

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, AUGUST 5, 2021
2:30PM



VIRTUAL ELECTRONIC MEETING

Via: [Join Microsoft Teams Meeting](#)

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

CONFERENCE ID: 381 643 334#

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
Alan Black

SECRETARY

Margaret Wallace Brown

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

9. Time limits will not apply to elected officials.

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

Website is www.houstonplanning.com

E-mail us at:

Planning and Development

Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:

www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

SPEAKER GUIDELINES

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.houstonplanning.com. You may now submit comments 24 hours in advance, which will be read into the record by staff. Call 832-393-6624 for details or email comments to: Speakercomments.pc@houstontx.gov. The Chair may also choose to recognize speakers during the meeting.

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

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

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

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

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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

To join the August 5, 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/3xeMg87>); or
- Join via Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 381 643 334#

Visit website (ftp://edrc.houstontx.gov/2021/2021-16_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

August 5 , 2021 2:30 p.m. via Microsoft Teams

Call to Order

Director's Report

Approval of the July 22, 2021 Planning Commission Meeting Minutes

- I. **July 2021 Semiannual Report of the Capital Improvements Advisory Committee on Drainage Impact Fees** (Deidre Vanlangen)
- II. **July 2021 Semiannual Report of the Capital Improvements Advisory Committee on Water and Wastewater Impact Fees** (Deidre Vanlangen)
- III. **Livable Places Action Committee update** (Suvidha Bandi)
- IV. **Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (Martin Mares Perez)
 - b. Replats (Martin Mares Perez)
 - c. Replats requiring Public Hearings with Notification (John Cedillo and Lyndy Morris)
 - d. Subdivision Plats with Variance Requests (Geoff Butler, Aracely Rodriguez, Lyndy Morris)
 - e. Subdivision Plats with Special Exception Requests (Tammi Williamson)
 - f. Reconsiderations of Requirement (John Cedillo)
 - g. Extensions of Approval (Martin Mares Perez)
 - h. Name Changes (Martin Mares Perez)
 - i. Certificates of Compliance (Martin Mares Perez)
 - j. Administrative
 - k. Development Plats with Variance Requests(Jose Mendoza)
- V. **Establish a public hearing date of September 2, 2021**
 - a. East End on the Bayou Sec 4 partial replat no 2
 - b. Houston Heights partial replat no 29
 - c. Kentshire Place Sec 3 partial replat no 1
 - d. Liberty Gardens Sec 1 partial replat no 1
 - e. Milby House
 - f. Oaks of Park Row Amending plat no 1 partial replat no 1
 - g. Oasis of Clodine partial replat no 1 and extension
 - h. Towne Park Development partial replat no 1
 - i. White Oak Springs Sec 1 partial replat no 1
 - j. Woodland Lakes Sec 8
 - k. Woodland Lakes Sec 9
- VI. **Excuse the absence of Commissioner Ileana Rodriguez**
- VII. **Public Comment**
- VIII. **Adjournment**

Minutes of the Houston Planning Commission

July 22, 2021

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3BbkTiB>
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

Absent

Antoine Bryant

Absent

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle

Left at 5:06 p.m. after item 151

Kevin Robins

Ileana Rodriguez

Absent

Ian Rosenberg

Arrived at 2:50 p.m. during the Director's Report

Megan R. Sigler

Zafar Tahir

Absent

Meera D. Victor

Scott Cain for

Left meeting at 5:33 p.m. before item 159

Commissioner James Noack

Maggie Dalton for

Left meeting at 4:55 p.m. before item 150

The Honorable KP George

Loyd Smith for

The Honorable Lina Hidalgo

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. Mahmud

Craig Maske

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department

CHAIR'S REPORT

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

Chair Martha L. Stein took a point of personal privilege and announced Commissioner Rodriguez will be missing a few meetings due to being in Tokyo and Commissioner Bryant was hired as Director of the Planning Department in Detroit.

DIRECTOR'S REPORT

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

I. 2021 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENTS REQUESTS PUBLIC HEARING

Presentation given by Sharon Moses-Burnside, J.D., M.S., Transportation Division Manager, Planning and Development Department.

B. Lake Robbins Drive - Delete section of proposed Major Collector, Lake Robbins Drive, from Grogans Mill Road to Lake Woodlands Drive.

Presenter: Patti Knudson Joiner, Knudson, LP

Public Hearing was opened and closed.

Speakers: NONE

C. Valley Ranch Bend Drive / North Hillcrest Drive - Delete Major Collector from North Hillcrest Drive and realign Valley Ranch Bend Drive to intersect the Grand Parkway and reclassify to MJ-2-60.

Presenter: Jennifer Curtis, Meta + Planning LLC

Public Hearing was opened and closed.

Speakers: NONE

A. Aldine Mail Route Road / Winfield Road – Realign Aldine Mail Road (East/West Major Throughfare) to Winfield Road

Presenters: Sharon Moses-Burnside and Brian Smith, Planning and Development Dept. for Joe H. Toghani

Public Hearing was opened and closed.

Speaker: Joe H. Toghani, applicant – supportive.

APPROVAL OF THE JULY 8, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 8, 2021 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Abraham**

Vote: **Unanimous**

Abstaining: **None**

II. LIVABLE PLACES ACTION COMMITTEE UPDATE

Presentation deferred.

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 131)

Items 14, 71, and 87 were taken out of order to hear from speakers.

14 East Buress Landing

C3F

Approve

71 Arlington Properties

C2R

Approve

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

87 Heights at Cornell

C2R

Defer

Staff recommendation: Defer the application for two weeks for additional information.

Speakers: Danny Asberry El, Tonya Debose and Tonya Wells – opposed.

Items removed for separate consideration: **2, 6, 10, 11, 12, 14, 24, 25, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 57, 64, 66, 67, 68, 71 and 87.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 131 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 131 subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Porras Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **2, 6, 10, 11, 12, 14, 24, 25, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 57, 64, 66, 67, 68, 71 and 87**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **2, 6, 10, 11, 12, 14, 24, 25, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 57, 64, 66, 67, 68, 71 and 87**, subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Nelson** Vote: **Carried** Recusing: **Dalton, Heisch and Sigler**
Opposed: **Abraham 14, 71 and 87**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

132 Acre Villa of Park Place C3N Disapprove
partial replat no 2

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

133 Amended Plat of Almeda Place C3N Approve
partial replat no 11

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, subject to coordinating with Houston Public Works regarding a right turn only sign.

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

Speaker: Cedric Douglas – opposed.

134 Avenue Central Plaza replat no 1 C3N Approve

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

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

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

135 Buckingham Place Sec 4 C3N Approve
partial replat no 1

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

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

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

Speaker: Ruby Berry – no position stated.

136 Connor Landing 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

137 Craig Woods partial replat no 36 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Porras Pirtle** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

138 Emerald Meadows Sec 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: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker: Russell Watkins – opposed.

139 Foster Place partial replat no 16 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: **Jones** Vote: **Unanimous** Abstaining: **None**

140 Kentshire Place Sec 3 partial replat no 1 C3N Withdrawn

141 Milby House C3N Withdrawn

142 Museum Park Jackson Rosedale C3N Approve
partial replat no 1
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

143 Neun Manor partial replat no 21 C3N Defer
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
Motion: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

144 Pelham Place Sec 2 partial replat no 1 C3N Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

145 White Oak Springs Sec 1 C3N Withdrawn
partial replat no 1

146 Woodland Acres replat C3N Withdrawn
partial replat no 3

D VARIANCES

147 Dunn Life C2 Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Smith** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

At 4:35 p.m. Director Margaret Wallace Brown stepped away.

At 4:38 p.m. Director Margaret Wallace Brown came back.

At 4:54 p.m. Motion made by Nelson seconded by Clark to deferred items 148 and 149 to later in the meeting. Motion carried unanimously.

At 5:01 p.m. Commissioner Rosenberg stepped away from the meeting.

150 Grand West GP

GP

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: **Smith**

Second: **Robbins**

Vote: **Carried**

Abstaining: **Heisch**

Speakers: Steven James with Council Member Evans-Shabazz's office, Dr. Patricia Spikes and Arthur Smith – opposed.

151 Kumar Acres

C2R

Approve

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

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

Motion: **Jones**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Items 152 and 153 were taken together at this time.

152 Laird Landing GP

GP

Defer

153 Laird Landing Sec 1

C2

Defer

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

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

Motion: **Smith**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

154 LPC Tomball

C2

Approve

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

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

Motion: **Garza**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

Items 155 and 156 were taken together at this time.

155 Martinez Reserve GP

GP

Approve

156 Martinez Reserve Sec 1

C2

Approve

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

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

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Items 157 and 158 were taken together at this time.

At 5:18 p.m. Director Margaret Wallace Brown stepped out.

At 5:23 p.m. Director Margaret Wallace Brown returned.

157 Perry Road GP GP Approve

158 Perry Road Development Sec 1 C2 Approve

Staff recommendation: Grant the variance(s) and approved 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: **Smith** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speakers: Mark Lefevre, Bob Sherwin and Henry Killen – opposed.

159 Richmond Apartments C3P Approve

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

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

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

160 Sorrella GP GP Defer

Staff recommendation: Defer the application for two weeks for additional information.

Commission action: Deferred the application for two weeks for additional information.

Motion: **Mares** Second: **Garza** Vote: **Carried** Abstaining: **Heisch**

E SPECIAL EXCEPTIONS

161 Cypress Rosehill Tract GP Approve

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

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

Motion: **Garza** Second: **Jones** Vote: **Carried** Abstaining: **Heisch**

F RECONSIDERATION OF REQUIREMENTS

At 5:43 p.m. Commissioner Rosenberg returned.

162 Peytons Landing GP Approve

Staff recommendation: Grant the variance(s) and approved 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

163 Realrona Inc C2 Defer

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

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

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

Items 148 and 149 were taken together at this time.

148 Graceview Baptist Church Telge GP Withdrawn

149 Graceview Baptist Church Telge Sec 1 C3P 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: **Sigler**
Speaker: Joyce Owens, applicant – supportive.

Vote: **Unanimous**

Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

164	Bridgeland Westgreen Boulevard Street Dedication Sec 5	EOA	Approve
165	Brundage Woods replat no 2 and Extension	EOA	Approve
166	Echostate	EOA	Approve
167	Jack Road and Mound Road Street Dedication	EOA	Approve

H NAME CHANGES

NONE

I CERTIFICATES OF COMPLIANCE

168	19622 Forest Drive W	COC	Approve
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Staff recommendation: Approve staff's recommendations for items 164-168.

Commission action: Approved staff's recommendations for items 164-168.

Motion: **Mares** Second: **Alleman** Vote: **Carried** Abstaining: **Heisch 164 and 167
Sigler 164**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

169	6845 Avenue N	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10' garage building line along Avenue N, and a 10' building line along S Sgt Macario Garcia.

Commission action: Granted the variance(s) and approved the development plat to allow a 10' garage building line along Avenue N, and a 10' building line along S Sgt Macario Garcia.

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

170	5204 East Freeway	DPV	Withdrawn
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IV. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 19, 2021

- a. Braeswood partial replat no 7
- b. Croyden Gardens partial replat no 3
- c. New Haven Place partial replat no 1
- d. Westhaven Estates Sec 2 partial replat no 10
- e. Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 1 partial replat no 2 and Woodlands Lake Woodlands East Shore Sec 2 replat no 1 partial replat no 1

Staff recommendation: Established a public hearing date of August 19, 2021 for item IV a-e.

Commission action: Established a public hearing date of August 19, 2021 for item IV a-e.

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

V. PUBLIC COMMENTS

Joyce Owens indicated she appreciated the staff for working on item 149.

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:54 p.m.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

**July 2021
Semiannual Report of the
Capital Improvements Advisory
Committee
On Drainage Impact Fees**

**Planning Commission
Acting as the
Capital Improvements Advisory Committee**

Martha L. Stein, Chair

**City of Houston
Houston Public Works
Houston Water**

**July 2021 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON DRAINAGE IMPACT FEES**

A. Background

In accordance with Chapter 395 Texas Local Government Code, City Council adopted Ordinances to establish procedures to administer the City's impact fee programs. Approval of Motion 90-0614 by City Council appointed the Planning Commission as the Capital Improvements Advisory Committee.

On November 2, 2010, Houston voters approved an amendment to the City Charter known as Proposition 1 on the ballot, commonly referred to as "ReBuild Houston", to "provide for the enhancement, improvement and ongoing renewal of Houston's drainage and streets" by creating a Dedicated Drainage and Street Renewal Fund (DDSRF). The DDSRF is prohibited by City Charter from paying debt service. Revenues collected are deposited into Fund 2344 and transferred to Fund 4044 to support the implementation of capital projects identified in the Impact Fee capital plan. Impact fees are established by watershed and receipts must be used to implement the identified projects within the same watershed.

On February 7, 2012, City Council passed Ordinance No. 2012-0097, which authorized a professional services agreement enabling an engineering consulting firm to perform the *City of Houston Drainage Impact Fee Study* (Study).

Ordinance No. 2013-281 adopted Drainage Impact Fees based on recommendations made in the Study in accordance with Chapter 395 of the Texas Local Government Code. The Ordinance also amended Chapter 47 of the Code of Ordinances of Houston, Texas by adding Article XV entitled *Drainage Impact Fees*, as well as providing any additional findings and provisions that may be related to implementation and collection of Drainage Impact Fees.

B. Drainage Impact Fee Rates by Service Area

The purpose of the Study was to determine the maximum impact fee per unit of new development allowed by state law. Based on the recommendations provided in the Study, City Council adopted the following drainage impact fees per service unit, as shown in Table 4 below. These fees show the increase as required in the ordinance to begin on July 1, 2020.

TABLE 4 Impact Fees Per Service Area

<u>Service Area¹</u>	<u>Impact Fees per² Service Units</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$9.41
Buffalo / White Oak	\$17.85
Clear Creek	\$0.43
Greens Bayou	\$14.62
Hunting Bayou	\$11.16
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims / Vince	\$19.31

¹*Service Area: geographic section within the boundary of the City of Houston in which all watersheds drain to a common outfall point.*

²*Service Unit: a measure of use of the Capital Improvement facilities within the Service Area, specifically defined as an additional 1,000 square feet of impervious cover.*

C. Drainage Impact Fees Purchased

The total fees purchased by Service Area are shown in Table 5 below.

**TABLE 5
Total Drainage Impact Fees Purchased Per Service Area
November 1, 2020 through April 30, 2021**

<u>Service Area¹</u>	<u>Drainage Impact Fees</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$24,740.63
Buffalo Bayou	\$62,398.88
White Oak Bayou	\$80,560.38
Clear Creek	\$1,321.77
Greens Bayou	\$11,090.23
Hunting Bayou	\$14,158.83
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims Bayou	\$82,569.44
Vince Bayou	\$0.00
TOTAL	*\$276,927.32

* Includes \$87.16 Repermit Fee

D. Findings

- A total of **\$276,927.32** in Drainage Impact Fees was purchased between **November 1, 2020 through April 30, 2021**.
- A total of **\$3,764,427.49** was purchased since program inception.

E. Recommendations

CIAC recommends the following action(s):

- The total amount of **\$276,927.32** in Drainage Impact Fees be deposited into Fund 2344 and transferred to Fund 4044 to support the implementation of capital projects identified in the Impact Fee capital plan.

