planned to be connected to an existing private roadway easement, Skinner Ridge Lane. Skinner Ridge Lane is a narrow gravel roadway which provides access for several existing homes. It may not provide adequate access for emergency vehicles and additional 169 families when the area is flooded.

Overall, the applicant has submitted these applications multiple times and Planning Commission had denied these variances. Today, staff's recommendation remains the same. Staff is not in support of the request as the applicant failed to justify the variance request. The variance request is self-imposed, and design driven. The applicant can either limit the development to 149 lots with one point of access to meet the ordinance or can acquire additional land to the west to provide the required second point of access.

Staff's recommendation is to deny the variance request 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

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;

Per the ordinance, the applicant is required to provide two points of access for a subdivision with more than 150 lots. The applicant is proposing one public street connection for 168 lots. The subject subdivision is located south of Oyster Creek and is entirely within the floodplains. Due to these physical characteristics, allowing this proposed section to have one public street connection across the creek raises public safety concerns. If the proposed section is flooded, the future residents would not be able to evacuate putting their lives in danger. Additionally, this area is a green field area and the applicant can meet the ordinance by proposing less than 150 lots with one point of access.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The requested variance is self-imposed and design driven. The property is a green field area and the applicant can meet the ordinance by proposing less than 150 lots with one point of access.

(3) The intent and general purposes of this chapter will be preserved and maintained;

A second point of access is required for a subdivision with more than 150 lots to provide adequate ingress and egress from the site and adequate access for fire, police and other emergency services. One connection across the creek for the subject site would not preserve and maintain the intent of the ordinance. The likelihood to extend the proposed stub street further west is very low. It would bisect a small tract making it unfeasible to develop. The proposed access easement to the south connects to an existing private access easement that may not provide adequate access for emergency vehicles and the additional 169 families.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will be injurious to public. The subject subdivision is entirely within the 100-year floodplain or floodway. If the proposed section is flooded, future families would not be able to evacuate putting their lives in danger.

(5) Economic hardship is not the sole justification of the variance.

The applicant failed to justify the variance request and can easily meet all Chapter 42 requirements. The variance request is self-imposed and design driven. The applicant can develop a subdivision with less than 150 lots with one point of access.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 142
Action Date: 06/24/2021
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.

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.) Plat must provide a functioning turnaround, within its boundary, that is approved by public works with final submittal.
2.) The Planning Commission granted a variance to allow Davison Street terminated with a turn around instead of the required cul-de-sac subject to specific conditions on 06/24/2021. 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.
3.) Pedestrian access to Davidson Street must be provided.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
Planning Commission Granted the variance to not terminate Davidson Street with a cul-de-sac but provide a HPW approved turnaround and approved the plat subject to CPC101 form conditions.

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

Action Date: 06/24/2021

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.**

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	142
Action Date:	06/24/2021
Plat Name:	Beyond Knox
Developer:	AC Pharos, LLC
Applicant:	Pioneer Engineering, LLC
App No / Type:	2021-1099 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: 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
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

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	142
Action Date:	06/24/2021
Plat Name:	Beyond Knox
Developer:	AC Pharos, LLC
Applicant:	Pioneer Engineering, LLC
App No / Type:	2021-1099 C3R

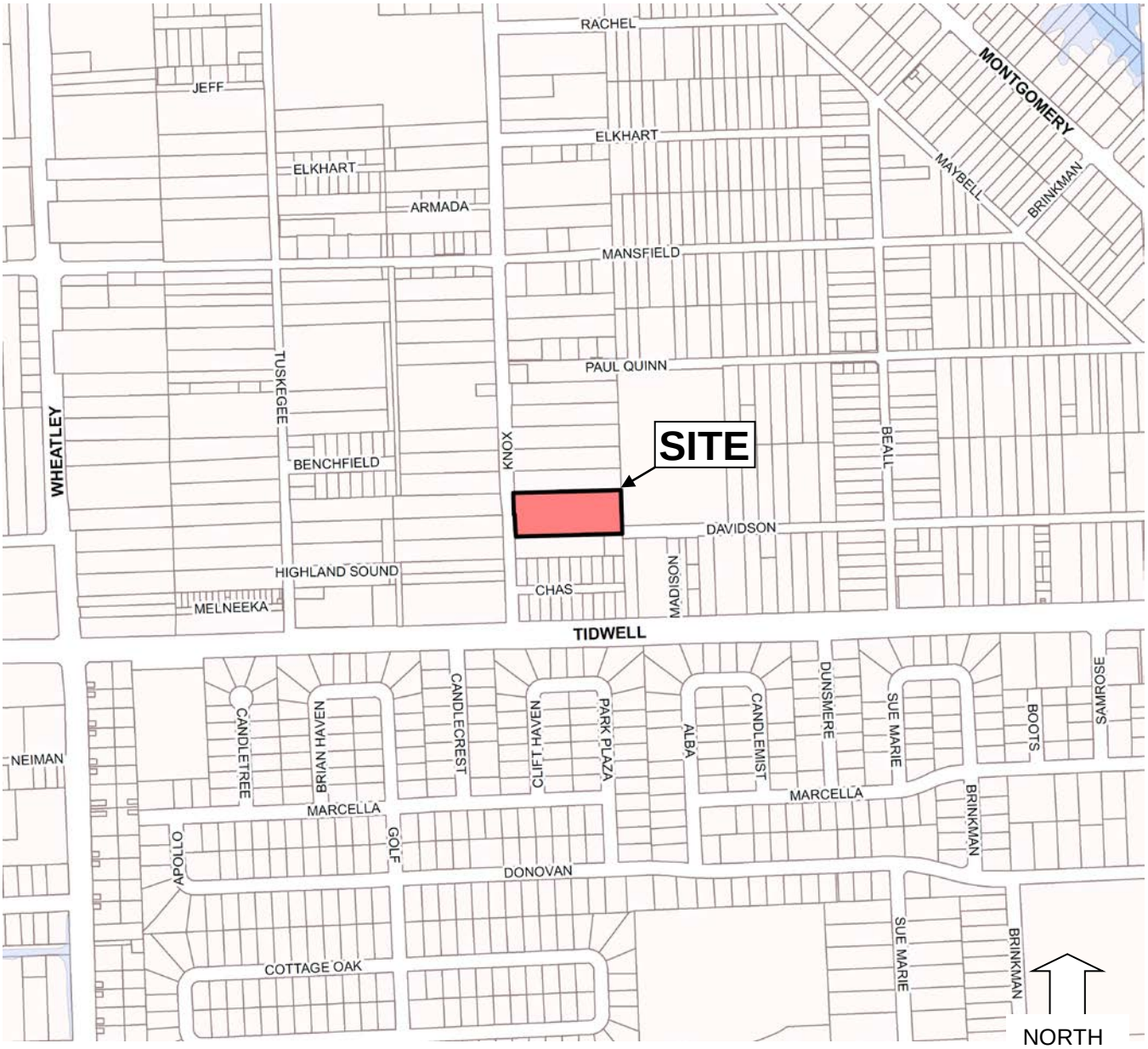
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Beyond Knox

Applicant: Pioneer Engineering, LLC



D – Variances

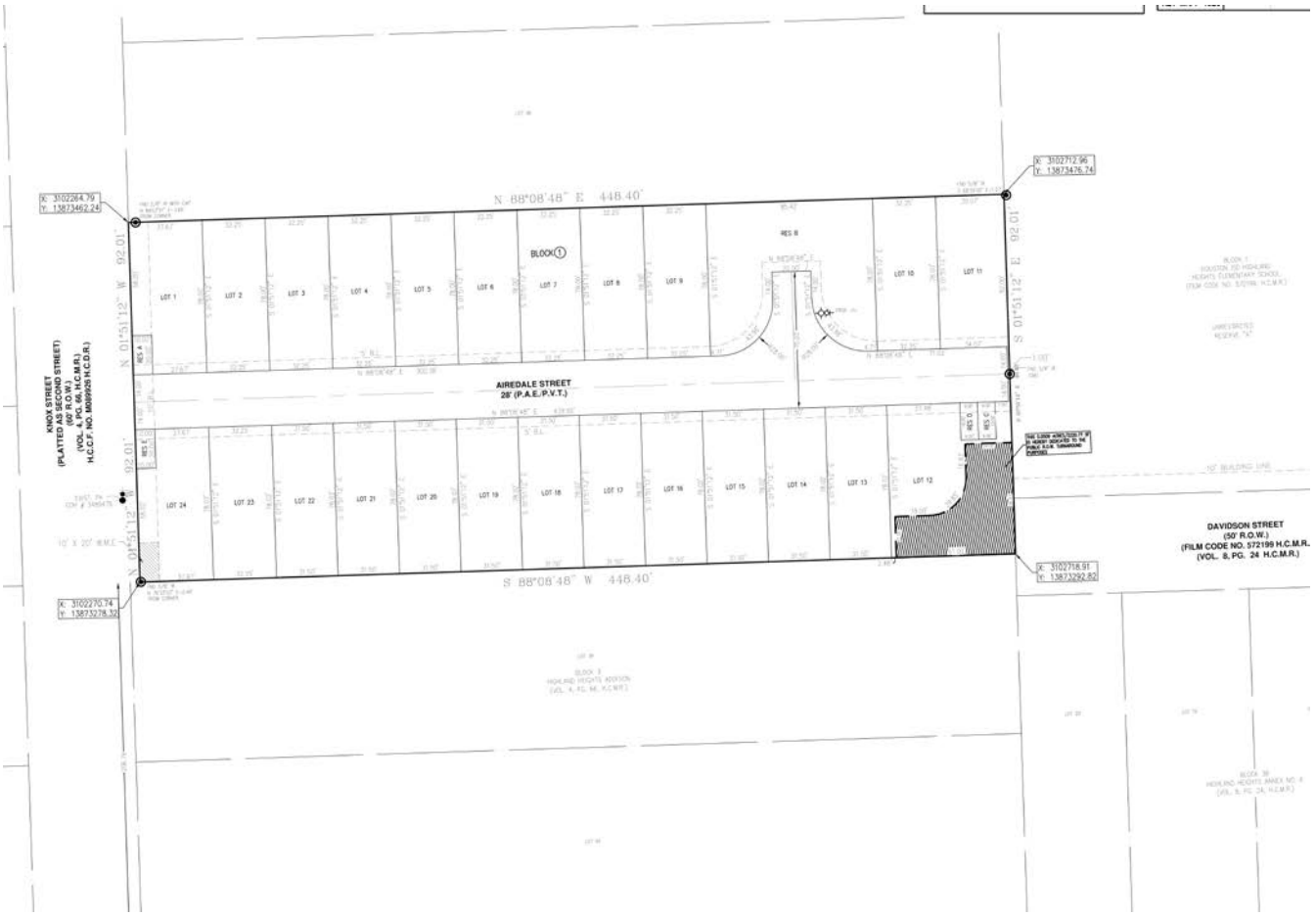
Site Location

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Beyond Knox

Applicant: Pioneer Engineering, LLC



NORTH

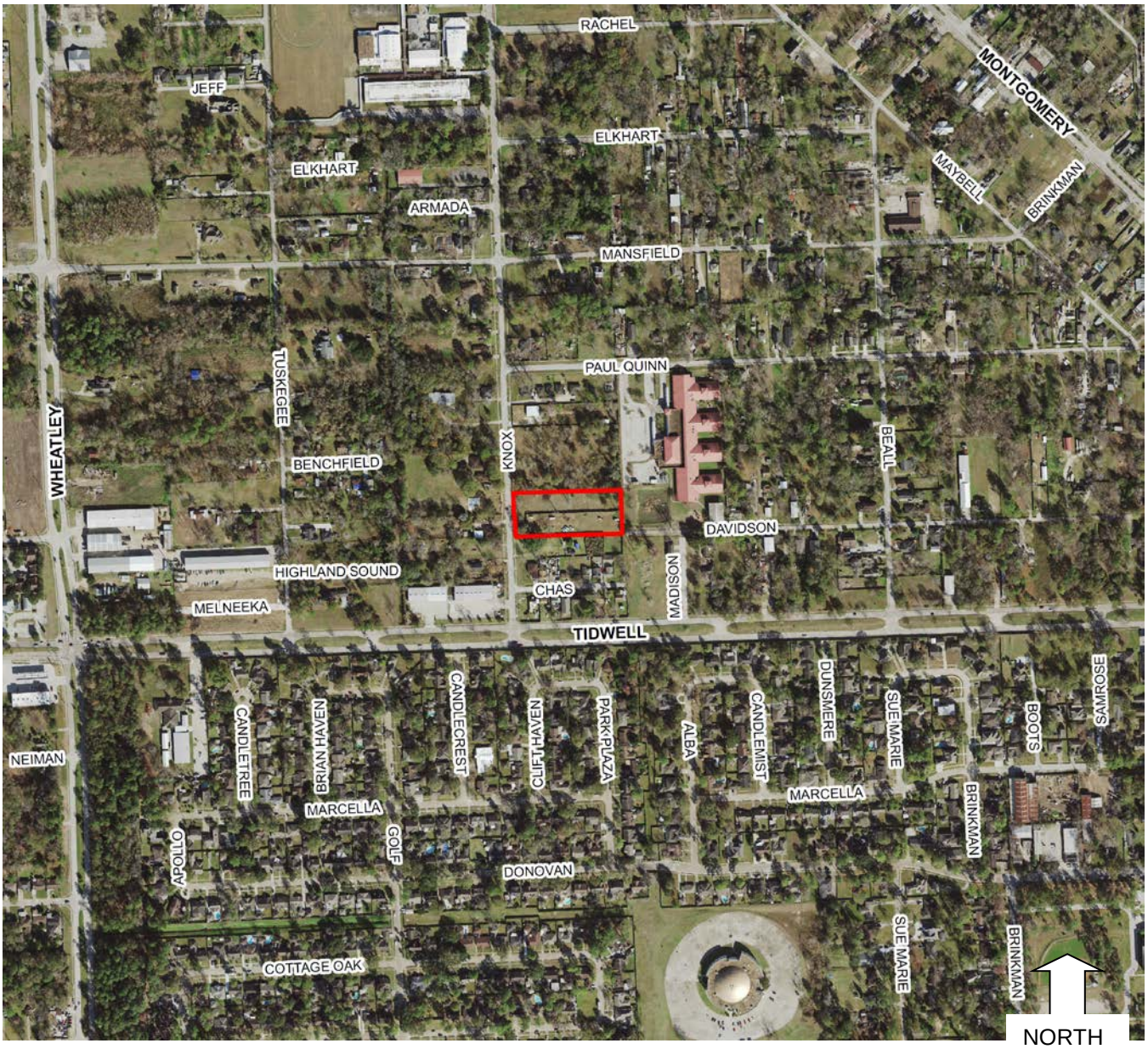
D – Variances Subdivision

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Beyond Knox

Applicant: Pioneer Engineering, LLC



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

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 incompliance 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.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2021-1099
Agenda Item: 142
PC Action Date: 06/24/2021
Plat Name: Beyond Knox
Applicant: Pioneer Engineering, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 134 (a)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To avoid extending Davidson Street, east to west, through this development property and not terminate with a cul-de-sac.;

Basis of Recommendation:

The site is located in the Acres Homes area, 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.
The subject site is a replat of 2 lots out of the Highland Heights Addition subdivision. The applicant is proposing to develop 24 lots and 5 reserves with a private street system taking access from Knox Street. Chapter 42 does not require the extension of Davidson Street for Intersection spacing. However, a cul-de-sac is required. This neighborhood has experienced significant redevelopments in the past several years. The increased density of trending development and the nearly 1,100' length of Davidson Street and the potential traffic to Highland Heights Elementary warrants a functioning turnaround. Since Davidson stubs at the subject site and the site immediately to the south, it's challenged to design a functioning turnaround un the existing condition. The applicant has been coordinating with the City Engineer's Office ono the turnaround design.

Since this plat has been deferred twice, the Planning Commission must take action on this application. Staff's recommendation is to grant the requested variance and approve the plat subject to the condition that an alternative turnaround must be approved by Public Works at final submittal.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The site has over 33' of frontage on Davidson Street and a full cul-de-sac would not be able to be provide and could not be constructed at this time.

(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 the existing site condition and the subject site could not fully dedicate a functioning cul-de-sac.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The extension of Davidson is not needed for intersection spacing as it is only 350' from major Thoroughfare Tidwell. While a full cul-de-sac may not be fully provided, a functioning turnaround would be in the best interest in the health and welfare of the community.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

As a functioning turnaround will be provided in lieu of a full cul-de-sac, the granting of the variance will not be injurious to the health and welfare of the public.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The exiting conditions of the site would not allow the for construction of a full cul-de-sac.

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

VAR

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:

www.houstonplanning.com

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

Public Comments
The public may address the Planning Commission on agenda items. The deadline to submit comments or signing up to speak is the end of the day Wednesday before the Planning Commission meeting. All comments are made part of the public meeting record.

- Use the online speaker form at https://www.tfaforms.com/4816241 or submit comments on an item via email to speakercomments.pc@houstontx.gov.
- You may also call the Planning Department at 832-393-6624. A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **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 or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 143
Action Date: 06/24/2021
Plat Name: Candela GP
Developer: Johnson Development Services
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1422 GP

Total Acreage:	455.3000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524N	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. 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)

164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (127)

Provide a west facing stub street along the western GP boundary north of Flewellen and south of Gaston-Fulshear Rd.

Area south of Flewellen Creek and north of proposed detention area must not exceed 105 lots. See marked copy of GP.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
Planning Commission granted the requested variance to exceed intersection spacing along the western and southwestern boundaries by not creating stub streets south and west of Flewellen Creek.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	143
Action Date:	06/24/2021
Plat Name:	Candela GP
Developer:	Johnson Development Services
Applicant:	Meta Planning + Design LLC
App No / Type:	2021-1422 GP

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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.

Fort Bend Engineer: 1. ROW varies on Fulshear-Gaston.
2. Verify recording information shown on GP for Fulshear-Gaston.
3. This does not constitute a formal review by FBC as not all review comments are provided in this portal.
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: No comments

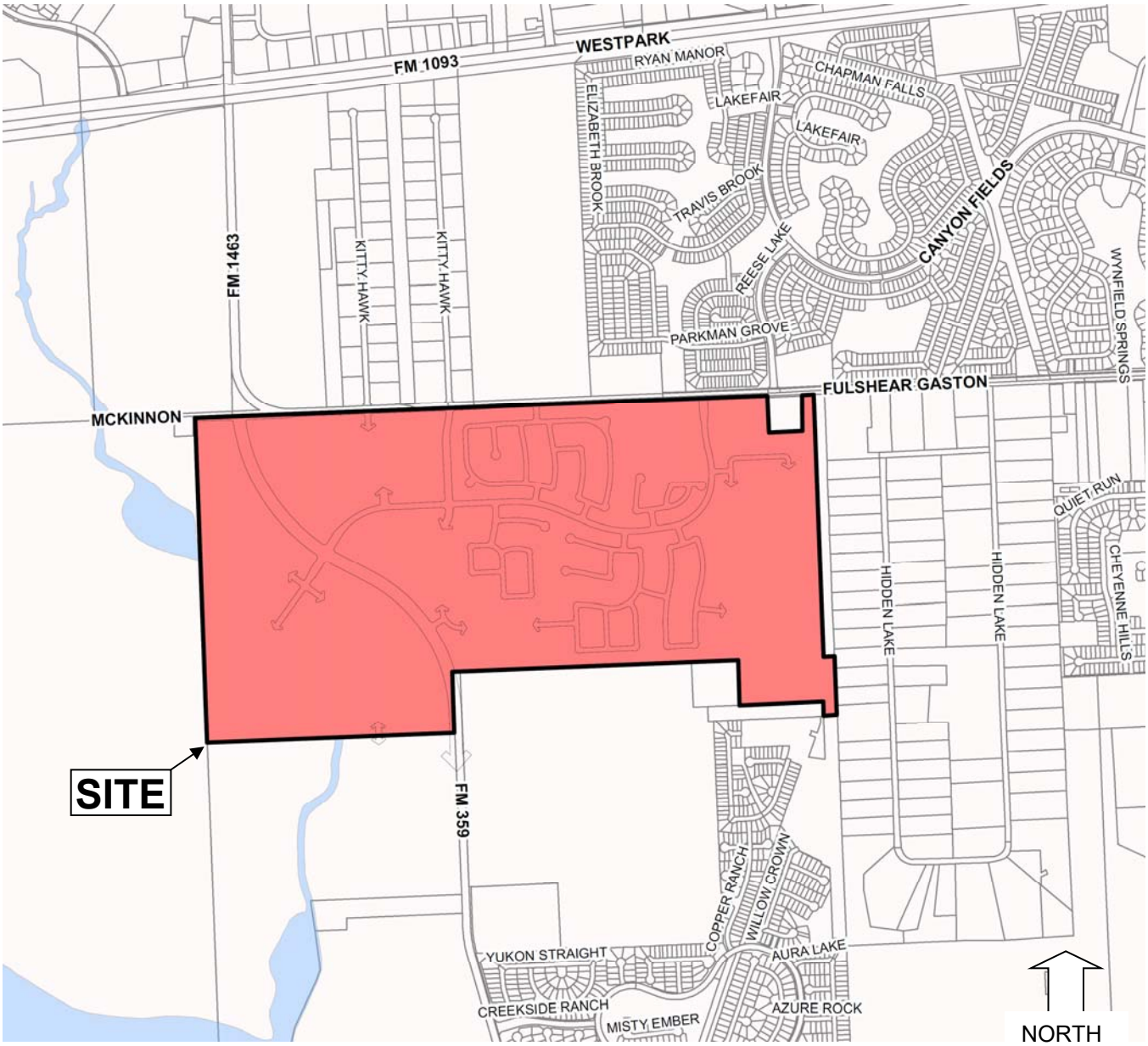
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Candela GP

Applicant: Meta Planning + Design LLC



D – Variances

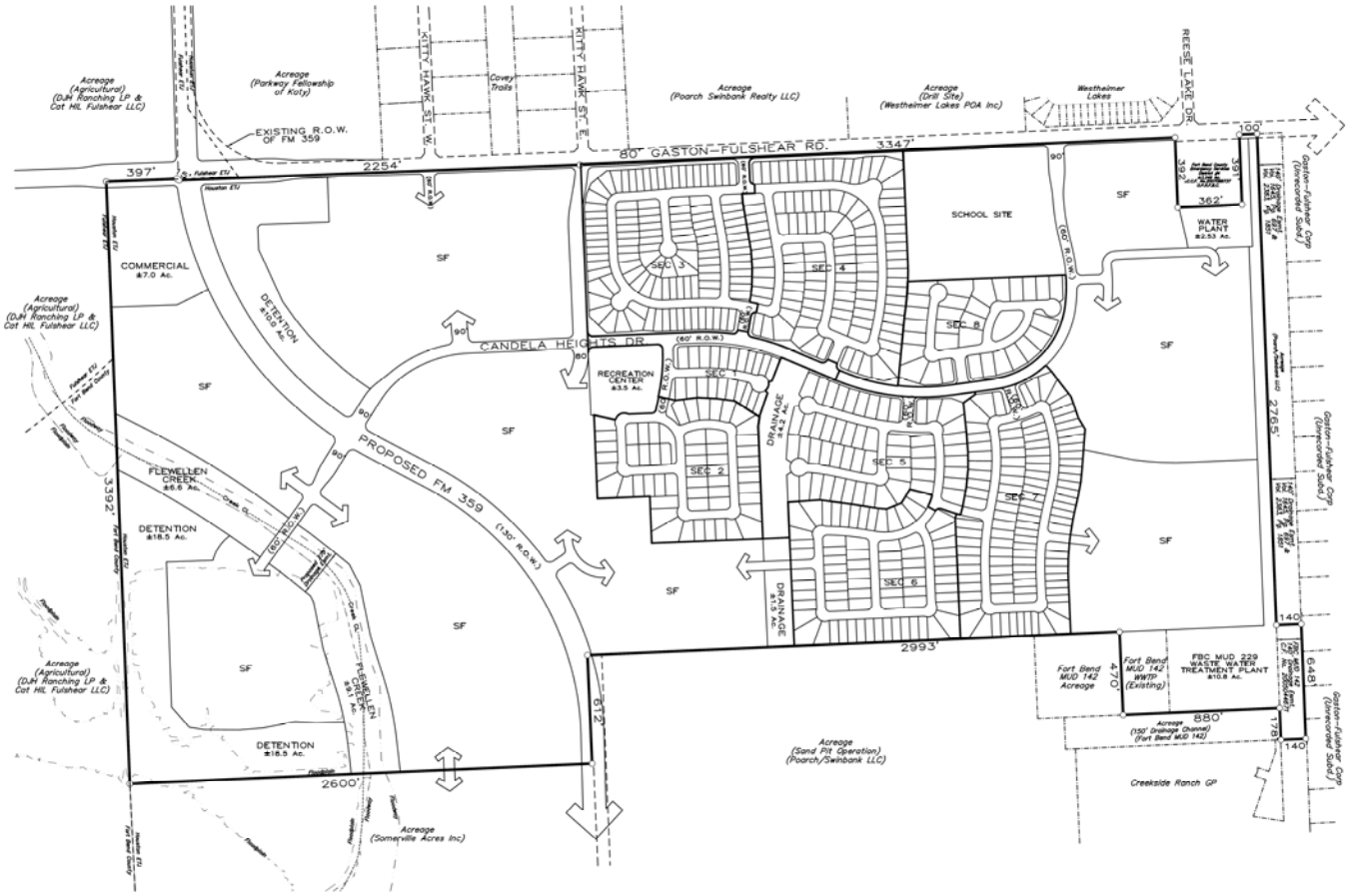
Site Location

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Candela GP

Applicant: Meta Planning + Design LLC



NORTH

D – Variances **Subdivision**

Houston Planning Commission ITEM: 143

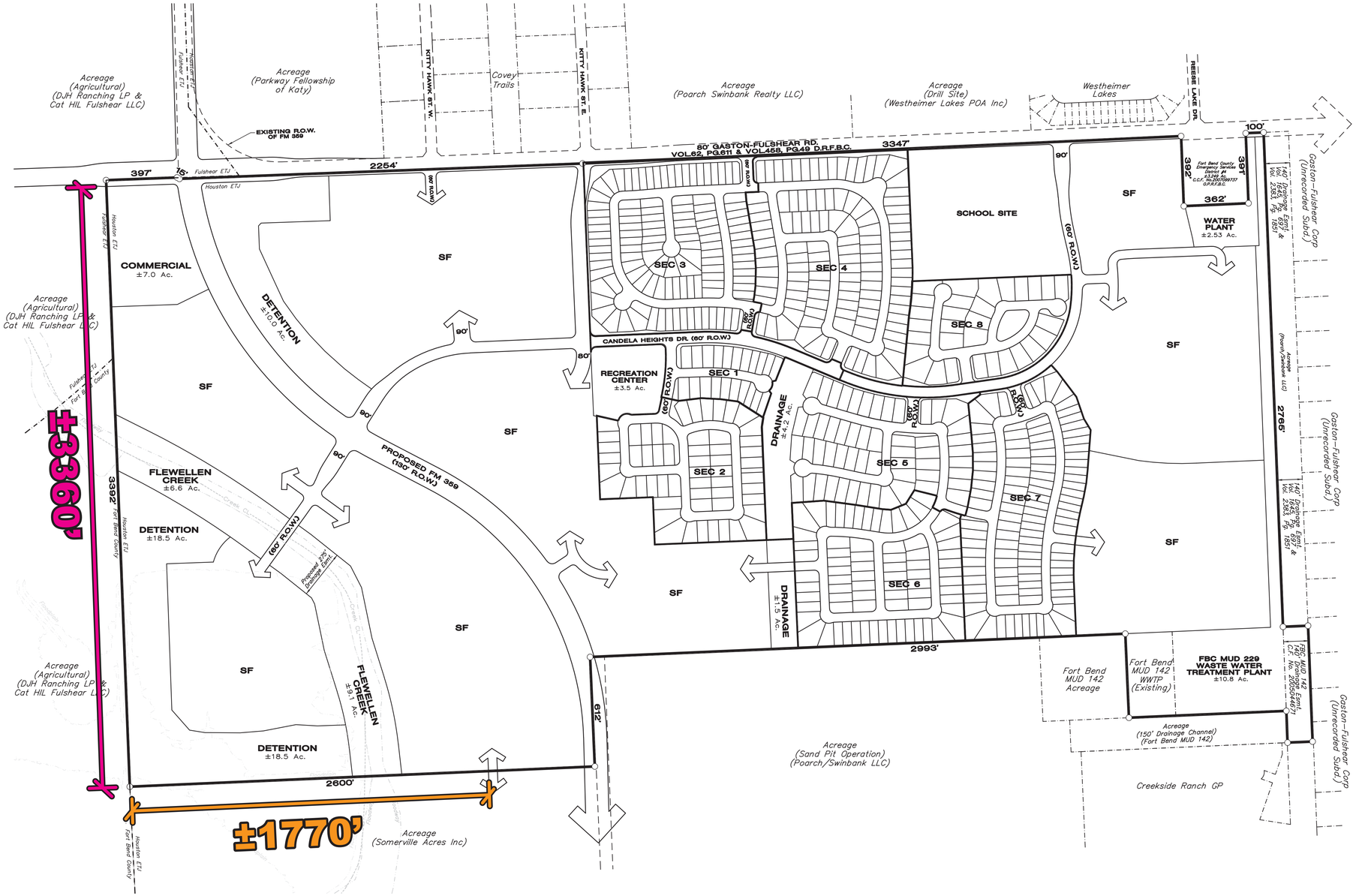
Planning and Development Department **Meeting Date: 06/24/2021**

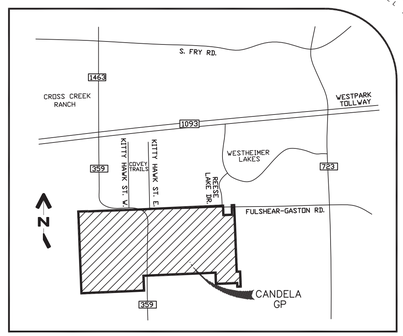
Subdivision Name: Candela GP

Applicant: Meta Planning + Design LLC

D – Variances Aerial

META PLANNING + DESIGN
© 2021. ALL RIGHTS RESERVED





Vicinity Map

N

GENERAL NOTE:

1.) ALL RIGHTS- OF- WAY ARE FIFTY (50') IN WIDTH UNLESS OTHERWISE NOTED.

2.) ALL CUL-DE-SAC RADII ARE FIFTY (50') FEET UNLESS OTHERWISE NOTED.

DISCLAIMER AND LIMITED WARRANTY

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCE NO. 1999-262 IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF HOUSTON PLANNING COMMISSION. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.

A GENERAL PLAN OF

CANDELA

BEING 455.3± ACRES OF LAND

OUT of THE

JOHN FOSTER SURVEY, A-26

FORT BEND COUNTY, TEXAS

OWNER:

JDS NURSERY TRACT, LLC

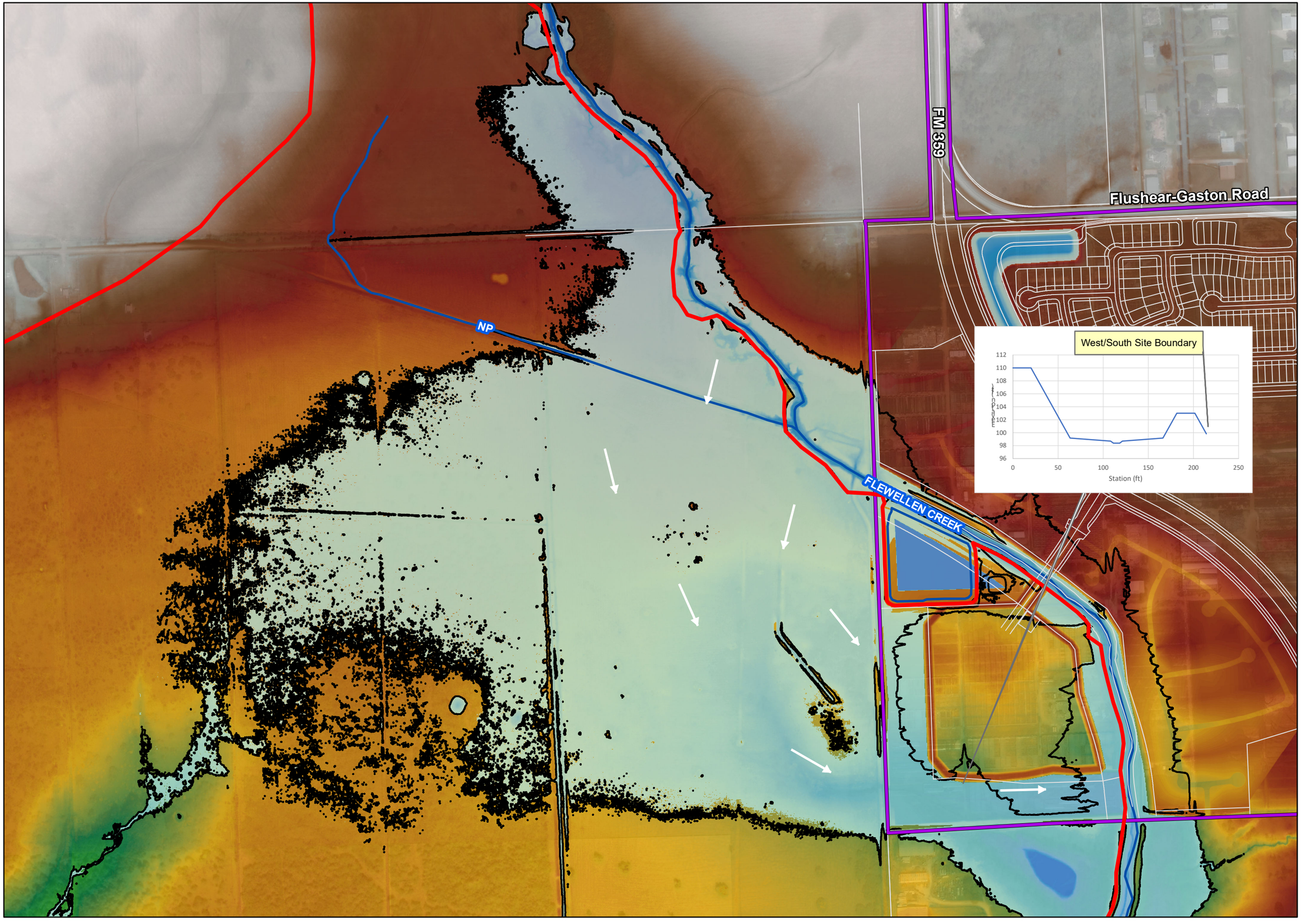
PLANNER:

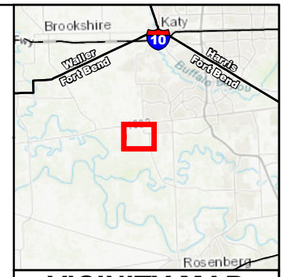
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

SCALE: 1" = 300'

0 150 300 600

MAY 12, 2021
MTA# 17010A





VICINITY MAP
1 INCH = 10 MILES

LEGEND

- Candela Master Lot Layout
- Revised Existing 100yr Floodplain
- Proposed 2D Area
- Site Boundary
- FEMA Creek Lines

Proposed 100yr Floodplain

Depth (ft)
High : 20
Low : 0.01

Proposed Grading

Elevation (ft)
High : 130
Low : 90

EXHIBIT A: PROPOSED FLOODPLAIN MAP

CANDELA WEST AND 359 REALIGNMENT
FORT BEND COUNTY, TEXAS

N W E S

0 500
1 INCH : 500 FEET

IMAGERY PROVIDED BY ESRI

Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones & Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439

Path: K:\16538\16538-0016-00 Candela West D\A2 Design Phase\Analysis\GIS\Exhibits\A - Proposed Floodplain Map.mxd Project Number: 16000-0100-00 Date: 2/25/2021 User Name: JMB3

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-1422
Plat Name: Candela GP
Applicant: Meta Planning + Design LLC
Date Submitted: 06/14/2021

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 allow a local street intersection spacing of ±1,770' between the southwest property corner of the subject site a proposed north-south stub street.