July 2021
Semiannual Report of the
Capital Improvements Advisory
Committee
On Water and Wastewater Impact Fees

Planning Commission
Acting as the
Capital Improvements Advisory Committee

Martha L. Stein, Chair

City of Houston
Houston Public Works
Houston Water

JULY 2021 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON IMPACT FEES

I. PURPOSE OF THIS REVIEW

Cities imposing impact fees on new development must comply with Chapter 395 of the Texas Local Government Code. In accordance with Chapter 395, City Council adopted Ordinances 90-675 and 90-676 to establish procedures to administer the City's water and wastewater impact fees programs, respectively. Approval of Motion 90-0614 by the City Council appointed the Planning Commission as the Capital Improvements Advisory Committee. Under State law, the Committee is charged with the following responsibilities:

- Assisting and advising the City in adopting land-use assumptions;
- Reviewing the IFCIP and filing written comments;
- Monitoring and evaluating the implementation of the IFCIP;
- Filing semiannual reports on the progress of the plan;
- Reporting actual or perceived inequities in plan implementation or the application of impact fees; and
- Recommending updates or revisions to the plan or any impact fees

This documentation fulfills the State requirement of the semiannual report on the progress of the plan. Preparation and conveyance of this report complies with City Council Motion 90-0614 to file a report by January and July of each year. This report documents changes that occurred between the period of **November 1, 2020-April 30, 2021**, of the 2010-2020 Impact Fees Program. Please note that on April 28, 2020, a one (1) year extension to Texas Local Gov't Code Sections 395.014(a)(6) and 395.052 was granted to the City of Houston by the Office of the Governor. This extension delayed the implementation of the 2020-2030 Impact Fees Program until July 1, 2021. As the result, the July 2021 Semiannual Report on Water and Wastewater Impact Fees reflects a continuation of the 2010-2020 Impact Fees Program.

II. FINDINGS AND RECOMMENDATIONS

The Planning Commission, acting in its capacity as the Capital Improvements Advisory Committee, finds the following for this period:

- A total of **228** single-family residence (SFR) building permit application exemptions (from paying impact fees) were granted to single-family residences below the median housing price for the City of Houston between **November 1, 2020 and April 30, 2021**. The unit cost range for considering residences below the median housing price was from **\$250,056.00-\$259,783.00**. The range is published by the Real Estate Center at Texas A & M University. A total of **27,936** exemptions have been applied for since the ordinance was adopted in 1997.
- A total of **\$12,611,129.48** generated from revenues and interest for water and wastewater impact fees accrued in the impact fees accounts between **November 1, 2020 and April 30, 2021**, the **second half of the tenth year** of the 2010-2020 Impact Fees Program. The program has an all-time total income of **\$488,653,800.51**.

Based on these findings, the CIAC recommends the following actions:

- The total amount of the revenues and interest generated from water and wastewater impact fees during the reporting period in the sum of **\$12,611,129.48** should be authorized for appropriation to debt retirement.

III. BACKGROUND

The City of Houston established an impact fees program in June 1990, and adopted updates beginning in July of 2010 in compliance with State legislative requirements. The Planning Commission, acting in the capacity of the Capital Improvements Advisory Committee, oversees the program. The program institutes a method to collect fees for new development applications for water and/or sanitary sewer service. The fees offset a portion of costs associated with capital improvements for providing water and wastewater facilities to meet the new demand.

According to State legislation, estimates of new demand and needed facilities must be based on approved land-use assumptions. Maximum chargeable impact fees, the maximum fees the City can charge, are calculated from the estimated cost of the facilities and the capacity of the system. City Council determines the impact fees collection rates, which cannot exceed the maximum chargeable fees. These are the actual rates paid by the developer upon request for service. The City applies collected fees to the cost of the capacity needed by new development for designated water and wastewater capital improvements. These capital improvements are identified in the IFCIP. (Note that the IFCIP is not the City's five year Capital Improvement Plan.)

IV. EVALUATION OF IMPACT FEE PROGRAM COMPONENTS

A. Land Use Assumptions

Review of the Land Use Assumptions (LUA) consists of monitoring the following components: population and employment, and water and wastewater service units. Population and employment projections were distributed among census tracts, followed by calculation of water demand and wastewater generation for the projected growth within each census tract.

1. Population and Employment

Population and employment projections provide the foundation to develop forecasts of future land use. The 2010-2020 Impact Fee Program is based on population and employment projections using Traffic Analysis Zone (TAZ) data from the Houston-Galveston Area Council.

2. Service Units

The second method of analysis involves a comparison of service units projected in IFCIP to service units generated by actual development. Service units provide a method for converting demand from different land uses to a common unit of measure. Adopted units of measure are based on the average daily demands for a single-family residence, which are 250 gallons for water and 250 gallons for sewer in the current 2010-2020 Impact Fee Program. Service unit analysis compares prorated ten-year growth projections in service units with service units generated by actual development. The number of projected service units was calculated for each ten-year planning period.

The maximum impact fee for each service unit calculated in the IFCIP is based on the prorated cost of projects divided by the capacity of the system. For both water and wastewater, the maximum rate is not time sensitive since it was calculated as the average cost per gallon for the entire system. Without a change to project costs or capacities in that IFCIP, maximum fees per service unit will not change.

Growth projections anticipate citywide demands will increase to **217,461** service units for water and **108,384** service units for wastewater between 2010 and 2020. Using an interpolation of proportionate service unit consumption, **235,582** service units for water and **117,413** service units for wastewater were projected to be consumed through this period of the updated program (May 1, 2020 and October 31, 2020). Service unit data was compiled from actual permit applications and totaled for the entire service area. Actual service units generated during this 6-month period totaled **6,502** water service units and **6,159** wastewater service units for a cumulative total of **152,682** water service units and **135,788** wastewater service units (See Table 1).

Table 1 shows that historically the percentage of actual growth has been slower than projected through each reporting period. The current consumption of service units for this reporting period is **65%** for water and **116%** for wastewater. This shows slower growth for water and consistent growth for wastewater compared to the linear projection, resulting that sufficient capacity remains in the systems for new development through 2020, the end of the ten-year reporting period. Since the rate of growth for wastewater is slightly higher than the linear projection at this point in the 2010-2020 Impact Fee Program, the wastewater system demand is being evaluated with the Houston Water.

TABLE 1
May 1, 2020 to October 31, 2020
Percent of Actual to Prorated Projected Service Units (s.u.)

Semiannual Report	Duration (months)	Water			Wastewater		
		Prorated s.u.	Actual s.u.	%	Prorated s.u.	Actual s.u.	%
January 2011	4	7,255	1,471	20	3,613	1,516	42
July 2011	10	18,122	7,011	39	9,032	5,467	61
January 2012	16	28,995	17,025	59	14,451	10,037	69
July 2012	22	39,868	21,089	53	19,870	14,213	72
January 2013	28	50,741	26,621	52	25,289	20,205	80
July 2013	34	61,614	33,728	55	30,709	25,968	85
January 2014	40	72,487	43,016	59	36,128	34,686	96
July 2014	46	83,360	51,865	62	41,547	43,016	104
January 2015	52	94,233	62,480	66	46,966	53,129	113
July 2015	58	105,106	71,091	68	52,385	61,192	117
January 2016	64	115,979	78,472	68	57,804	67,563	117
July 2016	70	126,852	83,440	66	63,223	72,480	115
January 2017	76	137,725	89,247	65	68,642	78,167	114
July 2017	82	148,598	94,157	63	74,061	82,950	112
January 2018	88	159,471	100,990	63	79,480	89,230	112
July 2018	94	170,344	108,348	64	84,899	94,927	112
January 2019	100	181,217	116,393	64	90,318	102,742	114
July 2019	106	192,090	123,809	64	95,737	110,342	115
January 2020	112	202,963	132,756	65	101,156	118,935	118
July 2020	118	213,836	139,236	65	106,575	124,718	117
January 2021	124	224,709	146,180	65	111,994	129,629	116
July 2021	130	235,582	152,682	65	117,413	135,788	116

3. Impact Fees Capital Improvement Plan (IFCIP)

An update of the Impact Fees Capital Improvement Plan (IFCIP) has been performed in the 2010-2020 Impact Fee Program. The combined Water and Wastewater impact fee of **\$1,989.66** per service unit has been effective since **July 1, 2020** under the program. Examination of data regarding service unit consumption from **November 1, 2020 through April 30, 2021**, indicates significant capacity remains in the water and wastewater systems to support future demand.

4. Maximum Chargeable Impact Fees

The maximum fees are derived by using the formula given in Chapter 395 of the Texas Local Government Code. The City of Houston has evaluated the changes in the 2010-2020 Impact Fee Program and determined that the maximum allowable fees have increased, and that the fees the City has adopted are sufficiently below the maximum as proscribed by Chapter 395.

5. Findings:

- The 2010-2020 Impact Fee Program has been implemented and is acceptable for continued administration through the next reporting period.
- Review of service unit data indicates excess capacity in both the water and wastewater systems sufficient to accommodate new development through the next scheduled report in **January of 2022**.
- Water and wastewater facilities identified in the IFCIP are adequate to meet anticipated demand through **October 31, 2021**, the end of the next reporting period.

V. SUMMARY OF IMPACT FEE ACCOUNTS

A. Impact Fees Rates

Impact Fee rates are set by City Council in accordance with Chapter 395 of the Texas Local Government Code. A summary of the maximum allowable Impact Fees collectable and the rates adopted for the 2010-2020 Impact Fee Program is provided in Table 2. The Water/Wastewater impact fee for the reporting period has been effective since **July 1, 2020** with the implementation of the 2010-2020 Impact Fee Program. The current Water/Wastewater impact fee of **\$1,989.66** per service unit for water and wastewater is **27.40%** of the maximum fees allowed by current law.

TABLE 2
Maximum and Adopted Impact Fees

2010-2020 Program	<u>Wastewater</u>	<u>Water</u>	<u>Total</u>
Maximum Impact Fee/Residential Equivalent	\$3,427.07	\$3,835.44	\$7,262.51
Adopted Fee	\$1,199.11	\$790.55	\$1,989.66

B. Current Status of Fees

The City maintains separate accounts for recording revenues received from water and wastewater impact fees. The funds may be expended for design and construction services, and/or retiring debt service. As of **April 30, 2020**, the City has accrued **\$488,653,800.51** since implementing the impact fees ordinances in 1990. A total of **\$476,042,671.03** has been transferred to the revenue bond debt service fund. The amount of **\$12,611,129.48** is available for transfer to the debt service fund from impact fees accounts. Table 3 provides a summary of impact fee revenues and account balances.

	<u>Wastewater</u>	<u>Water</u>	<u>Totals</u>
<i>1990-2000 Program Total Income</i>	\$44,115,871.05	\$19,557,816.07	\$63,673,687.12
<i>Transfers to Debt Service:</i>	\$44,115,871.05	\$19,557,816.07	\$63,673,687.12
<i>2000-2010 Program Total Income</i>	\$121,439,622.12	\$43,094,284.12	\$164,533,906.24
<i>Transfers to Debt Service:</i>	\$121,439,622.12	\$43,094,284.12	\$164,533,906.24
<i>2010-2020 Program Collections InCome (7/1/2010 - 10/31/2020)</i>	\$162,823,344.58	\$95,762,598.29	\$258,585,942.87
<i>Interest Income (7/1/2010 - 10/31/2020)</i>	\$1,158,961.60	\$701,302.68	\$1,860,264.28
<i>Total Income:</i>	\$163,982,306.18	\$96,463,900.97	\$260,446,207.15
<i>Transfers to Debt Service:</i>	\$156,546,679.62	\$91,288,398.05	\$247,835,077.67
<i>Not Transferred to Debt Service:</i>	\$7,435,626.56	\$5,175,502.92	\$12,611,129.48
<i>All-Time Total Income (6/1/1990 - 10/31/2020)</i>	\$329,537,799.35	\$159,116,001.16	\$488,653,800.51
<i>TOTAL AVAILABLE FOR TRANSFER</i>	\$7,435,626.56	\$5,175,502.92	\$12,611,129.48 *

*Total Available for Transfer reflects dollars to be transferred less payments made with insufficient funds.

C. Findings

- A total of **\$12,611,129.48** in the impact fee requires authorization for transfer to the revenue bond debt service fund.

VI. REVIEW OF PROGRAM IMPLEMENTATION

A. Analysis of Inequities

- Implementation: The Committee finds no inequitable implementation of the plan during this reporting period.
- Application of Fees: Impact fees for water and wastewater are based on a uniform usage standard calculated in single-family residential equivalents, i.e. 250 gallons per day (gpd) for water and 250 gpd for wastewater. City Council adopted the current single-family residential equivalent unit, and a standard conversion table (Impact Fee Service Unit Equivalent Table) which applies to the types of land uses, with the implementation of the 2010-2020 Impact Fee Program on July 1, 2010.

B. Reporting Period Activity

Provided by Ordinance 97-442, applicants qualify for a single-family residence (SFR) impact fee exemption as approved by Houston Public Works if the purchase price of the house does not exceed the latest available average of median prices for the past twelve months for single-family housing in the city as published by the Real Estate Center at Texas A&M University. The Maximum Exempt Unit Cost for the reporting period ranged from **\$250,056.00-\$259,783.00**.

C. Findings

- The Impact Fees Program continues to be implemented in an equitable manner.
- For this reporting period, 228 exemptions from impact fees have been applied for, and 27,936 impact fee exemptions for SFR building permits have been applied for since Ordinance 97-442 was enacted in April 1997.