Chapter 42 Section: 128

Chapter 42 Reference:

Chapter 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Candela is a developing single-family community located along FM 359 in Fort Bend County, south of FM 1093 (Westpark Tollway) at the edge of Houston's ETJ. Major thoroughfare Fulshear-Gaston Road forms the northern boundary of the site, and FM 359 crosses north-to-south through the middle of the site, roughly parallel to Flewellen Creek, a major creek in the Fulshear area that clips the southwest corner of the property. The project began development in the Fall of 2019, with development focused primarily on the eastern half of the tract. The western area of the development was delayed by the realignment of F.M. 359 in coordination with TXDOT, and additional drainage analysis was needed to determine the impacts of the Flewellen Creek overflow and how it affected the southwest portion of the tract. The project engineer has recently performed detailed studies of Flewellen Creek and its overflow area to the west of the Candela development, and has found that the southwest portion of the Candela development is subject to significant offsite sheet-flow from Flewellen Creek, which flows generally north-to-south. High water from upstream on Flewellen Creek falls onto the adjacent property to the west and then sheet-flows overland into the subject site along its western boundary. The attached hydraulic map illustrates the overflow area and general direction of flows from Flewellen Creek. A memo from the project engineer explaining the drainage situation is also attached. In short, Candela must capture the offsite sheet-flow, detain it, and direct it back into Flewellen Creek before the creek leaves Candela's boundary. In order to achieve this, a 250' wide channel is being proposed around the southwest corner of the Candela GP. This channel is necessary to capture the sheet-flow and direct it around the proposed southwest development. Without this channel, the area of Candela southwest of Flewellen Creek is undevelopable. The project engineer has determined that a smaller channel would not be able to detain the overflow without causing negative impacts downstream. As a 250' wide drainage channel is required for the southwest portion of the development, an additional north-south stub street cannot be reasonably provided at the required intervals west of Flewellen Creek. The subject site proposes a stub street east of Flewellen Creek, located approximately ±1,770' from the southwestern property corner. If the property south of the Candela GP were to develop into single-family residential, a stub street located east of Flewellen Creek will be sufficient to carry local traffic between the Candela GP and any future development to the south.

Any new development to the south will have the opportunity to connect internally from this street to tie into FM 359. However, a connection west of Flewellen Creek would be impractical as it would lie within an overflow area that would be most beneficial for the adjacent property owner to utilize as detention.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The presence of Flewellen Creek and its hydrological conditions are not the result of hardships created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

A stub street located east of Flewellen Creek will be sufficient to carry local traffic between the Candela GP and any future development to the south. A stub street further west would be impractical due to the existing hydrological conditions on both the Candela GP and the adjacent property; therefore, a stub street further west would not achieve the intent of this chapter for intersection spacing and interlocal traffic circulation. The proposed stub street is more likely to be extended for the benefit of traffic circulation and therefore the granting of the variance 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 proposed intersection spacing will not be injurious to the public health, safety, and welfare as the 250’ channel is necessary to protect public health, safety and welfare both within and downstream from the subject site.

(5) Economic hardship is not the sole justification of the variance.

The existing configuration of Flewellen Creek and its hydrological conditions are the justifications for the granting of the variance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-1422
Plat Name: Candela GP
Applicant: Meta Planning + Design LLC
Date Submitted: 06/14/2021

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 allow a local street intersection spacing of ±3,360' between major thoroughfare Fulshear-Gaston Road and the southwest property corner of the subject site.

Chapter 42 Section: 128

Chapter 42 Reference:

Chapter 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Candela is a developing single-family community located along FM 359 in Fort Bend County, south of FM 1093 (Westpark Tollway) at the edge of Houston's ETJ. Major thoroughfare Fulshear-Gaston Road forms the northern boundary of the site, and FM 359 crosses north-to-south through the middle of the site, roughly parallel to Flewellen Creek, a major creek in the Fulshear area that clips the southwest corner of the property. The project began development in the Fall of 2019, with development focused primarily on the eastern half of the tract. The western area of the development was delayed by the realignment of F.M. 359 in coordination with TXDOT, and additional drainage analysis was needed to determine the impacts of the Flewellen Creek overflow and how it affected the southwest portion of the tract. In the fall of 2020, a variance was granted by the City of Houston Planning Commission for intersection spacing of approximately 2120' along the western boundary of the Candela GP between Fulshear Gaston Road and a proposed stub street (DRC# 2019-1474). The granting of this variance was based primarily on the geometry of the northwestern corner of the GP, pinched between the realignment of F.M. 359 and Flewellen Creek. Those conditions have not changed. Since that time, the project engineer has performed more detailed studies of Flewellen Creek and its overflow area to the west of the Candela development, and has found that the southwest portion of the Candela development is subject to significant offsite sheet-flow from Flewellen Creek, which flows generally north-to-south. High water from upstream on Flewellen Creek falls onto the adjacent property to the west and then sheet-flows overland into the subject site along its western boundary. The attached hydraulic map illustrates the overflow area and general direction of flows from Flewellen Creek. A memo from the project engineer explaining the drainage situation is also attached. In short, Candela must capture the offsite sheet-flow, detain it, and direct it back into Flewellen Creek before the creek leaves Candela's boundary. In order to achieve this, a 250' wide channel is being proposed around the southwest corner of the Candela GP. This channel is necessary to capture the sheet-flow and direct it around the proposed southwest development. Without this channel, the area of Candela southwest of Flewellen Creek is undevelopable. The project engineer has determined that a smaller channel would not be able to detain the overflow without causing negative impacts downstream. As a 250' wide drainage channel is required for the southwest portion of

the development, a stub street cannot be reasonably provided at the required intervals along the western boundary. Additionally, any stub street from the subject site to the west would point directly into the overflow occurring on the adjacent property; such a stub street would not be practical to extend. Therefore, the subject application proposes an intersection spacing of 3360’ along the western boundary of the development from Fulshear-Gaston Road to the southwest property corner.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The presence of Flewellen Creek and its hydrological conditions are not the result of hardships created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

A stub street located south of Flewellen Creek will be infeasible as the existing hydrological conditions require detention for the safety of adjacent properties as well as those downstream. The proposed residential sections will have sufficient connectivity and circulation via the extension of Candela Heights Drive across FM 359. Any connection to the west will be required to cross areas of overflow, which would be best suited for detention, and will thus not achieve the intent of this chapter for intersection spacing and interlocal traffic circulation. Therefore the granting of the variance 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 proposed intersection spacing will not be injurious to the public health, safety, and welfare as the 250’ channel is necessary to protect the public health, safety and welfare both within and downstream from the subject site.

(5) Economic hardship is not the sole justification of the variance.

The existing configuration of Flewellen Creek and its hydrological conditions are the justifications for the granting of the variance.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2021-1422
Agenda Item: 143
PC Action Date: 06/24/2021
Plat Name: Candela GP
Applicant: Meta Planning + Design LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128; 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a local street intersection spacing of ±1,770' between the southwest property corner of the subject site a proposed north-south stub street.;
To allow a local street intersection spacing of ±3,360' between major thoroughfare Fulshear-Gaston Road and the southwest property corner of the subject site.;

Basis of Recommendation:

The site is located within the Fort Bend County ETJ along Fulshear-Gaston Road, south of Farm to Market 1093, and along the ETJ boundary.
The applicant proposes a general plan and is requesting two variances: 1) to exceed intersection spacing along the western boundary between Flewellen Creek and the southern GP boundary and 2) to exceed intersection spacing along the southern boundary between the western boundary and a proposed stub street.
Staff is in support of these request.
The site is located within the Fort Bend ETJ, at the boundary of the Cities of Fulshear and Houston's ETJ and Fort Bend County. The site was previously granted variances to exceed intersection spacing along the south, east, and western boundaries in 2019. The applicant has since completed an analysis of the area's hydrology and is proposing a system of drainage reserves southwest of Flewellen Creek. This is intended to contain the creek's overflow during storm events that would otherwise flood to the south and east. The applicant has asserted that spanning these channels with bridges with no obstructions underneath would be impractical.
The applicant is providing stub street into the western boundary north of the creek and along the southern boundary west of FM 359. These will allow for future connectivity once these tracts are developed. In addition, the applicant proposes between 75 to 105 units within the area south of Flewellen Creek, which would result in less demand on the street system than contemplated within Chapter 42. Considering the proposed density and connection options, staff finds the request to be consistent with the intent of Chapter 42.
Staff recommends granting the variances and approving the GP per the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The site is located within the Fort Bend ETJ, at the boundary of the Cities of Fulshear and Houston's ETJ and Fort Bend County. The site was previously granted variances to exceed intersection spacing along the south, east, and western boundaries in 2019. The applicant has since completed an analysis of the area's hydrology and is proposing a system of drainage reserves southwest of Flewellen Creek. This is intended to contain the creek's overflow during storm events that would otherwise flood to the south and east. The applicant has asserted that spanning these channels with bridges with no obstructions underneath would be impractical. Staff finds this assertion to be valid considering the limited number of lots within the subject area and other opportunities for street extension north and east of the proposed reserves.

(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 limited number of proposed lots (75-105) and other opportunities for street extension. These do not represent hardships created by or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The applicant is providing stub street into the western boundary north of the creek and along the southern boundary west of FM 359. These will allow for future connectivity once these tracts are developed. In addition, the applicant proposes between 75 to 105 units within the area south of Flewellen Creek, which would result in less demand on the street system than contemplated within Chapter 42. Considering the proposed density and connection options, staff finds the request to be consistent with the intent of Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed GP will allow for the applicant to manage stormwater overflow while maintaining opportunities for street extension.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified by the limited number of proposed lots (75-105) and other opportunities for street extension. These do not represent an economic hardship.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 144
Action Date: 06/24/2021
Plat Name: Mac Gregor Palms Sec 1 partial replat no 1 and extension
Developer: Asakura Robinson
Applicant: Miller Survey Group
App No / Type: 2021-1320 C2R

Total Acreage:	2.1770	Total Reserve Acreage:	2.1770
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	534K	City

Conditions and requirements for approval:

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 (long replat paragraph).

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

1) Griggs road is a Transit Corridor and T.O.D street. Revise the plat to meet T.O.D requirement related to the pedestrian realm.
2) Update the subdivision plat and site plan to reflect T.O.D pedestrian realm requirements.

Commission Action:

Defer Additional information reqd

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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: 144
Action Date: 06/24/2021
Plat Name: Mac Gregor Palms Sec 1 partial replat no 1 and extension
Developer: Asakura Robinson
Applicant: Miller Survey Group
App No / Type: 2021-1320 C2R

HPW- TDO- Traffic: 06/23/2021
Ensure that the sign structure or fence does not create a future view obstruction.
HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards
(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))
Email subject should read: Access Management Form Request/ Project Number/ Address
Provide completely filled Access Management Form and provide a dimension site plan to PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

3. Driveway Placement on Corner Lot (Commercial)
Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
Our records indicate that there is an active public sanitary sewer located on-site. For easement requirements over the existing sewer please contact the Office of City Engineers or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

CenterPoint: Please provide the recording information for the 10’ BL & the 25’ BL on the plat as was done with the 40’ Drainage Easement, etc....

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Mac Gregor Palms Sec 1 partial replat no 1 and extension

Applicant: Miller Survey Group

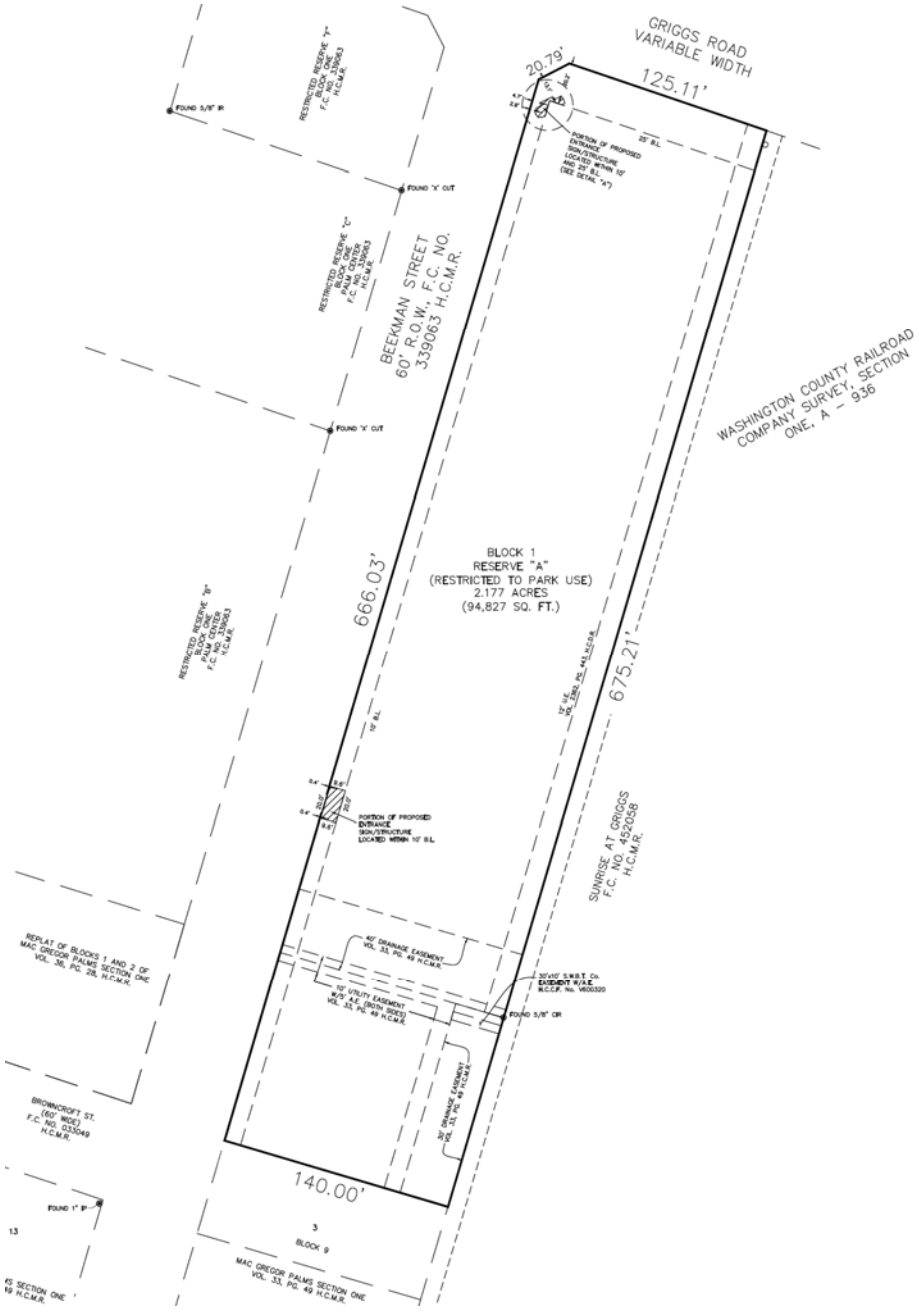
D – Variances **Site Location**

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Mac Gregor Palms Sec 1 partial replat no 1 and extension

Applicant: Miller Survey Group



D – Variances Subdivision

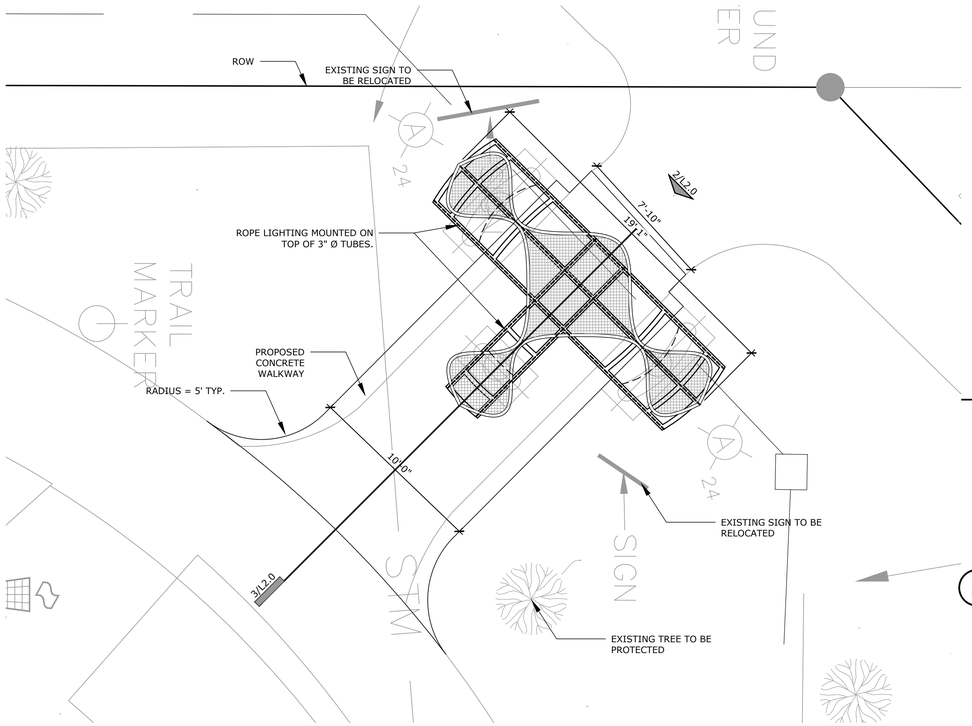
Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Mac Gregor Palms Sec 1 partial replat no 1 and extension

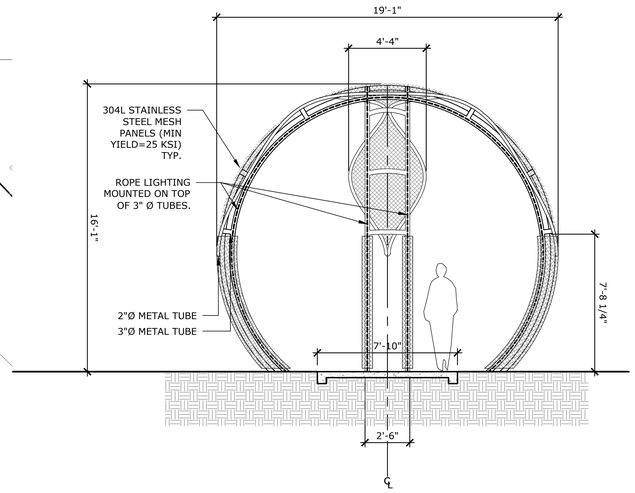
Applicant: Miller Survey Group

D – Variances **Aerial**



1 NORTHWEST ENTRY SIGN PLAN

SCALE: 1/4" = 1'-0"

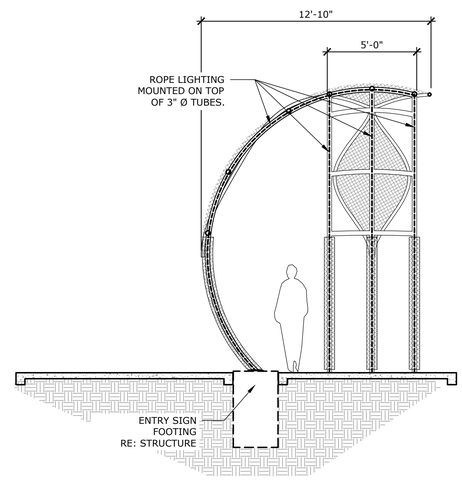


2 NORTHWEST ENTRY SIGN ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF ENTRIES FOR APPROVAL PRIOR TO FABRICATION.
2. CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS PRIOR TO INSTALLATION
3. ENTRIES SHALL BE FABRICATED BY BLUMENTHAL SHEET METAL.
   CONTACT: KEVIN NOACK
   1710 BURNETT ST.
   HOUSTON, TX 77026-7213
   PHONE: 713-228-6432
4. CONTRACTOR SHALL ENGAGE THE COMMUNITY ARTISTS' COLLECTIVE AND COORDINATE ENTRY FABRICATION.
   CONTACT: MICHELLE BARNES
   4101 SAN JACINTO, SUITE 116
   HOUSTON, TX 77004
   PHONE: 713.523.1616

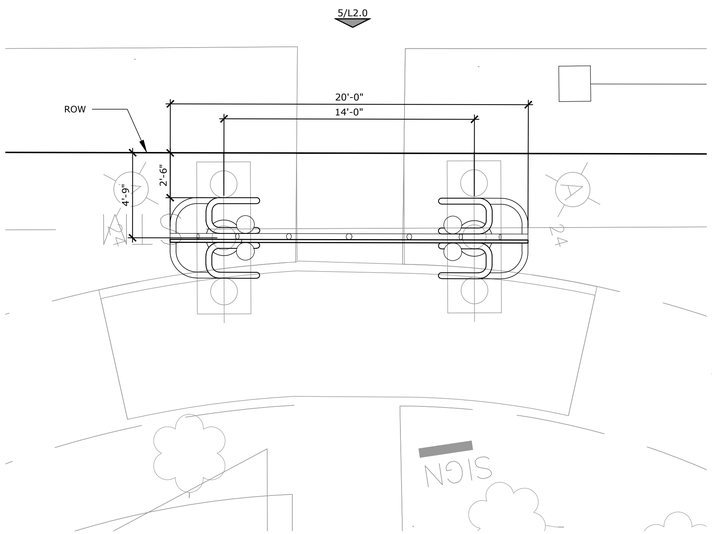


3 NORTHWEST ENTRY SIGN SECTION

SCALE: 1/4" = 1'-0"

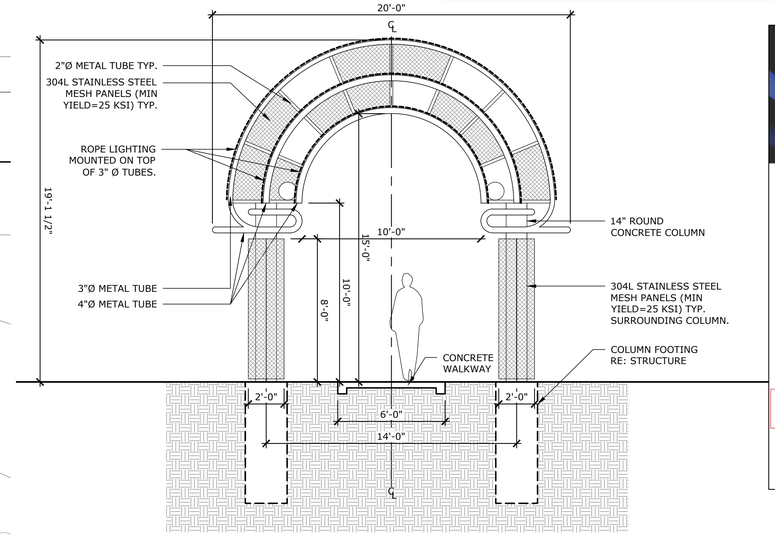
LIGHTING NOTES:

1. FIXTURES FOR ENTRIES SHALL BE:
   1.1. FIXTURE/MOUNT: QTRAN# IQ66-RGB-SBDL-9.5-DWG726-
   1.2. POWER SUPPLY: QTRAN # QOM-ELED-X-UNV/24+DMX-FINISH
   1.3. DMX CONTROLLER: IQ-DMX-STICK-DE3
2. LIGHTING TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
3. CONTRACTOR TO SUBMIT MANUFACTURER'S LITERATURE AND CUT SHEETS FOR APPROVAL PRIOR TO INSTALLATION.
4. CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS PRIOR TO INSTALLATION
5. REFER TO MEP FOR CONDUIT AND POWER DETAILS.
6. CONTACT: LIGHTING ASSOCIATES INC.
   DUSTIN GRAPER
   P:713.467.6436



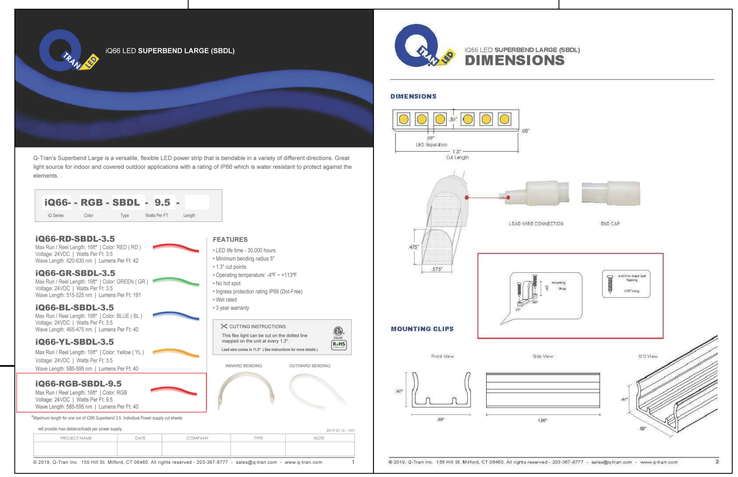
4 WEST ENTRY SIGN PLAN

SCALE: 1/4" = 1'-0"



5 WEST ENTRY SIGN ELEVATION

SCALE: 1/4" = 1'-0"



6 ENTRY ROPE LIGHTING FIXTURE

SCALE: 1/4" = 1'-0"

ASAKURA ROBINSON
2500 Summer Street, Suite 3228 Houston Texas 77007
P: 713.337.5830 www.asakurarobinson.com

THE PARK AT PALM CENTER
PHASE 2A IMPROVEMENTS

5504 GRIGGS ROAD
HOUSTON, TEXAS 77021

LANDSCAPE ARCHITECT:
ASAKURA ROBINSON
1902 WASHINGTON AVENUE
SUITE A
HOUSTON, TEXAS 77007
(713) 337-5830
www.asakurarobinson.com

CONSULTANTS:

ARTIST:
COMMUNITY ARTISTS' COLLECTIVE
4101 SAN JACINTO
SUITE #116
HOUSTON, TEXAS 77004
(713) 523-1616
www.thecollective.org

ARCHITECT:
KENNETH ROBINSON ARCHITECT
7324 SOUTHWEST FREEWAY
SUITE #1050-Q
HOUSTON, TEXAS 77074
(281) 846-5384
www.kraarch.com

GEOTECH ENGINEER:
HVJ ASSOCIATES
6120 S. DAIRY ASHFORD ROAD
HOUSTON, TEXAS 77072-1010
(281) 993-7388
www.hvj.com

CIVIL & STRUCTURAL ENGINEER:
CP&Y
11757 KATY FREEWAY
SUITE 1540
HOUSTON, TEXAS 77079
(713) 532-1730
www.cpyi.com

ISSUE DATE	DESCRIPTION
03.04.2019	95% CD REVIEW SET
04.25.2019	ISSUED FOR PERMIT

REVISION	DESCRIPTION

SEAL / REGISTRATION

KEIJI ASAKURA 1170 STATE OF TEXAS REGISTERED ARCHITECT

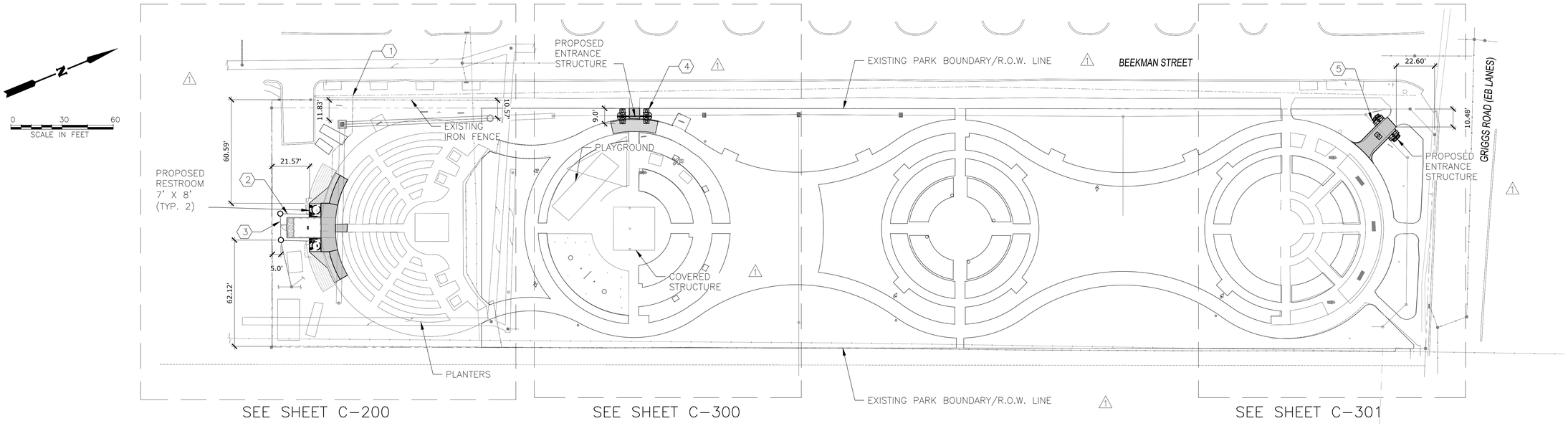
04.25.2019

DRAWN BY:	AR
CHECKED BY:	JK
APPROVED BY:	KA
DATE:	2019.04.25
PROJECT NO.:	OST1801

SHEET DESCRIPTION & NO.

HARDSCAPE DETAILS

L2.0



LEGAL DESCRIPTION: RESERVE G, BLOCK 2 PALM CENTER

KEY NOTES: (X)

1. PROPOSED 2" WATERLINE.
2. PROPOSED 6" SANITARY SEWER (TYP.)
3. PROPOSED 4" SANITARY SEWER MANHOLE (TYP.)
4. PROPOSED WEST ENTRY SIGN SCULPTURE WITH STRUCTURAL FOUNDATION.
5. PROPOSED NORTH WEST ENTRY SIGN SCULPTURE WITH STRUCTURAL FOUNDATION.

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ISSUE DATE	DESCRIPTION
03.04.2019	95% CD REVIEW SET
04.25.2019	ISSUED FOR PERMIT

REVISION	DESCRIPTION
1	REVISION 3.2.2020
2	REVISION 10.29.2020
3	REVISION 11.03.2020

SEAL / REGISTRATION

STATE OF TEXAS
TIANSHU ZHANG
132203
LICENSED
PROFESSIONAL ENGINEER

DRAWN BY:	S.A.
CHECKED BY:	T.Z.
APPROVED BY:	TIANSHU ZHANG
DATE:	2019-03
PROJECT NO.:	ARBN1800214.00

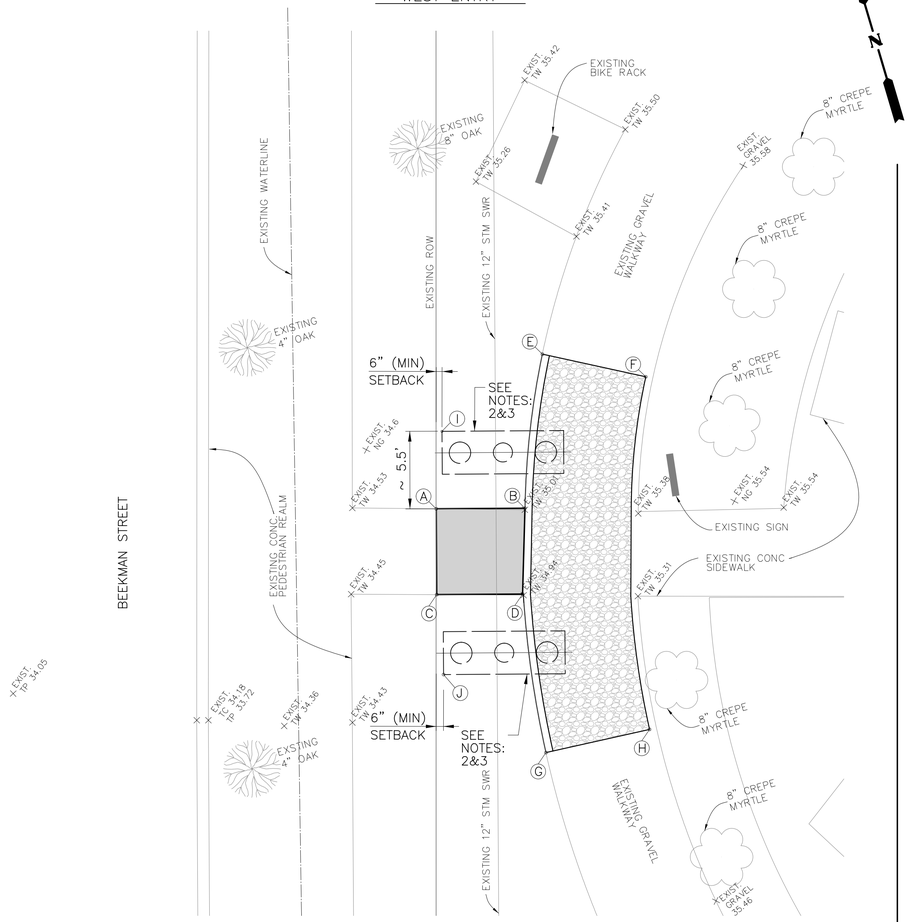
SHEET DESCRIPTION & NO.

OVER-ALL SITE PLAN

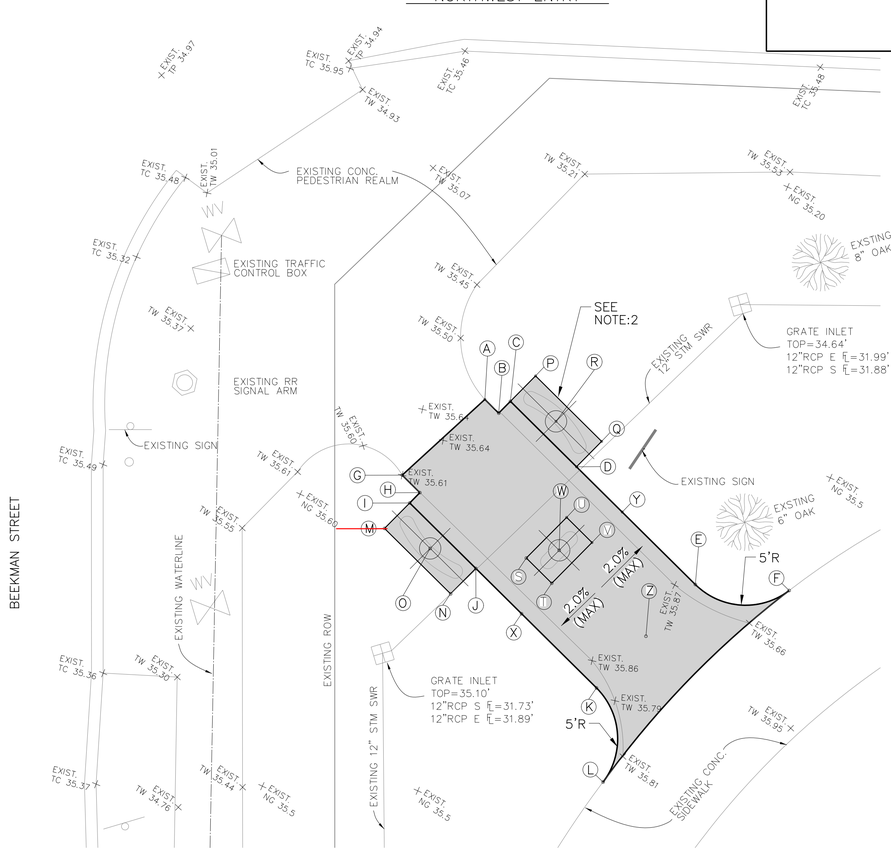
C.100

5 2.5 0 5 10
SCALE FEET

WEST ENTRY



NORTHWEST ENTRY



PROPOSED HARDSCAPE HORIZONTAL & VERTICAL DATA – WEST PARK ENTRY				
POINT I.D.	EASTING	NORTHING	ELEVATION	ADDITIONAL NOTES:
A	3133147.28	13820046.74	~ 34.77'	MATCH EXIST SIDEWALK EXP JOINT ELEV
B	3133152.53	13820045.39	35.00'	PROPOSED TOP OF CONC WALKWAY & CURB
C	3133145.62	13820040.97	~ 34.70'	MATCH EXIST SIDEWALK EXP JOINT ELEV
D	3133151.38	13820039.31	34.94'	PROPOSED TOP OF CONC WALKWAY & CURB
E	3133157.63	13820055.00	~ 35.30'	TIE–IN/MATCH EXIST NATURAL GROUND ELEV
F	3133163.94	13820051.43	~ 35.44'	TIE–IN/MATCH EXIST NATURAL GROUND ELEV
G	3133149.81	13820028.22	~ 35.23'	TIE–IN/MATCH EXIST NATURAL GROUND ELEV
H	3133150.33	13820028.32	~ 35.37'	TIE–IN/MATCH EXIST NATURAL GROUND ELEV
I	3133149.20	13820051.81	~ 34.00'	PROPOSED TOP OF FND CAP, SEE STRUCTURAL DETAILS
J	3133144.49	13820035.48	~ 34.00'	PROPOSED TOP OF FND CAP, SEE STRUCTURAL DETAILS

NOTES:

1. SEE SHEET C.302 FOR HARDSCAPE/PAVEMENT DETAILS
2. SEE SHEETS S.004, S.005, & S.006 FOR SIGN FOUNDATION DETAILS
3. PLACE FOUNDATIONS AND SIGN STRUCTURE APPROXIMATELY CENTERED OVER THE EXISTING STORM SEWER PIPE AL,IGNEMENT
4. CONTRACTOR TO PRESERVE AND PROTECT ROOT SYSTEMS OF ALL EXISTING SHRUBS, PLANTS AND TREES ALONG AREAS OF EXCAVATION IN ACCORDANCE WITH THE TREE PROTECTION PLAN. INCLUDE PAYMENT IN UNIT PRICE FOR "CONCRETE SIDEWALKS."