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
A-Consent				
1	Abney Estates	C2	DEF2	Withdrawn
2	Amended Plat of Almeda Place partial replat no 11	C3F		Approve the plat subject to the conditions listed
3	Amira Sec 12	C3F		Approve the plat subject to the conditions listed
4	Amira Sec 13	C3F		Approve the plat subject to the conditions listed
5	Amira Sec 15	C3F		Approve the plat subject to the conditions listed
6	Arocket Moving and Storage	C3F	DEF1	Approve the plat subject to the conditions listed
7	Ascend at Ventana Lakes	C2		Approve the plat subject to the conditions listed
8	Azalea District Reserves Sec 1	C3P		Approve the plat subject to the conditions listed
9	Azalea District Reserves Sec 2	C3P		Approve the plat subject to the conditions listed
10	Aziz Court	C3F		Approve the plat subject to the conditions listed
11	Bridgestone MUD Recreation Reserve	C2		Approve the plat subject to the conditions listed
12	Brothers Meat Market	C2		Approve the plat subject to the conditions listed
13	Buckingham Place Sec 4 partial replat no 1	C3F		Approve the plat subject to the conditions listed
14	Church Project at 602 Pruitt Road	C2		Approve the plat subject to the conditions listed
15	Connor Landing	C3F		Approve the plat subject to the conditions listed
16	Crossing At Timbergrove	C3F		Approve the plat subject to the conditions listed
17	Echostate	C3F		Approve the plat subject to the conditions listed
18	Enclave on Vernon replat no 1	C3F		Approve the plat subject to the conditions listed
19	Fandy Center	C2		Approve the plat subject to the conditions listed
20	Fisk Villas	C2	DEF2	Approve the plat subject to the conditions listed
21	Foster Place partial replat no 14	C3F		Approve the plat subject to the conditions listed
22	Foster Place partial replat no 16	C3F		Approve the plat subject to the conditions listed
23	Graceview Baptist Church Telge Sec 1	C3F		Approve the plat subject to the conditions listed
24	Grand Mission Estates Sec 29	C3P		Approve the plat subject to the conditions listed
25	Grand Mission Estates Sec 32	C3P		Approve the plat subject to the conditions listed
26	Groves Sec 39	C3F		Approve the plat subject to the conditions listed
27	Haven at Kieth Harrow	C3F		Approve the plat subject to the conditions listed
28	Highspire Estates	C2		Defer Drainage Plan reqd
29	Hop In	C2		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: August 05, 2021**

Item No.	Subdivision Plat Name	App		PC Action
		Type	Deferral	
30	Imperial Forest Sec 3 partial replat no 1	C3F		Approve the plat subject to the conditions listed
31	Kumar Court	C2	DEF1	Approve the plat subject to the conditions listed
32	Lakewood Pines Sec 14	C3F		Approve the plat subject to the conditions listed
33	Light Haven at District West Sec 1	C3P		Defer per Fort Bend Co. Eng
34	Magnolia Place partial replat no 1	C3F		Approve the plat subject to the conditions listed
35	Mansfield Estates	C3F		Approve the plat subject to the conditions listed
36	Marvida Sec 22	C3P		Approve the plat subject to the conditions listed
37	Masjid Al Huda	C2		Defer Additional information reqd
38	Museum Park Jackson Rosedale partial replat no 1	C3F		Approve the plat subject to the conditions listed
39	Newport Sec 7 partial replat no 6	C3F		Approve the plat subject to the conditions listed
40	Niranjan Patel Porter Development	C2	DEF2	Approve the plat subject to the conditions listed
41	Noah Place	C2		Approve the plat subject to the conditions listed
42	Perry Road Development Sec 2	C3P		Defer Additional information reqd
43	Peveto Beltway 8	C2	DEF1	Defer Additional information reqd
44	Pinecrest Sec 6	C3F		Defer Additional information reqd
45	Prose Huffmeister	C2		Approve the plat subject to the conditions listed
46	Ram Properties	C3P		Defer Additional information reqd
47	Reed Terrace partial replat no 1	C3F	DEF1	Defer Additional information reqd
48	Renaissance Center at Scott Street	C2		Approve the plat subject to the conditions listed
49	Reserve on TC Jester Sec 2	C2		Approve the plat subject to the conditions listed
50	Saqib Cypress Rosehill Reserve	C2		Approve the plat subject to the conditions listed
51	Scranton Estates	C3F		Defer HPW request
52	Signat Development	C2		Approve the plat subject to the conditions listed
53	Springwoods Village Parkway Street Dedication Sec 6	SP		Approve the plat subject to the conditions listed
54	Stone Creek Ranch Mound Road Street Dedication Sec 2 and Reserves	C3F		Approve the plat subject to the conditions listed
55	Stone Creek Ranch Sec 11	C3F		Approve the plat subject to the conditions listed
56	Sunterra Sec 9	C3P		Approve the plat subject to the conditions listed
57	Towne Lake Detention Reserve at Cypress North Houston Sec 2	C2		Approve the plat subject to the conditions listed
58	Trails of Katy Sec 6	C3F		Approve the plat subject to the conditions listed
59	Valley Ranch Bend Drive Street Dedication Sec 4	C3P		Approve the plat subject to the conditions listed
60	Villas at Marina	C2	DEF2	Approve the plat subject to the conditions listed
61	Villatora Place On Clara	C2		Approve the plat subject to the conditions listed
62	West Elyson Retail Center	C2		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
63	Windsong Forest Lane Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
64	Woodland Lakes Detention Smith South	C3P		Approve the plat subject to the conditions listed
65	Woodland Square	C2	DEF2	Withdrawn
66	Wrenwood partial replat no 3	C3F		Defer Chapter 42 planning standards

B-Replats

67	Hills at Brackenridge	C2R		Approve the plat subject to the conditions listed
68	Allen Parkway Village replat no 1	C2R		Approve the plat subject to the conditions listed
69	Belmont Hills	C2R		Defer for further study and review
70	Brick and Stone at Lydia	C2R		Approve the plat subject to the conditions listed
71	Brinkley Springs	C2R		Approve the plat subject to the conditions listed
72	Buffalo Landing	C2R	DEF2	Approve the plat subject to the conditions listed
73	Cannon Court	C2R		Approve the plat subject to the conditions listed
74	Capitol Eastwood Connection	C2R	DEF1	Approve the plat subject to the conditions listed
75	Carr City Views	C2R		Approve the plat subject to the conditions listed
76	Cay Landing	C3R	DEF2	Approve the plat subject to the conditions listed
77	Cityplace on McGowen	C2R		Approve the plat subject to the conditions listed
78	Clear Lake City Industrial Park Sec C partial replat no 3	C2R		Approve the plat subject to the conditions listed
79	Crimson Heights	C2R		Approve the plat subject to the conditions listed
80	Cypress Fairbanks ISD Middle School no 13 partial replat no 1 and extension	C2R		Approve the plat subject to the conditions listed
81	Del Sur Gardens	C2R		Approve the plat subject to the conditions listed
82	Development on Houston Ave replat no 1 and extension	C2R		Approve the plat subject to the conditions listed
83	Dimora Heights	C3R		Defer Chapter 42 planning standards
84	East 38th Street Landing	C2R		Approve the plat subject to the conditions listed
85	Estates of Compton	C2R		Approve the plat subject to the conditions listed
86	Ferguson View Estates	C2R		Approve the plat subject to the conditions listed
87	Hardy Point	C2R		Approve the plat subject to the conditions listed
88	Harrell Place	C2R	DEF1	Defer Applicant request
89	Heatherloch MUD Water Plant no 1	C2R	DEF1	Disapprove
90	Heights at Cornell	C2R	DEF1	Approve the plat subject to the conditions listed
91	Highland Heights Annex no 3 partial replat no 1	C3R		Defer Chapter 42 planning standards
92	Highland Heights Green	C3R		Approve the plat subject to the conditions listed
93	Highland Heights Vista	C2R		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: August 05, 2021**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
94	I Decree Estates	C2R		Approve the plat subject to the conditions listed
95	Kashmere Gardens partial replat no 1	C2R		Defer Chapter 42 planning standards
96	Kingwood Preserve	C3R		Approve the plat subject to the conditions listed
97	Lien Hoa Temple	C3R		Approve the plat subject to the conditions listed
98	Long Meadow Town Center Sec 1 partial replat no 1 and Extension	C2R		Approve the plat subject to the conditions listed
99	Mancilla	C2R		Defer Additional information reqd
100	Mimosa Commons Reserve	C2R		Approve the plat subject to the conditions listed
101	Modera Garden Oaks	C2R		Approve the plat subject to the conditions listed
102	Mosswood Business LLC	C2R		Withdrawn
103	Mykawa Green Plaza	C2R	DEF1	Defer Additional information reqd
104	Pinecrest Court Second Addition partial replat no 2	C2R		Approve the plat subject to the conditions listed
105	Porter 1314 Addition	C2R		Approve the plat subject to the conditions listed
106	Rebecca Eminent Homes	C2R		Approve the plat subject to the conditions listed
107	Rogers Manor	C2R		Approve the plat subject to the conditions listed
108	RV Storage Houston	C2R		Approve the plat subject to the conditions listed
109	Sakowitz Manor	C2R	DEF1	Approve the plat subject to the conditions listed
110	Seranno Addition	C2R	DEF2	Approve the plat subject to the conditions listed
111	Sherman Estates	C2R		Approve the plat subject to the conditions listed
112	Sorrento	C2R		Approve the plat subject to the conditions listed
113	South Belt Central Business Park partial replat no 2	C3R		Approve the plat subject to the conditions listed
114	Stoneworks Cebra Landing	C2R	DEF2	Approve the plat subject to the conditions listed
115	Sunbeam Estates	C2R	DEF1	Defer Additional information reqd
116	Sunnyside Court partial replat no 2	C2R		Approve the plat subject to the conditions listed
117	Tampico Vista	C2R		Approve the plat subject to the conditions listed
118	Trinity Baptist Church of Katy replat no 1	C2R		Approve the plat subject to the conditions listed
119	Venancio Complex	C2R	DEF2	Approve the plat subject to the conditions listed
120	Victory Estates	C2R	DEF2	Approve the plat subject to the conditions listed
121	Warwick Place partial replat no 1	C2R		Defer Additional information reqd
122	Windfern Road Reserve	C2R	DEF1	Approve the plat subject to the conditions listed
123	Woodland Acres Replat partial replat no 2	C3R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
124	Lugary Place partial replat no 1	C3N		Approve the plat subject to the conditions listed
125	Neuen Manor partial replat no 21	C3N	DEF1	Approve the plat subject to the conditions listed
126	Peerless Haven Estate	C3N		Approve the plat subject to the conditions listed
127	Royal Brook at Kingwood Sec 10 replat no 1	C3N		Approve the plat subject to the conditions listed
128	Sunset Place partial replat no 1	C3N		Approve the plat subject to the conditions listed

D-Variances

129	Grand West GP	GP	DEF1	Defer Applicant request
130	Jensen Reserve	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
131	Laird Landing GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
132	Laird Landing Sec 1	C2	DEF1	Approve the plat subject to the conditions listed
133	Nijadhar McKaskle Road Development	C3R		Defer Applicant request
134	Shaw Reserve	C2		Defer for further study and review
135	Sorrella GP	GP	DEF2	Grant the requested variance(s) and special exception(s) and Approve the plat subject to the conditions listed
136	Spurling Estates	C2		Defer for further study and review
137	Willow Lane Estates	C2		Defer Additional information reqd
138	Woodlands Metro Center Sec 75 partial replat no 2	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

139	Dellrose GP	GP		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
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F-Reconsideration of Requirements

140	Realrona Inc	C2	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
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G-Extensions of Approval

141	Becker Enclave	EOA		Approved
142	Clay Shopping Center	EOA		Approved
143	Flagstone Sec 1	EOA		Approved
144	Fondren Southwest Northfield Sec 7 and 8 partial replat no 2	EOA		Approved
145	Westfield Sec 4 partial replat no 1	EOA		Approved
146	Wholesale Electric Warehouse replat no 1	EOA		Approved

Item		App		
No.	Subdivision Plat Name	Type	Deferral	PC Action

H-Name Changes

None

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

147 4602 Clay Street	DPV	Approved
148 419 East 32nd Street	DPV	Defer



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 08/05/2021
Plat Name: Abney Estates
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No / Type: 2021-1552 C2

Total Acreage:	1.0390	Total Reserve Acreage:	0.4731
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77040	410T	ETJ

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.

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

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

191. Appendix G: Harris County Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

193. Appendix I: Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

Commission Action:

Withdrawn



Action Date:
08/05/2021

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 08/05/2021
Plat Name: Abney Estates
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No / Type: 2021-1552 C2

For Your Information:

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

HPW-HW- IDS: 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. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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

CenterPoint: GHBA Language needed.

Addressing: SAN ANTONIO ROAD - Please change street type to STREET.

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

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

Check with city if GP is needed or plat expansion because Abney Real Estate owns adjacent property

Lot will need to be a minimum of 1 acre to get permits unless lot is receiving public water (TCEQ, chapter 42, HC-permit regs)

Dedicate 10 feet of ROW and adjust building line. 20' building line for lot (chapter 42)

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 08/05/2021
Plat Name: Amended Plat of Almeda Place partial replat no 11
Developer: Potts Holdings & Development, LLC
Applicant: Chesterfield Development Services
App No / Type: 2021-1779 C3F

Total Acreage:	0.2626	Total Reserve Acreage:	0.0039
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493X	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 08/05/2021
Plat Name: Amended Plat of Almeda Place partial replat no 11
Developer: Potts Holdings & Development, LLC
Applicant: Chesterfield Development Services
App No / Type: 2021-1779 C3F

HPW- TDO- Traffic: 07/28/2021

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. A porkchop island shall be installed on the driveway approach to only allow right-in/right-out movements.

Signage should be installed to reflect this 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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 08/05/2021
Plat Name: Amira Sec 12
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2021-1708 C3F

Total Acreage:	9.4450	Total Reserve Acreage:	1.8700
Number of Lots:	42	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286T	ETJ

Conditions and requirements for approval:

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 08/05/2021
Plat Name: Amira Sec 12
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2021-1708 C3F

HPW-HW- IDS: Approve

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

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

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

Plans and plat will need to be approved by CIP construction manager, Jennifer Almonte for Mueschke Road improvements (HC-permit regs, 5.06)

25' x 25' corner cut at Amira Drive/Mueschke Road intersection

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

Variance from 2019 was approved for Stone Lake Drive to not terminate in a cul-de-sac from unrecorded plat Stone Lake Partial Replat no 2. Check with COH if Stone Lake Partial replat no 2 will need to be recorded prior to plat recordation

UVE should be checked for making right on red by westbound traffic on Amira Dr onto Mueschke Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement

UVE should be checked at Auxois Stallion Dr and Amira Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 08/05/2021
Plat Name: Amira Sec 13
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2021-1709 C3F

Total Acreage:	7.1880	Total Reserve Acreage:	4.6600
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286T	ETJ

Conditions and requirements for approval:

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 08/05/2021
Plat Name: Amira Sec 13
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2021-1709 C3F

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

HPW-HW- IDS: Approve

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

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

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

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

Plans and plat will need to be approved by CIP Construction manager, Jennifer Almonte for Mueschke Road improvements (HC-permit regs, 5.06)

Recommend 25' x 25' corner cut at Amira drive/Mueschke road intersection

Recommend new street name for Palomino Prairie Trail since street is not continuous

UVE should be checked at Rangeland Rd and Amira Dr. UVE exhibit should be emailed to

TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked at Palomino Prairie Trl and Amira Dr. UVE exhibit should be emailed to

TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 08/05/2021
Plat Name: Amira Sec 15
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2021-1710 C3F

Total Acreage:	7.8430	Total Reserve Acreage:	1.6000
Number of Lots:	31	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286U	ETJ

Conditions and requirements for approval:

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 08/05/2021
Plat Name: Amira Sec 15
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2021-1710 C3F

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

HPW- TDO- Traffic: 07/30/2021

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)

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 08/05/2021
Plat Name: Arocket Moving and Storage
Developer: AROCKET MOVING AND STORAGE
Applicant: M2L Associates, Inc.
App No / Type: 2021-1609 C3F

Total Acreage:	6.8580	Total Reserve Acreage:	6.6640
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533P	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 6
Action Date: 08/05/2021
Plat Name: Arocket Moving and Storage
Developer: AROCKET MOVING AND STORAGE
Applicant: M2L Associates, Inc.
App No / Type: 2021-1609 C3F

HPW- TDO- Traffic: 07-16-2021

Recommend the right of way dedicated to the public match Lehall Street right of way southside.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

3. Driveway Placement on Corner Lot (Commercial)

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

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

Stormwater quality permit is required.