LEGEND

LIMITS OF PROPOSED 4.5" THICK REINFORCED CONCRETE PAVEMENT

LIMITS OF PROPOSED DECOMPOSED CRUSHED GRANITE (GRAVEL)

PROPOSED HARDSCAPE HORIZONTAL & VERTICAL DATA – NORTHWEST PARK ENTRY				
POINT I.D.	EASTING	NORTHING	ELEVATION	ADDITIONAL NOTES:
A	3133282.77	13820468.27	~ 35.54'	MATCH EXIST SIDEWALK EXP JOINT ELEV
B	3133283.43	13820467.07	35.57'	PROPOSED TOP OF CONC WALKWAY
C	3133284.44	13820467.63	35.55'	PROPOSED TOP OF CONC WALKWAY & FOUNDATION CAP
D	3133287.57	13820461.94	35.55'	PROPOSED TOP OF CONC WALKWAY & FOUNDATION CAP
E	3133293.21	13820451.69	35.58'	PROPOSED TOP OF CONC WALKWAY
F	3133299.37	13820449.43	~ 35.62'	TIE–IN/MATCH EXIST SIDEWALK EDGE
G	3133275.73	13820464.83	~ 35.61'	MATCH EXIST SIDEWALK EXP JOINT ELEV
H	3133276.56	13820463.31	35.57'	PROPOSED TOP OF CONC WALKWAY
I	3133275.68	13820462.81	35.55'	PROPOSED TOP OF CONC WALKWAY & FOUNDATION CAP
J	3133278.81	13820457.12	35.55'	PROPOSED TOP OF CONC WALKWAY & FOUNDATION CAP
K	3133284.53	13820446.72	35.65'	PROPOSED TOP OF CONC WALKWAY
L	3133283.10	13820440.27	~ 35.81'	TIE–IN/MATCH EXIST SIDEWALK EDGE
M	3133273.49	13820461.61	35.55'	PROPOSED TOP OF CONC WALKWAY & FOUNDATION CAP
N	3133276.62	13820455.91	35.55'	PROPOSED TOP OF CONC WALKWAY & FOUNDATION CAP
O	3133276.15	13820459.36	35.55'	PROPOSED CENTER OF DRILL SHAFT & FOUNDATION CAP
P	3133286.63	13820468.84	35.55'	PROPOSED TOP OF CONC WALKWAY & FOUNDATION CAP
Q	3133289.89	13820462.93	35.55'	PROPOSED TOP OF CONC WALKWAY & FOUNDATION CAP
R	3133287.10	13820465.39	35.55'	PROPOSED CENTER OF DRILL SHAFT & FOUNDATION CAP
S	3133282.40	13820456.81	35.55'	PROPOSED TOP OF CONC WALKWAY & FOUNDATION CAP
T	3133283.61	13820454.62	35.55'	PROPOSED TOP OF CONC WALKWAY & FOUNDATION CAP
U	3133286.03	13820458.55	35.55'	PROPOSED TOP OF CONC WALKWAY & FOUNDATION CAP
V	3133287.11	13820456.55	35.55'	PROPOSED TOP OF CONC WALKWAY & FOUNDATION CAP
W	3133284.84	13820456.53	35.55'	PROPOSED CENTER OF DRILL SHAFT & FOUNDATION CAP
X	3133280.98	13820453.18	35.50'	PROPOSED TOP OF CONC WALKWAY
Y	3133289.74	13820457.99	35.50'	PROPOSED TOP OF CONC WALKWAY
Z	3133288.87	13820449.13	35.65'	PROPOSED TOP OF CONC WALKWAY

CP&Y
TEXAS REGISTERED ENGINEERING FIRM F-1741

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11757 KATY FREEWAY
SUITE 1540
HOUSTON, TEXAS
77079
(713) 532-1730
www.cpyi.com

ISSUE DATE	DESCRIPTION
03.04.19	95% CD REVIEW SET
04.25.19	ISSUE FOR PERMIT

REVISION	DESCRIPTION
3 11.03.2020	PERMIT COMMENT RESPONSES

SEAL / REGISTRATION

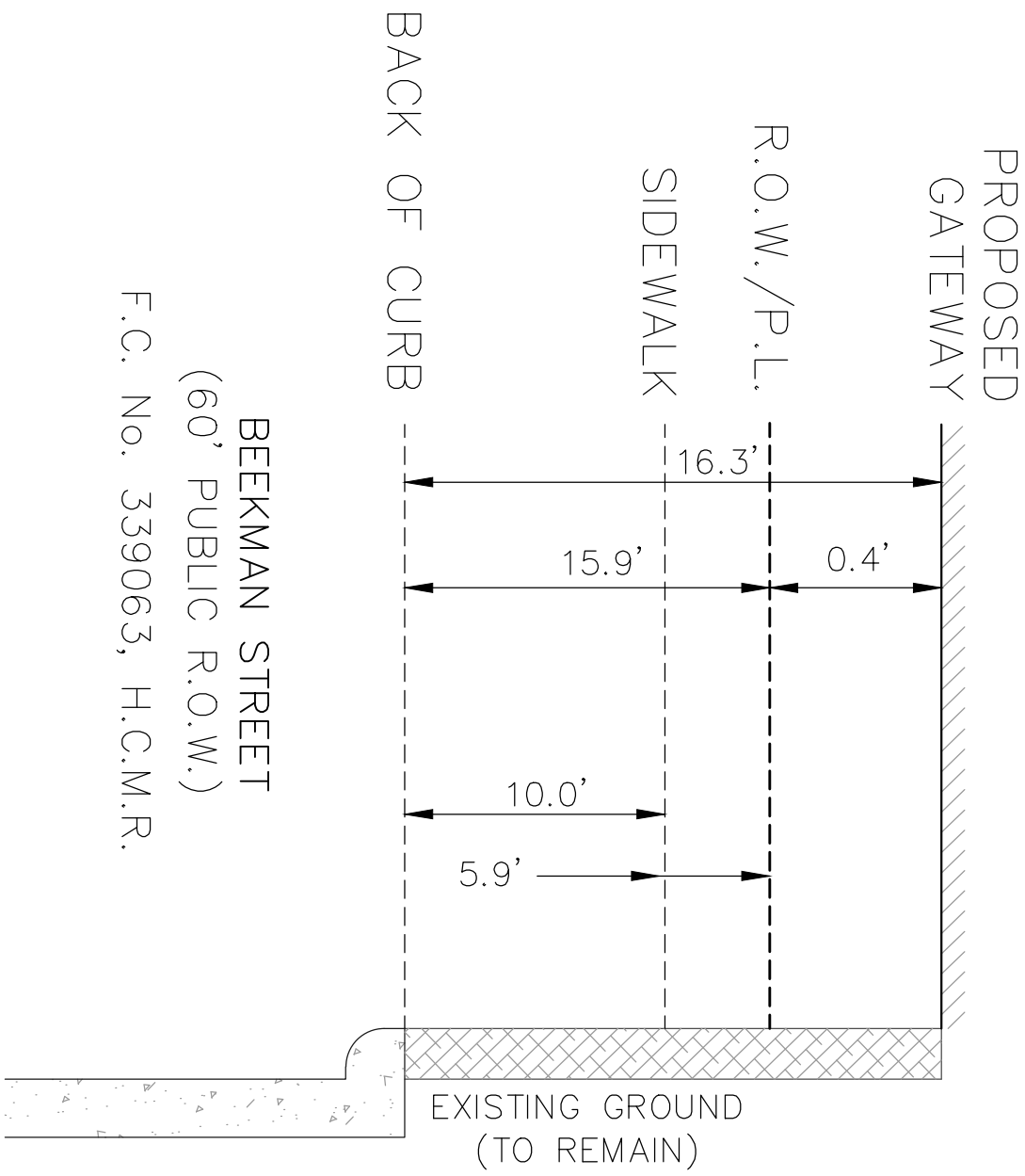
STATE OF TEXAS
MARCEL D. STRACHAN
99302
LICENSED PROFESSIONAL ENGINEER
11/3/2020

DRAWN BY:	S.A.
CHECKED BY:	T.Z.
APPROVED BY:	MDS
DATE:	2020-11
PROJECT NO.:	ARBN1800214.00

SHEET DESCRIPTION & NO.

ENTRY SIGN APPROACH GRADING AND PAVING DETAILS

C.301



NOTES:

1. DISTANCES SHOWN HEREON ARE THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED BY MILLER SURVEY GROUP.

LEGEND

H.C.C.F. = HARRIS COUNTY CLERK'S FILE
H.C.M.R. = HARRIS COUNTY MAP RECORDS
F.C. = FILM CODE
FND = FOUND
No. = NUMBER
IR = IRON ROD
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
S.F. = SQUARE FEET
PG. = PAGE
VOL. = VOLUME
◉ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
● = ANGLE POINT

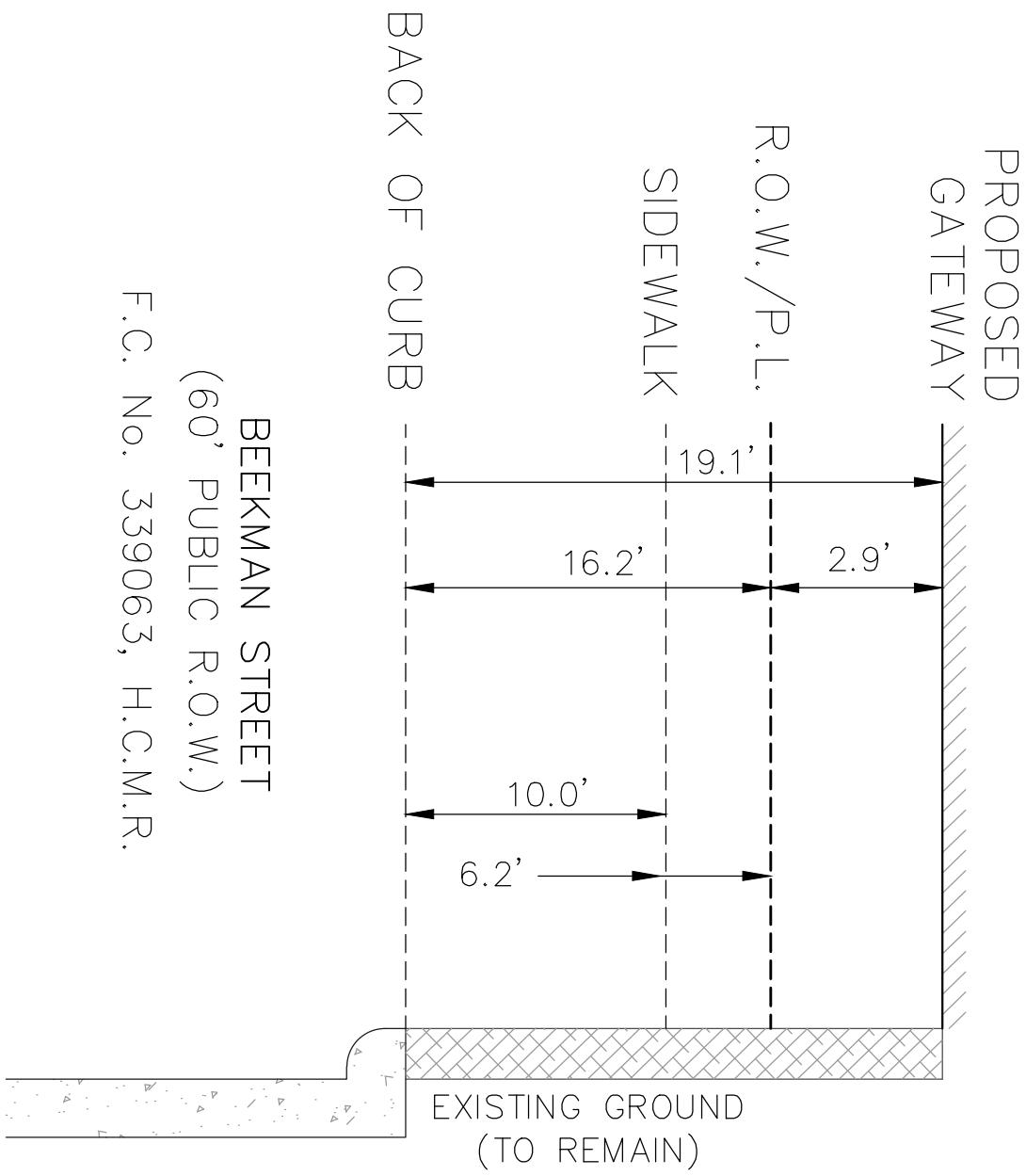
PROFILE
BEEKMAN STREET

LOCATED IN
W.C.R.R. CO. SURVEY, A-936
HARRIS COUNTY, TEXAS

MILLER
SURVEY★GROUP
www.millersurvey.com
1760 WEST SAM HOUSTON PARKWAY NORTH ★ HOUSTON, TEXAS 77043
PHONE 713-413-1900 ★ FAX 713-413-1944
TEXAS FIRM REGISTRATION NO. 10047100

JOB NO.: 3745-PL	SCALE: N.T.S.	DATE: 06/10/2021	FIELD BOOK: N/A
DWG. NO.: 3745-BEEKMAN S	DRAWN BY: CJQ	CHK. BY: ARP	M&B No.: N/A

H:\A JOB FOLDER\3745- PARK @ PALM CENTER\DWG\3095-BEEKMAN STREET (PROFILE NORTH).DWG 6/10/21 Carolyn Jardine



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LEGEND

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● = ANGLE POINT

PROFILE
BEEKMAN STREET

LOCATED IN
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HARRIS COUNTY, TEXAS

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SURVEY★GROUP
www.millersurvey.com
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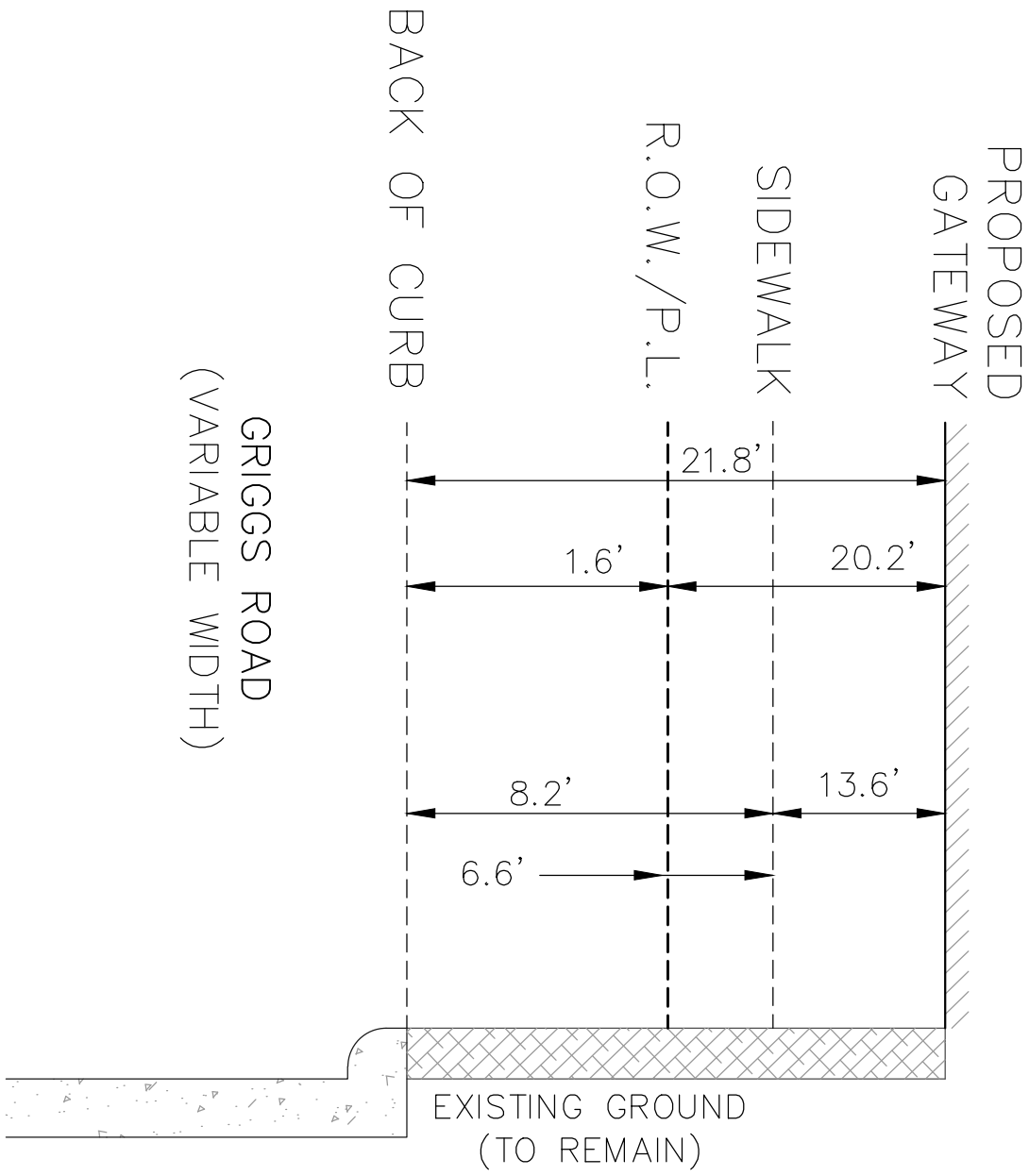
PHONE 713-413-1900 ★ FAX 713-413-1944
TEXAS FIRM REGISTRATION NO. 10047100

JOB NO.: 3745-PL	SCALE: N.T.S.	DATE: 06/10/2021	FIELD BOOK: N/A
DWG. NO.: 3745-BEEKMAN N	DRAWN BY: CJQ	CHK. BY: ARP	M&B No.: N/A

H:\A JOB FOLDER\3745- PARK @ PALM CENTER\DWG\3095-BEEKMAN STREET (PROFILE NORTH).DWG 6/10/21 Carolyn Jardine



NOTES:

1. DISTANCES SHOWN HEREON ARE THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED BY MILLER SURVEY GROUP.

LEGEND

H.C.C.F. = HARRIS COUNTY CLERK'S FILE
H.C.M.R. = HARRIS COUNTY MAP RECORDS
F.C. = FILM CODE
FND = FOUND
No. = NUMBER
IR = IRON ROD
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
S.F. = SQUARE FEET
PG. = PAGE
VOL. = VOLUME
◉ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
● = ANGLE POINT

PROFILE
GRIGGS ROAD

LOCATED IN
W.C.R.R. CO. SURVEY, A-936
HARRIS COUNTY, TEXAS

MILLER
SURVEY★GROUP
www.millersurvey.com
1760 WEST SAM HOUSTON PARKWAY NORTH ★ HOUSTON, TEXAS 77043
PHONE 713-413-1900 ★ FAX 713-413-1944
TEXAS FIRM REGISTRATION NO. 10047100

JOB NO.: 3745-PL	SCALE: N.T.S.	DATE: 06/10/2021	FIELD BOOK: N/A
DWG. NO.: 3745-GRIGGS	DRAWN BY: CJQ	CHK. BY: ARP	M&B No.: N/A

H:\A JOB FOLDER\3745- PARK @ PALM CENTER\DWG\3095-BEEKMAN STREET (PROFILE NORTH).DWG 6/10/21 Carolyn Jardine

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-1320
Plat Name: Mac Gregor Palms Sec 1 partial replat no 1 and extension
Applicant: Miller Survey Group
Date Submitted: 06/11/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

The property owner requests a dual building line on the southeast side of Beekman Street and the southwest side of Griggs Road. The property is an existing City of Houston park, Park at Palm Center, which has been in operation since 2004. The property is located at the corner of Beekman Street and Griggs Road, along the Purple METRO line, and serves the surrounding community through a thriving community garden, public orchard, playground, splash pad and walking trails. The proposed improvements to the property are two new artistic gateways which have been designed and facilitated through a partnership between OST/Almeda Corridors Redevelopment Authority-TIRZ 7, Asakura Robinson, Kenneth Robinson Architects, Community Artists' Collective and local artist Jesse Lott, and will include artistic contributions from surrounding community members. In addition, the project has gained the support of multiple other community stakeholders, including the Greater Southeast Management District and OST/South Union GO Neighborhood. The proposed structures and their location within the park were strategically chosen by the design group to enhance the appearance of the park from the streets and create a welcoming and aesthetically pleasing grand entrance to the park, while maintaining the integrity and layout of the existing walking trails. The northerly artistic gateway will be set back from the right of way line of Griggs Road 20.2 feet and set back from the existing back of curb 21.8 feet and set back from the right of way line of Beekman Street 2.9 feet and set back from the back of curb 19.1 feet. The southerly artistic gateway will be set back from the right of way line of Beekman Street 0.4 feet and from the back of curb 16.3 feet. There is an existing concrete sidewalk on both Griggs Road and Beekman Street which varies in width from 10 feet wide to 5 feet wide and has been integrated into the park design through the existing walking path layout.

Chapter 42 Section: 42-155

Chapter 42 Reference:

CHAPTER 42 REFERENCE(S): Sec. 42-155. - Collector and local streets—Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The artistic gateways have been located in the proposed locations after thorough and thoughtful consideration of the existing park layout as well as consideration of the surrounding sidewalks and streets. The proposed locations will not interfere with the existing sidewalks or any of the existing pathways and walkways within the park. Moving the artistic gateways would potentially impact the existing walking trails.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Strict application of the ordinance would require the land owner to dedicate a building line over the proposed artistic gateways. Moving the gateways to another area of the park would reduce the visual impact the gateways will have from the streets, in turn decreasing the artistic and visual value the artists and community groups intend to bring to the project and surrounding community.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the chapter is to provide a 10-foot building setback where possible. Dual building line will protect the intent of the chapter by requiring any new building to maintain a 10-foot building setback. Additionally, the existing sidewalks will not be impacted. The gateways will encourage community members and visitors alike to enjoy the park.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Allowing a dual building line will not be injurious to the public health, safety or welfare. Future development on the property would be bound by the 10-foot building setback line. The proposed gateways will add to the beauty of the park and neighborhood and encourage walking both on the existing sidewalks and through the park walkways.

(5) Economic hardship is not the sole justification of the variance.

Justification for granting the variance is based solely on the existing conditions of the property and the surrounding development. The existing walkways and park layout on the property makes dedication of a dual building line necessary.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2021-1320
Agenda Item: 144
PC Action Date: 06/24/2021
Plat Name: Mac Gregor Palms Sec 1 partial replat no 1 and extension
Applicant: Miller Survey Group

Staff Recommendation: Defer Additional information reqd

Chapter 42 Sections: **42-155**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The property owner requests a dual building line on the southeast side of Beekman Street and the southwest side of Griggs Road. The property is an existing City of Houston park, Park at Palm Center, which has been in operation since 2004. The property is located at the corner of Beekman Street and Griggs Road, along the Purple METRO line, and serves the surrounding community through a thriving community garden, public orchard, playground, splash pad and walking trails. The proposed improvements to the property are two new artistic gateways which have been designed and facilitated through a partnership between OST/Almeda Corridors Redevelopment Authority-TIRZ 7, Asakura Robinson, Kenneth Robinson Architects, Community Artists' Collective and local artist Jesse Lott, and will include artistic contributions from surrounding community members. In addition, the project has gained the support of multiple other community stakeholders, including the Greater Southeast Management District and OST/South Union GO Neighborhood. The proposed structures and their location within the park were strategically chosen by the design group to enhance the appearance of the park from the streets and create a welcoming and aesthetically pleasing grand entrance to the park, while maintaining the integrity and layout of the existing walking trails. The northerly artistic gateway will be set back from the right of way line of Griggs Road 20.2 feet and set back from the existing back of curb 21.8 feet and set back from the right of way line of Beekman Street 2.9 feet and set back from the back of curb 19.1 feet. The southerly artistic gateway will be set back from the right of way line of Beekman Street 0.4 feet and from the back of curb 16.3 feet. There is an existing concrete sidewalk on both Griggs Road and Beekman Street which varies in width from 10 feet wide to 5 feet wide and has been integrated into the park design through the existing walking path layout. ;

Basis of Recommendation:

Defer

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

N/A

(3) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

N/A

(5) Economic hardship is not the sole justification of the variance.

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 145
Action Date: 06/24/2021
Plat Name: Martinez Reserve
Developer: D I Landholdings
Applicant: Texas Engineering And Mapping Company
App No / Type: 2021-1339 C2

Total Acreage:	4.9926	Total Reserve Acreage:	4.7657
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	77493	444H	ETJ

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41)

190.3. Add 'Margaret Wallace Brown, AICP, CNU-A, Secretary' as Secretary in the Planning Commission certificate.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

214. Subdivision plat is out of a greater sized tract under common ownership/interest. Submit a GP for the entire tract.

Commission Action:

Defer Chapter 42 planning standards

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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:	145
Action Date:	06/24/2021
Plat Name:	Martinez Reserve
Developer:	D I Landholdings
Applicant:	Texas Engineering And Mapping Company
App No / Type:	2021-1339 C2

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 06/23/2021
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)
D I landholdings owns property to the south. Verify if GP is needed from COH (Chapter 42)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org
coordinate with CIP project manager Koko Uko prior to recordation (HC-permit regs, 5.06)
Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern HPW-OCE-Drainage and Utility

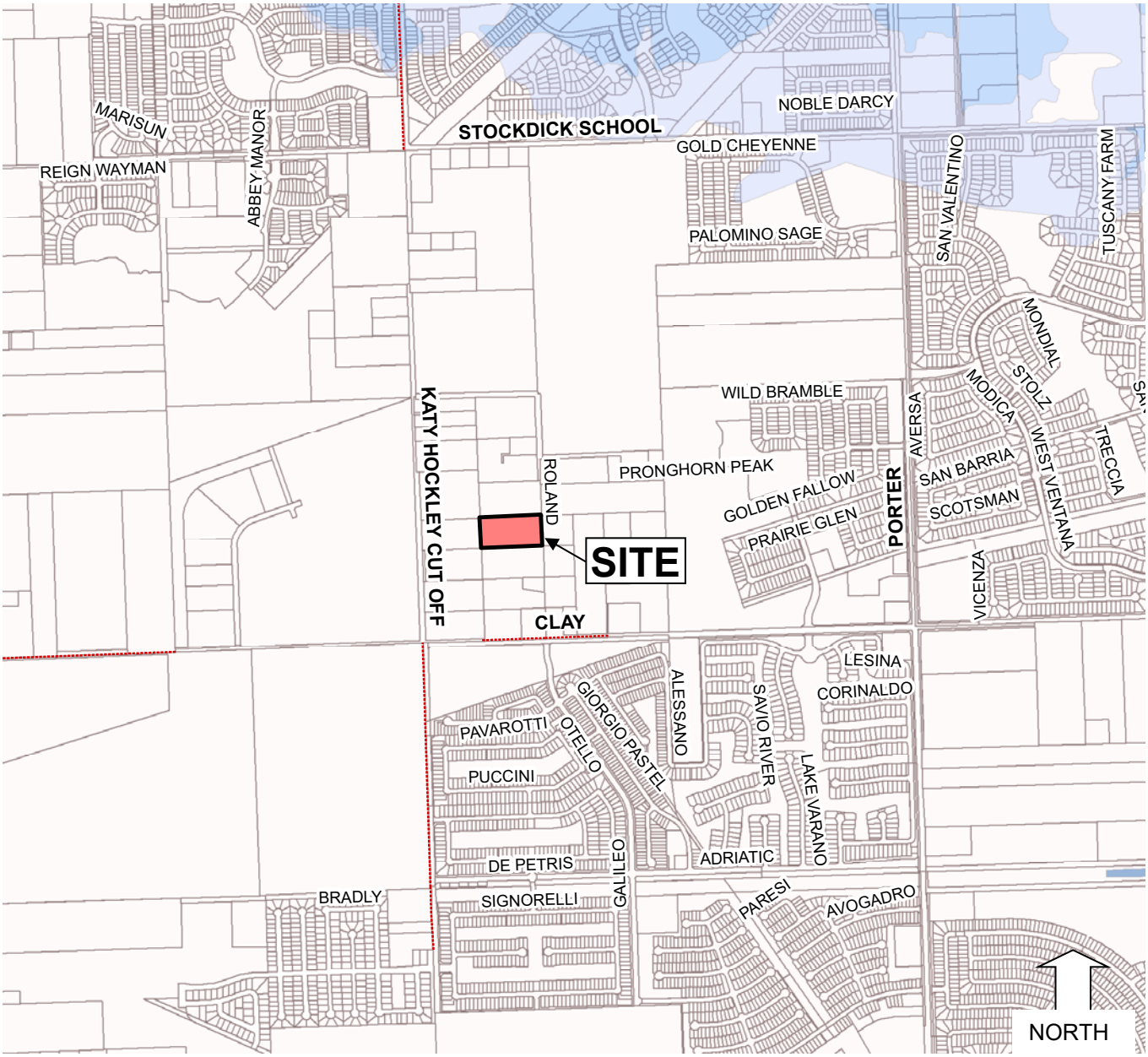
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Martinez Reserve

Applicant: Texas Engineering And Mapping Company



D – Variances

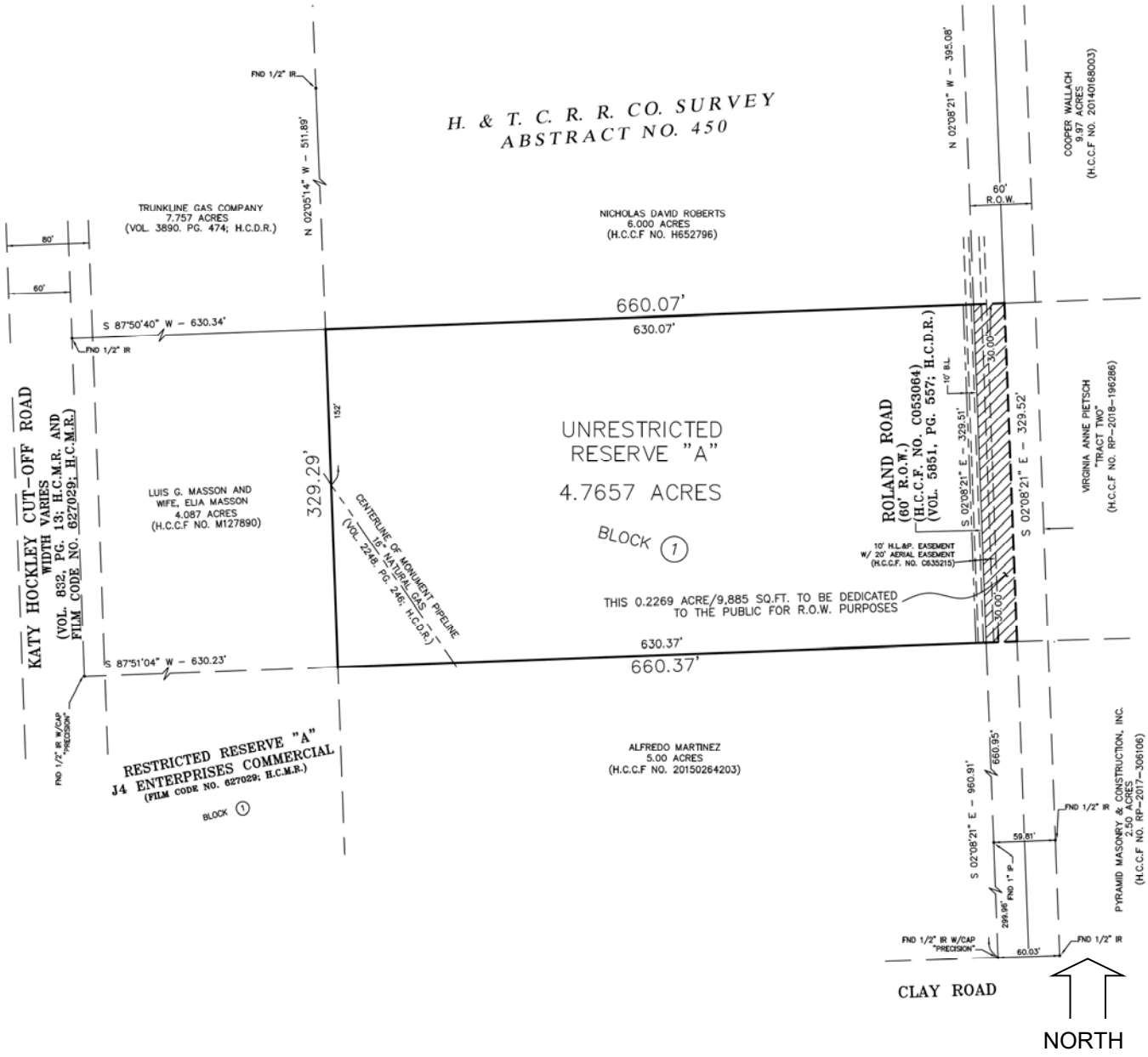
Site Location

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Martinez Reserve

Applicant: Texas Engineering And Mapping Company



D – Variances **Subdivision**

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Martinez Reserve

Applicant: Texas Engineering And Mapping Company

D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-1339
Plat Name: Martinez Reserve
Applicant: Texas Engineering And Mapping Company
Date Submitted: 06/11/2021

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:
D I Holdings is seeking a variance from a local street intersection through the subject property.
Chapter 42 Section: 42-128

Chapter 42 Reference:
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

The proposed subdivision plat of Martinez Reserve currently shows this property as a single unrestricted reserve. The proposed use of this property is a trucking yard. This use is compatible with uses surrounding this property which are light industrial uses to the south, southwest (platted), and west. The northwest adjoiner is owned by Trunkline Gas Company for a sub-station with two pipelines projecting from the sub-station. One of these pipelines runs near the westerly line of the subject property. The adjoining property to the north is a 6-acre undeveloped tract. The historic use for tracts along Roland Road is for large 2.5 acre to 10 acre residential tracts. These tracts are now undergoing a transformation to light industrial uses. Katy Hockley Cut-Off Road is also a major thoroughfare that is located 610 feet west of the westerly line of this property. The block length requirement is 2,600 feet along this thoroughfare. With the current uses of the property to the west of this tract (southwest is platted as "J4 Enterprise Commercial", west is developed as a truck staging facility, and northwest is the Trunkline Gas Company's sub-station and pipelines) there is virtually no chance of a public road to project west of the subject property to connect to Katy Hockley Cut-Off Road. Furthermore, the northerly property line of the subject property is only 1,290 feet from the northerly right-of-way line of Clay Road (60' R.O.W.). Once Clay Road is widened, it will only be 1,270 feet which is 130 feet short of the 1,400-foot recommended block length. Although a public street west of Roland Road near the subject property is impractical, the most logical public street east of Roland Road is at about 1,900 feet north of Clay Road where a road/driveway currently exists. Katy Pointe GP (located +/- 1,300 feet east of Roland Road) shows a stub street at +/- 1,540 feet north of Clay Road. This would be 250 feet north of the subject property's north line. Projecting a public street to the west of Roland Road through this property would also encounter problems with pipelines and the said pipeline sub-station. These facilities are currently owned by Trunkline Gas Company and Momentum Pipeline Company. The combination of light industrial uses, pipelines, longer block length requirements along Katy Hockley Cut-Off Road, and the lack of large residential subdivisions or traffic generating development along Roland Road combine to make a great case for the approval of this variance. Requiring a public street through the subject property would create an undue hardship by depriving the applicant the use of their property for a public street that would only be a dead-end street. The dedication of an east-west public street would not benefit the subject property or any of the surrounding properties since this public street will never project through to Katy Hockley Cut-Off Road. Therefore, it would actually be detrimental to the applicant by using their valuable developable property, taking the property for the street off the tax roles, requiring public funds for maintenance of this dead-end street, and severely damaging the viability of this project.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant did not create the circumstances leading to the request of this variance. The practicality of building a dead-end public street through this property is just not warranted.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and purpose of this chapter will be preserved and maintained because adequate roads already exist for the subject and surrounding properties. Roland Road serves uses that are very low traffic generators and the intended use of the subject property as a boat and RV storage facility will also generate minimal traffic. Creating an east-west street that will never go through to Katy Hockley Cut-Off Road will do nothing to help traffic in this immediate area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

As stated above, Roland Road is more than adequate to handle the current low volume of traffic. This development will have minimal effect on the public health, safety, or welfare of this area since boat and RV storage facilities have very low turnover/traffic and will be highly monitored.

(5) Economic hardship is not the sole justification of the variance.

The applicant is requesting this variance because of the impracticality of a dead-end public street being built through the subject property. Although economic hardship is a consideration since building this street would be a waste of developable land and funds, it is not the sole reason this variance is being requested.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2021-1339
Agenda Item: 145
PC Action Date: 06/24/2021
Plat Name: Martinez Reserve
Applicant: Texas Engineering And Mapping Company

Staff Recommendation: Defer Chapter 42 planning standards

Chapter 42 Sections: **42-128**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
D I Holdings is seeking a variance from a local street intersection through the subject property. ;
Basis of Recommendation:
The site is located in Houston's ETJ, in Harris County, north of Clay Road and east of Katy Hockley Cut Off Road. The applicant is proposing an unrestricted reserve and is requesting a variance to exceed the 1400' intersection spacing requirement by not providing an east/west public street through the subject site. Staff's recommendation is to defer the plat per Chapter 42 standards.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;
n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
n/a

(5) Economic hardship is not the sole justification of the variance.
n/a

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 146
Action Date: 06/24/2021
Plat Name: Newport Wastewater Treatment Plant
Developer: Newport Municipal Utility District
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2021-1432 C2

Total Acreage:	21.2340	Total Reserve Acreage:	21.2340
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:	Harris County MUD 19

County	Zip	Key Map ©	City / ETJ
Harris	77532	419E	ETJ

Conditions and requirements for approval:

012.2. Coordinate utility easements with CenterPoint Energy. Go to http://www.centerpointenergy.com/ for Electricity, Builders and Developers, Electric Safety.