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

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

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

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 08/05/2021
Plat Name: Ascend at Ventana Lakes
Developer: DHIC - Ventana, LLC
Applicant: DHI Engineering, LLC
App No / Type: 2021-1561 C2

Total Acreage:	13.3800	Total Reserve Acreage:	13.3560
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445F	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)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 08/05/2021
Plat Name: Ascend at Ventana Lakes
Developer: DHIC - Ventana, LLC
Applicant: DHI Engineering, LLC
App No / Type: 2021-1561 C2

HPW-HW- IDS: Approve

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

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

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

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

Plans and plat will need to be approved by County construction manager, Jennifer Almonte prior to plat recordation (HC-permit regs, 5.06)

25' x 25' corner cut at Peek/Clay intersection. (COH geometric Design guidelines, 10-22)

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

UVE should be checked for making on right be eastbound traffic on Clay Rd onto Peek 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 08/05/2021
Plat Name: Azalea District Reserves Sec 1
Developer: Signorelli Company
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1761 C3P

Total Acreage:	13.5000	Total Reserve Acreage:	10.9100
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:	Porter MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296B	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 159. Provide centerline tie.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 8
Action Date: 08/05/2021
Plat Name: Azalea District Reserves Sec 1
Developer: Signorelli Company
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1761 C3P

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

HPW-HW- IDS: Approve

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 08/05/2021
Plat Name: Azalea District Reserves Sec 2
Developer: Signorelli Company
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1763 C3P

Total Acreage:	14.5000	Total Reserve Acreage:	11.9900
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:	Valley Ranch MUD 1
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296B	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 159. Provide centerline tie.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 9
Action Date: 08/05/2021
Plat Name: Azalea District Reserves Sec 2
Developer: Signorelli Company
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1763 C3P

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

HPW-HW- IDS: Approve

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 08/05/2021
Plat Name: Aziz Court
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No / Type: 2021-1637 C3F

Total Acreage:	0.6887	Total Reserve Acreage:	0.0091
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575M	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 10
Action Date: 08/05/2021
Plat Name: Aziz Court
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No / Type: 2021-1637 C3F

HPW- TDO- Traffic: 08-02-2021

No comments.

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

2. The applicant has to improve the right of way to city standards if there is access from an undeveloped street. A driveway cannot connect to an undeveloped right of way.

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).

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 08/05/2021
Plat Name: Bridgestone MUD Recreation Reserve
Developer: Bridgestone MUD
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1743 C2

Total Acreage:	14.0170	Total Reserve Acreage:	14.0170
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:	Bridgestone MUD
County	Zip	Key Map ©	City / ETJ
Harris	77388	291W	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 11
Action Date: 08/05/2021
Plat Name: Bridgestone MUD Recreation Reserve
Developer: Bridgestone MUD
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1743 C2

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)
- Plan and PLAT need to be approved by CIP project manager Omar Rodriguez-Arellano prior to recordation (HC-permit regs, 5.06)
- corner ROW hypotenuse at Rhodes Rd and Kuykendahl Rd should be 35.35' for 25' x 25' corner cutback (COH geometric Design guidelines, 10-22)
- 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)
- Provide off-street parking analysis with site plans for the recreational site
- UVE should be checked for making right on red by westbound traffic on Rhodes Rd onto Kuykendahl Rd. UVE exhibit should be emailed to TPDUE@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)
- Rhodes Road is a minor collector on the County's Multi Modal Thoroughfare Plan. Recommend C2 to be a minimum of 1150' and recommend ROW dedication of any remaining ROW sliver

HPW- TDO- Traffic: 08-02-2021

No comments.

Harris County Flood Control District: Flood Control review - Need to show and label drainage channel K124-00-00 with top of banks in order to allow drainage capacity, there is a need for extra 50 feet more of channel width, at the northern boundary of the plat to reach ultimate ROW.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 08/05/2021
Plat Name: Brothers Meat Market
Developer: Jaarah Properties LLC
Applicant: Survey 1, Inc.
App No / Type: 2021-1705 C2

Total Acreage:	3.9156	Total Reserve Acreage:	3.9156
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77388	291P	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)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 08/05/2021
Plat Name: Brothers Meat Market
Developer: Jaarah Properties LLC
Applicant: Survey 1, Inc.
App No / Type: 2021-1705 C2

Harris Engineer: - This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
- Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
- Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)
HPW- TDO- Traffic: 07/28/2021
No Comments
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 08/05/2021
Plat Name: Buckingham Place Sec 4 partial replat no 1
Developer: DOSIS Investment LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1733 C3F

Total Acreage:	0.4431	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	454G	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 08/05/2021
Plat Name: Buckingham Place Sec 4 partial replat no 1
Developer: DOSIS Investment LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1733 C3F

HPW- TDO- Traffic: 07/28/2021

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 is required.

CenterPoint: PLEASE IDENTIFY 5X20 AE WITH RECORDING INFORMATION ON PLAT AT LOCATION OF THE EASEMENT.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 08/05/2021
Plat Name: Church Project at 602 Pruitt Road
Developer: Church Project
Applicant: Core
App No / Type: 2021-1718 C2

Total Acreage:	14.7958	Total Reserve Acreage:	14.5389
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77380	252W	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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 08/05/2021
Plat Name: Church Project at 602 Pruitt Road
Developer: Church Project
Applicant: Core
App No / Type: 2021-1718 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.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 08/05/2021
Plat Name: Connor Landing
Developer: Nicam Investments, Inc.
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1721 C3F

Total Acreage:	0.1377	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	453S	City

Conditions and requirements for approval:

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

060.1. Legal description 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)

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)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 08/05/2021
Plat Name: Connor Landing
Developer: Nicam Investments, Inc.
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1721 C3F

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

HPW- TDO- Traffic: 07/30/2021

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.

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

Submit applications online at houstonpermittingcenter.org

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 08/05/2021
Plat Name: Crossing At Timbergrove
Developer: CND-Timbergrove, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2021-1742 C3F

Total Acreage:	15.7780	Total Reserve Acreage:	2.0828
Number of Lots:	97	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	451Z	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. 42-212
047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) Sec 42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 16
Action Date: 08/05/2021
Plat Name: Crossing At Timbergrove
Developer: CND-Timbergrove, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2021-1742 C3F

HPW- TDO- Traffic: 08-04-2021

No comments.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

3. All type 1 PAE streets shall comply with the requirements of the 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: Master W.M.E. which is required for all 28' PVT/PAE.

Stormwater quality permit is required.

CenterPoint: Transmission Review Required.

Abbreviations must be defined on plat. Missing PUE.

Provide C864701 for review possible conflict with SSE.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 08/05/2021
Plat Name: Echostate
Developer: Echostate Solution, Inc.
Applicant: Miller & Associates
App No / Type: 2021-1689 C3F

Total Acreage:	2.8069	Total Reserve Acreage:	0.4281
Number of Lots:	19	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Kingsbridge MUD
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	528S	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 'Margaret Wallace Brown, AICP, CNU-A., Secretary' as Secretary in the Planning Commission certificate.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 17
Action Date: 08/05/2021
Plat Name: Echostate
Developer: Echostate Solution, Inc.
Applicant: Miller & Associates
App No / Type: 2021-1689 C3F

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

Fort Bend Engineer: 1) Lot size, building line, and private street standard variances required
2) Provide the correct minimum slab elevation note
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 here
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Master W.M.E. is required.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 08/05/2021
Plat Name: Enclave on Vernon replat no 1
Developer: Matthews Investments Southwest Inc
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1509 C3F

Total Acreage:	0.1147	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:

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

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 08/05/2021
Plat Name: Enclave on Vernon replat no 1
Developer: Matthews Investments Southwest Inc
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1509 C3F

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

HPW- TDO- Traffic: 07-27-2021

No Comments

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

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

Email: Planningdepartment@houstontx.gov

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

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

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

HPW-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

Allocation of additional easements over the existing sanitary sewer may be required. Please contact the Office of City Engineers for easement with requirements.

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 08/05/2021
Plat Name: Fandy Center
Developer: 1960 Richey property, Inc.
Applicant: E.I.C. Surveying Company
App No / Type: 2021-1739 C2

Total Acreage:	2.0580	Total Reserve Acreage:	1.8765
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Harris County MUD 518
County	Zip	Key Map ©	City / ETJ
Harris	77336	338M	City

Conditions and requirements for approval:

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
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.
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 19
Action Date: 08/05/2021
Plat Name: Fandy Center
Developer: 1960 Richey property, Inc.
Applicant: E.I.C. Surveying Company
App No / Type: 2021-1739 C2

HPW- TDO- Traffic: 08-02-2021

No comments.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

3. Driveway Placement on Corner Lot (Commercial)

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

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

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

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

Submit applications online at houstonpermittingcenter.org

CenterPoint: CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with

Overhead facilities, which applies to: Smith Rd.

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

Stormwater quality permit is required.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 08/05/2021
Plat Name: Fisk Villas
Developer: Fisk SGC Equity LLC
Applicant: The Interfield Group
App No / Type: 2021-1543 C2

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453U	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 08/05/2021
Plat Name: Fisk Villas
Developer: Fisk SGC Equity LLC
Applicant: The Interfield Group
App No / Type: 2021-1543 C2

HPW- TDO- Traffic: 06/30/2021

Fisk Street is a road with no outlet approx 20-feet wide un-improved. We recommend providing a three-point turnaround at the end of Fisk, show on plat the location of the existing or proposed fire hydrant. Review parking conditions on the street.

HPW-OCE-Traffic: 1. The applicant must submit plans to OCE for the street extensions and relocation of the barrier to allow all lots for adequate access.

2. Sidewalks (October 1, 2020)

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

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

Harris County Flood Control District: Flood Control review - The Vicinity Map does not show the correct location, otherwise no comments.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 08/05/2021
Plat Name: Foster Place partial replat no 14
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No / Type: 2021-1736 C3F

Total Acreage:	0.2365	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533R	City

Conditions and requirements for approval:

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 08/05/2021
Plat Name: Foster Place partial replat no 14
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No / Type: 2021-1736 C3F

HPW- TDO- Traffic: 07/27/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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%.

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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 08/05/2021
Plat Name: Foster Place partial replat no 16
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No / Type: 2021-1737 C3F

Total Acreage:	0.2365	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533R	City

Conditions and requirements for approval:

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 08/05/2021
Plat Name: Foster Place partial replat no 16
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No / Type: 2021-1737 C3F

HPW- TDO- Traffic: 07/27/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 08/05/2021
Plat Name: Graceview Baptist Church Telge Sec 1
Developer: Ally General Solutions, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1717 C3F

Total Acreage:	30.0070	Total Reserve Acreage:	30.0070
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	287R	ETJ

Conditions and requirements for approval:

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 08/05/2021
Plat Name: Graceview Baptist Church Telge Sec 1
Developer: Ally General Solutions, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1717 C3F

Harris Engineer: - This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
- Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
- An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org. For drainage analysis related questions, please email civildevel@hcpid.org. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
- Plan and PLAT need to be approved by CIP project manager Carlos Perez prior to recordation (HC-permit regs, 5.06)
- limited scope TIA required to determine driveway location, median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)
- Required roadway easements for visibility purposes have been shown on the PLAT and should be shown on the construction plan also
- 20' x 20' corner cut at Telge Road and future Graceview Drive (COH geometric Design guidelines, 10-22)
- Drainage for Graceview Springs Drive will need to be conveyed via a public maintained facility (HC-permit regs)
- Consider changing restriction for church and related uses (Chapter 42)
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: The only easement, from the title report, noted on the plat is the Water Line & Access Easement. All easements affecting the property are to be noted on the plat along with the recording information.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 08/05/2021
Plat Name: Grand Mission Estates Sec 29
Developer: 688 Development INC.
Applicant: Jones | Carter
App No / Type: 2021-1755 C3P

Total Acreage:	12.1300	Total Reserve Acreage:	0.6600
Number of Lots:	67	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:	Grand Mission MUD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526N	ETJ

Conditions and requirements for approval:

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
148. Change street name(s) as indicated on the marked file copy. (133-134)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 08/05/2021
Plat Name: Grand Mission Estates Sec 29
Developer: 688 Development INC.
Applicant: Jones | Carter
App No / Type: 2021-1755 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.

Fort Bend Engineer: 1) Lot size variance required through FBC

2) Add contours at 1' intervals

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 here

HPW-HW- IDS: Approve

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

Addressing: WILDE REDBUD TRAIL - Ch. 41 Code of Ordinance states that a street name shall change at a 90, or near 90, degree bend. Please add a different street name to each street segment after a near 90 degree bend, and display the street segment separations on Plat.

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 08/05/2021
Plat Name: Grand Mission Estates Sec 32
Developer: 688 Development INC.
Applicant: Jones | Carter
App No / Type: 2021-1756 C3P

Total Acreage:	10.1600	Total Reserve Acreage:	0.8600
Number of Lots:	43	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Grand Mission MUD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526N	ETJ

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
148. Change street name(s) as indicated on the marked file copy. (133-134)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 08/05/2021
Plat Name: Grand Mission Estates Sec 32
Developer: 688 Development INC.
Applicant: Jones | Carter
App No / Type: 2021-1756 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.

Fort Bend Engineer: 1) Address redline markups

2) Submit FP to FBC for formal review

3) This is not considered a formal review as not all review comments are provided here

HPW-HW- IDS: Approve

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

Addressing: WINTERS EDGE ROAD - Ch. 41 Code of Ordinance states that a street name shall change at a 90, or near 90 degree bend. Please add a street name after the near 90 degree bend in Winters Edge Road.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 08/05/2021
Plat Name: Groves Sec 39
Developer: LH Groves, LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No / Type: 2021-1674 C3F

Total Acreage:	10.4700	Total Reserve Acreage:	1.3490
Number of Lots:	58	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 505
County	Zip	Key Map ©	City / ETJ
Harris	77346	376R	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.
- 086. The staff portion of flag lots shall provide vehicular access. Add the Flag Lots plat notes. (188)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 26
Action Date: 08/05/2021
Plat Name: Groves Sec 39
Developer: LH Groves, LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No / Type: 2021-1674 C3F

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

HPW- TDO- Traffic: 08-02-2021

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)

County approves plat on condition that parking is prohibited in front of garages for 4-lot cluster development

Recommend a minimum 13 foot lot width for lot cluster development

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



Agenda Item: 27
Action Date: 08/05/2021
Plat Name: Haven at Kieth Harrow
Developer: Davidson Homes
Applicant: Pape-Dawson Engineers
App No / Type: 2021-1623 C3F

Total Acreage:	6.5130	Total Reserve Acreage:	1.3920
Number of Lots:	38	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 167
County	Zip	Key Map ©	City / ETJ
Harris	77449	446C	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.

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41(1))

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))

Add OSAP note:

This subdivision's compensating open space includes an Open Space Amenities Plan for the specifically identified reserves. Ref. no OSAP-_____

* Open Space Amenities Plan must be recorded with the plat. Ensure all criteria from Sec 42-192 are met.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 08/05/2021
Plat Name: Haven at Kieth Harrow
Developer: Davidson Homes
Applicant: Pape-Dawson Engineers
App No / Type: 2021-1623 C3F



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

For Your Information:

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

HPW-HW- IDS: Approve

Harris 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 minimum 28' lot frontage around cul-de-sac

Recommend 20' x 20' corner cuts at Shallowhurst Lane/Kieth Harrow intersection (COH geometric Design guidelines, 10-22)

Construction plan (Project Number 1906040124) has not been approved.

UVE area does not match approved UVE Exhibit

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 08/05/2021
Plat Name: Highspire Estates
Developer: HIGHSPIRE REALTY LLC
Applicant: Texas Field Services
App No / Type: 2021-1716 C2

Total Acreage:	0.3042	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Y	City

Conditions and requirements for approval:

008.4. The applicant is required to provide proof of an approved Drainage Plan from HPW, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13.

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)

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

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))

134.6. The then-current fee in lieu of dedication shall be applied to this number (1 units) of dwelling units. (Sec 42-254)

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

Deed Restricted BL other than Chapter 42 BL Note: The building line requirements established by Chapter 42 are minimum standards. A special minimum building line requirement established pursuant to subdivision B of Chapter 42, Code of Ordinances, City of Houston, Texas, shall control over all other provisions of this chapter relating to building line requirements. (Sec 42-150)

Commission Action:

Defer Drainage Plan reqd



Action Date:
08/05/2021

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 08/05/2021
Plat Name: Highspire Estates
Developer: HIGHSPIRE REALTY LLC
Applicant: Texas Field Services
App No / Type: 2021-1716 C2

For Your Information:

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

HPW- TDO- Traffic: 07/27/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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%.