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

059.1. Acreage in title and on plat must match at recordation.

185. Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

186. Appendix B:Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

if granted, add the following variance note: "The Planning Commission granted the following variances: 1)to allow a reserve to take access via recorded access easements and 2)to not extend or terminate Douse Way with a cul-de-sac, subject to specific conditions on 10/24/2021. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat."

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
Planning Commission granted the following variances: 1)to allow a reserve to take access via recorded access easements and 2)to not extend or terminate Douse Way with a cul-de-sac.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	146
Action Date:	06/24/2021
Plat Name:	Newport Wastewater Treatment Plant
Developer:	Newport Municipal Utility District
Applicant:	Civil-Surv Land Surveying, L.C.
App No / Type:	2021-1432 C2

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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.

CenterPoint: 1- Acreage in title block and dedication differ.
2- The recorded easement F138618 should be shown on plat.
3- Transmission Review is pending. See attached Letter.
END
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review - Need to label Drainage Channel R102-00-00 at the northern 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)
Show Cuddy Road connection to South Diamondhead blvd with existing access easements (Chapter 42)

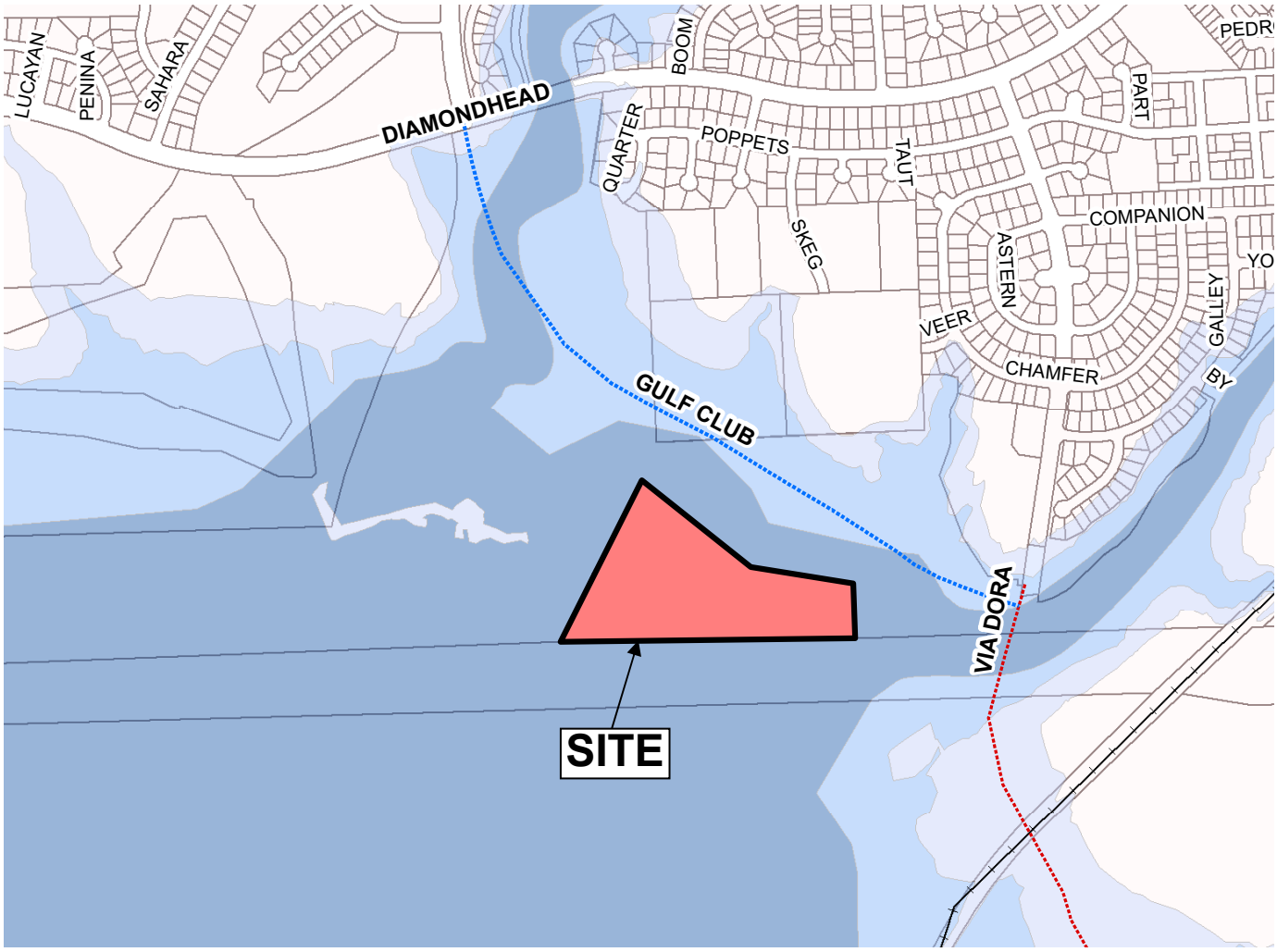
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Newport Wastewater Treatment Plant

Applicant: Civil-Surv Land Surveying, L.C.



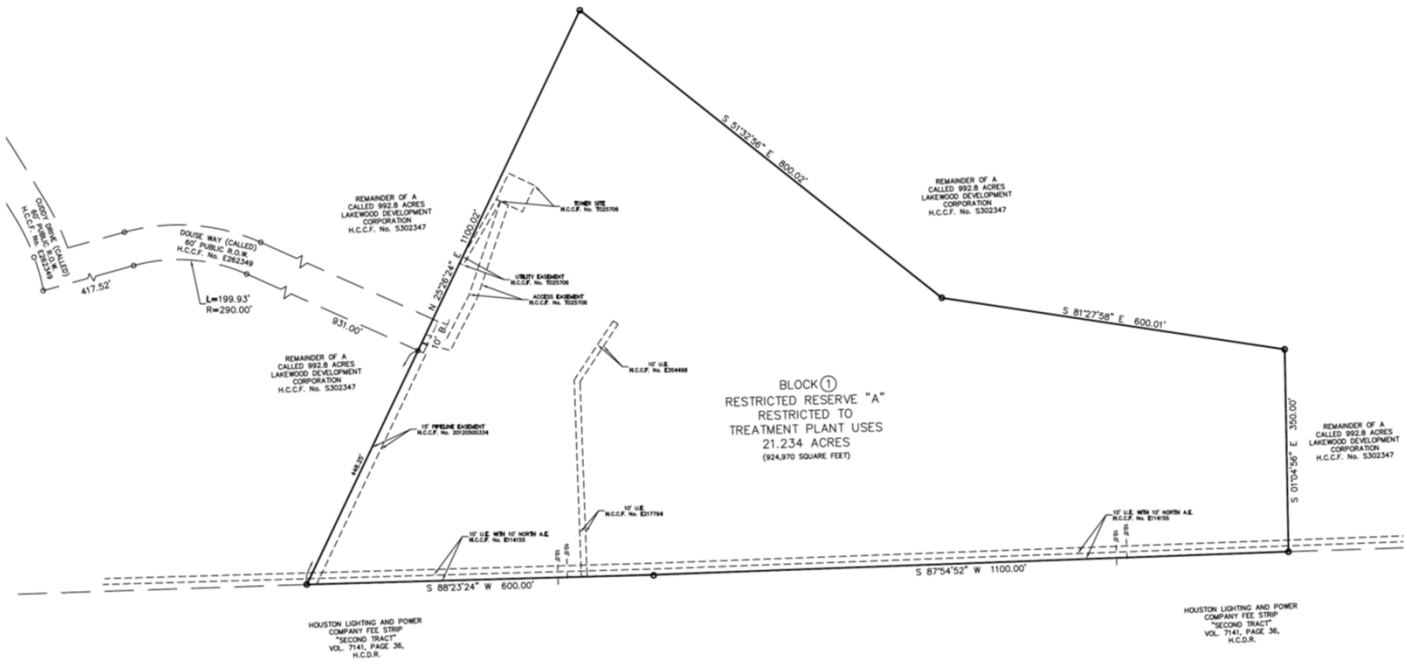
D – Variances **Site Location**

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Newport Wastewater Treatment Plant

Applicant: Civil-Surv Land Surveying, L.C.



NORTH

D – Variances Subdivision

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Newport Wastewater Treatment Plant

Applicant: Civil-Surv Land Surveying, L.C.

D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-1432
Plat Name: Newport Wastewater Treatment Plant
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 06/14/2021

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 not provide a turnaround on the subject property at the terminus of Douse Way

Chapter 42 Section: 42-134

Chapter 42 Reference:

Sec. 42-134 "Street extension" paragraph (a) states that, "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

The subject property is 21.234 acres located south of South Diamondhead Road at the terminus of Douse Way, a called 60-foot public right-of-way/easement. The Newport Municipal Utility District (herein referred to as "applicant") desires to plat the subject property to construct a treatment plant. The applicant has determined the subject property to be the most appropriate site for the treatment facility, given the intended service area and the needed land size of the facility. Because access to the property is currently achieved by Cuddy Drive off South Diamondhead Road and ultimately via Douse Way, both publicly dedicated access easements and not public streets constructed to County standards, the applicant will have to secure a variance to record the plat. Without the variance, the community would be deprived of much-needed infrastructure.

(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 circumstance supporting the variance are the existing development conditions and the necessity of the proposed facility. Access to the site with the existing public access right-of-way easements is appropriate given the intended use and limited traffic. The road within the easements currently exists and provides safe and effective movement in and out of the site.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The subject property is the ideal location for the treatment plant given the utility service area and the amount of land that is required. Without the variance the applicant would likely not be able to find another suitable location for the facility. Without the improvements the utility needs of the community would go unaddressed, leading to potential service issues in the near future. Because the applicant's request is reasonable, compatible with surrounding development, and does not violate any separately filed deed restrictions, the proposed development will meet the intent of the City's Subdivision Regulations.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The net effect of this variance will be overwhelmingly positive in terms of the public's health, safety and welfare. The facility is a needed component for the community's growing utility system. There will be more than adequate ingress and egress to the site via the existing street system. All other traffic to this facility is limited as there is no need for public traffic in this location. Any occasional traffic not associated with the facility can make a safe turnaround movement with the proposed improvements.

(5) Economic hardship is not the sole justification of the variance.

The conditions that prevent the applicant from replatting are not self-imposed and are not financially motived. Further, the variance is necessary and justified to preserve the applicant's right to reasonable use of the land. The applicant is simply trying to provide much-needed infrastructure to serve the community.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-1432
Plat Name: Newport Wastewater Treatment Plant
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 06/14/2021

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 plat a restricted reserve without frontage on a dedicated public street

Chapter 42 Section: 42-190(c)

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use—Reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: TYPE OF RESERVE: Restricted reserve—Wastewater treatment, water production, or water repressurization; MINIMUM SIZE: 5,000 sq. ft.; TYPE OF STREET OR SHARED DRIVEWAY: public street or type 1 permanent access easement; MINIMUM STREET OR SHARED DRIVEWAY WIDTH: 50 feet; MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE: 50 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The subject property is 21.234 acres located south of South Diamondhead Road at the terminus of Douse Way, a called 60-foot public right-of-way/easement. The Newport Municipal Utility District (herein referred to as "applicant") desires to plat the subject property to construct a treatment plant. The applicant has determined the subject property to be the most appropriate site for the treatment facility, given the intended service area and the needed land size of the facility. Because access to the property is currently achieved by Cuddy Drive off South Diamondhead Road and ultimately via Douse Way, both publicly dedicated access easements and not public streets constructed to County standards, the applicant will have to secure a variance to record the plat. Without the variance, the community would be deprived of much-needed infrastructure.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstance supporting the variance are the existing development conditions and the necessity of the proposed facility. Access to the site with the existing public access right-of-way easements is appropriate given the intended use and limited traffic. The road within the easements currently exists and provides safe and effective movement in and out of the site. The variance is the only way possible for the applicant to provide needed infrastructure improvements for the community.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The subject property is the ideal location for the treatment plant given the utility service area and the amount of land that is required. Without the variance the applicant would likely not be able to find another suitable location for the facility.

Without the improvements the utility needs of the community would go unaddressed, leading to potential service issues in the near future. Because the applicant's request is reasonable, compatible with surrounding development, and does not violate any separately filed deed restrictions, the proposed development will meet the intent of the City's Subdivision Regulations.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The net effect of this variance will be overwhelmingly positive in terms of the public's health, safety and welfare. The facility is a needed component for the community's growing utility system. There will be more than adequate ingress and egress to the site via the existing street system. All other traffic to this facility is limited as there is no need for public traffic in this location.

(5) Economic hardship is not the sole justification of the variance.

The conditions that prevent the applicant from replatting are not self-imposed and are not financially motived. Further, the variance is necessary and justified to preserve the applicant's right to reasonable use of the land. The applicant is simply trying to provide much-needed infrastructure to serve the community.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2021-1432
Agenda Item: 146
PC Action Date: 06/24/2021
Plat Name: Newport Wastewater Treatment Plant
Applicant: Civil-Surv Land Surveying, L.C.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-190(c); 42-134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The applicant requests a variance to take access via a recorded access easement.;
To not provide a turnaround on the subject property at the terminus of Douse Way;

Basis of Recommendation:

Item 146 is Newport Wastewater Treatment Plant
The site is located in Harris County, south of Diamondhead Blvd and west of Via Dora. The purpose of the plat is to create one reserve restricted to wastewater uses. The applicant is requesting two variances to
1)allow the proposed reserve to take access to Diamondhead Blvd via a recorded access easement instead of a public street and
2)to not extend or terminate Douse Way with a cul-de-sac
Staff is in support of the request.
The property owned by Newport Municipal Utility District is already the site of an existing waste water treatment plant and is being platted for capacity expansion and site improvements.
Douse Way, which stubs into the site, and Cuddy Way were dedicated to the public in 1974 for ROW purposes. Cuddy Way connects to a non-exclusive Access Easement recorded in 2007 that connects north to Diamondhead Blvd.
The easement crosses an approved GP, Preserve at Newport, which received intersection spacing variances in 2020.
The site currently takes access from the existing road within the easements, and the proposed use will not generate significant traffic in the area. Harris County Engineering has no objection to the request. Therefore, staff recommends granting the requested variance and approving the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The applicant has determined the subject property to be the most appropriate site for the treatment facility, given the intended service area and the needed land size of the facility. Access to the property is currently achieved by recorded access easement connecting to Cuddy Drive and ultimately Douse Way. The site is operating as a wastewater treatment plant, and is being platted in order to expand capacity and make site improvements, thus triggering the variances. Requiring a turnaround, or public street for access would be impractical considering the existing conditions of the site, and how it is currently served.

(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 the existing conditions of the site, currently operating as a wastewater treatment plant and taking continued access from existing public ROW and recorded access easement.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The site will take access from MTF Diamondhead Blvd, via 60' wide Douse Rd and Cuddy Rd, and 60' wide non-exclusive access easement meeting the intent and general purpose of the chapter for adequate access to a reserve.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The site is currently operating as a wastewater treatment plant and will continue to use the existing road within the recorded easements as access. The proposed use will likely not create significant traffic and granting the requested variance will not be injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The existing conditions of the site are the justification of the variance. Economic hardship is not the sole justification of the variance

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 147
Action Date: 06/24/2021
Plat Name: Texas Childrens Main Tower
Developer: Texas Children's Hospital
Applicant: C.L. Davis & Company
App No / Type: 2021-1112 C2R

Total Acreage:	1.5720	Total Reserve Acreage:	1.5720
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77030	532H	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

065. Revise reason for replat in title block (include to modify building lines).

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)

* FYI: at permitting, provide recorded Consent to Encroach agreement for skybridge.
* Add variance plat note: "The Planning Commission granted a variance to allow a dual building line of 0' for proposed enclosed pedestrian walkway/skybridge and a reduced visibility height of 18' subject to specific conditions on 06/24/2021. 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."

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
The Planning Commission granted variances to allow a dual building line of 0' for a distance of 26' along Southgate Boulevard at the intersection of Southgate and Main beginning at the second level, and a reduced visibility triangle height of 18'.

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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.**

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 147
Action Date: 06/24/2021
Plat Name: Texas Childrens Main Tower
Developer: Texas Children's Hospital
Applicant: C.L. Davis & Company
App No / Type: 2021-1112 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: 06/21/2021
Ensure that driveway access distance from the signalized intersection meets minimum design standards.
HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards
(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))
Email subject should read: Access Management Form Request/ Project Number/ Address
Provide completely filled Access Management Form and provide a dimension site plan to PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

Traffic only reviews for applicability of sidewalk construction details.

3. Driveway Placement on Corner Lot (Commercial)
Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

CenterPoint: 1. Note 10 is incomplete.

2. CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with Overhead Primary facilities, which applies to: Southgate Blvd.

3. CenterPoint records show the following existing utility easement(s) that should be included on the proposed plat. Blanket easements should be listed in the General Notes. Copies are attached.
UnRec CNP File No. 26-Z-6 dated 8/19/1941.
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
Our records indicate that there is an active public sanitary sewer located on-site. For easement requirements over the existing sewer please contact the Office of City Engineers or for the abandonment/relocation of the

Agenda Item: 147
Action Date: 06/24/2021
Plat Name: Texas Childrens Main Tower
Developer: Texas Children's Hospital
Applicant: C.L. Davis & Company
App No / Type: 2021-1112 C2R

sewer contact the Joint Referral Committee.

Metro: Coordination is required with METRO before a final plat can be submitted. Contact METRO at busstops@Ridemetro.org. After a final plat is approved, two weeks prior to project site mobilization, coordination with METRO is required for removal of existing bus stop Bus Stop ID 11041 and any transit amenities for impacts to bus operations during construction. Contractor shall notify METRO at least 72 hours prior to the construction of standard bus pad and landings per COH PWE Infrastructure Design Manual, 10-60. Contractor shall allow METRO to inspect the slab form foundation for the bus stop prior to placement of concrete and notify METRO at least 72 hours in advance. Contractor shall coordinate with METRO, as necessary, for installation of various amenities at finished bus stop locations.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
Make sure that 10' clearance between public utility to the building foundation.
No building is allowed within any public utility easement.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Texas Childrens Main Tower

Applicant: C.L. Davis & Company , Inc.

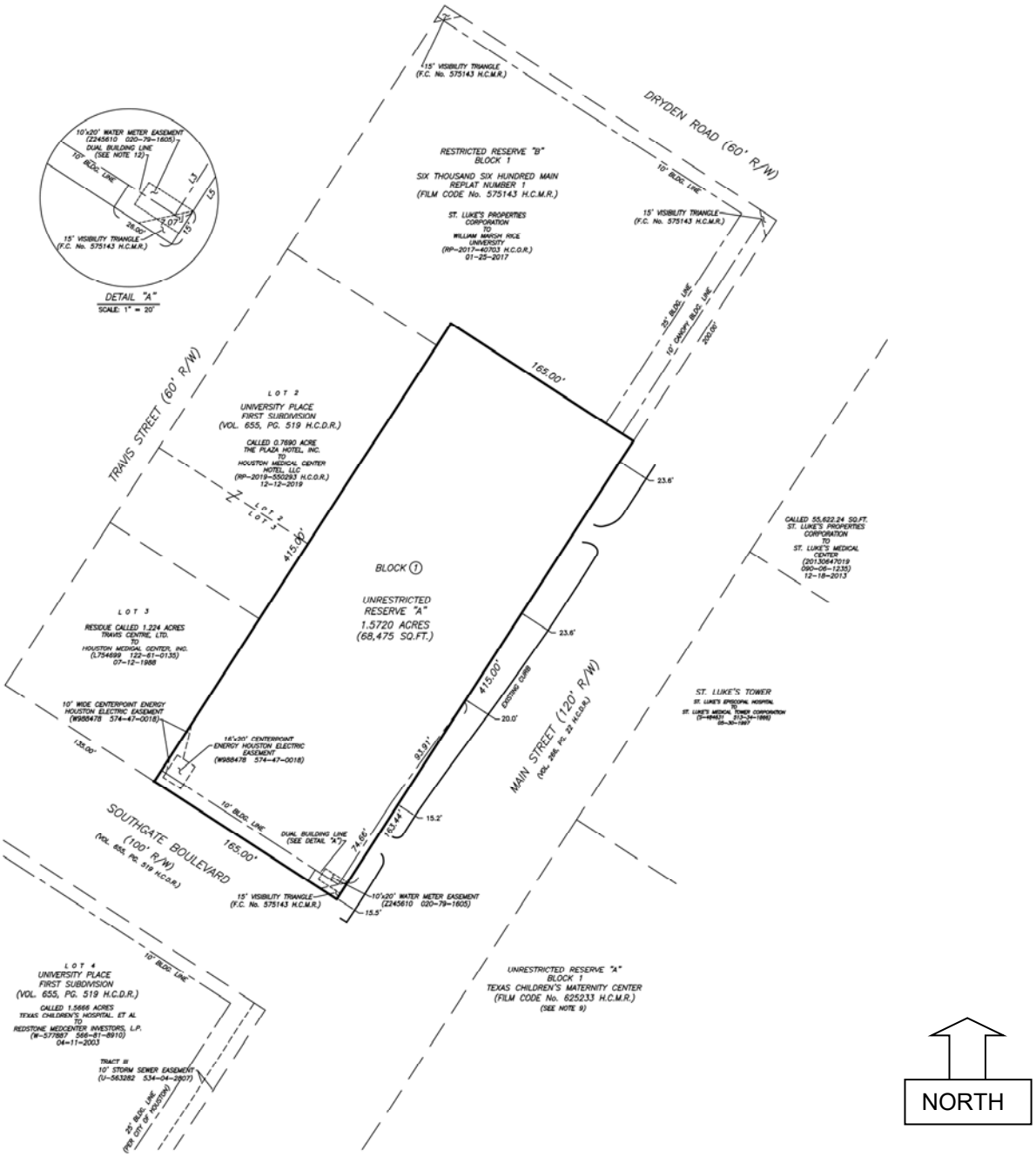
D – Variances **Site Location**

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Texas Childrens Main Tower

Applicant: C.L. Davis & Company , Inc.



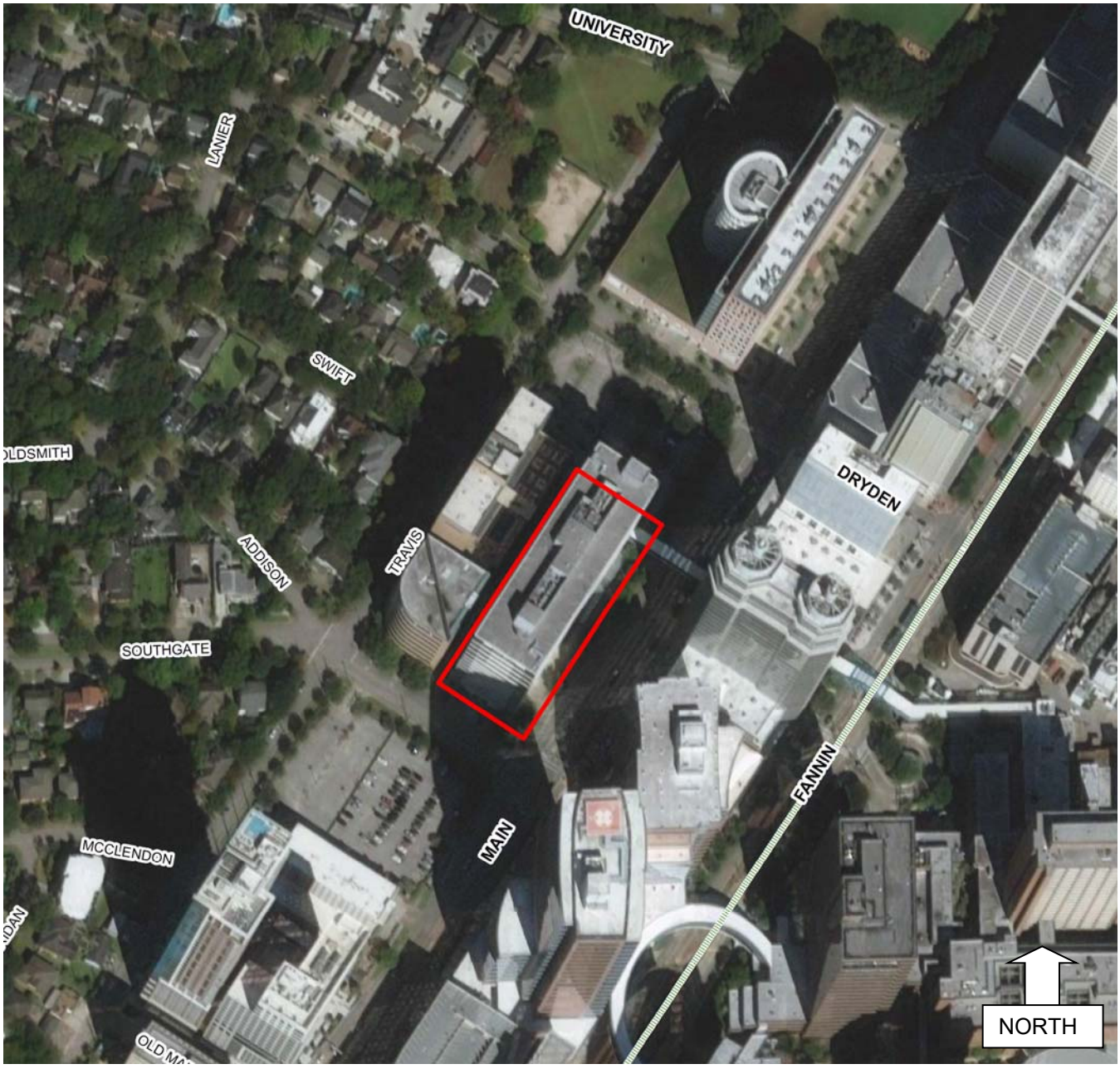
D – Variances Subdivision

Houston Planning Commission ITEM: 147

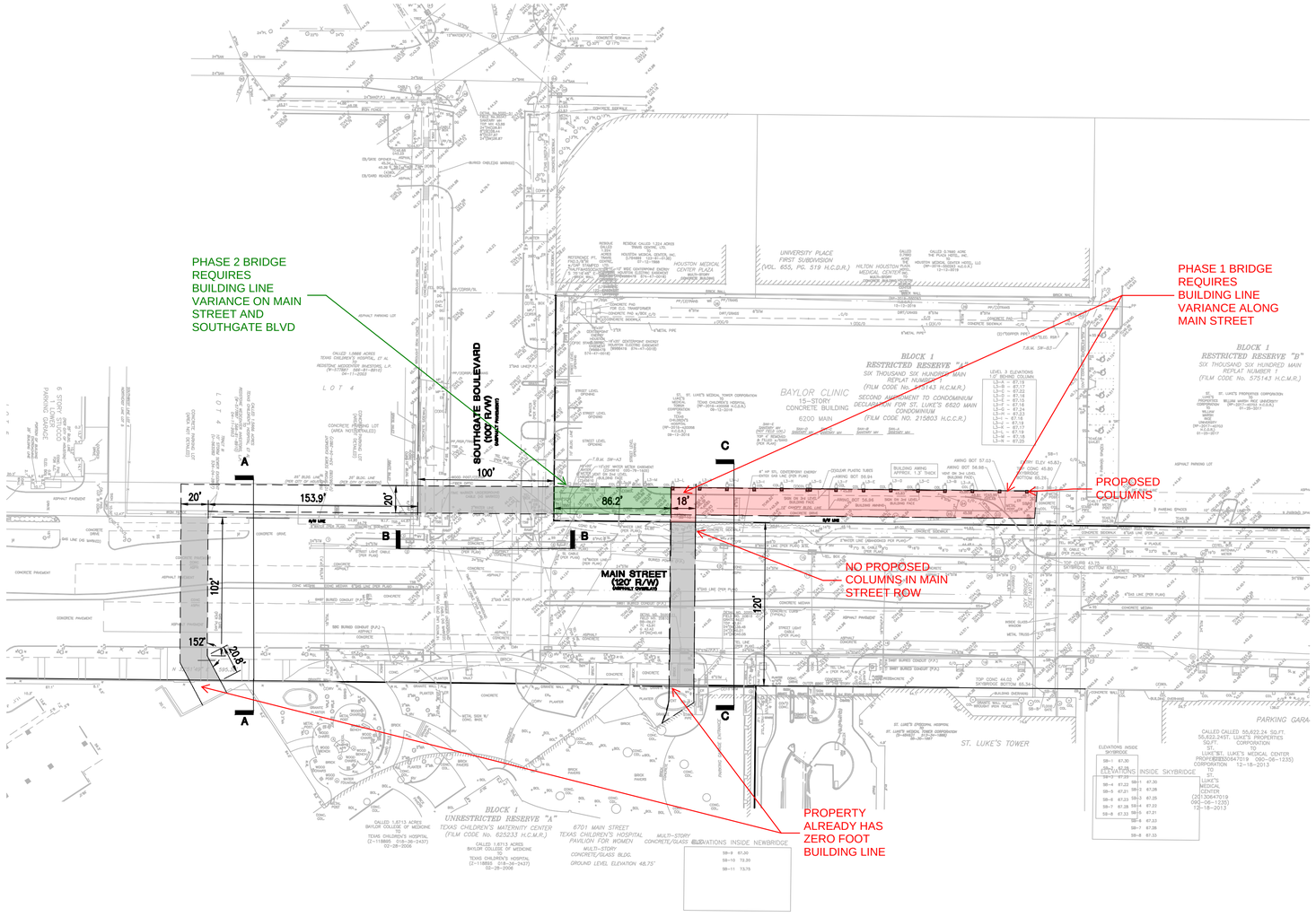
Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Texas Childrens Main Tower

Applicant: C.L. Davis & Company , Inc.



D – Variances Aerial



Benchmark:

CONTROL BENCHMARK
HARRIS COUNTY FLOODPLAIN REFERENCE MARK No. 040110 BEING A BRASS DISC LOCATED ON THE EAST SIDE OF FANNIN STREET, APPROXIMATELY 0.1 MILE NORTH OF THE INTERSECTION OF SOUTH BRAESWOOD BOULEVARD AND FANNIN STREET.
ELEVATION 45.87(NAVD 88, 2001 ADJ.)

T.B.M. W-1
SOUTHEAST BOLT ON TRAFFIC SIGNAL POLE LOCATED AT THE SOUTHWESTERLY CORNER OF MAIN STREET AND SOUTHGATE BOULEVARD.
ELEVATION 45.86

T.B.M. A-2
CHISELED SQUARE ON BB-INLET LOCATED AT THE NORTHERLY CORNER OF MAIN STREET AND SOUTHGATE BOULEVARD INTERSECTION. (EXACT LOCATION SHOWN ON SURVEY)
ELEVATION 44.31

T.B.M. SW-A3
MARKED "X" ON 3RD LEVEL OF STAIRWELL "A" LOCATED AT THE SOUTHEAST CORNER OF PARKING GARAGE. (EXACT LOCATION SHOWN ON SURVEY)
ELEVATION 67.25

T.B.M. SW-B3
MARKED "X" ON 3RD LEVEL OF STAIRWELL "B" LOCATED AT THE NORTHWEST CORNER OF PARKING GARAGE. (EXACT LOCATION SHOWN ON SURVEY)
ELEVATION 67.26

LEGEND

	EXISTING	PROPOSED
Curb		
Edge of Pavement		
R.O.W.		
Curve Number		C1
Storm Sewer/MH		
Large Diam Storm Sewer/MH		
Curb Inlet/Grate Inlet		
Sanitary Sewer/MH/Cleanout		
Large Diam Sanitary Sewer/MH		
Water Line/Fire Hydrant/Valve		
Gas		
Electric		
Phone		
Fence		
Contour	90	90
Slope		1%
Top of Pavement	TP 42.25	TP 42.25
Top of Wall	TW 42.25	TW 42.25
Finished Grade	FG 42.25	FG 42.25
Top of Grade	TG 42.25	TG 42.25
Flow Line	FL 42.25	FL 42.25
Detail Number		5
Detail Sheet Number		C5.0

HATCH LEGEND:

PROPOSED AIR RIGHTS

Notes:

1. THESE DRAWINGS ARE FOR AIR RIGHTS DETERMINATION ONLY AND ARE NOT TO BE USED FOR PEDESTRIAN BRIDGE CONSTRUCTION
2. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL PEDESTRIAN BRIDGE AND BUILDING CONNECTIONS CONSTRUCTION AND DETAILS. CONSTRUCTION PLANS TO BE SUBMITTED SEPARATELY.

ENCROACHMENT VOLUMES:

MAIN STREET-WEST = 52,670 CF

MAIN STREET-EAST = 46,440 CF

TOTAL ENCROACHMENT ON MAIN STREET = 99,110 CF

TOTAL ENCROACHMENT ON SOUTHGATE BOULEVARD = 43,000 CF

TOTAL ENCROACHMENT VOLUME = 142,110 CF

NO.	DATE	REVISIONS	APP.

VERIFICATION OF PRIVATE UTILITY LINES

NOTICE: For your safety, you are required by Texas Law to call 811 at least 48 hours before you dig so that underground lines can be marked. This signature does not fulfill your obligation to call 811.

Date: 1/11/2021

CenterPoint Energy/Natural Gas Facilities Verification ONLY.
(This Signature verifies that CenterPoint Energy Natural Gas utilities are shown - not to be used for conflict verification.) (Gas service lines are not shown) Signature valid for six months.

Date: 1/11/2021

CenterPoint Energy/UNDERGROUND Electrical Facilities Verification ONLY.
(This Signature verifies existing underground facilities - not to be used for conflict verification.)
Signature valid for six months.

Victoria Z Pacheco Date: 1/21/21

Approved for AT&T Texas/SWBT underground conduit facilities only. Signature valid for one year.