Need approved drainage plan.

Parks and Recreation: Dwelling units in plat notes 10 does not match table

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



Agenda Item: 29
Action Date: 08/05/2021
Plat Name: Hop In
Developer: FTMN GROUP LLC,
Applicant: MOMENTUM ENGINEERING
App No / Type: 2021-1680 C2

Total Acreage:	1.4144	Total Reserve Acreage:	1.4144
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Langham Creek Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77084	407U	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)

069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat_Legend.doc) (Sec 42-41)

149. Change street name ending(s) as indicated on the marked file copy. (Sec 41-22; 42-133)

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

190. Appendix F:Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) (Sec 42-42(5), 44(6))

194. Add Appendix J: County Clerk Filing Acknowledgement Statement. 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. (Sec 42-45)

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

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 08/05/2021
Plat Name: Hop In
Developer: FTMN GROUP LLC,
Applicant: MOMENTUM ENGINEERING
App No / Type: 2021-1680 C2



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

For Your Information:

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

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)
- ROW hypotenuse at corner of Ashley Grove Dr and West Little York Rd should be 28.28' for 20' x 20' corner cut (COH geometric Design guidelines, 10-22)
- UVE should be checked at Ashley Grove Dr and West Little York 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)
HPW- TDO- Traffic: 08-04-2021
No comments.
HPW-HW- IDS: Approve

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 08/05/2021
Plat Name: Imperial Forest Sec 3 partial replat no 1
Developer: Starlight Homes Texas, L.L.C.
Applicant: Manhard Consulting
App No / Type: 2021-1644 C3F

Total Acreage:	0.1394	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 421
County	Zip	Key Map ©	City / ETJ
Harris	77049	457J	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)
- 073.1. Replat Legal Descriptions shall follow guidelines and/or examples. (Sec 42-41(1))
- 203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 08/05/2021
Plat Name: Imperial Forest Sec 3 partial replat no 1
Developer: Starlight Homes Texas, L.L.C.
Applicant: Manhard Consulting
App No / Type: 2021-1644 C3F

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

HPW- TDO- Traffic: 08-04-2021

No comments.

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

CenterPoint: Recording information must be on plat for prior easements, BL's and GBL's. (using the recorded plat 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)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 08/05/2021
Plat Name: Kumar Court
Developer: SA 2010, LLC
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2021-1559 C2

Total Acreage:	5.0433	Total Reserve Acreage:	5.0433
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Fort Bend County MUD 134 B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	567B	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
197. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Fort Bend County. Contact staff Recordation Section for appropriate statements and requirements.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) Sec 42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 08/05/2021
Plat Name: Kumar Court
Developer: SA 2010, LLC
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2021-1559 C2

Fort Bend Engineer: 1) Remove 5' ROW dedication between the reserve and residential lot
2) Address all redline markups and missing plat notes
3) Submit FP to FBC for formal review
4) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

CenterPoint: GHBA language is missing.

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



Agenda Item: 32
Action Date: 08/05/2021
Plat Name: Lakewood Pines Sec 14
Developer: KB Home Lone Star, Inc.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1787 C3F

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:	Existing Utility District
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:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
115. Add Owners Certification of Restrictions note to face of replat or amending plat: 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.
159. Provide centerline tie.
203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))

Commission Action:

Approve the plat subject to the conditions listed

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 08/05/2021
Plat Name: Lakewood Pines Sec 14
Developer: KB Home Lone Star, Inc.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1787 C3F



For Your Information:

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

HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: No comments

Addressing: RUNNING ARABIAN LANE - Duplicate existing street name found: RUNNING ARABIAN. Please change street name to something unique. APPROVED 8/4/2021 RUNNING ARABIAN LANE is a direct extension of road crossing multiple individuals private property and other centerlines
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)
Revise ROW to 60 feet to match ROW to the south for Running Arabian Lane (chapter 42)
20' x 20' corner cut for Keystone Forest Lane/Lakewood Pines blvd intersection (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.



Agenda Item: 33
Action Date: 08/05/2021
Plat Name: Light Haven at District West Sec 1
Developer: D-W SOUTH TRACT, LLC
Applicant: BGE, Inc.
App No / Type: 2021-1695 C3P

Total Acreage:	11.5100	Total Reserve Acreage:	1.1860
Number of Lots:	117	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 50
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	525L	ETJ

Conditions and requirements for approval:

040. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (42-183(e))
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. (Chapter 42)
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))
063. All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))
082. Certain area(s) have been designated on the plat as compensating open space, which are not permitted. Revise plan to identify acceptable compensating open space areas. (Sec 42-183)
085. The minimum acceptable lot width shall be 20 feet. (42-185(a))
086. The staff portion of flag lots shall provide vehicular access. Add the Flag Lots plat notes. (Sec 42-187)
148. Change street name(s) as indicated on the marked file copy. (Sec 41-22; 42-133)
- 157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.

Flag lots plat notes: (1) The staff portions of Flag Lots are restricted for ingress and egress only. (2) No building, structure, wall or fence shall be constructed within the staff portion. Identify the staff portion of the flag lot as indicated on the marked file copy. (42-187)

Applicable if vehicular access is to be shared: Lots xx, Block xx share vehicular access. The staff portions of both lots shall be restricted to shared vehicular access. (42-187)

Commission Action:

Defer per Fort Bend Co. Eng



Agenda Item: 33
Action Date: 08/05/2021
Plat Name: Light Haven at District West Sec 1
Developer: D-W SOUTH TRACT, LLC
Applicant: BGE, Inc.
App No / Type: 2021-1695 C3P



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

For Your Information:

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

Addressing: "JAIME RUSHY LANE" appears to divert approx. 90 degrees and needs an intermittent name change according to city code. Please add an additional street name for the (Vertical/Horizontal) portion of segment.

Fort Bend Engineer: 1) Double-frontage lots are not allowed. Revise.

2) Provide 25' corner clip or 30' radius at North Park Drive and Park Westheimer Blvd. ID unlabeled corner.

3) Variance required for lot size, dead end street, private street requirements, and building lines.

4) Provide 14' rear lot UEs

5) How is lot 25, block 1 to get access when the minimum residential driveway width is 12' and the lot is 11'?

6) Revise all local corners to 25' radius

7) Corner lots are to be 10' wider than the average interior lot when the lots are less than 60' in width and on a local street - 5.14.E.1. Revise.

8) ID ROW of entry street.

9) Submit FP to FBC for formal review.

10) This is not considered a formal review by FBC as not all review comments are provided here.

HPW-HW- IDS: Approve

CenterPoint: Dedication is missing.

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

Master W.M.E. which is required for all 28' PVT/PAE.

Call out all F.H.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 08/05/2021
Plat Name: Magnolia Place partial replat no 1
Developer: LJA Engineering
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1765 C3F

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 08/05/2021
Plat Name: Magnolia Place partial replat no 1
Developer: LJA Engineering
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1765 C3F

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

Fort Bend Engineer: 1) Add owners phone number
2) Complete minimum slab elevation note
3) This is not considered a formal review by FBC as not all review comments are provided here
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing: Future Lake Olympia Parkway is currently a street name of LIVE OAK. Please change street name on Plat.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 08/05/2021
Plat Name: Mansfield Estates
Developer: F&N Construction
Applicant: Pioneer Engineering, LLC
App No / Type: 2021-1675 C3F

Total Acreage:	1.9990	Total Reserve Acreage:	0.1184
Number of Lots:	36	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	451D	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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

For Your Information:



Agenda Item: 35
Action Date: 08/05/2021
Plat Name: Mansfield Estates
Developer: F&N Construction
Applicant: Pioneer Engineering, LLC
App No / Type: 2021-1675 C3F

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

HPW- TDO- Traffic: 08-04-2021

Recommend that proposed plat coordinate with adjacent Lot 64 to provide a second point of access connecting to Balbo Street.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

Traffic only reviews for applicability of sidewalk construction details.

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).

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 08/05/2021
Plat Name: Mansfield Estates
Developer: F&N Construction
Applicant: Pioneer Engineering, LLC
App No / Type: 2021-1675 C3F

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 08/05/2021
Plat Name: Marvida Sec 22
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1741 C3P

Total Acreage:	26.2700	Total Reserve Acreage:	7.5000
Number of Lots:	42	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
Harris	77433	406E	ETJ

Conditions and requirements for approval:

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Marvida Terrace Drive Sec 1 Street Dedication & Longenbaugh Road Street Dedication and Reserves must be recorded prior to or simultaneously with this plat.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 36
Action Date: 08/05/2021
Plat Name: Marvida Sec 22
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1741 C3P

For Your Information:

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

HPW- TDO- Traffic: 08-02-2021

No comments.

CenterPoint: No Dedication Page

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

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

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

UVE should be checked at Palm Whistle 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.



Agenda Item: 37
Action Date: 08/05/2021
Plat Name: Masjid Al Huda
Developer: MASJID AL HUDA
Applicant: RSG Engineering
App No / Type: 2021-1714 C2

Total Acreage:	17.9231	Total Reserve Acreage:	17.9231
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	77493	404S	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)

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

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)

187.1. Provide acknowledgement and subordination of lienholders identified in title report. 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)

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

- 1.) Provide all record documents for Pitts Road as ROW dedication may be required.
- 2.) Address 1400' north/south Intersection spacing
- 3.) Address 2600' east/west intersection spacing.
- 4.) Coordinate with Harris County Engineer regarding agency comments.

Commission Action:

Defer Additional information reqd



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 08/05/2021
Plat Name: Masjid Al Huda
Developer: MASJID AL HUDA
Applicant: RSG Engineering
App No / Type: 2021-1714 C2



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

For Your Information:

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

HPW- TDO- Traffic: 08-02-2021

No comments.

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.

All easements must be identified on 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. (HC) (COH-Chapter 42)

COH ordinance may require N-S street along western plat boundary to align with stub from Sunterra development from the south. Check with 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)

Show H I and P easement on plat and request variance to not dedicate 10 feet of ROW for Pitts Road (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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 08/05/2021
Plat Name: Museum Park Jackson Rosedale partial replat no 1
Developer: ARSR CO., L.P.
Applicant: MOMENTUM ENGINEERING
App No / Type: 2021-1696 C3F

Total Acreage:	0.1793	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493X	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 38
Action Date: 08/05/2021
Plat Name: Museum Park Jackson Rosedale partial replat no 1
Developer: ARSR CO., L.P.
Applicant: MOMENTUM ENGINEERING
App No / Type: 2021-1696 C3F

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

HPW- TDO- Traffic: 07/27/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 08/05/2021
Plat Name: Newport Sec 7 partial replat no 6
Developer: Newport Municipal Utility District
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2021-1744 C3F

Total Acreage:	0.5303	Total Reserve Acreage:	0.5303
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:	Newport MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	419E	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 08/05/2021
Plat Name: Newport Sec 7 partial replat no 6
Developer: Newport Municipal Utility District
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2021-1744 C3F

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

HPW- TDO- Traffic: 07/28/2021

No Comments

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering

Department prior to recordation (.TLGC-232.0025)

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

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



Agenda Item: 40
Action Date: 08/05/2021
Plat Name: Niranjn Patel Porter Development
Developer: N S Patel
Applicant: Doshi Engineering & Surveying Company
App No / Type: 2021-1496 C2

Total Acreage:	25.1800	Total Reserve Acreage:	25.1800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Porter MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296F	ETJ

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 08/05/2021
Plat Name: Niranjan Patel Porter Development
Developer: N S Patel
Applicant: Doshi Engineering & Surveying Company
App No / Type: 2021-1496 C2



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

For Your Information:

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

CenterPoint: A 10' BL is required.

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.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 08/05/2021
Plat Name: Noah Place
Developer: Alvarado Group
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2021-1574 C2

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 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.) Dimension Unrecorded Noah Street
- 2.) According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 41
Action Date: 08/05/2021
Plat Name: Noah Place
Developer: Alvarado Group
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2021-1574 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: 07/28/2021

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

Parks and Recreation: Add dwelling units to parks table

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

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



Agenda Item: 42
Action Date: 08/05/2021
Plat Name: Perry Road Development Sec 2
Developer: Kimley-Horn
Applicant: Windrose
App No / Type: 2021-1701 C3P

Total Acreage:	4.2730	Total Reserve Acreage:	0.5570
Number of Lots:	44	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77070	369G	ETJ

Conditions and requirements for approval:

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

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

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

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)

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

174. Add Permanent Access Easement note to the plat and/or add PAE paragraph to the Appendix A: Owner's Acknowledgement. (189)

177. All type 2 PAEs and private streets must have width of 28 ft. The paving width shall also be 28 ft. (122, 231)

180.1. Add this note to the face of the plat: This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

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

- 1.) Adjust GBL to provide 20' as per Harris County requirements.
- 2.) Must have fire hydrants within 100' of PAE entrance.
- 3.) Either increase cul-de-sac radius to 60' or taper Indigo Trace Court to 50' ROW.
- 4.) End PAE 5' before boundary and keep building line within property boundary.
- 5.) Provide COS table

Commission Action:

Defer Additional information reqd



Agenda Item: 42
Action Date: 08/05/2021
Plat Name: Perry Road Development Sec 2
Developer: Kimley-Horn
Applicant: Windrose
App No / Type: 2021-1701 C3P



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

For Your Information:

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

HPW- TDO- Traffic: 08-02-2021

No comments.

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

2. Landowner on plat and title report differ.

3. The 20' Pipeline Easement in B445329 is also shown on the plat as a 20'UE however, the title report does not list it as a 20'UE. What is the documentation for the 20'UE?

END

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

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

Master W.M.E. which is required for all 28' PVT/PAE.

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 from pipeline company for roadway crossing prior to plan approval

See markup for recommended geometry for PAEs

Add blocks and renumber lots (Chapter 42)

Plat is recommended to be deferred. Drainage/detention must be maintained by a public entity (HC permit regs)

Plans need to match plat. Plans show waterline and sanitary sewer easements extending from cul-de-sac. (chapter 42)

Recommended to increase radii for cul-de-sac to 60' for emergency vehicles



Agenda Item: 43
Action Date: 08/05/2021
Plat Name: Peveto Beltway 8
Developer: KING'S LAND SURVEYING SOLUTIONS, LLC
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
App No / Type: 2021-1626 C2

Total Acreage:	0.6600	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	7	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	77075	575Y	City

Conditions and requirements for approval:

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

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)

073.1. Replat Legal Descriptions shall follow guidelines and/or examples.

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

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

This site is located within the city limits and within the floodplain. An approved drainage plan is required stamped/signed by the Floodplain Management Office and Engineering Services Section of HPW.

This item is a replat of Alexis Commons. Please provide a CPL with revised legal description referencing original subdivision plat and record info.

Commission Action:

Defer Additional information reqd



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 08/05/2021
Plat Name: Peveto Beltway 8
Developer: KING'S LAND SURVEYING SOLUTIONS, LLC
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
App No / Type: 2021-1626 C2



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

For Your Information:

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



Agenda Item: 43
Action Date: 08/05/2021
Plat Name: Peveto Beltway 8
Developer: KING'S LAND SURVEYING SOLUTIONS, LLC
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
App No / Type: 2021-1626 C2

HPW- TDO- Traffic: 07-15-2021

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. TxDOT approval required

Please coordinate with TxDOT for any work along Sam Houston Parkway E. Any work in the state right-of-way requires TxDOT approval.