Walter P Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010
713.630.7300

WALTER P MOORE PROJECT NO.: M03-19077-00

Walter P. Moore and Associates, Inc.
TBPE Firm Registration No. 1856

STATE OF TEXAS
MANOJ H. ADWANEY
122342
LICENSED
PROFESSIONAL ENGINEER
01/11/2021

TCH PEDESTRIAN BRIDGE AIR RIGHTS

ENCROACHMENT AIR RIGHTS PLAN

NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

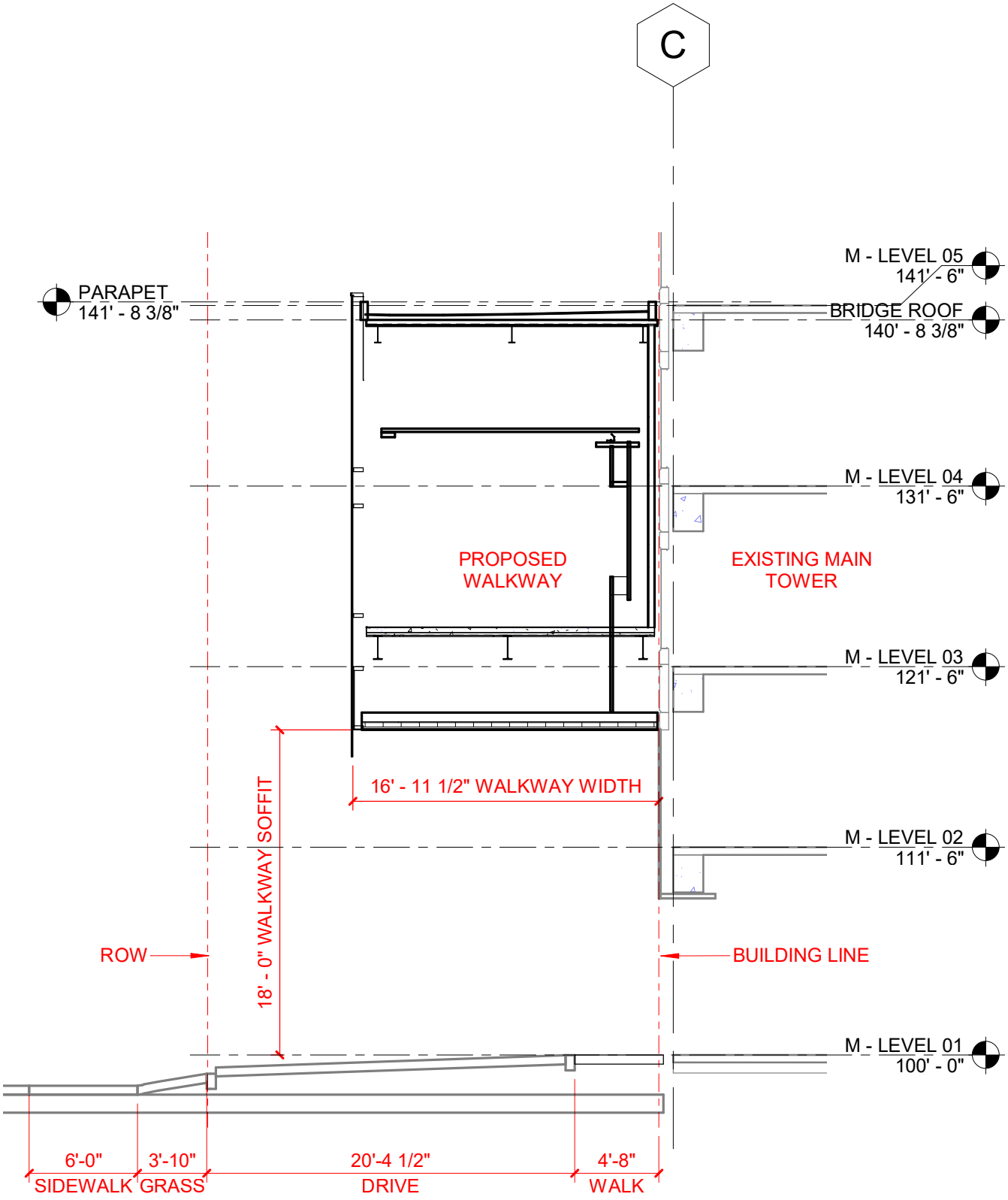
CITY OF HOUSTON
HOUSTON PUBLIC WORKS

WATER	STORM WATER QUALITY
WASTEWATER	FACILITIES
STORM WATER	TRAFFIC & TRANSPORTATION / STREET & BRIDGE
FILE NO.	DRAWING SCALE HORIZ : 1" = 20' VERT : 1" = 2'
SHEET NO. 3 OF 6	ILMS No. 20077913

FOR CITY OF HOUSTON USE ONLY

HOUSTON PUBLIC WORKS
ACCEPTED AND FILED
69301
CITY DRAWING NUMBER
Approval Date 02/22/21
HOUSTON TX

Dec 22, 2020 - 9:21am X:\M03\2019\19077-00 TCH Main St Bridge\Civil\Cad\PnP\M03-19077-00-GV.dwg



1 WALKWAY CROSS SECTION

1/8" = 1'-0"

No

PROJECT NAME TCH BRIDGE OVER MAIN

CANNONDESIGN

Issue Date: 5/14/2021

Project No.: 006538.03

Sheet Ref No.:

C0504

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-1112
Plat Name: Texas Childrens Main Tower
Applicant: C.L. Davis & Company
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:

The owner requests a variance from Section 42-151 to allow a Dual Building Line along Southgate Boulevard, a secondary street. Variance request for Dual Building Line on a portion of Southgate Boulevard starting from the intersection of the west right-of-way line of Main Street and the north right-of-way of Southgate Boulevard extending along Southgate Boulevard's 10 foot Building Line 26 feet to the west. The Dual Building Line will start from the second level and extend upwards. This variance is being requested on this tract for the purposes of providing a pedestrian bridge to serve the patients and staff of Texas Children's Hospital. The existing building is remaining in its current capacity as a medical office building and was constructed based on the existing variance. The Texas Children's Maternity Center has reached capacity for patient births and will need to expand by relocating ancillary services, clinics, and physician offices to Main Tower. The proposed pedestrian bridges that are the reason for the reapplication will provide a direct connection between the Texas Children's facilities and support the current Texas Children's Hospital's mission to provide world class healthcare for children in need.

Chapter 42 Section: 155

Chapter 42 Reference:

The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Texas Children's Hospital purchased the subject property with the intent to maintain the existing building exterior. The variance is being sought to continue the existing variance in place for the building due to other variances being requested.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant did not create this condition and is seeking to enhance the connectivity between the existing Texas Children's Hospital facilities with the proposed pedestrian bridges.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Southgate Boulevard is fully developed and will be unaffected by the proposed pedestrian bridge, and the conditions for the variance exist today based on the prior variance. The Main Tower building face along Southgate Boulevard will remain unchanged aside from the connection to the proposed pedestrian bridge.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The conditions of this variance exist today and the conditions today are not injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

The variance request is based on existing conditions and the reapplication of an existing variance. The reasons making the reapplication necessary are to improve access between medical facility buildings for patients and medical staff that will facilitate better healthcare and minimize street level interruptions to the public and to facilitate the movement of patients and medical staff.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-1112
Plat Name: Texas Childrens Main Tower
Applicant: C.L. Davis & Company
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:

The owner requests a variance from Section 42-161 to allow an encroachment into the visibility triangle at the corner of Main Street, a major thoroughfare, and Southgate starting at 18 feet above the street elevation to accommodate a pedestrian bridge at the second level. Texas Children's Hospital has purchased the subject property that includes an existing fifteen-story building (known as Main Tower) with a pedestrian sky bridge that connects the existing building to Fannin Tower across Main Street. An existing canopy runs along the building parallel to Main Street and within an approved 10-foot Canopy Building Line on the subject property plat. The Texas Children's Maternity Center has reached capacity for patient births and will need to expand by relocating ancillary services, clinics, and physician offices to Main Tower. The proposed pedestrian bridges will provide a direct connection between the Texas Children's facilities and support the current Texas Children's Hospital's mission to provide world class healthcare for children in need. There is a requirement for all buildings within the Texas Medical Center to either connect by skybridge or be designed to accommodate a skybridge. This requirement stems from the experience from Tropical Storm Allison when the member institutions moved patients from buildings that were not functional to those that were. Even more importantly these skybridges allow for safe movement of patients and staff on an everyday basis between buildings for procedures and for medical staff access to inpatient and outpatient needs. The ability to cross Main Street in this manner is also better for the public so that traffic does not have to be halted to allow for safe movements of patients. The new project includes a renovation of the interior of Main Tower and the construction a new pedestrian bridge to connect to the Texas Children's Maternity Center across Main Street. The proposed sky bridge would match the elevation of an existing pedestrian bridge and connect to the existing pedestrian bridge that already connects Main Tower to Fannin Tower across Main Street. The proposal also includes a future connection from the proposed pedestrian sky bridge to the property across Southgate Boulevard that will be the site of a future Texas Children's Hospital facility. The owner has already begun coordinating with the City of Houston where encroachment plans for the portions of the proposed bridges in Southgate Boulevard and Main Street have already been approved by Houston Public Works. The building is an existing building and therefore does not meet all the requirements of a Transit Oriented Development on Main Street. The current use as a medical office building will be maintained. The overall TOD pedestrian realm is not impacted by the bridge that is requiring the variance since the bridge will be located at the second level of the building. However, the project anticipates increasing the width of the sidewalk within the right-of-way where practical without impacting existing trees to the 8 foot width that is part of the TOD requirements. There are two locations that existing mature street trees would be impacted by widening and the walk will remain a 6 feet in those locations.

Chapter 42 Section: 161

Chapter 42 Reference:

The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

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 location of the elevated pedestrian bridge encroaches 2 feet into the 20' high top of the visibility triangle starting at 18 feet above the ground. The elevation of the bridge is dictated by the building levels to which it ties and to the clearance requirements for crossing the right-of-way. The intent of the visibility triangle is maintained below the 18' clearance.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant did not create this condition and is seeking to enhance the connectivity between the existing Texas Children's Hospital facilities with the proposed pedestrian sky bridges. With space limited within the existing buildings, use of adjacent buildings and the ability to share procedure spaces is more efficient and effective healthcare. The granting of this variance is a benefit to the public.

(3) The intent and general purposes of this chapter will be preserved and maintained;

View corridors and pedestrian realm activities will not be impacted since the bridge is elevated.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed bridge will not impact the existing pedestrian realm along Main Street since the proposed bridge will span at the second level of the buildings and above the existing sidewalk. Houston Public Works has already reviewed and approved the encroachment of the proposed bridge in Main Street. The proposed bridge will actually enhance the public health, safety and welfare.

(5) Economic hardship is not the sole justification of the variance.

The variance is to allow a direct connection between the Texas Children's Hospital facilities on either side of Main Street which would allow the expansion for patient birth care at the Texas Children's Maternity Center. The request is to improve patient care and safety.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2021-1112
Agenda Item: 147
PC Action Date: 06/24/2021
Plat Name: Texas Childrens Main Tower
Applicant: C.L. Davis & Company

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 155; 161

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The owner requests a variance from Section 42-151 to allow a Dual Building Line along Southgate Boulevard, a secondary street. Variance request for Dual Building Line on a portion of Southgate Boulevard starting from the intersection of the west right-of-way line of Main Street and the north right-of-way of Southgate Boulevard extending along Southgate Boulevard's 10 foot Building Line 26 feet to the west. The Dual Building Line will start from the second level and extend upwards. This variance is being requested on this tract for the purposes of providing a pedestrian bridge to serve the patients and staff of Texas Children's Hospital. The existing building is remaining in its current capacity as a medical office building and was constructed based on the existing variance. The Texas Children's Maternity Center has reached capacity for patient births and will need to expand by relocating ancillary services, clinics, and physician offices to Main Tower. The proposed pedestrian bridges that are the reason for the reapplication will provide a direct connection between the Texas Children's facilities and support the current Texas Children's Hospital's mission to provide world class healthcare for children in need.;
The owner requests a variance from Section 42-161 to allow an encroachment into the visibility triangle at the corner of Main Street, a major thoroughfare, and Southgate starting at 18 feet above the street elevation to accommodate a pedestrian bridge at the second level. Texas Children's Hospital has purchased the subject property that includes an existing fifteen-story building (known as Main Tower) with a pedestrian sky bridge that connects the existing building to Fannin Tower across Main Street. An existing canopy runs along the building parallel to Main Street and within an approved 10-foot Canopy Building Line on the subject property plat. The Texas Children's Maternity Center has reached capacity for patient births and will need to expand by relocating ancillary services, clinics, and physician offices to Main Tower. The proposed pedestrian bridges will provide a direct connection between the Texas Children's facilities and support the current Texas Children's Hospital's mission to provide world class healthcare for children in need. There is a requirement for all buildings within the Texas Medical Center to either connect by skybridge or be designed to accommodate a skybridge. This requirement stems from the experience from Tropical Storm Allison when the member institutions moved patients from buildings that were not functional to those that were. Even more importantly these skybridges allow for safe movement of patients and staff on an everyday basis between buildings for procedures and for medical staff access to inpatient and outpatient needs. The ability to cross Main Street in this manner is also better for the public so that traffic does not have to be halted to allow for safe movements of patients. The new project includes a renovation of the interior of Main Tower and the construction a new pedestrian bridge to connect to the Texas Children's Maternity Center across Main Street. The proposed sky bridge would match the elevation of an existing pedestrian bridge and connect to the existing pedestrian bridge that already connects Main Tower to Fannin Tower across Main Street. The proposal also includes a future connection from the proposed pedestrian sky bridge to the property across Southgate Boulevard that will be the site of a future Texas Children's Hospital facility. The owner has already begun coordinating with the City of Houston where encroachment plans for the portions of the proposed bridges in Southgate Boulevard and Main Street have already been approved by Houston Public Works. The building is an existing building and therefore does not meet all the requirements of a Transit Oriented Development on Main Street. The current use as a medical office building will be maintained. The overall TOD pedestrian realm is not impacted by the bridge that is requiring the variance since the bridge will be located at the second level of the building. However, the project anticipates increasing the width of the sidewalk within the right-of-way where practical without impacting existing trees to the 8 foot width that is part of the TOD requirements. There are two locations that existing mature street trees would be impacted by widening and the walk will remain a 6 feet in those locations.;

Basis of Recommendation:

The site is located within Houston's city limits, in Harris County, northwest and along of Main Street and Southgate Boulevard. The applicant is requesting two variances 1) a dual building line of 0' for a distance of 26' along Southgate Boulevard beginning at the second level; and 2) a reduced visibility triangle height of 18'. Staff is in support of both variance requests.

The site is currently developed as a medical office building with multi-level podium parking structure. A previous plat variance was granted in 2004 for a 10' reduced building line along Main Street for a canopy structure. Likewise, the existing skybridge was granted in 1994 by City ordinance.
The purpose of the replat is for a proposed pedestrian bridge along Main Street from the existing skybridge south to Southgate Boulevard with proposed skybridge crossings on Main Street and Southgate Boulevard for the safe movement of patients and staff between buildings. The proposed enclosed pedestrian bridge is elevated and cantilevered with a vertical clearance of 18' above grade, matching the existing skybridge. Main Street is classified as a primary TOD street, with a minimum pedestrian realm requirement of 20' from the back-of-curb to a first floor structure. Only a portion of the Main Street frontage requires a building setback line, and the pedestrian realm is from grade to 8' above grade. Thus, the elevated bridges fall outside of the pedestrian realm setback requirements, allowing a 0' building line above the first floor. The 15' x'15' visibility triangle is a building line at intersections required to be 20' measured vertically from the ground. The vertical clearance of the proposed walkway is 18', to match the existing skybridge level. No variance is required along Main Street. Both variance requests (the dual building line and reduced visibility triangle) are for the overhead walkway/bridge at the corner of Main and Southgate. The proposed construction of this addition which is greater than 250 sq ft within the depth of the pedestrian realm will trigger a review at the permitting stage of the Transit Oriented Development ordinance. Staff understands that the existing construction does not meet current TOD rules for the auto-related uses. The applicant is proposing an 8' clear width sidewalk along Main Street, except at the location of two mature trees. As part of the Permitting Center review, any of the TOD rules required to be met by this proposed addition will require a modification of the standards to be requested.
Houston Public Works has voiced no objection to the requested variance. Therefore, staff's recommendation is to grant the requested variances for a dual building line of 0' for a distance of 26' along Southgate Boulevard beginning at the second level, and a reduced visibility triangle height of 18', and to approve the plat subject to CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Granting the 0' dual-building line for the second level and up, only for 26' in length from the intersection and for the 2' encroachment into the visibility triangle height is not contrary to sound public policy. The pedestrian bridges will increase pedestrian mobility away from the street level crossings and create a safer movement for patients and staff, especially during times of inclement weather. If the site redevelops and/or the building is demolished, any new structures must meet the ordinance requirements.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

This existing medical office building with podium parking is proposed to be remodeled with the addition of a cantilevered pedestrian walkway along the exterior of the building and skybridges. The need to connect buildings across public rights-of-way require a small encroachment in the building lines.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained. The dual building line maintains the intent of the ordinance as any new construction must meet the ordinance required building line. Likewise, the proposed addition will not affect the pedestrian realm, and the TOD ordinance requirements will need to be met along Main Street (or a modification of the standards requested and approved). The slight reduction in the visibility triangle height by 2' will not obstruct vehicular view corridors.

(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; in fact, the proposal would increase safety by offering an alternate path for patients and staff to cross roadways without any vehicular conflict. The pedestrian walkways will not impact the pedestrian realm as the proposed addition is elevated and cantilevered from the existing building, tying into the existing skybridge.

(5) Economic hardship is not the sole justification of the variance.

The primary justification of the variances is to provide a safe path of travel between buildings for patients and staff. The request of the variances is due to existing conditions.

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. 832.393.6662
www.houstontx.gov

June 17, 2020

VAR

NOTICE OF VARIANCE

PROJECT NAME: Texas Childrens Main Tower
REFERENCE NUMBER: 2021-1112

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the northeast intersection of Main Street and Southgate Boulevard. 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.

C.L. Davis & Company, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' building line for a pedestrian bridge along Southgate Boulevard and Main Street. Enclosed are copies of the variance request, the proposed subdivision plat, and the 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. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

Planning Commission Meeting
Thursday, June 24, 2021, at 2:30 p.m.

Due to health and safety concerns related to COVID-19, the Planning Commission meeting is expected to be conducted virtually via Microsoft Teams, a web-conferencing platform. In the event the Governor does not continue the suspension of the provisions of the Texas Open Meetings Act, Chapter 552, Texas Government Code, the Planning Commission meeting will be held in person in accordance with the Texas Open Meetings Act. To confirm the meeting format, interested persons are advised to check our website one week prior to the Planning Commission meeting: www.houstonplanning.com

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

Potential meeting formats:

1. Virtual meeting: The video conference via Microsoft Teams will allow for a two-way video/ audio communication with Houston Planning Commission. For instructions to join the meeting, visit our website:

   www.houstonplanning.com

2. Face-to-face meeting: Members of the public may attend on the date of the Planning Commission meeting at City Hall Annex Building, 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas 77002.

For either virtual or in-person attendance, members of the public may also submit written comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov; or
2. Call the Planning Department at: 832-393-6624.

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. This must be done before the end of the day Wednesday before the Planning Commission meeting.

For additional information regarding this project, please call Chuck Davis with C.L.Davis & Company at 281-482-9490. You may also contact John Cedillo with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 148
Action Date: 06/24/2021
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)

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
Planning Commission granted the reconsideration of requirements with a variance to allow lots 1 to 8 block 2 and lots 1 to 12 block 3 to get vehicular access via a 20 foot private alley instead of a public right of way.

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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: 148
Action Date: 06/24/2021
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)
Plat is requested to be deferred for internal discussion about fire access.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Towne Lake Sec 63 (DEF 1)

Applicant: EHRA

F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Towne Lake Sec 63 (DEF 1)

Applicant: EHRA

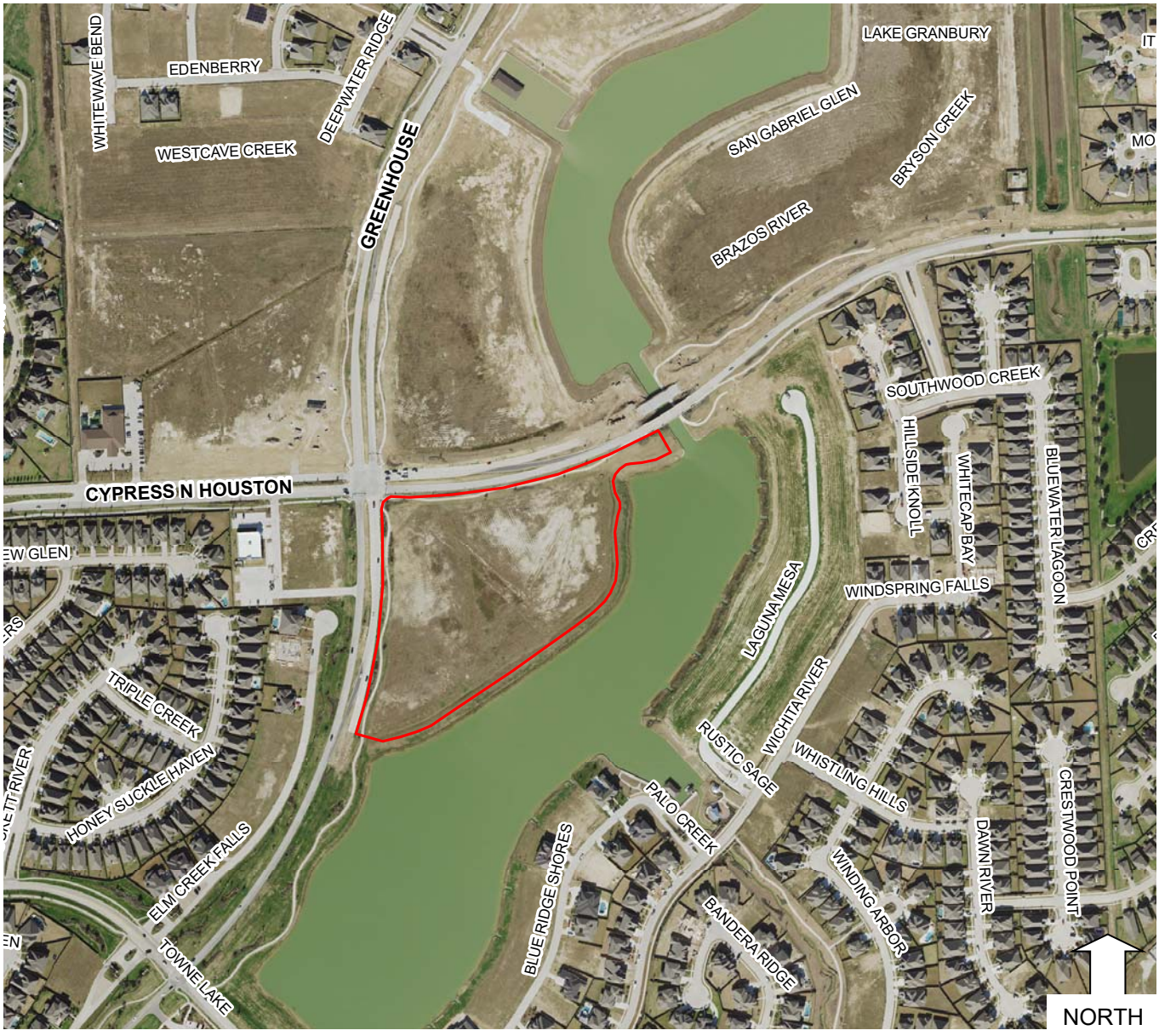
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date 06/24/2021**

Subdivision Name: Towne Lake Sec 63 (DEF 1)

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
TREES									
29	ELM	EA	Cedar Elm	*Ulmus crassifolia*	3" caliper	6'-8'	10'	as shown	Full canopy, symmetrical growth
30	OAK	EA	Texas Live Oak	*Quercus virginiana*	3" caliper	8'-10'	4'	as shown	Full canopy, symmetrical growth
39	WOK	EA	Water Oak	*Quercus nigra*	3" caliper	10'	8'	as shown	Single trunk, full canopy

RIALTO STUDIO

TOWNE LAKE

MAY 18, 2021

THIS MAP IS FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. NO WARRANTIES OR REPRESENTATIONS EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED.

TOWNE LAKE
SECTION 63 CONCEPT

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N

CALDWELL COMPANIES

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

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.

(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.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

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

Application No: 2021-1310
Agenda Item: 148
PC Action Date: 06/24/2021
Plat Name: Towne Lake Sec 63
Applicant: EHRA

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

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 is in support of the request.

The site is located within the Towne Lake Central GP. The applicant is proposing a combination of traditional lots getting access from public streets and lots getting access from private alleys. The applicant is proposing a courtyard concept for the lots taking access from the private alleys. This will allow pedestrian access to the future homes along the green areas that connect to the public street and the recreational lake on the eastside. In addition to this, the applicant is decreasing the number of proposed driveways along the public streets for better pedestrian connectivity and reducing the overall impervious area by not creating wider private streets.

The applicant has coordinated with Harries County Engineer Department to discuss the fire safety aspect of the design. The applicant has demonstrated that the fire hoses can reach both sides of the proposed lots taking access via the 20-foot private alleys in case of an emergency.

Harris County Engineering department has voiced no objection to this request.

Staff recommendation is to gran the reconsideration of requirements with the variance and approved the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The applicant is proposing a combination of traditional lots getting access from public streets and lots getting access from private alleys. The applicant is proposing a courtyard concept for the lots taking access from the private alleys that will allow pedestrian access to the future homes along the green areas that connect to the public street and the recreational lake on the eastside. In addition to this, the applicant is decreasing the number of proposed driveways along the public streets for better pedestrian connectivity and reducing the overall impervious area by not creating wider private streets. Strict application of the ordinance will required for wider streets and more impervious area to be created.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Alley is a concept that is use within the city limits, like shared driveways. To allow for a more urban and pedestrian design the applicant is proposing 20' private alleys since there is no option for shared driveways to be built outside the city limits and the County doesn't maintain them. These private alleys allow for a reduction of the number of driveways proposed along the public streets for better pedestrian connectivity and reducing the overall impervious area by not creating wider private streets.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The private alleys will function similar to shared driveways within the city limits by not being longer than 200 feet for fire services in case of an emergency. In addition to this, the private alleys will be wider than the typical 18' shared driveway that will allow for a fire truck to access it. This will keep 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 applicant has coordinated with Harries County Engineer Department to discuss the fire safety aspect of the design. The applicant has demonstrated that the fire hoses can reach both sides of the proposed lots taking access via the 20-foot private alleys in case of an emergency. In addition to this, the private alleys will be wider than the typical 18' shared driveway that will allow for a fire truck to access it.

(5) Economic hardship is not the sole justification of the variance.

The applicant is proposing a combination of traditional lots getting access from public streets and lots getting access from private alleys. The applicant is proposing a courtyard concept for the lots taking access from the private alleys. This will allow pedestrian access to the future homes along the green areas that connect to the public street and the recreational lake on the eastside. In addition to this, the applicant is decreasing the number of proposed driveways along the public streets for better pedestrian connectivity and reducing the overall impervious area by not creating wider private streets.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	149
Action Date:	06/24/2021
Original Action Date:	08/06/2020
Plat Name:	Cypress Fairbanks ISD Elementary no 57
Developer:	Bridgeland Development, LP, a Maryland limited partnership
Applicant:	BGE, Inc.
App No :	2020-1306
App Type:	C2

Total Acreage:	16.1700	Total Reserve Acreage:	16.1700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	366W	ETJ

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

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

Action Date: 06/24/2021

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.**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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:	150
Action Date:	06/24/2021
Original Action Date:	07/23/2020
Plat Name:	Cypress Green Sec 1
Developer:	LT Cypress Green 634, LLC
Applicant:	Jones|Carter - Woodlands Office
App No :	2020-1196
App Type:	C3P

Total Acreage:	20.1900	Total Reserve Acreage:	0.5620
Number of Lots:	123	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	285Q	ETJ

Extension of Approval Notes:
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Commission Action:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	151
Action Date:	06/24/2021
Original Action Date:	07/23/2020
Plat Name:	Cypress Green Sec 2
Developer:	LT Cypress Green 634, LLC
Applicant:	Jones|Carter - Woodlands Office
App No :	2020-1197
App Type:	C3P

Total Acreage:	20.8400	Total Reserve Acreage:	0.9725
Number of Lots:	92	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	285Q	ETJ

Extension of Approval Notes:
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Commission Action:

Approved

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Action Date: 06/24/2021

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	152
Action Date:	06/24/2021
Original Action Date:	08/06/2020
Plat Name:	Cypress Green Sec 3
Developer:	LT Cypress Green 634, LLC
Applicant:	Jones|Carter - Woodlands Office
App No :	2020-1207
App Type:	C3P

Total Acreage:	27.9300	Total Reserve Acreage:	3.3481
Number of Lots:	128	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	285U	ETJ

Extension of Approval Notes:
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Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	153
Action Date:	06/24/2021
Original Action Date:	07/23/2020
Plat Name:	Cypress Green Sec 6
Developer:	LT Cypress Green 634, LLC
Applicant:	Jones|Carter - Woodlands Office
App No :	2020-1199
App Type:	C3P

Total Acreage:	7.7600	Total Reserve Acreage:	0.6980
Number of Lots:	27	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	285Q	ETJ

Extension of Approval Notes:
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Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 154
Action Date: 06/24/2021
Original Action Date: 07/09/2020
Plat Name: First Metropolitan Church of Houston
Developer: First Metropolitan Church of Houston
Applicant: Texas Engineering And Mapping Company
App No : 2020-1073
App Type: C2

Total Acreage:	23.3780	Total Reserve Acreage:	23.3780
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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77064	410E	ETJ

Extension of Approval Notes:
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Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	155
Action Date:	06/24/2021
Original Action Date:	08/06/2020
Plat Name:	Grant Road Commercial
Developer:	SITE PREP
Applicant:	Tetra Surveys
App No :	2020-1224
App Type:	C2

Total Acreage:	0.9988	Total Reserve Acreage:	0.9988
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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77429	369E	ETJ

Extension of Approval Notes:
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Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	156
Action Date:	06/24/2021
Original Action Date:	06/25/2020
Plat Name:	Lakes at Creekside Sec 12
Developer:	Toll Brothers / Trendmaker
Applicant:	Meta Planning + Design LLC
App No :	2020-1020
App Type:	C3P

Total Acreage:	3.4000	Total Reserve Acreage:	0.7300
Number of Lots:	11	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77375	249Z	ETJ

Extension of Approval Notes:
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Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	157
Action Date:	06/24/2021
Original Action Date:	07/23/2020
Plat Name:	Lindale Medical Plaza replat and extension
Developer:	Lindale Medical Plaza, LLC
Applicant:	Morales Engineering Associates, LLC
App No :	2020-1168
App Type:	C2R

Total Acreage:	0.7573	Total Reserve Acreage:	0.7573
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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77022	453Q	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

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	158
Action Date:	06/24/2021
Original Action Date:	06/25/2020
Plat Name:	Palai Preserve
Developer:	Palai LLC
Applicant:	Surv-Tex surveying Inc.
App No :	2020-1045
App Type:	C2

Total Acreage:	1.4001	Total Reserve Acreage:	1.3975
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	JACKRABBIT ROAD PUD

County	Zip	Key Map ©	City / ETJ
Harris	77084	447H	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

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	159
Action Date:	06/24/2021
Original Action Date:	07/09/2020
Plat Name:	Stuebner Hollow Sec 2
Developer:	Rausch Coleman Homes
Applicant:	IDS Engineering Group
App No :	2020-1091
App Type:	C3F

Total Acreage:	10.7000	Total Reserve Acreage:	0.6560
Number of Lots:	61	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77068	331W	ETJ

Extension of Approval Notes:
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Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	160
Action Date:	06/24/2021
Original Action Date:	07/23/2020
Plat Name:	Woodland Lakes Sec 5
Developer:	WL Woodland Lakes LLC
Applicant:	Meta Planning + Design LLC
App No :	2020-1165
App Type:	C3F

Total Acreage:	22.8453	Total Reserve Acreage:	2.4700
Number of Lots:	134	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77336	338M	City

Extension of Approval Notes:
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Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 06/24/2021

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CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 06/24/2021
ITEM: 161

Applicant: M+F UNION PROPERTIES
Contact Person: BARRY SMITH

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	21-1589	77365	5771	296L	ETJ

EAST OF: DEER RUN LN **NORTH OF:** FM 1485

ADDRESS: 22500 E Martin Drive

ACREAGE:

LEGAL DESCRIPTION:

BEING A TRACT OF LAND CONTAINING 0.50 ACRES, SITUATED IN THE N.S. SCHNITZ SURVEY, ABSTRACT 699, BEING THE WEST 114.63 FEET OF LOT 6, BLOCK 2, OF TIMBERLAND ACRES NO 3, A SUBDIVISION RECORDED IN VOLUME 5, PAGE 291 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Utility connections.

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 162

Meeting Date: 06/24/2021

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Owens Management Systems, LLC	Joyce Owens	713-643-6333	jo@omsbuild.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4557 Creekmont Drive	21022595	77091	5160B	451H	C

HCAD ACCOUNT NUMBER(S):	030-243-047-0001
PROPERTY LEGAL DESCRIPTION:	Lot 1, Block 47, Roslyn Heights Sec 1
PROPERTY OWNER OF RECORD:	DME Marketing, Inc.
ACREAGE (SQUARE FEET):	0.0689 acres / 3000 sf
WIDTH OF RIGHTS-OF-WAY:	Creekmont; 40', Dayport 40' ROW
EXISTING PAVING SECTION(S):	Creekmont; 22.7', Dayport – undeveloped ROW
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	1 tree
LANDSCAPING PROVIDED:	1 tree

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	New 3,000 Single Family Residence

PURPOSE OF VARIANCE REQUEST: The purpose of the variance request is: 1) to allow a reduced 3' building line along Dayport Street, an undeveloped right-of-way, 2) not to provide a 15' x 15' visibility triangle at Dayport & Creekmont, and 3) not to dedicate 5' of right-of-way to Dayport 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. Sec. 42-161. - Visibility triangles. 42-122: The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets: (1) 50 feet if adjacent to exclusively single-family residential lots.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 162

Meeting Date: 06/24/2021

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Dayport Street, platted as 40' ROW, was dedicated in the Roslyn Heights plat in 1914. It is undeveloped ROW. Creekmont is 40' ROW with 22.7 paved section. The owner is proposing to add a 3-story townhouse.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

(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;

Dayport Street is undeveloped ROW – approximately 1045 linear feet There are no utilities in the undeveloped Row.

(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 created by the Roslyn Heights plat, recorded in 1914 with 30' lots.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The proposed structure will be 3' from the property line abutting Dayport Street and the interior building line is 1.8. With not vehicular access on Dayport Street, a visibility triangle would not serve the purpose intended for traffic safety

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed townhouse will be constructed with 10' building line and 10' garage building line.

(5) Economic hardship is not the sole justification of the variance.

Requiring a 10' building line will take a third of the property denying the owner of reasonable use of the land.