CenterPoint: 1. AE Dedication Language is incomplete, see attached

2. GHBA language is missing.

3. OWNER in Title report and dedication differ.

4. Title block: Tract appears to be a replat of a portion of Res B Alexis Commons in 584177 Map Records.

Title block should include this data.

5. NOTE 12: Map reference 574177 is incorrect. It should be 584177

END

Parks and Recreation: Add parks table and applicable notes

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

Need approved Drainage Plan.

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

HPW-HW- IDS: For the creation of an restricted 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.**



Agenda Item: 44
Action Date: 08/05/2021
Plat Name: Pinecrest Sec 6
Developer: Meritage Homes of Texas, LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1792 C3F

Total Acreage:	13.1400	Total Reserve Acreage:	3.1200
Number of Lots:	137	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450J	City

Conditions and requirements for approval:

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

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

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

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

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)

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

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

Please provide Open Space Amenities Plan

Commission Action:

Defer Additional information reqd



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 08/05/2021
Plat Name: Pinecrest Sec 6
Developer: Meritage Homes of Texas, LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1792 C3F



Action Date:
08/05/2021

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

For Your Information:

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



Agenda Item: 44
Action Date: 08/05/2021
Plat Name: Pinecrest Sec 6
Developer: Meritage Homes of Texas, LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1792 C3F

HPW- TDO- Traffic: 07-29-2021

No comments.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Email: Planningdepartment@houstontx.gov

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

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

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

Submit applications online at houstonpermittingcenter.org

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

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

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



Agenda Item: 45
Action Date: 08/05/2021
Plat Name: Prose Huffmeister
Developer: Prose Huffmeister Venture, LLC
Applicant: Terra Associates, Inc.
App No / Type: 2021-1700 C2

Total Acreage:	8.3330	Total Reserve Acreage:	8.3330
Number of Lots:	0	Number of Multifamily Units:	240
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 FWSD 61
County	Zip	Key Map ©	City / ETJ
Harris	77429	368K	ETJ

Conditions and requirements for approval:

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

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

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

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

146.1. Provide for dedication of cutback(s) 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)

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

189. Appendix E:Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 08/05/2021
Plat Name: Prose Huffmeister
Developer: Prose Huffmeister Venture, LLC
Applicant: Terra Associates, Inc.
App No / Type: 2021-1700 C2



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

For Your Information:

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

HPW- TDO- Traffic: 07/29/2021

Recommend adding Visibility Triangles from Code of Ordinance section 42-161

HPW-HW- IDS: Approve

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

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

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

Corner cut should be 20' x 20' (COH geometric Design guidelines, 10-22)

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 Birdcall Ln and Huffmeister 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.



Agenda Item: 46
Action Date: 08/05/2021
Plat Name: Ram Properties
Developer: RAM Properties
Applicant: GeoSolutions
App No / Type: 2021-1673 C3P

Total Acreage:	7.8000	Total Reserve Acreage:	0.0000
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	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.

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

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

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

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

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.

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

190.3. Add 'Margaret Wallace-Brown, Secretary' as Secretary in the Planning Commission certificate.

Add CenterPoint note: Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

Commission Action:

Defer Additional information reqd



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 08/05/2021
Plat Name: Ram Properties
Developer: RAM Properties
Applicant: GeoSolutions
App No / Type: 2021-1673 C3P



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

For Your Information:

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

Fort Bend Engineer: 1) Clarify property access to the east
2) Cross hatch proposed ROW dedication for Sam Brookins
3) Add 1' reserve adjacent to unplatted properties
4) Extension of a public street requires the addition of a cul-de-sac. Provide
5) Detention is not shown within the plat. How will this be addressed?
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.



Agenda Item: 47
Action Date: 08/05/2021
Plat Name: Reed Terrace partial replat no 1
Developer: Kechu Investments
Applicant: Windrose
App No / Type: 2021-1636 C3F

Total Acreage:	0.1910	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	City

Conditions and requirements for approval:

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

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

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

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)

133.1. Add 'In Lieu of Payment for Park Dedication' plat note: No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.'

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

Provide site plan showing proposed sidewalk. Distance between high bank and property line may not be sufficient.

Commission Action:

Defer Additional information reqd

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



Agenda Item: 47
Action Date: 08/05/2021
Plat Name: Reed Terrace partial replat no 1
Developer: Kechu Investments
Applicant: Windrose
App No / Type: 2021-1636 C3F



For Your Information:

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

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

HPW- TDO- Traffic: 07-16-2021

The existing easement on Lot 1 needs clarification for utility line relocation

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

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

Submit applications online at houstonpermittingcenter.org

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 08/05/2021
Plat Name: Renaissance Center at Scott Street
Developer: ALJ Lindsey
Applicant: Windrose
App No / Type: 2021-1791 C2

Total Acreage:	9.6030	Total Reserve Acreage:	9.6030
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533L	City

Conditions and requirements for approval:

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

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

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

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

189. Appendix E: Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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



Agenda Item: 48
Action Date: 08/05/2021
Plat Name: Renaissance Center at Scott Street
Developer: ALJ Lindsey
Applicant: Windrose
App No / Type: 2021-1791 C2

For Your Information:

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

HPW- TDO- Traffic: 07/28/2021

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. 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.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 08/05/2021
Plat Name: Reserve on TC Jester Sec 2
Developer: Radland Limited
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2021-1723 C2

Total Acreage:	13.2520	Total Reserve Acreage:	13.2520
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:	Northwest Harris County MUD 20
County	Zip	Key Map ©	City / ETJ
Harris	77068	331T	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.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
189. Appendix E: Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 49
Action Date: 08/05/2021
Plat Name: Reserve on TC Jester Sec 2
Developer: Radland Limited
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2021-1723 C2

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

HPW-HW- IDS: Approve

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

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

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

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

coordinate with Harris County Fire Code for access

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 08/05/2021
Plat Name: Saqib Cypress Rosehill Reserve
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No / Type: 2021-1631 C2

Total Acreage:	3.7155	Total Reserve Acreage:	3.7155
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327J	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.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 08/05/2021
Plat Name: Saqib Cypress Rosehill Reserve
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No / Type: 2021-1631 C2

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

HPW-HW- IDS: Approve

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

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

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

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



Agenda Item: 51
Action Date: 08/05/2021
Plat Name: Scranton Estates
Developer: MTY Builders Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1729 C3F

Total Acreage:	1.9907	Total Reserve Acreage:	0.1968
Number of Lots:	25	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575H	City

Conditions and requirements for approval:

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

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

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

209. Houston Public Works has requested that this item be deferred for two weeks.

Deed Restricted BL other than Chapter 42 BL Note: The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this section. (Sec 42-150)

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)

Coordinate with HPW regarding turn-around

Commission Action:

Defer HPW request

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 08/05/2021
Plat Name: Scranton Estates
Developer: MTY Builders Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1729 C3F



For Your Information:

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

HPW- TDO- Traffic: 08-02-2021

No comments.

HPW-OCE-Traffic: 1. Turnaround dimensions should comply with figure 10.11 of the IDM. Radii of the turnaround should be 28 ft.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

3. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

4. Driveway Placement on Corner Lot (Residential)(Lot 16)

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.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 08/05/2021
Plat Name: Scranton Estates
Developer: MTY Builders Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1729 C3F

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

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

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

Submit applications online at houstonpermittingcenter.org

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

Stormwater quality permit is required.

10'x15' W.M.E. need to change 10'x20' W.M.E.

Call out the Private F.H.

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

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

Addressing: Street segment SCRANTON OAKS is not labeled with a street type within the plat document. Please add street type.

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



Agenda Item: 52
Action Date: 08/05/2021
Plat Name: Signat Development
Developer: Panattoni Development Co., Inc.
Applicant: Terra Surveying Company, Inc.
App No / Type: 2021-1676 C2

Total Acreage:	21.6920	Total Reserve Acreage:	21.6920
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77041	409N	ETJ

Conditions and requirements for approval:

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

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

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

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

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

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

189. Appendix E: Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 08/05/2021
Plat Name: Signat Development
Developer: Panattoni Development Co., Inc.
Applicant: Terra Surveying Company, Inc.
App No / Type: 2021-1676 C2



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

For Your Information:

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

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)
- 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)
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

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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 08/05/2021
Plat Name: Springwoods Village Parkway Street Dedication Sec 6
Developer: Harris County Improvement District No. 18
Applicant: C.L. Davis & Company
App No / Type: 2021-1682 SP

Total Acreage:	1.3201	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County Improvement District 18

County	Zip	Key Map ©	City / ETJ
Harris	77389	291M	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)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 08/05/2021
Plat Name: Springwoods Village Parkway Street Dedication Sec 6
Developer: Harris County Improvement District No. 18
Applicant: C.L. Davis & Company
App No / Type: 2021-1682 SP

CenterPoint: Absent Written paragraph attached above must be added to plat.
HPW-HW- IDS: Approve
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
dedicate ROW as triangle instead of curve

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 08/05/2021
Plat Name: Stone Creek Ranch Mound Road Street Dedication Sec 2 and Reserves
Developer: Becker Road LP, a Texas limited partnership
Applicant: BGE, Inc.
App No / Type: 2021-1775 C3F

Total Acreage:	7.3840	Total Reserve Acreage:	3.3990
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 434
County	Zip	Key Map ©	City / ETJ
Harris	77447	325T	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Stone Creek Ranch Mound Road Sec 1 must be recorded prior to or simultaneously with this plat.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 54
Action Date: 08/05/2021
Plat Name: Stone Creek Ranch Mound Road Street Dedication Sec 2 and Reserves
Developer: Becker Road LP, a Texas limited partnership
Applicant: BGE, Inc.
App No / Type: 2021-1775 C3F

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

HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: No comments

HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: No comments

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Sec 1 plat will need to be recorded prior to or simultaneously with this plat
County recommends minimum 250' tangent for Mound road
20' x 20' corner cuts for Land Peek drive/Mound Road intersection
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
HC Traffic and Permits Public Review should be contacted prior to plan submittal for confirming roadway geometries and left turn lane requirements
Required UVEs have been shown on the plat and should be shown on construction plan also

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 08/05/2021
Plat Name: Stone Creek Ranch Sec 11
Developer: Becker Road LP, a Texas limited partnership
Applicant: BGE, Inc.
App No / Type: 2021-1692 C3F

Total Acreage:	28.9200	Total Reserve Acreage:	2.0000
Number of Lots:	102	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 434
County	Zip	Key Map ©	City / ETJ
Harris	77447	325T	ETJ

Conditions and requirements for approval:

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

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

052. Stone Creek Ranch Mound Road Sec 1 & 2 and Community Reach Boulevard Sec 1, 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)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 55
Action Date: 08/05/2021
Plat Name: Stone Creek Ranch Sec 11
Developer: Becker Road LP, a Texas limited partnership
Applicant: BGE, Inc.
App No / Type: 2021-1692 C3F

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

Addressing: ELMGROVE KNOLL DRIVE - Ch 41 Code of Ordinance states that a street name must change at a near 90 degree curve. Please change one segment of ELMGROVE KNOLL DRIVE to something else.

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 7, Stone Creek Ranch Mound road STD Sec 1 and Sec 2 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)

County recommends minimum 250' tangent along mound Road

County recommends 25' X 25' corner cut at Mound/ Community Reach blvd intersection

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



Agenda Item: 56
Action Date: 08/05/2021
Plat Name: Sunterra Sec 9
Developer: Katy 1093, LTD
Applicant: Jones | Carter
App No / Type: 2021-1768 C3P

Total Acreage:	18.1000	Total Reserve Acreage:	1.6200
Number of Lots:	100	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:

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 *****.
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)
148. Change street name(s) as indicated on the marked file copy. (133-134)
- 157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.

Commission Action:

Approve the plat subject to the conditions listed



PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 08/05/2021
Plat Name: Sunterra Sec 9
Developer: Katy 1093, LTD
Applicant: Jones | Carter
App No / Type: 2021-1768 C3P



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

For Your Information:

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

HPW-HW- IDS: Approve

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

Addressing: NEWPORT GROVE DRIVE - Sound-alike existing street name found: NEWPORT COVE. Please change street name to something more unique. Ch. 41 states that a street name shall change at a 90, or near 90 degree bend. Please add street name segments after near 90 degree bends.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 08/05/2021
Plat Name: Towne Lake Detention Reserve at Cypress North Houston Sec 2
Developer: Towne Lake Community Association Inc., A Texas Non-Profit Corporation
Applicant: EHRA
App No / Type: 2021-1759 C2

Total Acreage:	37.1700	Total Reserve Acreage:	37.1664
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 502
County	Zip	Key Map ©	City / ETJ
Harris	77433	367S	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 08/05/2021
Plat Name: Towne Lake Detention Reserve at Cypress North Houston Sec 2
Developer: Towne Lake Community Association Inc., A Texas Non-Profit Corporation
Applicant: EHRA
App No / Type: 2021-1759 C2

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)
Plan and PLAT need to be approved by CIP project manager Demetria Williams prior to recordation (HC-permit regs, 5.06)
UVE should be checked at Palo Creek Dr and Wichita River 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 Rustic Sage Trl and Wichita River 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 08/05/2021
Plat Name: Trails of Katy Sec 6
Developer: Ventana Development
Applicant: Jones | Carter
App No / Type: 2021-1758 C3F

Total Acreage:	7.9400	Total Reserve Acreage:	2.9669
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:

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)
047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 58
Action Date: 08/05/2021
Plat Name: Trails of Katy Sec 6
Developer: Ventana Development
Applicant: Jones | Carter
App No / Type: 2021-1758 C3F

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 08/05/2021
Plat Name: Valley Ranch Bend Drive Street Dedication Sec 4
Developer: Signorelli Company
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1751 C3P

Total Acreage:	3.3000	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:	Valley Ranch MUD 1
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	256W	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:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 59
Action Date: 08/05/2021
Plat Name: Valley Ranch Bend Drive Street Dedication Sec 4
Developer: Signorelli Company
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1751 C3P

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

HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: No comments

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



Agenda Item: 60
Action Date: 08/05/2021
Plat Name: Villas at Marina
Developer: Marina Villas
Applicant: RED CONSULTANTS
App No / Type: 2021-1494 C2

Total Acreage:	0.1229	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	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)

Coordinate with HPW about their comments.

Provide certificate of completion from OCE (Office of City Engineer) at recordation for widening of paving for Marina Street.

Provide sidewalk easement on the property if there is no adequate room for sidewalk in the ROW.

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 08/05/2021
Plat Name: Villas at Marina
Developer: Marina Villas
Applicant: RED CONSULTANTS
App No / Type: 2021-1494 C2



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

For Your Information:

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

Parks and Recreation: - Please park sector

- Please show proof of dwelling units with survey dated within 12 months of plat submission, water letter, or demo permit. If no dwelling units, please change the park notes/table accordingly.

HPW- TDO- Traffic: 07/01/2021

Following IDM Chapter 15 Section 08C, 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 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. Angle of driveway approach must be at least 80 degrees.

3. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

4. Street Widening Requirements

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

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

- 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).



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 08/05/2021
Plat Name: Villas at Marina
Developer: Marina Villas
Applicant: RED CONSULTANTS
App No / Type: 2021-1494 C2

Option B: Widen the road to 20-ft (only in front of the property).