DEVELOPMENT PLAT VARIANCE

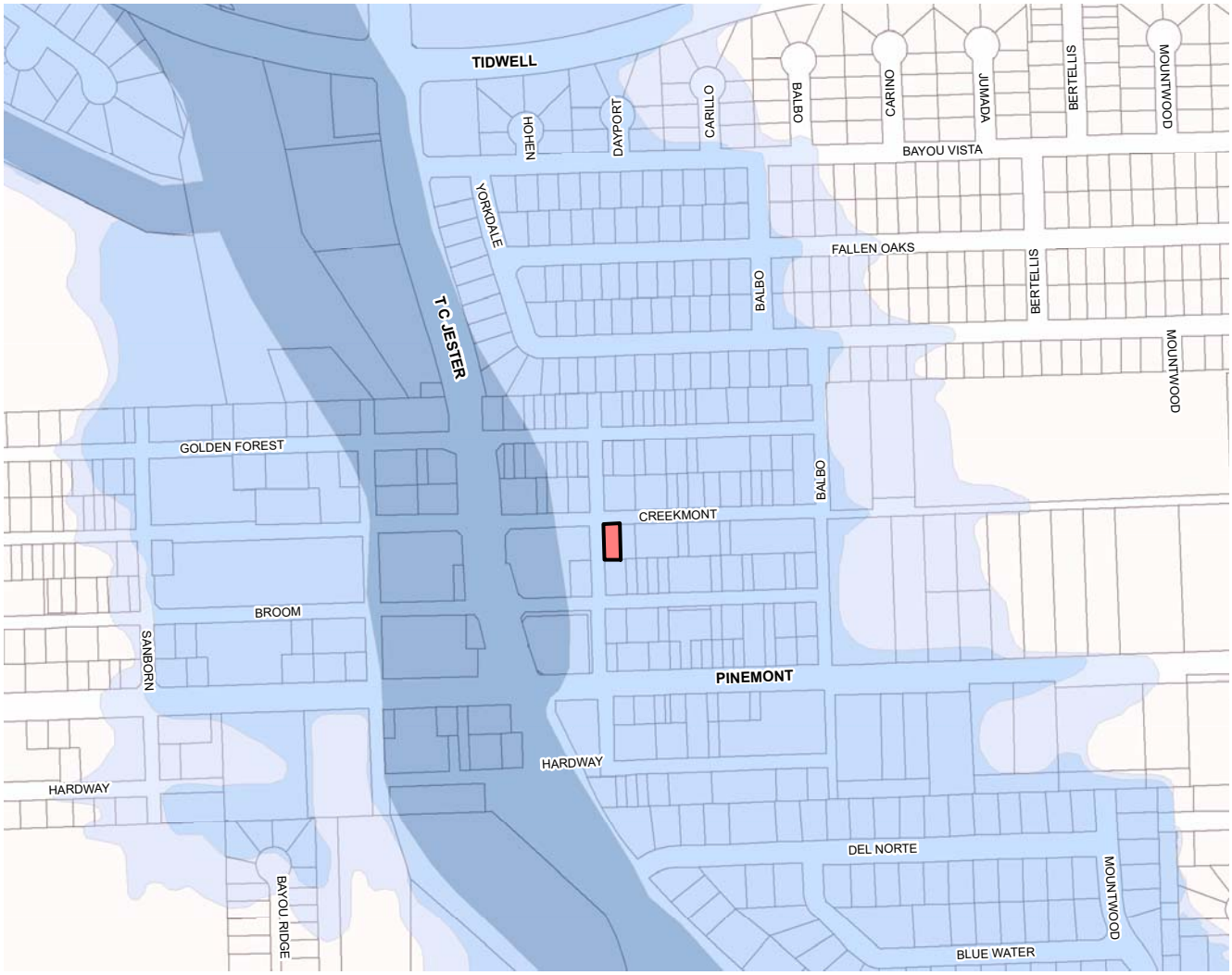
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 162

Meeting Date: 06/24/2021

Location Map



DEVELOPMENT PLAT VARIANCE

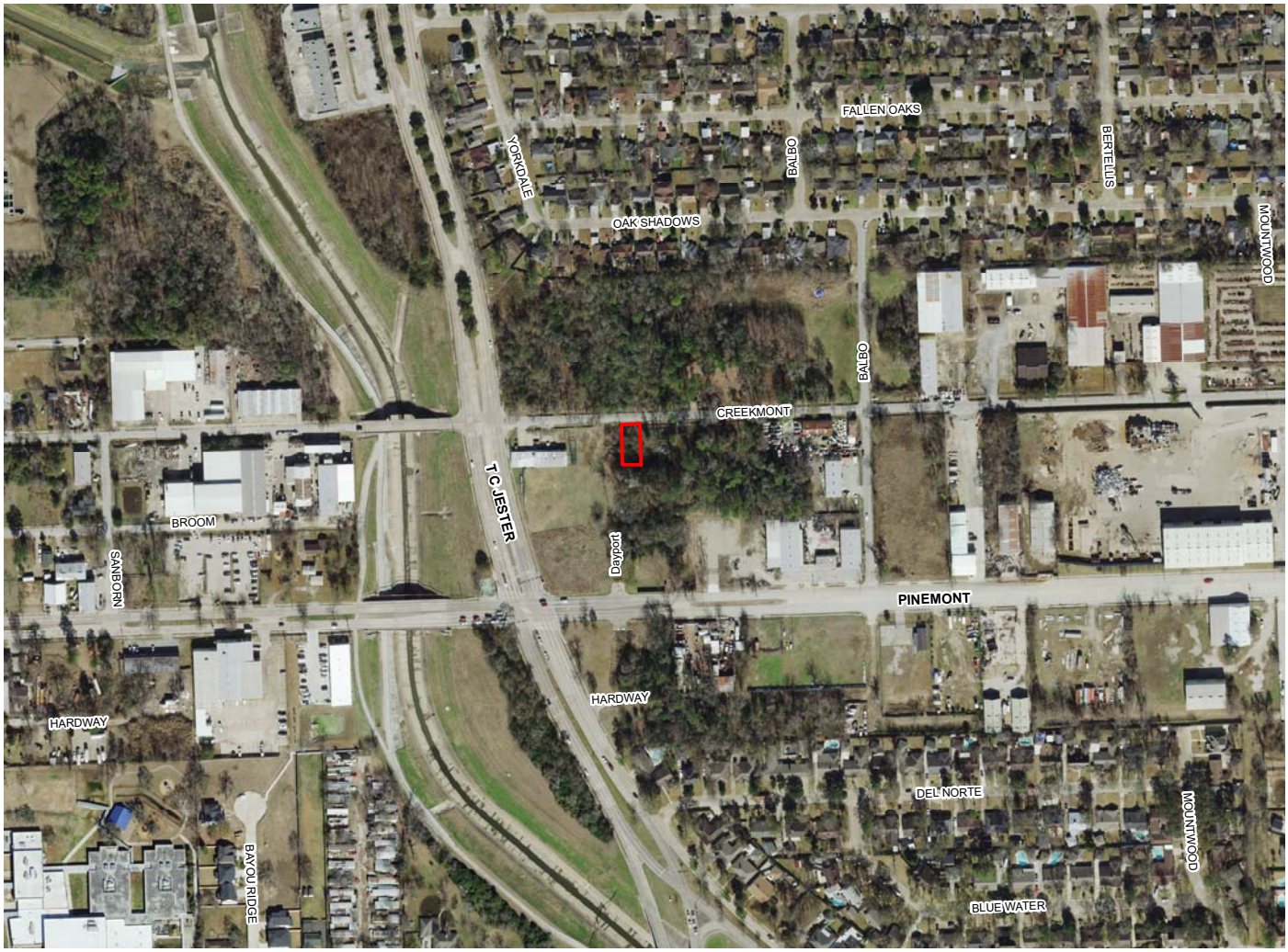
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 162

Meeting Date: 06/24/2021

Aerial Map



DEVELOPMENT PLAT VARIANCE

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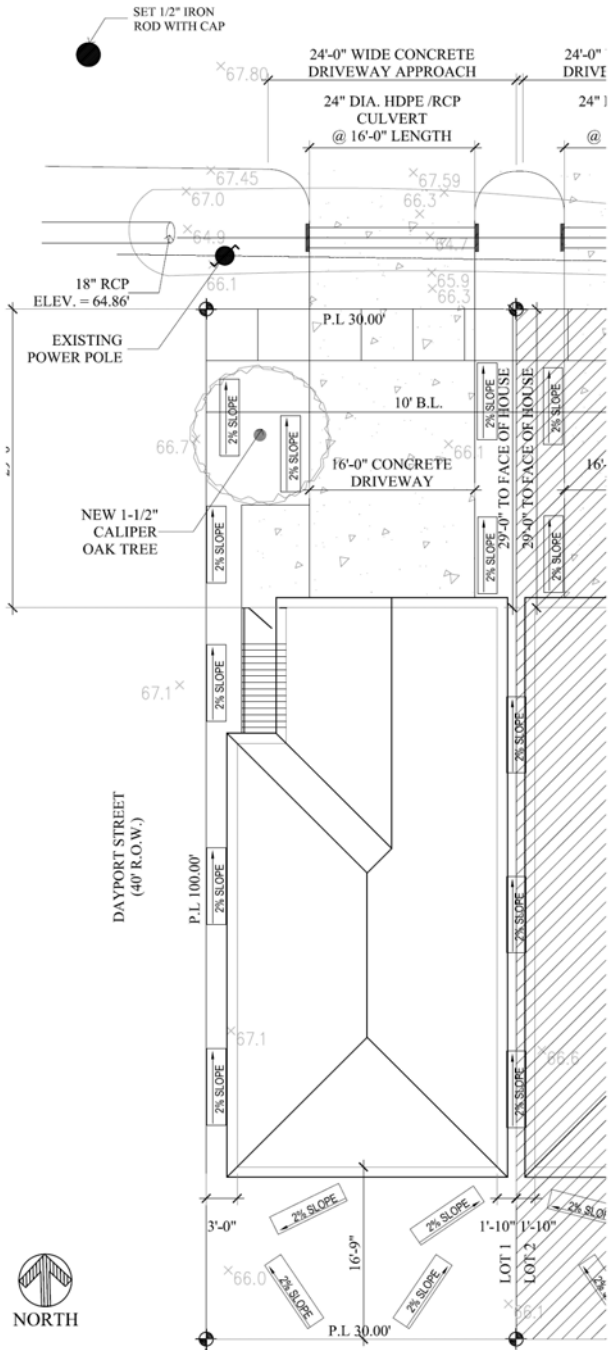
Meeting Date: 06/24/2021

Site Plan



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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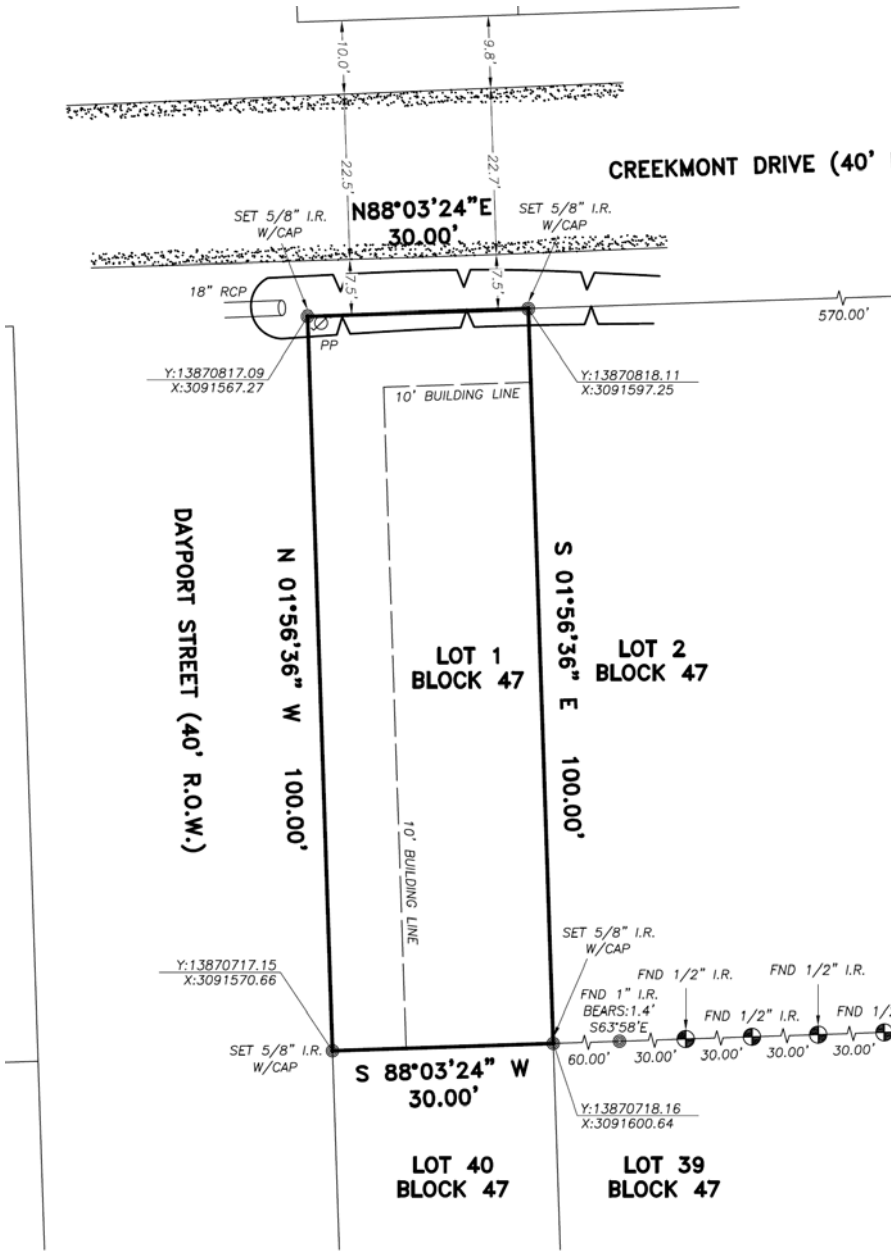
Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Elevations

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 162

Meeting Date: 06/24/2021

STAFF REPORT

Staff Recommendation: Defer

The site is located north of Pinemont Drive, east of TC Jester Boulevard, and along the south side of Creekmont Drive. The applicant is requesting a variance 1) to allow a reduced 3' building line along Dayport Street, an undeveloped right-of-way, 2) not to provide a 15' x 15' visibility triangle at Dayport & Creekmont, and 3) not to dedicate 5' of right-of-way to Dayport Street.

Staff recommendation is to defer the application, per applicant request.

PLANNING COMMISSION ACTION: DEFERRED

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 163

Meeting Date: 6/24/2021

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
JRP COMPANY	JENIFER POOL	832-594-8420	JRPCOM@AOL.COM

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2301 Dorrington Street	21050745	77030	5255D	532G	C

HCAD ACCOUNT NUMBER(S):	0620280360001
PROPERTY LEGAL DESCRIPTION:	BLOCK 16 LOT 1 BRAESWOOD EXTENSION
PROPERTY OWNER OF RECORD:	YEZID & DOLORES MORA
ACREAGE (SQUARE FEET):	8,976
WIDTH OF RIGHTS-OF-WAY:	Dorrington Street 60'; Green Briar Drive 70'
EXISTING PAVING SECTION(S):	Dorrington Street 35'; Green Briar Drive 36'
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 4008 + 580 (GARAGE)

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Residential garage addition (503sqft) to existing residence

PURPOSE OF VARIANCE REQUEST:

To allow a new garage to be built using the 10' building line along Green Briar Drive, in lieu of 25' building line along a major thoroughfare, and to have direct vehicular access via the major.

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

PLANNING & DEVELOPMENT DEPARTMENT

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APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies property as Block 16 Lot 1 Braeswood Extension located at 2301 Dorrington Street. Property has a house and garage built in 1955, The garage is built with the 25' building line and requires replacement along with driveway. The existing Garage has created a condition that does not allow for a usable rear yard.

This is a well-developed area and many of the houses that abut Green Briar Drive are built using the 10' building line and garage set back per subdivision plat. Allowing the garage to be built using a 10' building will still leave the front of the garage over 31' from back of the curb.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

This is a tract that has functioned as a single-family home lot for many years. This lot currently has a single-family home that has been there since 1955. Requiring a 25' building line for the Green Briar Drive portion of the property would create and undue hardship in that there is a 25' building line on Dorrington Street and a 17' Garage set back per Sec. 42-157. (b) (2), per Chapter 42 this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably be able to build using the larger building line and garage set back along Green Briar Drive.

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Requiring a 25' building line per Sec. 42-152 (a) along Green Briar Drive in lieu of the 10' building line per subdivision plat and 17' garage set back, would create an undue hardship in conjunction with the 25'' building line on Dorrington Street. The 10' building line per subdivision for the garage, would fulfill the intent of Chapter 42; Sec. 42-157 (b) (2) as the front of the garage would be 31'+ from Green Briar Drive.

DEVELOPMENT PLAT VARIANCE

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

(42-152) The property was originally sized and platted a with 10' building line along Green Briar Drive. The imposition of 25' building setback along Green Briar Drive and 17' set back for the garage is an unreasonable hardship imposed on this property, as the many homes in this area are built using the 10' building set back line along Green Briar Drive without the 17' garage set back.. Therefore, the circumstances supporting the granting of the variance is not the direct result of a hardship created or imposed by applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Block 16 Lot 1 Braeswood Extension is an existing lot that does not allow any options for development other that single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the use that is already present in this neighborhood, using 10' garage set back would fulfill the intent of Charted 42, as the front of the garage would be 31'+ from Green Briar Drive.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Dorrington Street is a local street that serves the neighborhood and the area. The granting of the variance will not be injurious to the public health, safety or welfare as most other properties along Green Briar Drive in the Braeswood Extension subdivision, with the east side of the property, along Green Briar Drive are generally the same size and adhere to the 10' building set back line per plat.
(42-157) The new garage structure's location itself poses no jeopardy to public safety using the 10' setback and fulfills the intent of Chapter 42, as the front of the garage would be 31'+ from Green Briar Drive

(5) Economic hardship is not the sole justification of the variance.

Economic hardship for Block 16 Lot 1 Braeswood Extension is not a factor for the existing lot platted for the current single family home, however the 25' building line along Green Briar Drive for the garage, is unreasonable and strict interpretation of Chapter 42, per these conditions, in leu of the 10' building line, per plat, and no additional 17' garage set back. The request to not provide a 25' building line per Sec. 42-152 (a) or the 17' garage set back per Sec. 42-157 (b) (2) along Green Briar Drive, will allow reasonable development and follow the building lines set out in the plat. Lots that are sensibly developed and have nice homes and garages on them is a better use of the land following the intent of Chapter 42.

PLANNING & DEVELOPMENT DEPARTMENT

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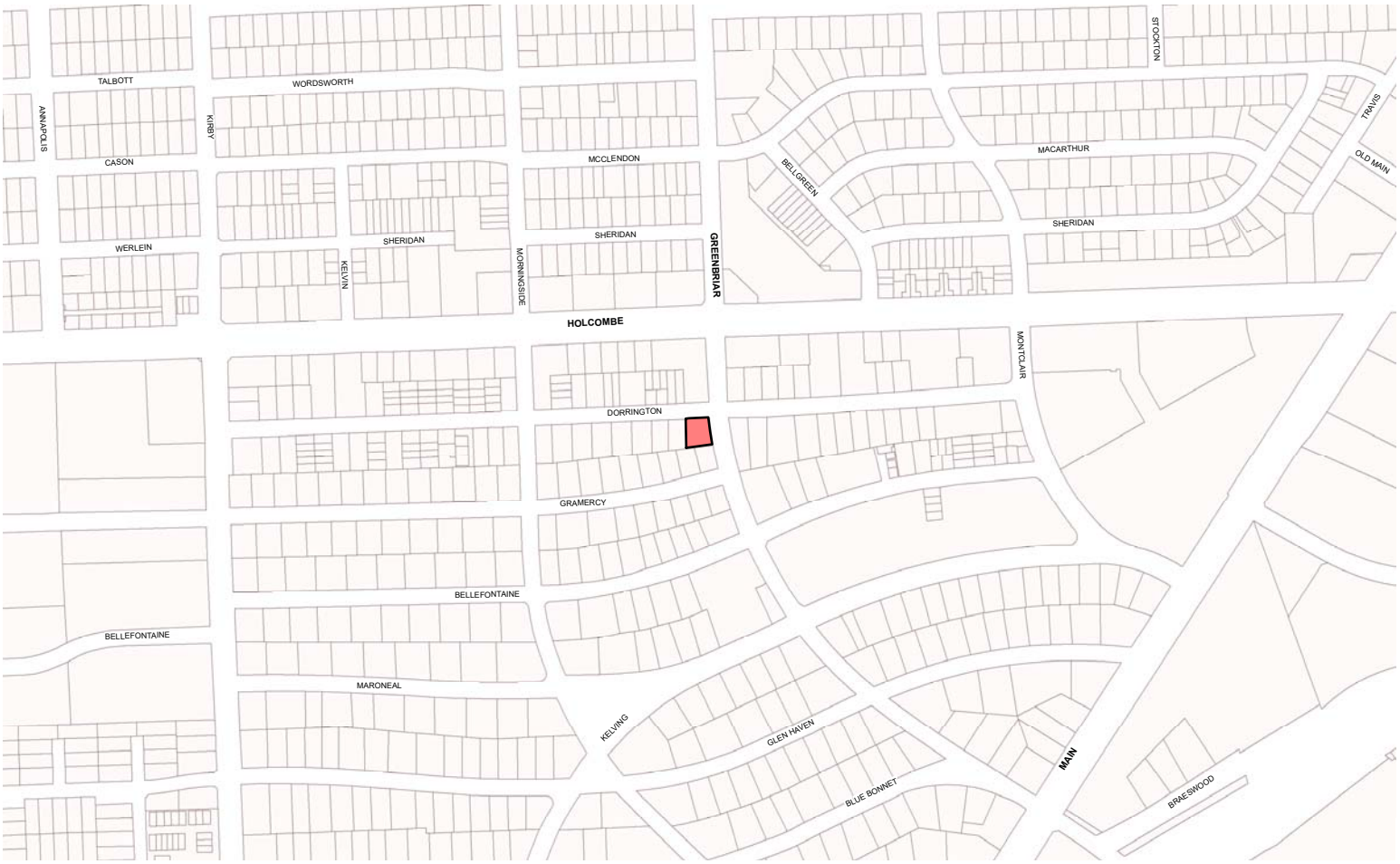
Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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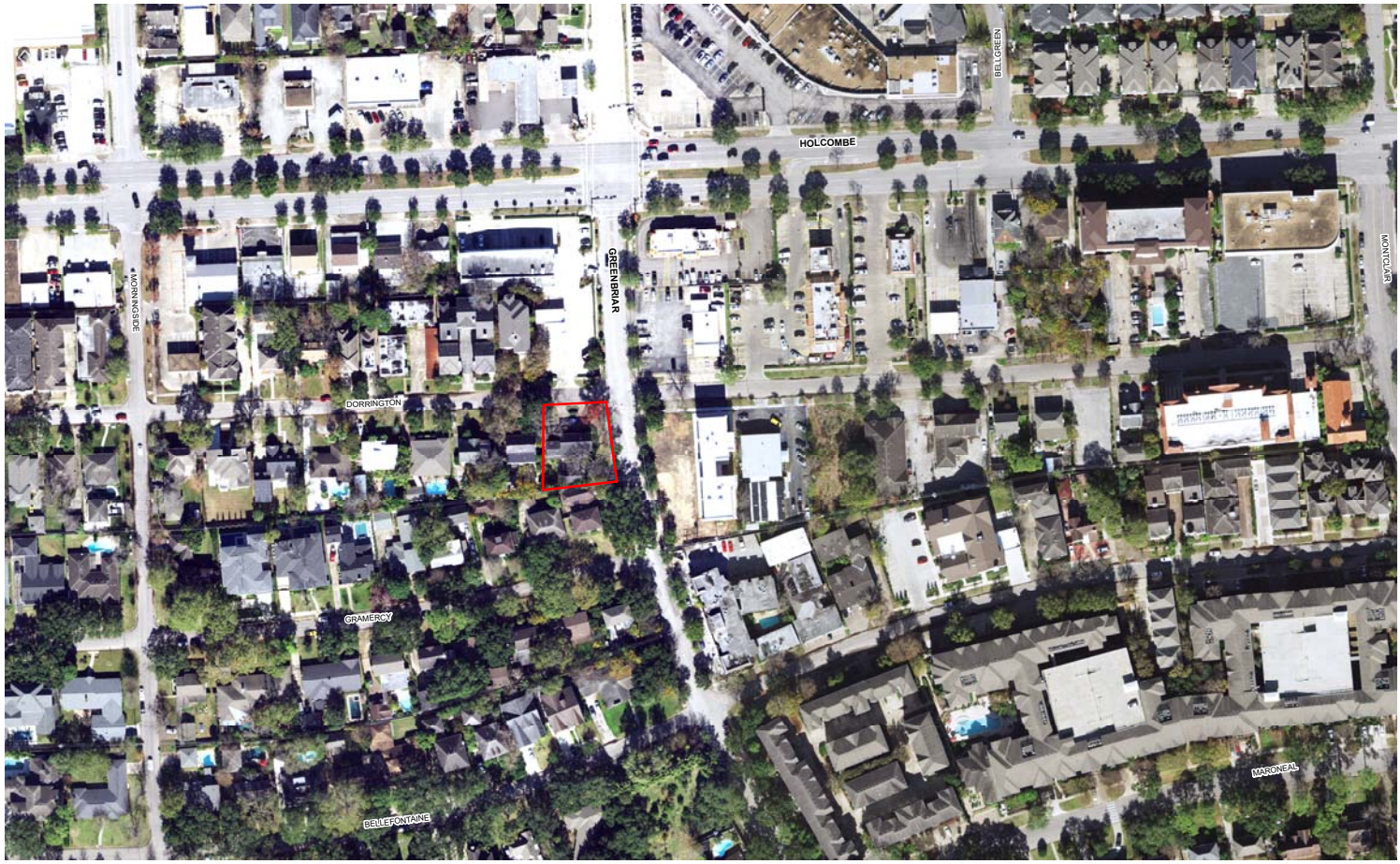
Aerial Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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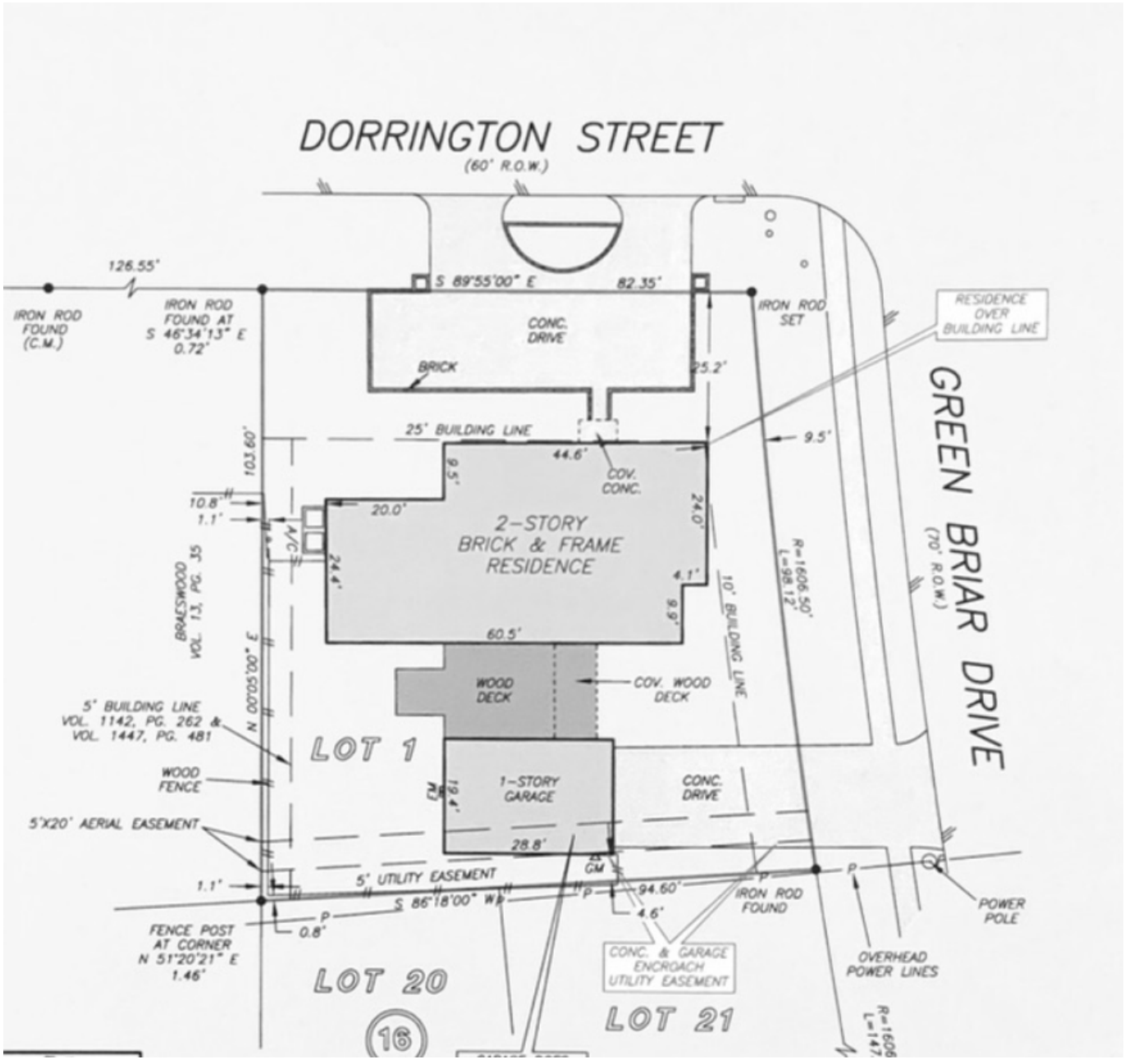
Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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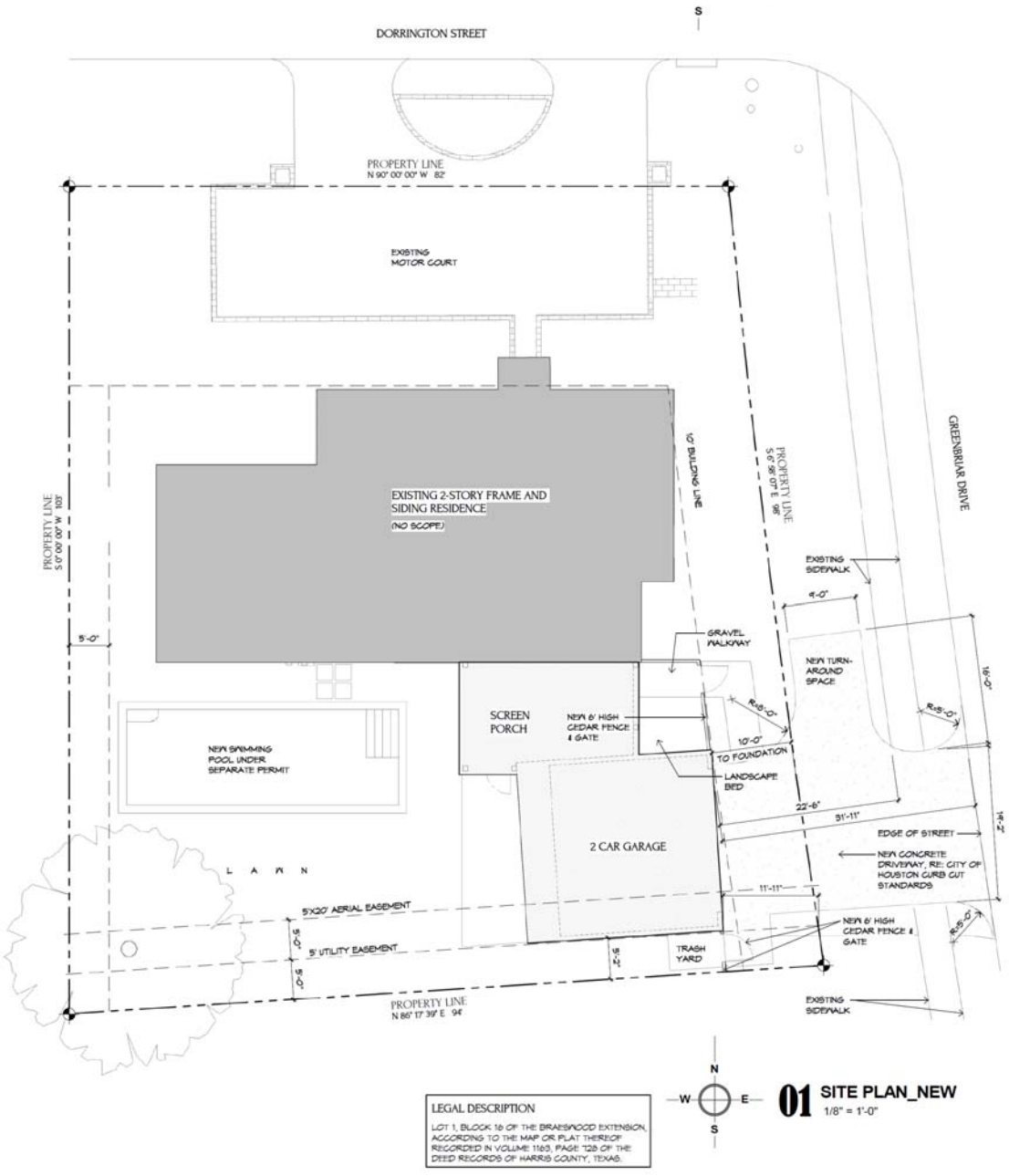
Site Plan



DEVELOPMENT PLAT VARIANCE

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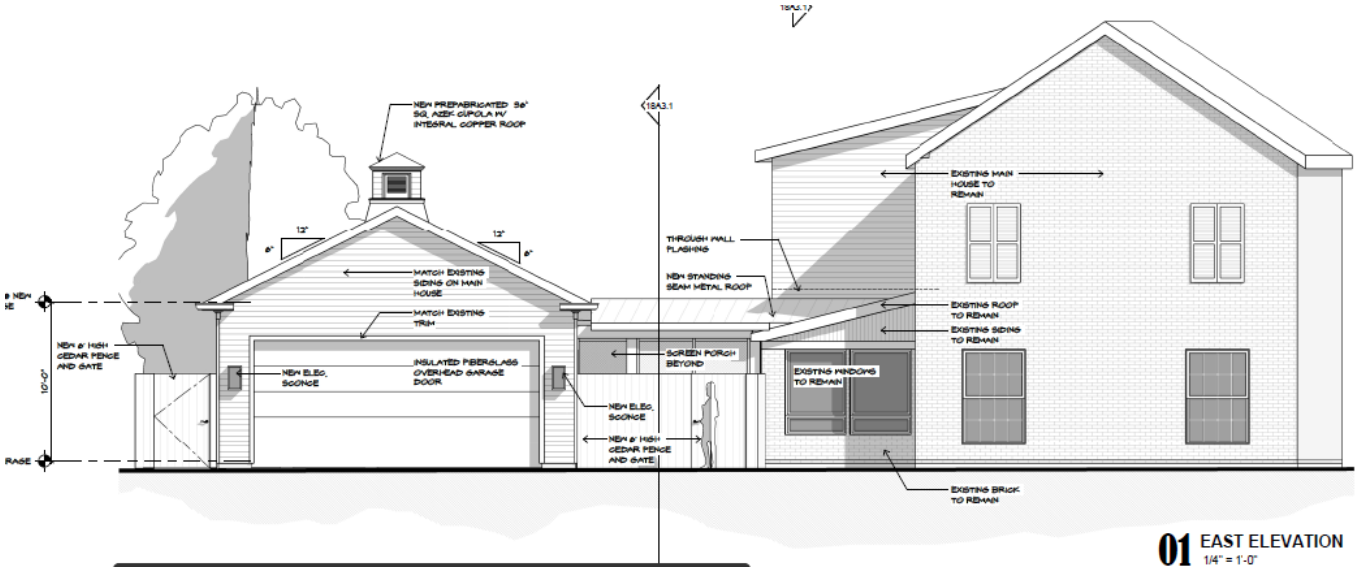
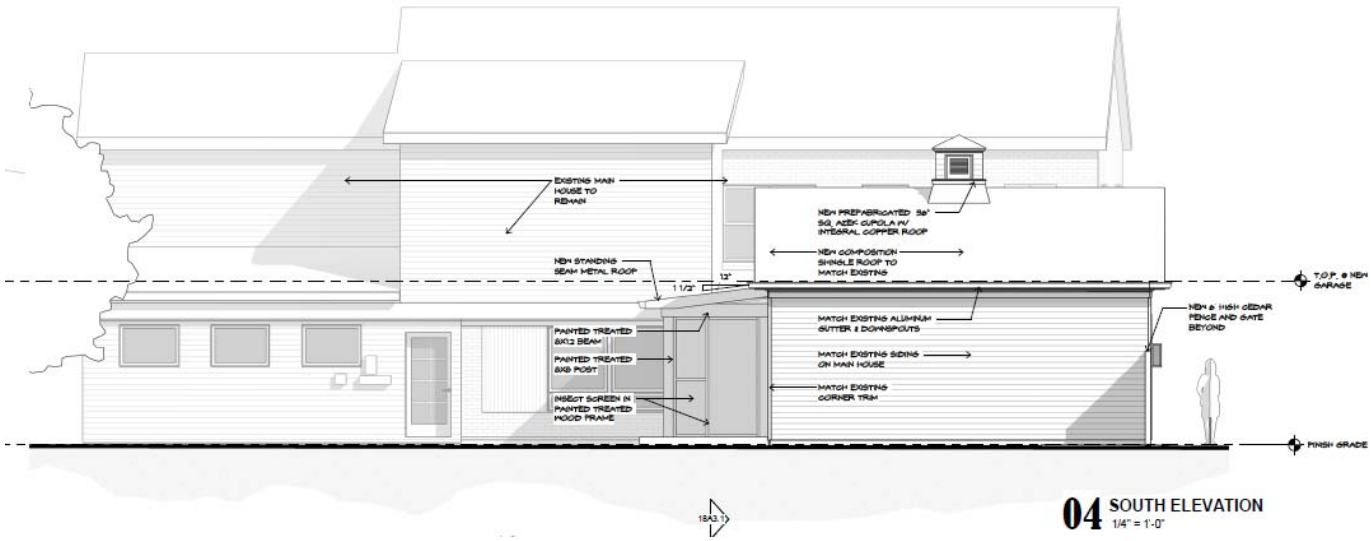
Elevations





DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 163

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Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

The site is located south of W. Holcombe Boulevard, and at the southwest corner of Dorrington Street and Greenbriar Drive. The applicant is requesting a variance 1). to allow a 10' building line along Greenbriar Drive, in lieu of the ordinance required 25' building line, and 2). To allow direct vehicular access for a new residential garage addition from Greenbriar Drive a major throughfare street.

Staff recommendation is to defer the application, to allow time for the applicant to provide revised information.

PLANNING COMMISSION ACTION: DEFERRED

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 164

Meeting Date: 6/24/2021

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
JAL ARCH DESIGNS, LLC	JOHN. A. LOPEZ	713-319-5836	jalarchdesigns@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5204 EAST FREEWAY	21040774	77020	55587C	494G	B

HCAD ACCOUNT NUMBER(S):	0641150000010
PROPERTY LEGAL DESCRIPTION:	Lot 10 Rowe Ashton
PROPERTY OWNER OF RECORD:	Green Jacqueline E
ACREAGE (SQUARE FEET):	4,885
WIDTH OF RIGHTS-OF-WAY:	Varies
EXISTING PAVING SECTION(S):	25'
OFF-STREET PARKING REQUIREMENT:	None
OFF-STREET PARKING PROVIDED:	None
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Vacant – Demolished in 2020,1 story Brick Residence; 2,930 sqft

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 2 Story Residential Duplex Siding; 5,533.8 sqft

PURPOSE OF VARIANCE REQUEST: **To** reduce front building line from ordinance required 25' to 10'

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirements along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Existing property is only 69.44 feet in depth and with a 25'-0" front build line and 3'-0" rear emergency access easement on the back property line only 41.44 feet of space is available to build the new residence. The previous existing residence was built with a 10'-0" front build line see attached images of previous residence

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

Due to the already 37'-2" front property line clearance from the curb of the existing road and the 69.44 ' depth of the entire property, adhering to the chapter 25'-0" front build line would reduce the buildable area of the already small property.

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

This property originally had a dead-end access street from the rear of the property that was removed leaving the only access from the current I10 service road. The enforcement of the 25'-0 front build line will reduce the buildable area of the property, thus reducing the property value. This was not the results of the owner of the property.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of chapter will be preserved and maintained, there will be approximately 32'-0" clearance from the edge of the side-wall to the face on the proposed garage door. No blocking of the side-walk will occur.

DEVELOPMENT PLAT VARIANCE

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The existing side-walk is 27'-2" and the street curb is 37'-2" from the property line and has enough clearance from the property line and will not create any obstruction to the use of the side-walk and street by the public.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of this variance request, the expansion of the freeway service road converted the existing access collector street to a major thoroughfare, thus imposing the city's 25'-0" front build line and restricting the buildable area of the property.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Location Map

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Aerial Map

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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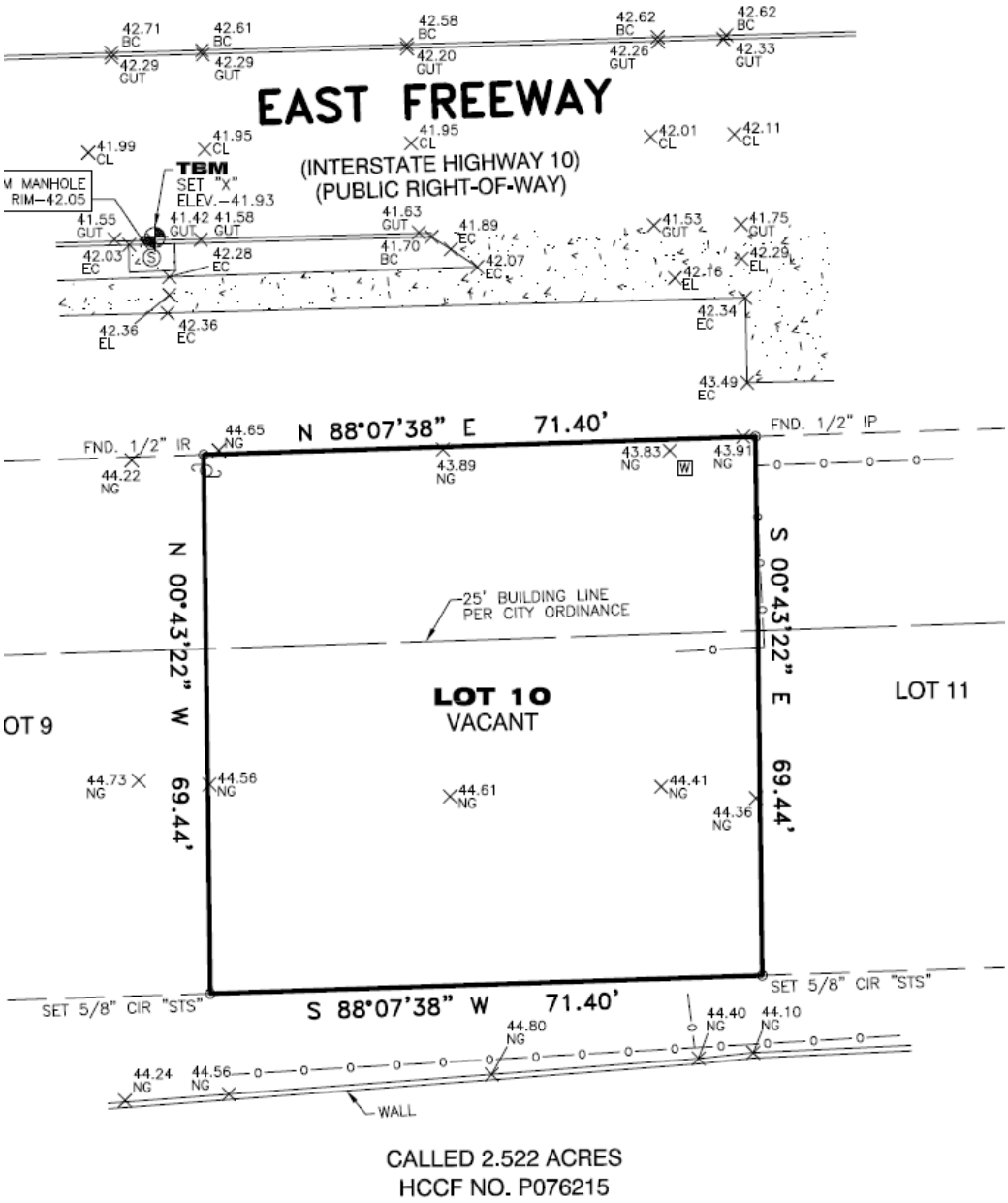
Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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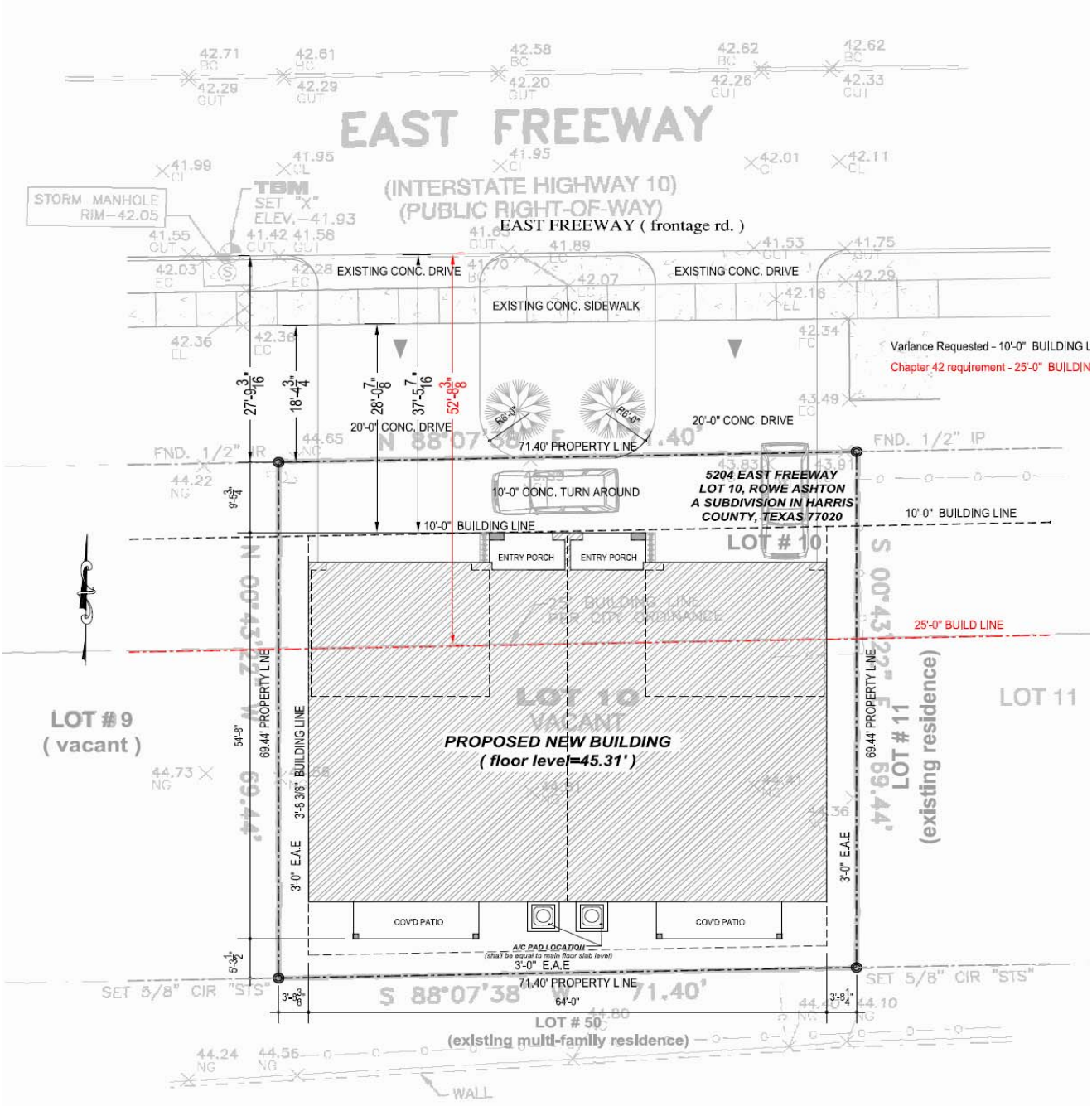
Site Plan



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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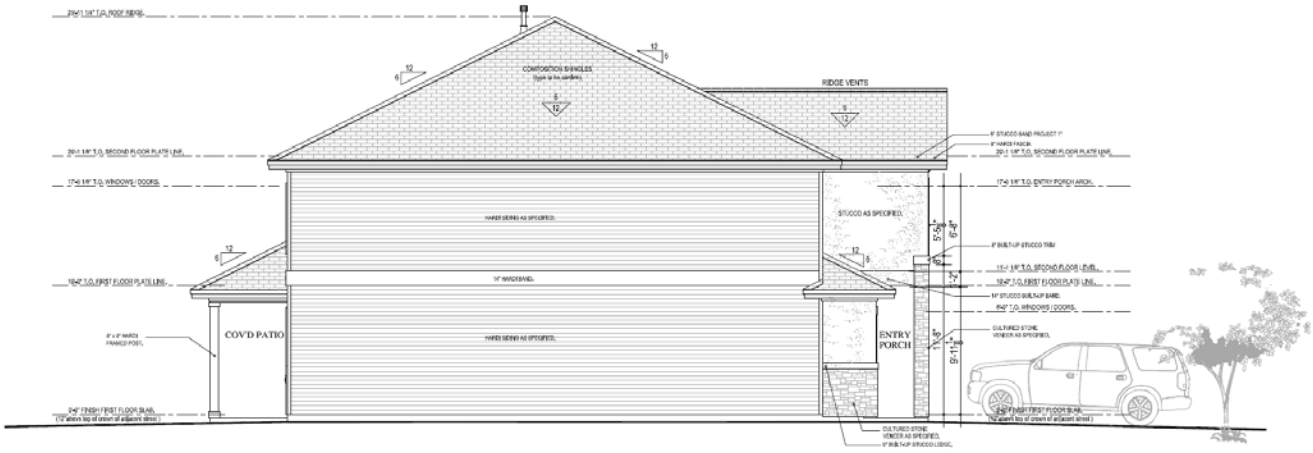
Houston Planning Commission

Elevations

A FRONT ELEVATION
Scale : 1/4" = 1'-0"



B RIGHT ELEVATION
Scale : 1/4" = 1'-0"

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 164

Meeting Date: 6/24/2021

STAFF REPORT

Staff Recommendation: Defer

The site is located along East Freeway adjacent to highway I-10 west of Lock wood. The applicant is proposing a duplex on one lot and requesting a development plat variance for a reduced building line of 10 feet instead of the required 25 feet by the ordinance. Staff recommendation is to defer the application for two weeks for further study and review.

PLANNING COMMISSION ACTION: Defer

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 165

Meeting Date: 06/24/2021

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Adam Wentworth	Adam Wentworth	281-795-0205	asmilamw@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
413 Gale Street	21036324	77009	5459A	453U	H

HCAD ACCOUNT NUMBER(S):	0660640310042
PROPERTY LEGAL DESCRIPTION:	LT 42 BLK 29 LINDALE PARK SEC 5
PROPERTY OWNER OF RECORD:	WENTWORTH ADAM S & DAPHNE H
ACREAGE (SQUARE FEET):	5000 S.F.
WIDTH OF RIGHTS-OF-WAY:	Gale (60')
EXISTING PAVING SECTION(S):	Gale (35')
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	3071 S.F. existing residence
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	3889 S.F. after addition

PURPOSE OF VARIANCE REQUEST: The purpose of the variance request is to request a 22' building line as opposed to the existing building line of 32'.

CHAPTER 42 REFERENCE(S): 42-170(a)
The city council may designate a special minimum building line block within the city to preserve the building line character of a single-family residential neighborhood that does not have a minimum building line requirement established by deed restrictions. A minimum building line requirement established pursuant to this subdivision shall prevail over any lesser minimum building line established by this article. The department shall maintain a list of current special minimum building line blocks on its website.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 06/24/2021

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

I am applying for a variance against the SMBL requirement of a 32' building setback by ordinance adopted in 2014. I was never informed of this SMBL when I purchased the house, and I have been working for over a year to get this addition to my home completed only to discover the existence of this SMBL in May of 2021 when my permits were denied. My proposed plans extend my building line to 22' which is within the existing deed restrictions that state bldg. line located no nearer than 20' nor further than 35' from the front line excluding porches – vol. 1159, pg. 133 HCDR. This will also place my building line further back, but closer in line to my immediate neighbors' building lines thus preserving the building line character of our block.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

I am being deprived of the reasonable us of my land because the existing building line requirement of 32' along with the existing utility easement of 5' restricts me from building on 37% of my property which is not sufficient to allow me to add to my home. As mentioned above, we were not aware of this special minimum building line when we purchased the house. This would create an undue hardship after the birth of our second child, we need an additional bedroom. The building line we are requesting will align our home and in most cases still set our home further back from the majority of our neighbors homes on our block

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

DEVELOPMENT PLAT VARIANCE

This is not a result of a hardship created or imposed by me or my family. In fact, this SMBL requirement was not disclosed to us when we purchased the home, and as an encumbrance on our property it is creating a hardship on us as the home owners.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The proposed plans would fall within the existing deed restrictions that we were aware of when we purchased the home which state that bldg. line located no nearer than 20' nor further than 35' from front line, excluding porches – vol. 1159, pg. 133 HCDR, and will preserve the building line character of our block.

(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, and it will preserve the building line character of our block and our neighborhood because the new addition will still be within the original deed restrictions.

(5) Economic hardship is not the sole justification of the variance.

The justification of the variance is that this SMBL was an unknown encumbrance on our property when we bought the home, the current SMBL and 5' utility easement unreasonably restricts me from building on 37% of my property, our proposed addition will preserve the building line character of our neighborhood because the new addition will only come to a 22' building line and still be within the original deed restrictions. Furthermore, if we are not able to complete our proposed addition, our home will not be large enough to support our growing family, and we will likely have to move.

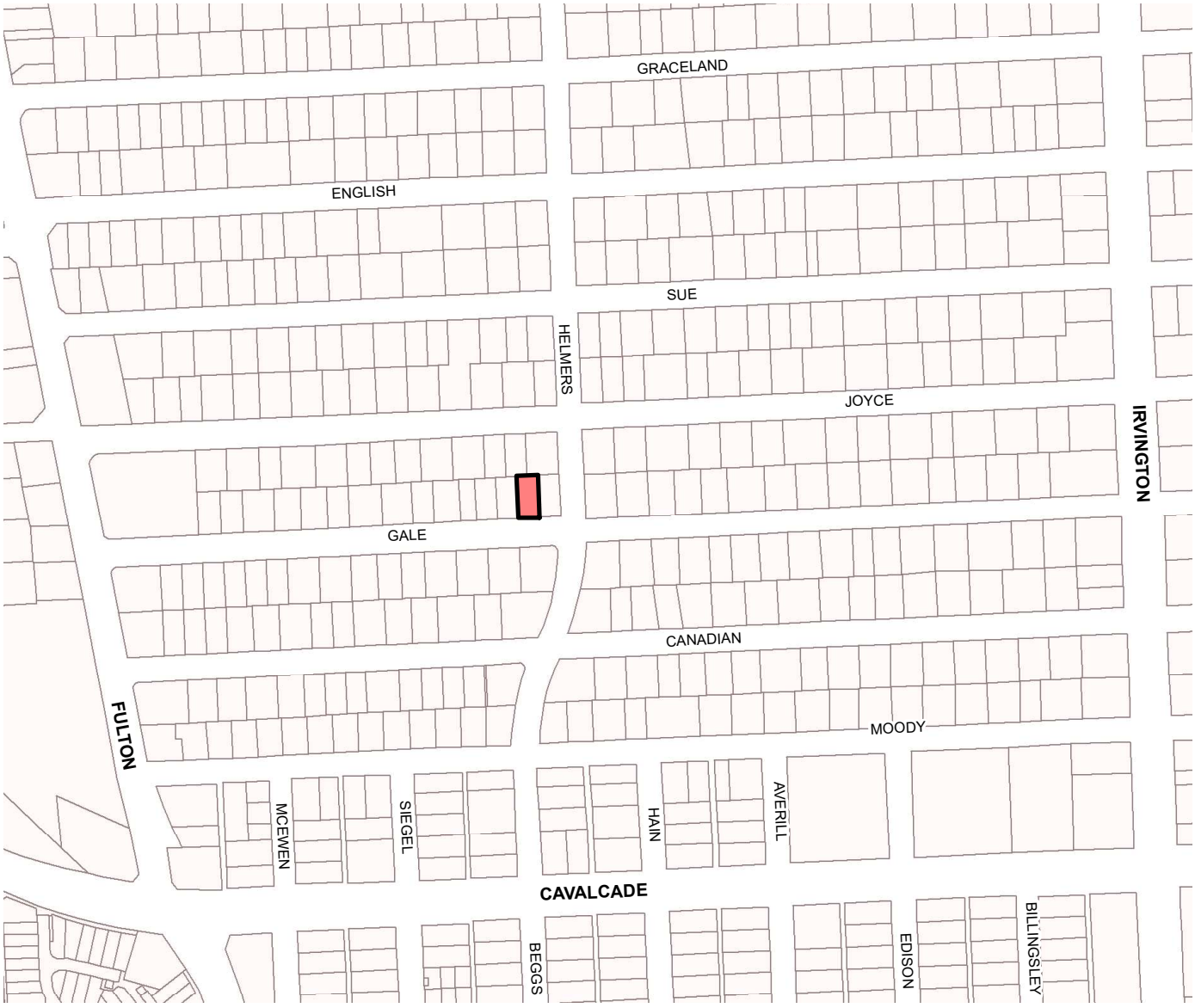
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 165

Meeting Date: 06/24/2021

Location Map



DEVELOPMENT PLAT VARIANCE

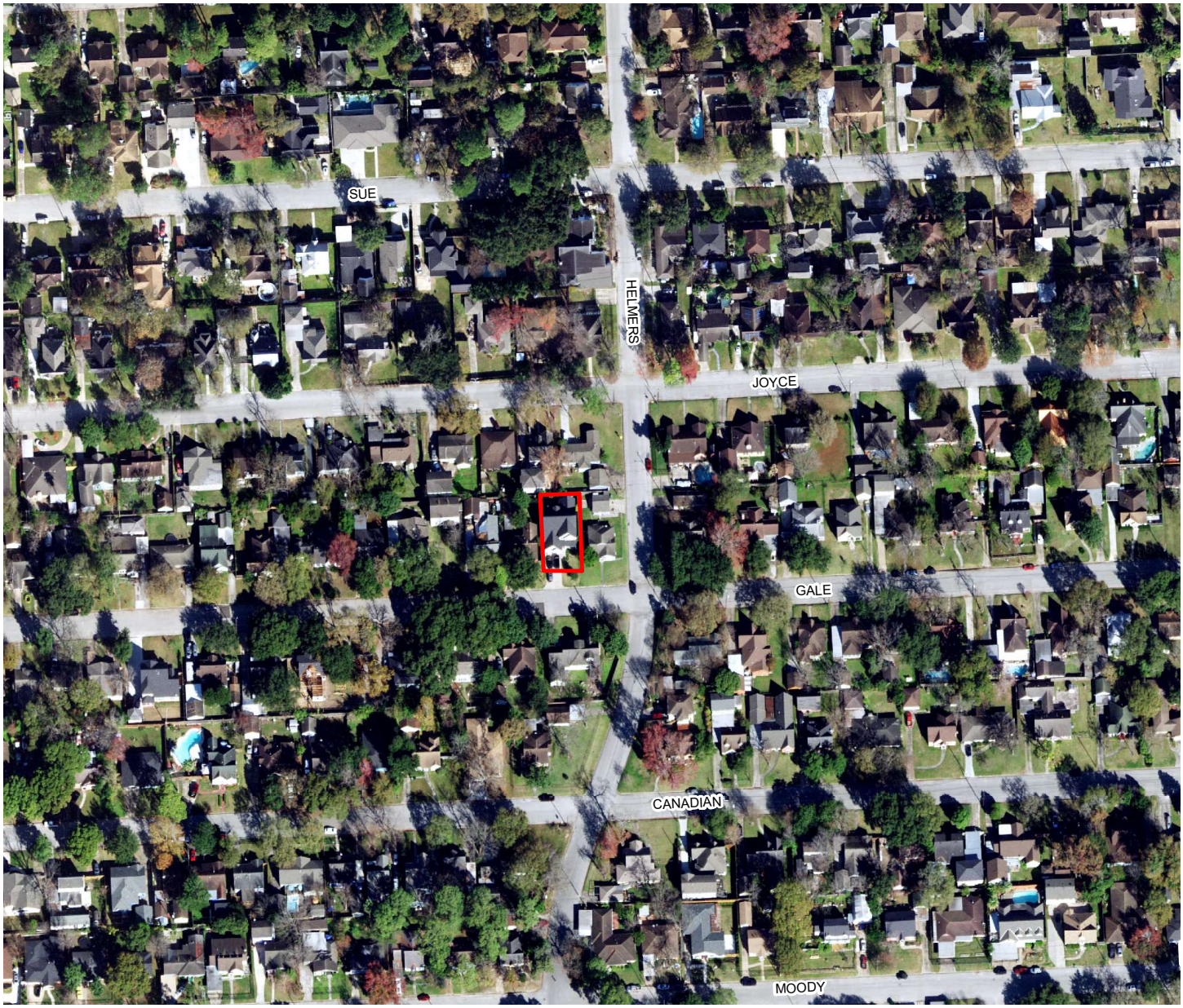
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 165

Meeting Date: 06/24/2021

Aerial Map



DEVELOPMENT PLAT VARIANCE

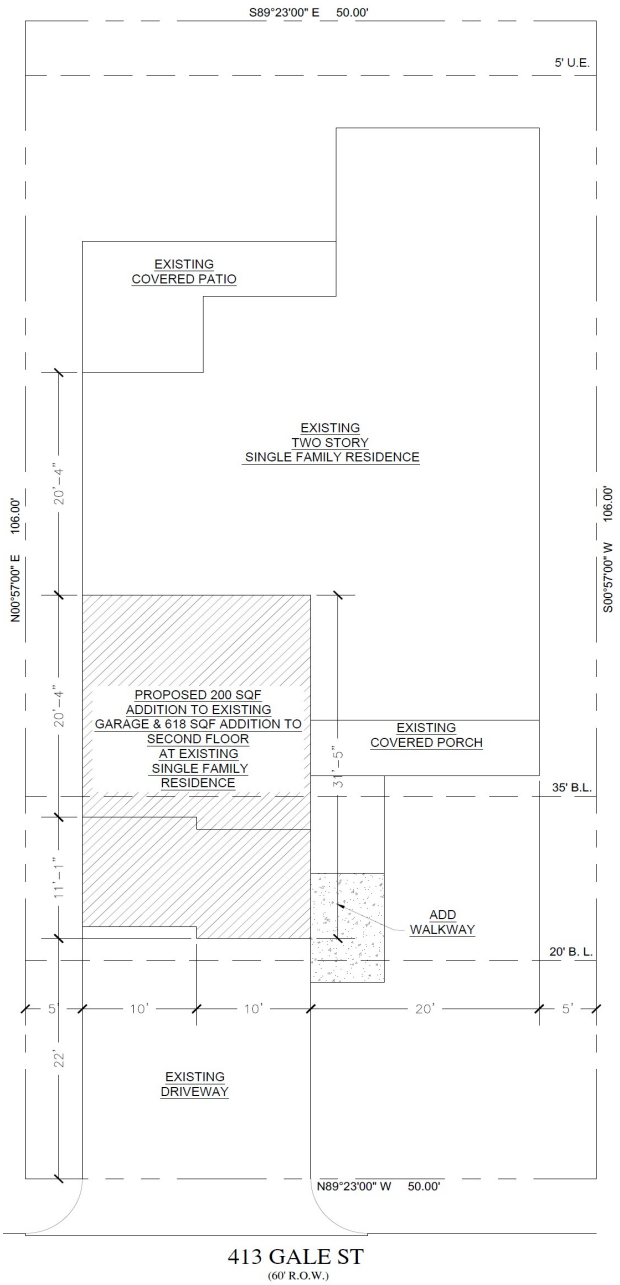
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 165

Meeting Date: 06/24/2021

Site Plan



DEVELOPMENT PLAT VARIANCE

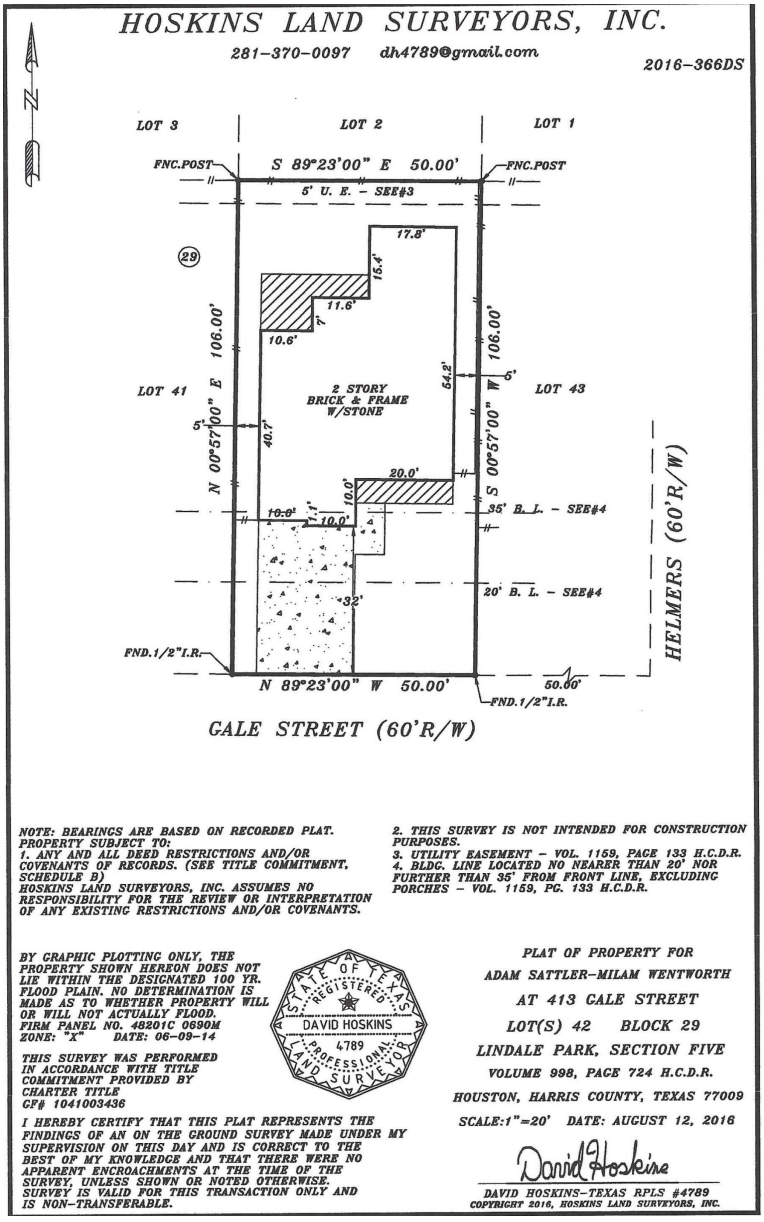
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 165

Meeting Date: 06/24/2021

Survey



NOTE: BEARINGS ARE BASED ON RECORDED PLAT.
PROPERTY SUBJECT TO:
1. ANY AND ALL DEED RESTRICTIONS AND/OR COVENANTS OF RECORDS. (SEE TITLE COMMITMENT, SCHEDULE B)
HOSKINS LAND SURVEYORS, INC. ASSUMES NO RESPONSIBILITY FOR THE REVIEW OR INTERPRETATION OF ANY EXISTING RESTRICTIONS AND/OR COVENANTS.

2. THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
3. UTILITY EASEMENT - VOL. 1159, PAGE 133 H.C.D.R.
4. BLDG. LINE LOCATED NO NEARER THAN 20' NOR FURTHER THAN 35' FROM FRONT LINE, EXCLUDING PORCHES - VOL. 1159, PG. 133 H.C.D.R.

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE DESIGNATED 100 YR. FLOOD PLAIN. NO DETERMINATION IS MADE AS TO WHETHER PROPERTY WILL OR WILL NOT ACTUALLY FLOOD.
FIRM PANEL NO. 48201C 0690M
ZONE: "X" DATE: 06-09-14

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY CHARTER TITLE
GF# 1041003436

STATE OF TEXAS REGISTERED DAVID HOSKINS 4789 PROFESSIONAL LAND SURVEYOR

PLAT OF PROPERTY FOR
ADAM SATTLER-MILAM WENTWORTH
AT 413 GALE STREET
LOT(S) 42 BLOCK 29
LINDALE PARK, SECTION FIVE
VOLUME 998, PAGE 724 H.C.D.R.
HOUSTON, HARRIS COUNTY, TEXAS 77009
SCALE:1"=20' DATE: AUGUST 12, 2016

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FINDINGS OF AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION ON THIS DAY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THERE WERE NO APPARENT ENCROACHMENTS AT THE TIME OF THE SURVEY, UNLESS SHOWN OR NOTED OTHERWISE. SURVEY IS VALID FOR THIS TRANSACTION ONLY AND IS NON-TRANSFERABLE.

David Hoskins

DAVID HOSKINS-TEXAS RPLS #4789

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DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 165

Meeting Date: 06/24/2021

Elevations

1 FRONT ELEVATION

2 RIGHT SIDE ELEVATION

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 165

Meeting Date: 06/24/2021

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located east of Irvington Boulevard and north of Cavalcade Street along the south side of Gale Street. The applicant is requesting a variance to allow a reduced 22' building line as opposed to the 32' minimum building line requirement along Gale Street for an addition to a single-family residence. Staff recommendation is to defer the application for further study and review.

PLANNING COMMISSION ACTION: DEFER

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III

Meeting Date: June 24th 2021

Houston Planning Commission

Variance Request Application

An applicant seeking a hotel/motel approval in accordance with Planning Standards of Chapter 28 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.hotel-motel@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Vernon G. Henry	Mary Lou Henry, F.A.I.C.P.	713-627-8666	marylou.henry@vhaplanning.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 ADDRRESS: 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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: June 24th 2021

APPLICANT'S STATEMENT OF FACTS

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.hotel-motel@houstontx.gov.

(1) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

This property is located at the intersection of Sage Rd. and S. Rice Blvd. This portion of Sage Rd is classified as a residential street by Chapter 28 because much of the frontage consists of residential units that are high rises. The area consists of residential units, hotels, shopping centers, and office buildings. This is a densely populated area and the site is within the Uptown Galleria Major Activity Center. To prohibit the use of this property as a high rise hotel would be inconsistent to the intentions of the Major Activity Center.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

This site formally was a U.S. Postal Service facility and is one of the few vacant sites located in the Uptown Galleria Major Activity Center (MAC). The business focus of the Uptown Galleria MAC has more square footage than the Central Business District (CBD) of most cities. It is located 425 feet from I-69 and 2,900 feet from the 610 loop, two major West side highways. The development will be a mixed-use complex consisting of a 24-floor hotel, convention center, two condominium towers, retail space, and parking garage. The main entrance to the hotel will have ramped ingress from Sage Rd. with the drop off to the hotel lobby at ground level. The ramped egress exits onto S. Rice Blvd. The main entrance to the hotel faces the intersection of Sage Rd. and S.Rice Blvd. Sage Rd. is a very busy secondary TOD street with four lanes of traffic and a median separation. Northbound traffic can reach the hotel at one of the existing median breaks.

The majority of the nearby area consists of residential units. There will be an 8' sidewalk constructed along Sage Rd., the major thoroughfare, and a 6' sidewalk along S.Rice Blvd.. Sage Rd. is part of the Metro bus route, and public transportation will be easily available for hotel guests in this dense Major Activity Center. The hotel will also serve as a place to stay for guests of the residents in the nearby condominiums.

(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.

Houston Planning Commission ITEM: III

Planning and Development Department **Meeting Date: 06/24/2021**

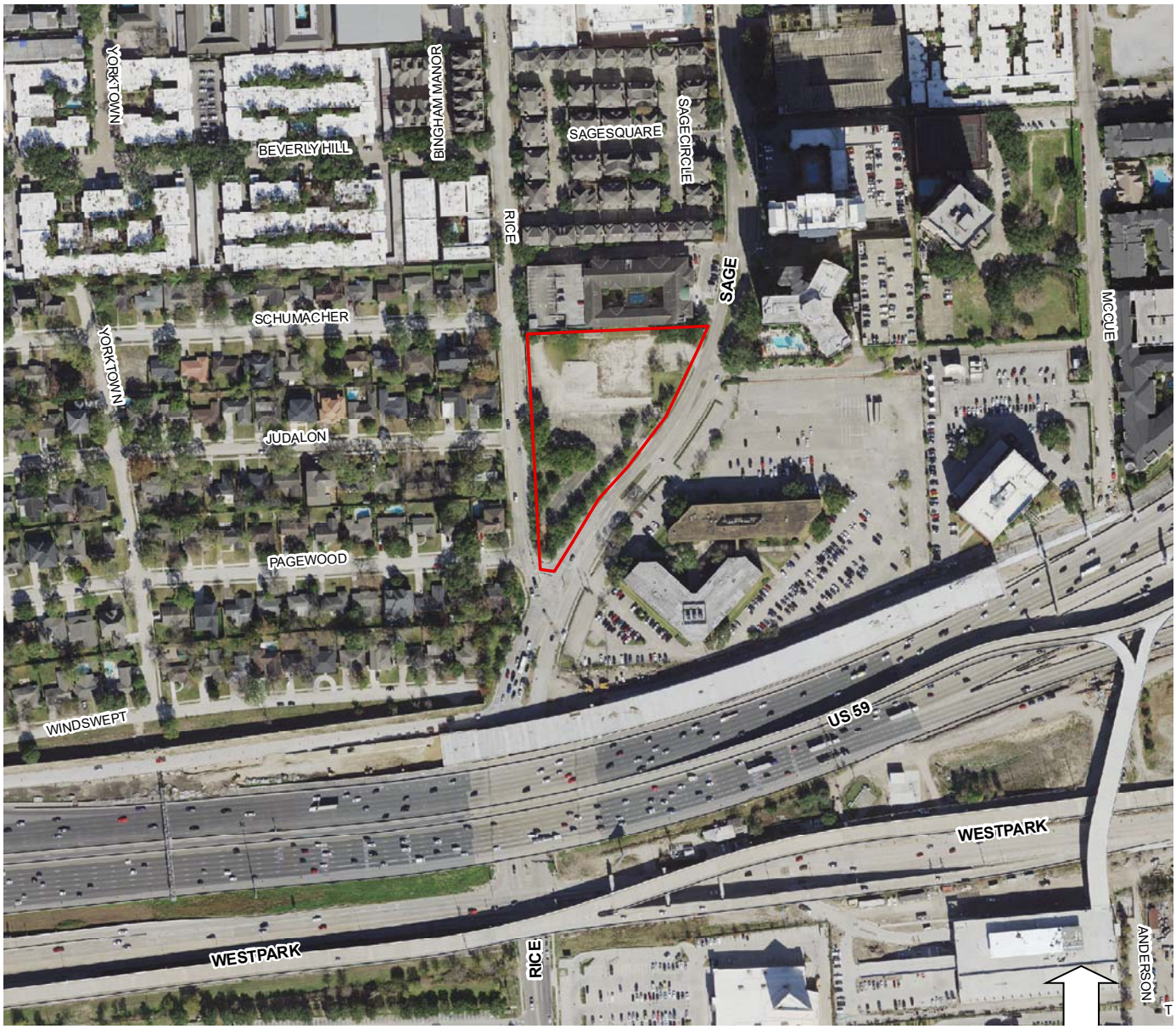
Subdivision Name: Iconia Hotel (Def 3)

Site Location

Houston Planning Commission ITEM: III

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Iconia Hotel (Def 3)



Aerial

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:

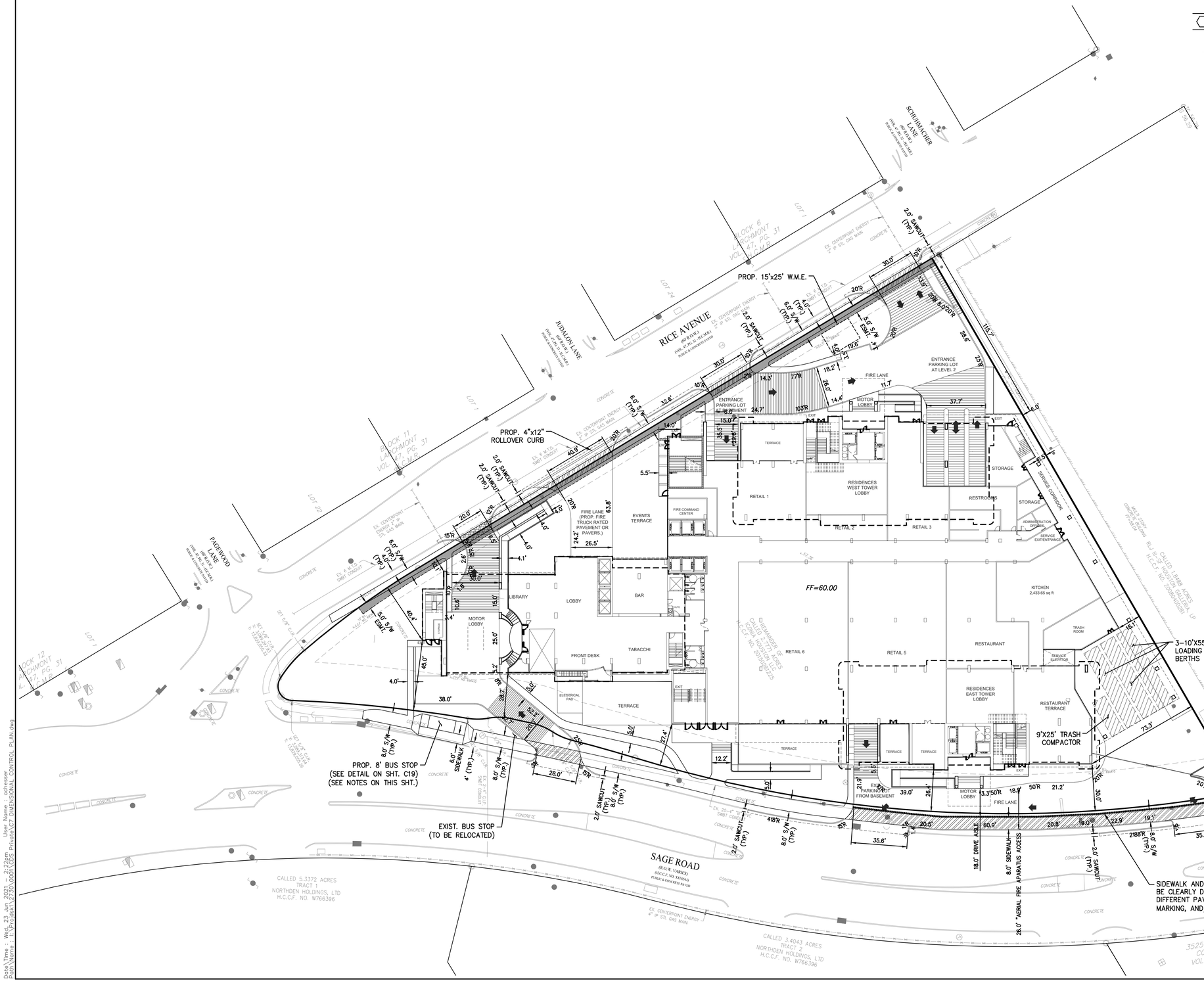
1. R1-1 STOP SIGN.
2. STOP BAR (TYP.)
3. PROPOSED TRASH COMPACTOR. SEE ARCHITECTURAL PLANS FOR DETAILS.
4. PROPOSED TRANFORMER PADS. SEE ARCHITECTURAL PLANS FOR DETAILS.
5. PROPOSED CENTERPOINT SWITCH GEAR. SEE ARCHITECTURAL PLANS FOR DETAILS.
6. PROPOSED LOADING ZONE.
7. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.8%
8. ADA RAMPS W/TRUNCATED DOMES
9. TRUNCATED DOMES

SIDEWALK

DRIVEWAY SCORE

METRO's Notes for Work Adjacent to Bus Stops

1. The Contractor shall be responsible for repairs to any METRO facilities damaged during construction. If the Contractor cannot immediately make the repairs to METRO's satisfaction, METRO will make the repairs and bill the cost to the Contractor.
2. Prior to construction the Contractor shall verify in the field that there are no conflicts with our electrical power, fiber optics, communication, signaling, high voltage cables or any other METRO infrastructure.
3. The Contractor shall 'hand excavate' in the vicinity of communication and power lines feeding the METRO system.
4. The Contractor shall contact the Director of Universal Accessibility, Tim Mills by email at TM14@ridemetro.org or by phone 713-739-6861 one week prior to construction. METRO may assign an inspector to assure no damages are made to METRO's facilities. Universal Accessibility will coordinate any permanent or temporary impact on bus stops, shelters and sidewalk to maintain accessibility.
5. The Contractor shall contact METRO Bus Operations a minimum of ten (10) working days prior to construction impacting bus stops and bus routes. The contact information is Cori Taylor, Cori.Taylor@ridemetro.org 713-615-7219 or Shirley Mitchell, Shirley.Mitchell@ridemetro.org 713-615-7212.
6. The Contractor shall provide any temporary bus stop facilities needed, except for bus stop signs, at no cost to METRO and shall restore any affected bus stops per COH IDM and meet current American Disability Act (ADA) requirements as required by local, state and federal code and requirements. No bus stop shall be permanently removed without approval from METRO.