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

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

Submit applications online at houstonpermittingcenter.org

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

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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 08/05/2021
Plat Name: Villatora Place On Clara
Developer: N/A
Applicant: E.I.C. Surveying Company
App No / Type: 2021-1754 C2

Total Acreage:	6.0416	Total Reserve Acreage:	5.9631
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77013	456T	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)42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 61
Action Date: 08/05/2021
Plat Name: Villatora Place On Clara
Developer: N/A
Applicant: E.I.C. Surveying Company
App No / Type: 2021-1754 C2

HPW- TDO- Traffic: 07-27-2021

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. The applicant has to improve the right of way to city standards for an access from an undeveloped street. A driveway cannot connect to an undeveloped right of way. Please coordinate with HPW regarding street improvements. Street shall be improved to just past the driveway with a barricade at the 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

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

CenterPoint: TRANSMISSION REVIEW:

A review of the plat reveals it is in close proximity to a CenterPoint Energy Transmission Corridor.

Your Transmission Contact is: Bobby Sloan - robert.sloan@CenterpointEnergy.com

Please review the uploaded letter for further instructions.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 08/05/2021
Plat Name: West Elyson Retail Center
Developer: LJA Engineering
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1764 C2

Total Acreage:	15.2870	Total Reserve Acreage:	15.2870
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 458
County	Zip	Key Map ©	City / ETJ
Harris	77449	405Q	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. (42-45)2

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 08/05/2021
Plat Name: West Elyson Retail Center
Developer: LJA Engineering
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1764 C2

HPW- TDO- Traffic: 07-27-2021

No Comments

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

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

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

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

UVE should be checked at Elyson Exchange Way and FM 529. 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 08/05/2021
Plat Name: Windsong Forest Lane Street Dedication Sec 1
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No / Type: 2021-1793 SP

Total Acreage:	4.3540	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 503
County	Zip	Key Map ©	City / ETJ
Harris	77433	367J	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 08/05/2021
Plat Name: Windsong Forest Lane Street Dedication Sec 1
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No / Type: 2021-1793 SP

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)

Recommend 25' x 25' corner cuts at Parkside Hollow Lane/Greenhouse intersection and 25' x 25' corner cuts at Woodline Grove Lane/ Mound intersection

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 08/05/2021
Plat Name: Woodland Lakes Detention Smith South
Developer: WL Woodland Lakes LLC
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1752 C3P

Total Acreage:	13.7100	Total Reserve Acreage:	13.7100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	Harris County MUD 518
County	Zip	Key Map ©	City / ETJ
Harris	77336	338L	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)

Provide dimensions for the proposed Reserve B boundaries.

An approved drainage plan is required with final plat submittal.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 65
Action Date: 08/05/2021
Plat Name: Woodland Square
Developer: W2 North Main Commercial LTD
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2021-1497 C2

Total Acreage:	1.2220	Total Reserve Acreage:	1.1370
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493C	City

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)

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

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

158. Provide for the dedication of widening for N Main St and E Woodland St as indicated on the marked file copy.

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

provide ROW exhibit with clear dimensions and showing corresponding record info for each section of ROW.

Commission Action:

Withdrawn



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

For Your Information:



Agenda Item: 65
Action Date: 08/05/2021
Plat Name: Woodland Square
Developer: W2 North Main Commercial LTD
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2021-1497 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: 07/01/2021

Recommend to align driveway along North Main to align with Cosmos Street.

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

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

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

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

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

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

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

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

Traffic only reviews for applicability of sidewalk construction details.

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).



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 08/05/2021
Plat Name: Woodland Square
Developer: W2 North Main Commercial LTD
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2021-1497 C2

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.



Agenda Item: 66
Action Date: 08/05/2021
Plat Name: Wrenwood partial replat no 3
Developer: DacasaHomes
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1480 C3F

Total Acreage:	0.3020	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449X	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.
- 049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.
- 049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Commission Action:

Defer Chapter 42 planning standards



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 08/05/2021
Plat Name: Wrenwood partial replat no 3
Developer: DacasaHomes
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1480 C3F



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

For Your Information:

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

HPW- TDO- Traffic: 07/28/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

Submit applications online at houstonpermittingcenter.org

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

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



Agenda Item: 67
Action Date: 08/05/2021
Plat Name: Hills at Brackenridge
Developer: DE HOMES, LLC
Applicant: Sago Engineering LLC
App No / Type: 2021-1594 C2R

Total Acreage:	0.0976	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	77026	494A	City

Conditions and requirements for approval:

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
047. Make minor corrections and additions as indicated on the marked file copy.
- 049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.
- 049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Add note: Access to Easttext Freeway is hereby denied.

Commission Action:

Approve the plat subject to the conditions listed



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 08/05/2021
Plat Name: Hills at Brackenridge
Developer: DE HOMES, LLC
Applicant: Sago Engineering LLC
App No / Type: 2021-1594 C2R



Action Date:
08/05/2021

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

For Your Information:

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



Agenda Item: 67
Action Date: 08/05/2021
Plat Name: Hills at Brackenridge
Developer: DE HOMES, LLC
Applicant: Sago Engineering LLC
App No / Type: 2021-1594 C2R

HPW- TDO- Traffic: 07/30/2021

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%.

HPW- TDO- Traffic: 07/30/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 08/05/2021
Plat Name: Allen Parkway Village replat no 1
Developer: Ally General Solutions
Applicant: Ally General Solutions, LLC
App No / Type: 2021-1724 C2R

Total Acreage:	34.0970	Total Reserve Acreage:	34.0970
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	493K	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 68
Action Date: 08/05/2021
Plat Name: Allen Parkway Village replat no 1
Developer: Ally General Solutions
Applicant: Ally General Solutions, LLC
App No / Type: 2021-1724 C2R

HPW- TDO- Traffic: 08-04-2021

No comments.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Email: Planningdepartment@houstontx.gov

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

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

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

Submit applications online at houstonpermittingcenter.org

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

Stormwater quality permit is required.

No building is allowed within any public utility easement.

Master W.M.E. is required.

Call out all Private F.H.

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 08/05/2021
Plat Name: Belmont Hills
Developer: Sidney & Griggs, LP
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2021-1684 C2R

Total Acreage:	0.6510	Total Reserve Acreage:	0.0000
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	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)

206. Staff recommendation is disapproval for the following reasons. Provide ROW dimensions of Griggs Road and identify adjacent parcels.

Commission Action:

Defer for further study and review



Action Date:
08/05/2021

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: 69
Action Date: 08/05/2021
Plat Name: Belmont Hills
Developer: Sidney & Griggs, LP
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2021-1684 C2R

HPW- TDO- Traffic: 07/28/2021

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. 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

CenterPoint: 1. TYPO: Shared Driveway typed as SHADED Driveway

2. 5' UE dedicated easements found only service a portion of platted lots. CenterPoint requires a 14' UE in front or rear of each lot, or a 16' UE if wet utilities are needed.

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

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

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 08/05/2021
Plat Name: Brick and Stone at Lydia
Developer: Plan Express
Applicant: PlanExpress
App No / Type: 2021-1715 C2R

Total Acreage:	0.4591	Total Reserve Acreage:	0.0092
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533Q	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 08/05/2021
Plat Name: Brick and Stone at Lydia
Developer: Plan Express
Applicant: PlanExpress
App No / Type: 2021-1715 C2R

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.****

CenterPoint: 1.Applicant should maintain a 10' BL where property is adjacent to Road ROW with primary overhead facilities installed.

2. Interior BL's must be 5'.

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.

HPW- TDO- Traffic: Recommend reviewing Sec. 42-150. - Building line requirement to check if the 5 feet building line is appropriate.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 08/05/2021
Plat Name: Brinkley Springs
Developer: Team Investments, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1750 C2R

Total Acreage:	0.4160	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Z	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 08/05/2021
Plat Name: Brinkley Springs
Developer: Team Investments, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1750 C2R

HPW- TDO- Traffic: 08-02-2021

There is a concern for lot 3 and lot 4 entrance to the garage, show three-point turnaround to enter and back up the portion accessing the shared driveway to lot 3& 4.

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: 5'UE, 5'BL, and 15'BL have the wrong deed references on the map (they are for different lots).

Correct info is:

v2182-p654 (L22)

v3027-p15 (L23)

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 08/05/2021
Plat Name: Buffalo Landing
Developer: Exel Capital
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1535 C2R

Total Acreage:	3.5184	Total Reserve Acreage:	0.0493
Number of Lots:	81	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77054	532X	City

Conditions and requirements for approval:

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 72
Action Date: 08/05/2021
Plat Name: Buffalo Landing
Developer: Exel Capital
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1535 C2R

Parks and Recreation: - Change "net" to "incremental" in parks table
HPW- TDO- Traffic: 06/30/2021
Recommend to provide connection to public road Lake at 610 Dr, to provide a second connection to a minor local road instead of a major thoroughfare.

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

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

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

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

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

CenterPoint: APPLICANTS SHOULD MAINTAIN A 10' BL WHERE PROPERTY IS ADJACENT TO ROAD ROW WITH PRIMARY OVERHEAD FACILITIES INSTALLED.
HPW-OCE- Drainage and Utility: Detention is required.

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 08/05/2021
Plat Name: Cannon Court
Developer: AIRE T3 Group, LLC
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2021-1687 C2R

Total Acreage:	0.2536	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533T	City

Conditions and requirements for approval:

- 014. Establish building setback lines as indicated on the marked file copy. Sec 42-150 thru 160
- 025. Include a 17 foot building line for any carport or garage. Add BL 159 A illustration and notes to the plat. Sec 42-157(b)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 73
Action Date: 08/05/2021
Plat Name: Cannon Court
Developer: AIRE T3 Group, LLC
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2021-1687 C2R

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

HPW- TDO- Traffic: 07/27/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 08/05/2021
Plat Name: Capitol Eastwood Connection
Developer: Scarlet Capital
Applicant: Windrose
App No / Type: 2021-1579 C2R

Total Acreage:	0.5543	Total Reserve Acreage:	0.5543
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	494T	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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

HPW- TDO- Traffic: 07-19-2021
 Consider Railroad easement with plat boundary.



Agenda Item: 74
Action Date: 08/05/2021
Plat Name: Capitol Eastwood Connection
Developer: Scarlet Capital
Applicant: Windrose
App No / Type: 2021-1579 C2R

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

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

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

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

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

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

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

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

3. Driveways shall allow for an unobstructed line of sight for vehicles to observe approaching traffic.

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

CenterPoint: BUILDING LINES NEED TO BE ADDED TO PLAT.

HPW-OCE- Drainage and Utility: Detention is required. Also missing B.L.

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: 75
Action Date: 08/05/2021
Plat Name: Carr City Views
Developer: Treehouse-Development, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2021-1679 C2R

Total Acreage:	0.3753	Total Reserve Acreage:	0.0041
Number of Lots:	9	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	494E	City

Conditions and requirements for approval:

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

073.1. Include "Creating a 18' Shared Driveway" in the reason for replat.

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)

Ensure that Lot 1 and Lot 9 have a front door along Harrington Street to meet the optional performance standards to have a 5' BL.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 08/05/2021
Plat Name: Carr City Views
Developer: Treehouse-Development, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2021-1679 C2R

HPW- TDO- Traffic: 08-04-2021

Ensure that edge of pavement is 18-feet-wide from the edge of the curb to the edge of the curb.

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-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.

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

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

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



Agenda Item: 76
Action Date: 08/05/2021
Plat Name: Cay Landing
Developer: Contempo Builder
Applicant: Windrose
App No / Type: 2021-1461 C3R

Total Acreage:	9.9417	Total Reserve Acreage:	2.1513
Number of Lots:	101	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	573T	City

Conditions and requirements for approval:

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amentities Plan. Follow the requirements established for a Open Space Amentities Plan. (Ament_185_cos.doc)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 08/05/2021
Plat Name: Cay Landing
Developer: Contempo Builder
Applicant: Windrose
App No / Type: 2021-1461 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.



Agenda Item: 76
Action Date: 08/05/2021
Plat Name: Cay Landing
Developer: Contempo Builder
Applicant: Windrose
App No / Type: 2021-1461 C3R

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

- Dwelling units in general notes 13 does not match table

HPW- TDO- Traffic: 07/01/2021

Recommend to provide right turn only exiting the subdivision Almeda Genoa a two-lane road currently over capacity and queuing from Furman at Almeda will extend past the property driveway, a left-turn is not a safe recommendation we recommend to provide access on Fuqua st. Recommend showing fire hydrant location.

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. Driveways shall allow for an unobstructed line of sight for vehicles to observe approaching traffic.

HPW-OCE- Drainage and Utility: 15'x15' storm pump easement is private or public? It should be private and maintained by the owner.

Is sanitary pump easement private or public?

Stormwater quality permit is required.

Call out all private F.H..

CenterPoint: A 10' Building Line is requested.

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 08/05/2021
Plat Name: Cityplace on McGowen
Developer: Cityplace Builders, LLC
Applicant: Interland Surveying
App No / Type: 2021-1748 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	City

Conditions and requirements for approval:

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

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

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)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 08/05/2021
Plat Name: Cityplace on McGowen
Developer: Cityplace Builders, LLC
Applicant: Interland Surveying
App No / Type: 2021-1748 C2R

HPW- TDO- Traffic: 07/28/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 08/05/2021
Plat Name: Clear Lake City Industrial Park Sec C partial replat no 3
Developer: MGROUP COMPANIES
Applicant: Tetra Surveys
App No / Type: 2021-1769 C2R

Total Acreage:	3.5558	Total Reserve Acreage:	3.5558
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77058	618T	City

Conditions and requirements for approval:

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

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

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

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

The plat cannot be restricted to a multi-family reserve if it has not gone through a public hearing. Plat shall be approved as an Unrestricted Reserve. TF

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 78
Action Date: 08/05/2021
Plat Name: Clear Lake City Industrial Park Sec C partial replat no 3
Developer: MGROUP COMPANIES
Applicant: Tetra Surveys
App No / Type: 2021-1769 C2R

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

Parks and Recreation: - If adding dwelling units, add applicable parks/open space notes and table

HPW- TDO- Traffic: 07/28/2021

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-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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 08/05/2021
Plat Name: Crimson Heights
Developer: AMCN INVESTMENTS LCC
Applicant: CGES|Bailey Planning
App No / Type: 2021-1727 C2R

Total Acreage:	0.2800	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	453J	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. 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. (Recd_pkg.doc) Sec 42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 79
Action Date: 08/05/2021
Plat Name: Crimson Heights
Developer: AMCN INVESTMENTS LCC
Applicant: CGES|Bailey Planning
App No / Type: 2021-1727 C2R

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

HPW- TDO- Traffic: 07/27/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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: Utility easement 5 feet wide along the rear as set forth in Volume 1163, Page 550 of the Deed Records of Harris County, Texas is not noted on plat.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 08/05/2021
Plat Name: Cypress Fairbanks ISD Middle School no 13 partial replat no 1 and extension
Developer: Brooks and Sparks
Applicant: West Belt Surveying, Inc.
App No / Type: 2021-1788 C2R

Total Acreage:	39.7900	Total Reserve Acreage:	39.7900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 166
County	Zip	Key Map ©	City / ETJ
Harris	77084	407V	ETJ

Conditions and requirements for approval:

- 003. Coordinate with Harris County Flood Control District on accurately showing Langham Creek on the plat.
- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. 42-212
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 80
Action Date: 08/05/2021
Plat Name: Cypress Fairbanks ISD Middle School no 13 partial replat no 1 and extension
Developer: Brooks and Sparks
Applicant: West Belt Surveying, Inc.
App No / Type: 2021-1788 C2R

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

Harris 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)
- TIA required to evaluate driveway locations, school circulation and onsite storage capacity, traffic signal modifications, pedestrian access and any necessary turn lanes.
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - Plat needs to show the current 30' wide Public Easement (see uploaded PDF).