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.
Suite 100
Houston, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

LJA PROJECT NO.: 2730-0001

SCALE: 1"=30'
DATE: MARCH, 2021

SHEET NO. C7 OF C21 SHEETS

PRIVATE - ICONIA-HOUSTON SAGE DEVELOPMENT; CITY OF HOUSTON, TX : 2730-0001

Date\Time : Wed, 23 Jun 2021 - 2:22pm User Name : achesser
Path Name : L:\Projects\2730\001\CDS Private\C7 DIMENSIONAL CONTROL PLAN.dwg

RP-2020-22237
1/16/2020 hccpirp1 60.00

FILED
1/16/2020 11:19 AM
COUNTY CLERK

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, DRAWS, 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 ABUTTING 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, 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.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MICHIGAN

PARMAL. BHATT
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Oct 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, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5765

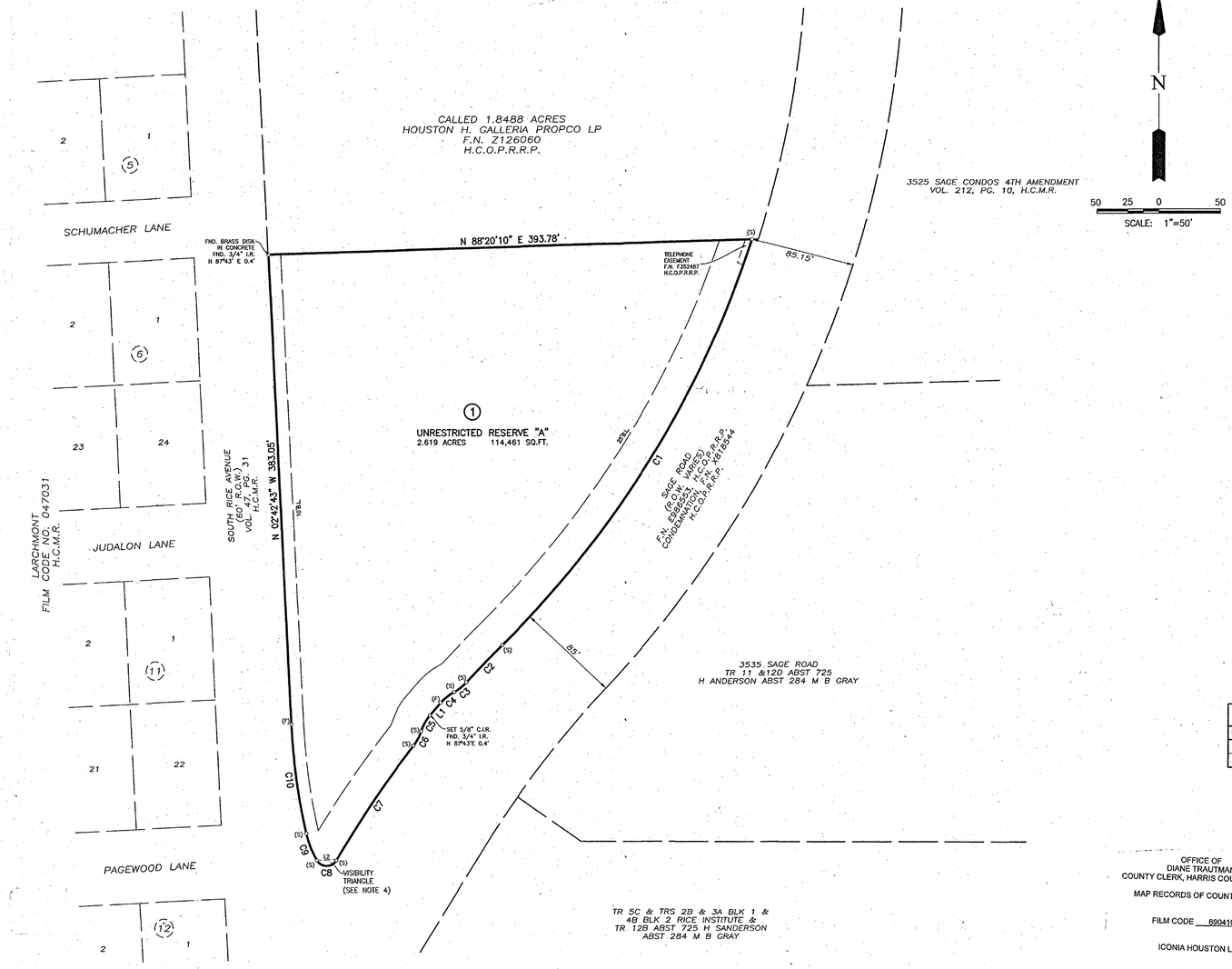
STATE OF TEXAS
REGISTERED
05-8
MICHAEL HALL
5765
PROFESSIONAL
LAND SURVEYOR

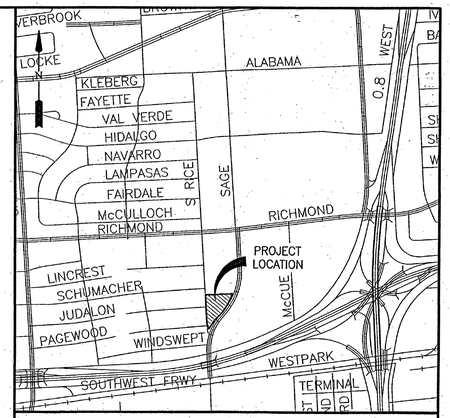
THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ICONIA HOUSTON LLC IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 14 DAY OF JANUARY, 2020.

BY: _____
MARTHA L. STEIN, CHAIR
OR M. SONNY GARZA, VICE-CHAIR

HOUSTON PLANNING COMMISSION
HOUSTON
TEXAS

BY: _____
MARGARET WALLACE BROWN, AICP,
CNU-A, SECRETARY





VICINITY MAP
SCALE: 1" = 1000'

KEY MAP NO. 491Y

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°35'58" 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'

NOTES:

1. 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.
2. 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 .9998885866.
3. 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.
4. 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.
5. 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.
6. THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 9.

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, 20 19 AT 11:19 O'CLOCK A M., AND DULY RECORDED ON January 16, 2020 AT 3:45 O'CLOCK P M., AND AT FILM CODE NO. 690410 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

_____
DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY CHRISTIAN ORONA

ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording

COUNTY OF HARRIS TEXAS

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

OFFICE OF
DIANE TRAUTMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 690410

ICONIA HOUSTON LLC

THIS IS PAGE 1 OF 2 PAGES

SCANNER Context IQ4400
KEY MAP

ICONIA HOUSTON LLC

A SUBDIVISION OF 2.619 ACRES OF LAND SITUATED IN THE HARVEY SANDERSON SURVEY, ABSTRACT 725, CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

1 RESERVE (2.619 ACRES) 1 BLOCK

NOVEMBER 12, 2019 JOB NO. 2730-0001-000

OWNERS:
ICONIA HOUSTON, LLC
A TEXAS LIMITED LIABILITY COMPANY
GERARDO CARRENO, AUTHORIZED AGENT
9442 N. CAPITAL OF TEXAS HIGHWAY, SUITE 315, AUSTIN, TEXAS 78759

SURVEYOR:
Civil-Surv Land Surveying,LLC
10590 WESTOFFICE DRIVE, SUITE 100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181
FAX: (713) 839-9020
TBPLS No. 10143900

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501

SHEET 1 OF 1

DIR. XX
SUR.
MYLAR CHECK:
CAD:
Date/Time : Tue, 12 Nov 2019 - 1:51pm
Path/Name : C:\Users\jascorres\AppData\Local\Temp\AcPublish_5284\Iconia Houston LLC.dwg

UPTOWN
HOUSTON

June 1, 2021

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

Tom Kiler
EDENS

Steven D. Lerner
TRC Capital Partners

Sonny Messiah-Jiles
Houston Defender Network

Kendall A. Miller
Tanglewood Corporation

John D. Mooz
Hines

Erik Sobek
Nuveen Real Estate

Kurt Webb
Simon Property Group

Jonathan Zadok
Zadok Jewelers

John R. Breeding
Uptown Houston District

1980 Post Oak Boulevard, Suite 1700, Houston, TX 77056
713.621.2011

Houston Planning Commission ITEM: III

Planning and Development Department **Meeting Date: 06/24/2021**

Subdivision Name: Iconia Hotel

NORTH

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT

PLANNING & DEVELOPMENT DEPARTMENT

AGENDA ITEM: III

MEETING DATE: 06/24/2021

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ ETJ
	21016910	77056	5156	491Y	City

NORTH OF: US 59
SOUTH OF: Richmond
EAST OF: S.Rice
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: Grant and Approve

BASIS OF RECOMMENDATION: The site is located in Houston city limits within the UPTOWN Major Activity Center at the northern intersection of Sage Road and S. Rive Avenue North of US-59. The applicant proposing a 421 Room Iconia Hotel and is requesting a variance to allow a hotel to take primary access from Sage Road which is a residential street. Staff is in support of this request. The site is a vacant 2.5 acres tract intended to develop into a mixed-use complex. The complex will include two residential high-rises, parking garage, convention center, restaurants with retails spaces and a 24-floor hotel. The main access will be along Sage road which is a M.T.F. and Secondary T.O.D street. Sage road is also classified and a residential street per chapter 28. With the majority of the frontage along Sage road being residential in nature, a variance is required to take primary access Sage road. Staff has worked closely with the developers and public works regarding driveway locations to ensure the safety of the both pedestrian and vehicular traffic.
The applicant has provided unobstructed 8' sidewalk along Sage road with a 4' safety buffer Sage to help buffer vehicle traffic. This proposed mixed-use development will compliment the already active urban area. The Planning Commission granted the similar variance request in 2019 along McCue Road with similar justification. Staff recommendation is to Grant the requested variance.

PLANNING COMMISSION ACTION: Grant requested variance

DECISION: X VARIANCE GRANTED ____ VARIANCE DENIED **DATE: June 24th, 2021**

AGENDA: IV

SMLSB Application No. 783: 500 block of Welch Street, north and south sides, between Whitney and Hopkins Streets

BACKGROUND:
The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 500 block of Welch Street, north and south sides, between Whitney and Hopkins Streets. Analysis shows that a minimum lot size of 5,000 sf exists for the blockfaces. A petition was signed by the owners of 63% of the property within the proposed Special Minimum Lot Size Block. One protest was filed, and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:
Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one blockface, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes eight (8) lots along the 500 block of Welch Street, north and south sides, between Whitney and Hopkins Streets.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing blockfaces;*
  The application comprises two blockfaces, the north and south sides of Welch Street.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
  Land uses of the properties consist of six (6) of eight (8) single-family residential properties (representing 75% of the total lots within the boundary area).
- *The applicant has demonstrated sufficient support for the SMLSB;*
  The applicant obtained five (5) of eight (8) signatures of support from property owners in the proposed SMLSB (owning 63% of the total area). There was one protest.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
  A minimum lot size of 5,000 sf exists on eight (8) lots in the blockfaces.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
  The subdivision was platted in 1907. The houses originate from the 1900s. The establishment of a 5,000-sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
  Eight (8) out of eight (8) lots (representing 100% of the application area) are at least 5,000 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockfaces.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application
6. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK

Application No.	**783**			
Date Received:	**3/11/2021**		Date Complete:	**4/21/2021**
Street(s) Name:	**Welch Street**		Lot(s)	**500 block of Welch Street**
Cross Streets:	**Whitney**	and	**Hopkins**	
Side of street:	**North and South**			

MINIMUM LOT SIZE:

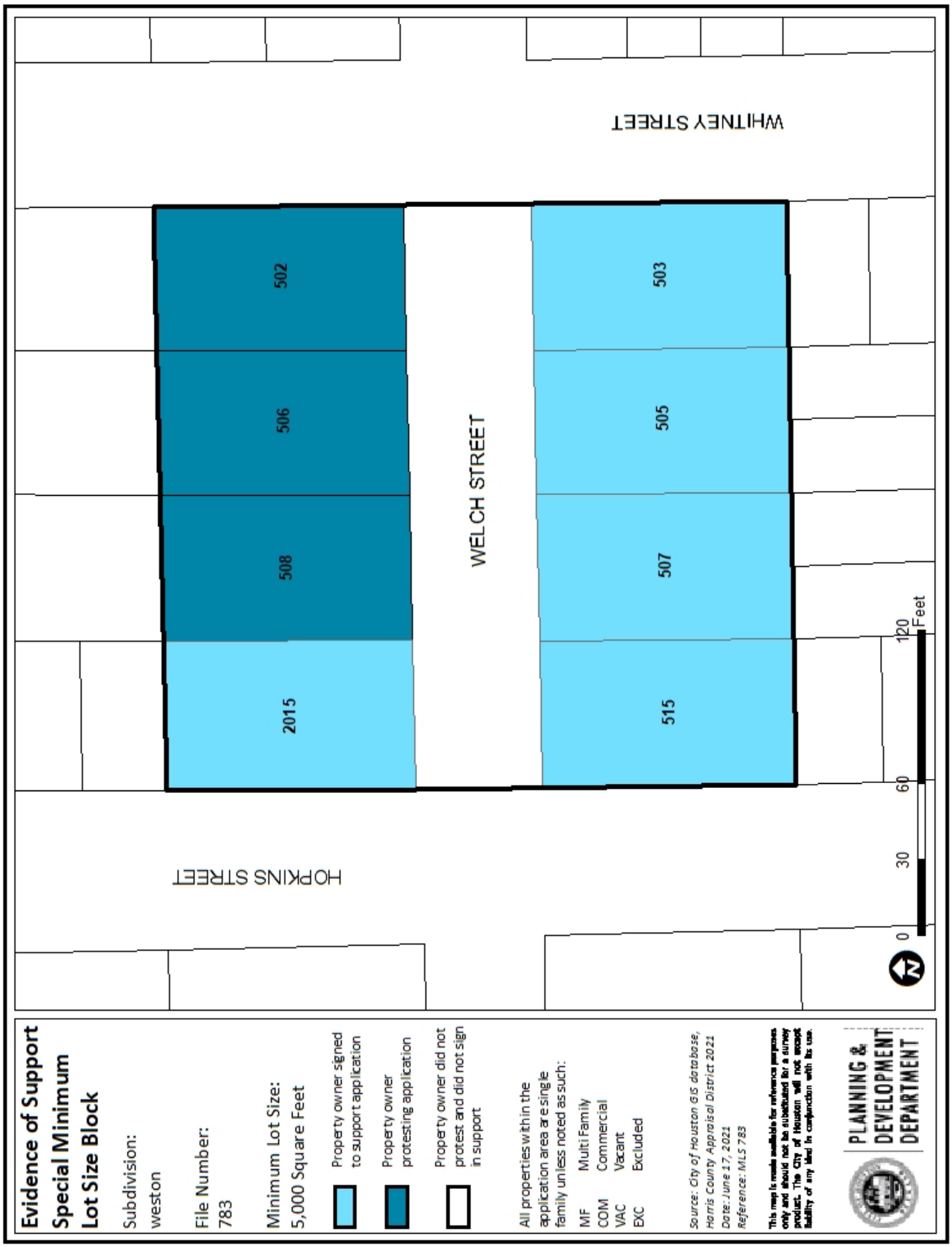
Address	Land Use	Signed in Support	Lot size (in Sq Feet)
502 (LT 3 BLK 5)	SFR		5,000
503 (LT 1 BLK 6)	SFR	Y	5,000
505 (LT 2 BLK 6)	SFR	Y	5,000
506 (LT 4 BLK 5)	SFR		5,000
507 (LT 3 BLK 6)	SFR	Y	5,000
508 (LT 5 BLK 5)	MF		5,000
515 (LT 4 BLK 6)	SFR	Y	5,000
2015 Hopkins (LT 6 BLK 5)	MF	Y	5,000

Evidence of Support (must be 51% or more by area for Director administrative approval):								
Of	**40,000**	Square Feet in the Proposed Application Area	**25,000**	Square Feet are Owned by Property Owners Signing in Support of the Petition =	**63%**			
Single Family Calculation:								
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):								
	6	# developed or restricted to no more than two SFR Units	Of	**6**	Total number of SFR lots in the Proposed Application Area	**8**	Total number of lots in the Proposed Application Area	**75%**
	2	# of Multifamily lots						
	0	# of Commercial lots						
	0	# of Vacant Lots						
	8	Total						

Minimum Lot Size Calculations:

Total # of lots	**8**	Total sq. ft. =	**40,000**	/ # of lots =	**5,000**	average sq. ft.
					5,000	median sq. ft.
	70	**%**				

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	5,000	12.5%	12.5%
2	5,000	12.5%	25.0%
3	5,000	12.5%	37.5%
4	5,000	12.5%	50.0%
5	5,000	12.5%	62.5%
6	**5,000**	12.5%	**75.0%**
7	5,000	12.5%	87.5%
8	5,000	12.5%	100.0%


WHITNEY STREET
HOPKINS STREET
WELCH STREET
502
506
508
2015
503
505
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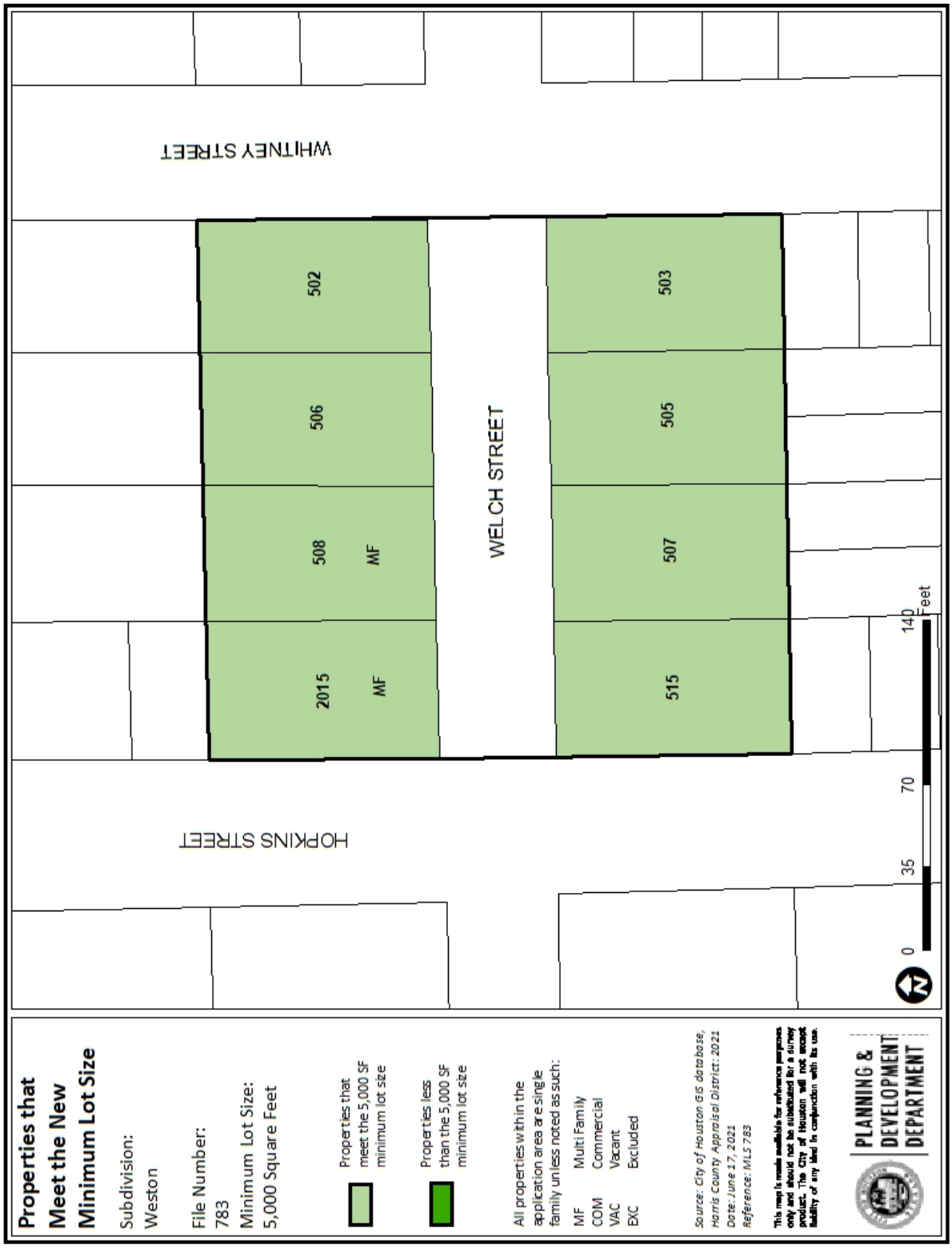
0
30
60
120
Feet
N
Evidence of Support
Special Minimum
Lot Size Block
Subdivision:
weston
File Number:
783
Minimum Lot Size:
5,000 Square Feet
Property owner signed to support application
Property owner protesting application
Property owner did not protest and did not sign in support
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: City of Houston GIS database; Harris County Appraisal District 2021
Date: June 17, 2021
Reference: MLS 783
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability or any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT


WHITNEY STREET
HOPKINS STREET
WELCH STREET
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506
508
MF
2015
MF
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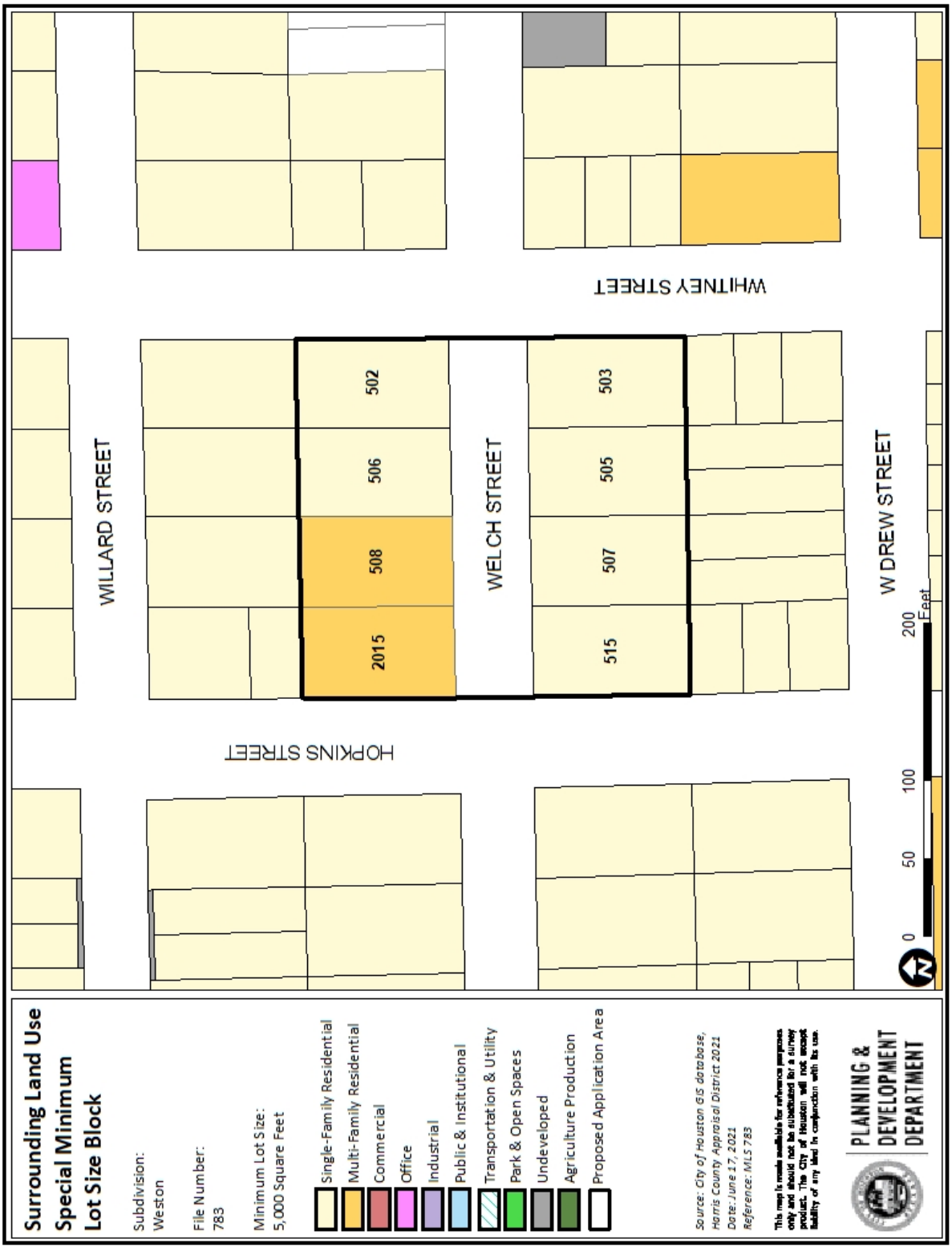
70
140
Feet
Properties that Meet the New Minimum Lot Size
Subdivision:
Weston
File Number:
783
Minimum Lot Size:
5,000 Square Feet
Properties that meet the 5,000 SF minimum lot size
Properties less than the 5,000 SF minimum lot size
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: City of Houston GIS database, Harris County Appraisal District: 2021
Date: June 17, 2021
Reference: MLS 783
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT


WHITNEY STREET
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W DREW STREET
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Feet
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Surrounding Land Use
Special Minimum
Lot Size Block
Subdivision:
Weston
File Number:
783
Minimum Lot Size:
5,000 Square Feet
Single-Family Residential
Multi-Family Residential
Commercial
Office
Industrial
Public & Institutional
Transportation & Utility
Park & Open Spaces
Undeveloped
Agriculture Production
Proposed Application Area
Source: City of Houston GIS database, Harris County Appraisal District 2021
Date: June 17, 2021
Reference: MLS 783
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT

Aerial View
Special Minimum
Lot Size Block
Subdivisions:
Weston
File Number:
783
Minimum Lot Size:
5,000 Square Feet
Source: City of Houston GIS database, Harris County Appraisal District 2021
Date: June 17, 2021
Reference: MLS 783
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT
WHITNEY STREET
WELCH STREET
HOPKINS STREET
502
506
508
2015
503
505
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515
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25
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Feet

From:
Sent: Wednesday, May 19, 2021 3:57 PM
To: Sawyer, Tonya - PD
Cc: Zorrilla, Abraham - PD
Subject: Re: Minimum Lot Size application protest, North & South Side 500 Block of Welch Street

Good afternoon, this email is to formally protest the minimum lot size application located on the north and south sides of the 500 block of Welch street, Houston TX 77006 between Whitney and Hopkins streets.

As the manager and president of 502 Welch LLC, 506 Welch LLC, & 508 Welch LLC (documentation is attached to this email) I control 75% of the land on the north side of welch street in the 500 block at the addresses 502, 506, & 508 Welch Street. We purchased the property on April 1, 2021. We have never received any notice about the intention of the block to change the minimum lot size to 5000 square feet. I object for the following reasons.

- As the 75% owner of the north side of the 500 block, I do not believe that the north side of the block should be included in this application, nor do I think it is fair.
- The previous owner of the properties we own, Ms. Erin Hancock, was not consulted when this application was filed despite owning 75% of the north side of the 500 block, and 37.5% of the entire area at that time
- The application of this minimum lot size will be detrimental to property values in the area with us being the most affected due to the poor state of the properties when we purchased them. Rather than being able to sell or utilize our properties for their highest and best use, we would be locked in for 40 years as a single designation.
- The area surrounding the 500 block of welch is filled with homes on lots much smaller than 5000 square feet.
    - Directly to the south of the 500 block are newer homes on lots ranging from just 1450-2500 square feet.
    - To the east directly across whitney are homes on approximately 2500 square feet of land each
    - directly to the north, of the 500 block, a property has been divided into a lot as small as 1600 square feet
    - there are high density apartments to the west, the list goes on and on.
- the minimum lot size hampers the ability of many to be able to afford moving into the neighborhood. The properties we purchased at 502, 506, and 508 Welch street were beyond repair and must be torn down. If the minimum lot size is imposed, the only use of the properties we purchased would be to build single family homes that would cost well above $1.5m thus cutting out many people from the opportunity to afford to live in the area.

Please confirm and acknowledge my protest for the minimum lot size application of the north and south sides of the 500 block of Welch street, Houston TX 77006. Attachments showing the deeds of ownership, and certificates of formation of the LLC's that own 502, 506, 508 Welch street are included in this email.

Regards,

Richard C. Mazzarino
Principal
Mazzarino Construction & Development Ltd.

PLANNING & DEVELOPMENT DEPARTMENT

Special Minimum Lot Size Block (SMLSB) Application

Main Applicant Information (required)

Full Name: KAREN BROHN Date: 3/8/2021

Address: 503 WELCH ST
Street Address *Apartment/Unit #*

HOUSTON TX 77006
City *State* *ZIP Code*

Phone: Email

Are you a property owner within the application boundary? YES ☑ NO ☐ If no, what is your relation to the application boundary?

Did you have a preliminary meeting with the Planning and Development Department? YES ☐ NO ☐ If yes, what was the date of the meeting?

Does the application boundary have deed restrictions? YES ☐ NO ☑ If yes, do they address a Minimum Lot Size?

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")

North & South side of Welch Street between Whitney St and Hopkins St

Signature of applicant: Karen S Brohn

Alternate Applicant Information (optional)

Full Name: Date:

Address:
Street Address *Apartment/Unit #*

City *State* *ZIP Code*

Phone: Email

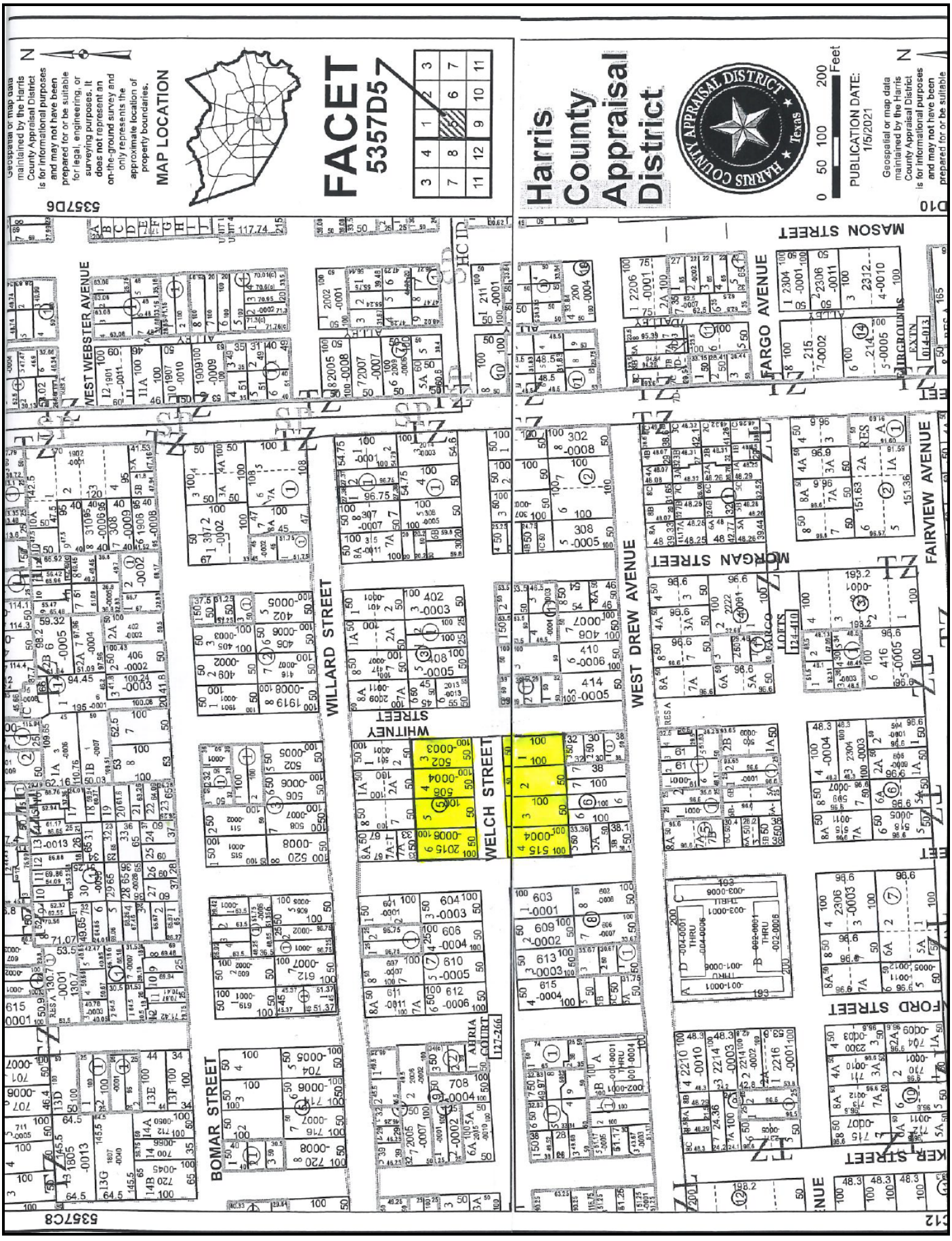
Signature of alternate applicant:

Application Information (STAFF USE ONLY)

File Number: Super Neighborhood:
City Council District: Planner Assigned:

5

City of Houston

Special Minimum Lot Size Block

Planning Commission Staff Report
Planning and Development Department