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 08/05/2021
Plat Name: Del Sur Gardens
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2021-1672 C2R

Total Acreage:	0.4482	Total Reserve Acreage:	0.0380
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452H	City

Conditions and requirements for approval:

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides. 42-40(d)(1)

014. Establish building setback lines as indicated on the marked file copy. Sec 42-150 thru 160

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

073.1. Replat Reasons shall be revised as indicated on the marked file copy.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 08/05/2021
Plat Name: Del Sur Gardens
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2021-1672 C2R

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

Parks and Recreation: - Dwelling units in plat notes 13 does not match parks table

- Incorrect park sector in notes

HPW- TDO- Traffic: 08-02-2021

Based on the latest version, showing a shared driveway of 18-feet-wide. there are no further recommendations.

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

2. Driveways shall allow for an unobstructed line of sight for vehicles to observe approaching traffic.

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 - Need to label 15' Drainage Easement as channel E101-15-04 on the plat.

HPW-OCE- Drainage and Utility: Master W.M.E. is required.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 08/05/2021
Plat Name: Development on Houston Ave replat no 1 and extension
Developer: MOHSIN MOMIN
Applicant: Century Engineering, Inc
App No / Type: 2021-1688 C2R

Total Acreage:	0.5739	Total Reserve Acreage:	0.5739
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	493G	City

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)
188. Appendix D:Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) Sec 42-42(5), 44(6)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)Sec 42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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



Agenda Item: 82
Action Date: 08/05/2021
Plat Name: Development on Houston Ave replat no 1 and extension
Developer: MOHSIN MOMIN
Applicant: Century Engineering, Inc
App No / Type: 2021-1688 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: 07/28/2021

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.

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

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



Agenda Item: 83
Action Date: 08/05/2021
Plat Name: Dimora Heights
Developer: HouTex Engineering, LLC
Applicant: Bowden Survey
App No / Type: 2021-1575 C3R

Total Acreage:	0.9950	Total Reserve Acreage:	0.1247
Number of Lots:	10	Number of Multifamily Units:	10
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	412X	City

Conditions and requirements for approval:

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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

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

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

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

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

093.1. Add the following note for subdivision plats with private water systems: 'The subdivision has a private water system. It is not a public water system, nor has it been constructed with any public funds. The water line and fire hydrants to serve this subdivision are private and will be maintained by the owner and/or owners management association.' In addition, a note shall be added to the face of the plat indicating how the subdivision will be served with water and the gallons per minute provided to the subdivision.

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)

158. Provide for the dedication of widening for wilburforce street as indicated on the marked file copy.

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

Commission Action:

Defer Chapter 42 planning standards



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 08/05/2021
Plat Name: Dimora Heights
Developer: HouTex Engineering, LLC
Applicant: Bowden Survey
App No / Type: 2021-1575 C3R



Action Date:
08/05/2021

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

For Your Information:

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



Agenda Item: 83
Action Date: 08/05/2021
Plat Name: Dimora Heights
Developer: HouTex Engineering, LLC
Applicant: Bowden Survey
App No / Type: 2021-1575 C3R

HPW- TDO- Traffic: 08-02-2021

Following the Infrastructure Design Manual 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. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

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

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

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

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

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

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

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

3. Driveway approach must be at least 80 degrees.

4. Turnaround dimensions should comply with figure 10.11 of the IDM.

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 - Need to show and label drainage channel E116-05-04 with top of banks at the southern boundary of the plat.

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

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

Detention is required.

Two-way driveways must intersect city streets at approximately 90 degrees.

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

No driveway radius shall encroach on abutting property.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 08/05/2021
Plat Name: East 38th Street Landing
Developer: RR & J Company, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1730 C2R

Total Acreage:	0.1837	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453N	City

Conditions and requirements for approval:

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 84
Action Date: 08/05/2021
Plat Name: East 38th Street Landing
Developer: RR & J Company, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1730 C2R

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

Parks and Recreation: - Incorrect park sector in park notes

HPW- TDO- Traffic: 08-02-2021

Recommend not taking access on the 12-feet public alley.

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.



Agenda Item: 85
Action Date: 08/05/2021
Plat Name: Estates of Compton
Developer: Nava Construction
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1766 C2R

Total Acreage:	0.3410	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	454H	City

Conditions and requirements for approval:

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

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

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

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

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

069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat_Legend.doc)

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

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

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 08/05/2021
Plat Name: Estates of Compton
Developer: Nava Construction
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1766 C2R



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

For Your Information:

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

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

HPW- TDO- Traffic: 07/27/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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: Please add recording information on plat at site of the 5'UE.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 08/05/2021
Plat Name: Ferguson View Estates
Developer: T & C Concrete
Applicant: The Interfield Group
App No / Type: 2021-1635 C2R

Total Acreage:	0.1676	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412N	City

Conditions and requirements for approval:

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

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

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)

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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

For Your Information:



Agenda Item: 86
Action Date: 08/05/2021
Plat Name: Ferguson View Estates
Developer: T & C Concrete
Applicant: The Interfield Group
App No / Type: 2021-1635 C2R

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

HPW- TDO- Traffic: 07/28/2021

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.



Agenda Item: 87
Action Date: 08/05/2021
Plat Name: Hardy Point
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1731 C2R

Total Acreage:	0.3020	Total Reserve Acreage:	0.0359
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	77026	493H	City

Conditions and requirements for approval:

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

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

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)

134.17. Add to general notes on face of plat: This property(s) is located in Park Sector number 17. (42-1, Division 7)

134.6. The then-current fee in lieu of dedication shall be applied to this number (7 units) of dwelling units. (Sec 42-254)

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

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

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

Add walkable place plat note:

Lorraine Street is a designated Primary WP Street established by Ordinance No. 2020 - 686. A 5' building line is required along the Primary WP Street.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 08/05/2021
Plat Name: Hardy Point
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1731 C2R



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

For Your Information:

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

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

HPW- TDO- Traffic: 08-02-2021

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.****

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

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

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

Master W.M.E. is required.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 08/05/2021
Plat Name: Harrell Place
Developer: ALAMO & HERNANDEZ INVESTMENTS
Applicant: Texas Field Services
App No / Type: 2021-1592 C2R

Total Acreage:	0.6198	Total Reserve Acreage:	0.0000
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	454E	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.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
187. Appendix C: Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
209. Applicant has requested that this item be deferred for two weeks.

Commission Action:

Defer Applicant request



Action Date:
08/05/2021

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

For Your Information:



Agenda Item: 88
Action Date: 08/05/2021
Plat Name: Harrell Place
Developer: ALAMO & HERNANDEZ INVESTMENTS
Applicant: Texas Field Services
App No / Type: 2021-1592 C2R

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

HPW- TDO- Traffic: 07-16-2021

Following the IDM Chapter 15 section 08 C, Access management design 1.g(10) Driveway must remain tangential for a minimum of 20 feet past the property line.

HPW-OCE-Traffic: 1. Angle of driveway approach must be at least 80 degrees.

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. Plat name in title block and dedication differ.

2. 5' Building Lines are required in place of all 3' Building Lines for interior roads/driveways

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

Parks and Recreation: Dwelling units in notes 14 does not match parks table

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

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 08/05/2021
Plat Name: Heatherloch MUD Water Plant no 1
Developer: Heatherloch MUD
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1625 C2R

Total Acreage:	2.1570	Total Reserve Acreage:	2.1570
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:	Heatherloch MUD
County	Zip	Key Map ©	City / ETJ
Harris	77069	330Z	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.
181. Subdivision replat is subject to the notification provisions of the Local Government Code, Section 212.015.
206. Staff recommendation is disapproval for the following reasons.a public hearing with notification application is required per legal review.

Commission Action:

Disapprove



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 08/05/2021
Plat Name: Heatherloch MUD Water Plant no 1
Developer: Heatherloch MUD
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1625 C2R

CenterPoint: ALL EASEMENTS MUST BE IDENTIFIED ON PLAT WITH RECORDING INFORMATION AT LOCATION OF EASEMENT AND NOT JUST NOTED IN NOTES.

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)

L3 should be 21.21' for a 15'x15' ROW cutback (COH geometric Design guidelines, 10-220)

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 08/05/2021
Plat Name: Heights at Cornell
Developer: Pannu Properties
Applicant: RED CONSULTANTS
App No / Type: 2021-1493 C2R

Total Acreage:	0.1836	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453N	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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

For Your Information:



Agenda Item: 90
Action Date: 08/05/2021
Plat Name: Heights at Cornell
Developer: Pannu Properties
Applicant: RED CONSULTANTS
App No / Type: 2021-1493 C2R

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

Parks and Recreation: - Please show proof of dwelling units with survey dated within 12 months of plat submission, water letter, or demo permit

HPW- TDO- Traffic: 07-14-2021

No comments

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

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

Email: Planningdepartment@houstontx.gov

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

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

2. Driveway 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.

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: No legend, H.C.M.R., ROW, etc...not defined.

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



Agenda Item: 91
Action Date: 08/05/2021
Plat Name: Highland Heights Annex no 3 partial replat no 1
Developer: HouTex Engineering, LLC
Applicant: Bowden Survey
App No / Type: 2021-1773 C3R

Total Acreage:	0.9672	Total Reserve Acreage:	0.1210
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	452A	City

Conditions and requirements for approval:

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

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

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

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

069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat_Legend.doc)

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

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

093.1. Add the following note for subdivision plats with private water systems: 'The subdivision has a private water system. It is not a public water system, nor has it been constructed with any public funds. The water line and fire hydrants to serve this subdivision are private and will be maintained by the owner and/or owners management association.' In addition, a note shall be added to the face of the plat indicating how the subdivision will be served with water and the gallons per minute provided to the subdivision.

105. Private street dead-end does not comply with requirements. Reference Private Street Dead-end requirements. (232)

134.6. The then-current fee in lieu of dedication shall be applied to this number (14 units) of dwelling units.

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.

* Location of registry is not accurate. Revise.

* Lot boundary and Building lines must be removed from PAE.

Commission Action:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 08/05/2021
Plat Name: Highland Heights Annex no 3 partial replat no 1
Developer: HouTex Engineering, LLC
Applicant: Bowden Survey
App No / Type: 2021-1773 C3R

Defer Chapter 42 planning standards



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

For Your Information:

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

Parks and Recreation: - Dwelling units in park notes 5 does not match table

HPW- TDO- Traffic: 08-02-2021

Following the Infrastructure Design Manual, 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. Turnaround dimensions are not properly shown. Turnaround dimensions should comply with figure 10.11 of the IDM. Radii of the turnaround should be 28 ft. Depth of the turnaround should be 70 ft.

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

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

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

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

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

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

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

3. Sidewalks (October 1, 2020)

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

Email: Planningdepartment@houstontx.gov

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 08/05/2021
Plat Name: Highland Heights Annex no 3 partial replat no 1
Developer: HouTex Engineering, LLC
Applicant: Bowden Survey
App No / Type: 2021-1773 C3R

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

4. Street Widening Requirements

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

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

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
CenterPoint: IDENTIFY 10' HL&P Easement together with an unobstructed aerial easement 10, beginning at a plane 16' above the ground and extending upward and recorded in Harris County Clerk's File No. T418679 ON PLAT WITH RECORDING INFORMATION.

INTERIOR BL'S MUST BE 5'.

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

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

Detention is required.

Two-way driveways must intersect city streets at approximately 90 degrees.

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

No driveway radius shall encroach on abutting property.

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



Agenda Item: 92
Action Date: 08/05/2021
Plat Name: Highland Heights Green
Developer: SZQ Properties, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1725 C3R

Total Acreage:	1.9154	Total Reserve Acreage:	0.1455
Number of Lots:	32	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:

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides. (Sec 42-40(d)(1))

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

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

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

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

073.1. Replat Legal Descriptions shall follow guidelines and/or examples.

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

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 92
Action Date: 08/05/2021
Plat Name: Highland Heights Green
Developer: SZQ Properties, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1725 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: 08-02-2021

Tuskegee Street is narrow approx. 18-feet wide, there are 10-feet dedicated for public right-of-way, recommend to show the distance from building line to the dedication.

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

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

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

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

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

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

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

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

3. Street Widening Requirements

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

- For roadways with widths in the range of 18-ft to less than 20-ft, street widening is not required. However, "No



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 08/05/2021
Plat Name: Highland Heights Green
Developer: SZQ Properties, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1725 C3R

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@houston.tx.gov

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

Option A: Widen the road to 18-ft in front of the property line with "No Parking" signs for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation).

Option B: Widen the road to 20-ft (only in front of the property).

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.

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

Addressing: Please change Tuskegee DRIVE to Tuskegee "STREET"

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



Agenda Item: 93
Action Date: 08/05/2021
Plat Name: Highland Heights Vista
Developer: MTY Builders, Inc.
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1735 C2R

Total Acreage:	0.5000	Total Reserve Acreage:	0.0092
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452C	City

Conditions and requirements for approval:

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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

073.1. Replat Legal Descriptions shall follow guidelines and/or examples.

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 08/05/2021
Plat Name: Highland Heights Vista
Developer: MTY Builders, Inc.
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1735 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: 08-02-2021

No comments.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

3. Street Widening Requirements

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

- For roadways with widths in the range of 18-ft to less than 20-ft, street widening is not required. However, "No Parking" signs must be installed for the entire block on one side (applicant is required to get approval from



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 08/05/2021
Plat Name: Highland Heights Vista
Developer: MTY Builders, Inc.
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1735 C2R

TDO for "No Parking" sign installation). Please contact Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houstontx.gov

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

Option A: Widen the road to 18-ft in front of the property line with "No Parking" signs for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation).

Option B: Widen the road to 20-ft (only in front of the property).

- For roadways with widths of less than 15-ft, the roadway must be widened to 15-ft for the entire block and meet the requirements in number 2, options A or B above.

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

Submit applications online at houstonpermittingcenter.org

CenterPoint: BL'S MUST BE 5' ON INTERIOR SHARED DRIVEWAY

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

HPW-OCE- Drainage and Utility: Master W.M.E. is required.

Detention is required.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 08/05/2021
Plat Name: I Decree Estates
Developer: I Decree Investments, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1772 C2R

Total Acreage:	0.2010	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	494C	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))
203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 08/05/2021
Plat Name: I Decree Estates
Developer: I Decree Investments, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1772 C2R

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

HPW- TDO- Traffic: 07/28/2021

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.



Agenda Item: 95
Action Date: 08/05/2021
Plat Name: Kashmere Gardens partial replat no 1
Developer: JFO Solutions
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1621 C2R

Total Acreage:	0.3443	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	454Y	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)
079. Correct the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)
 Provide guest parking space as the total units proposed is 6.
- 134.6. The then-current fee in lieu of dedication shall be applied to this number (_6_) units of dwelling units.
223. Indicate the direction of vehicular entry to each garage from the shared driveway (>).
224. Maximum length of a shared driveway from the intersection of a public street shall not exceed 200 feet. (1)
- Garage for lot 1 cannot be perpendicular to the length of the shared driveway. Provide site plan.

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

Commission Action:

Defer Chapter 42 planning standards



Agenda Item: 95
Action Date: 08/05/2021
Plat Name: Kashmere Gardens partial replat no 1
Developer: JFO Solutions
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1621 C2R



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

For Your Information:

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

HPW- TDO- Traffic: 08-04-2021

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.****

CenterPoint: 5 BL'S NEED OFF OF INTERIOR DRIVEWAY.

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

Submit applications online at houstonpermittingcenter.org

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.



Agenda Item: 96
Action Date: 08/05/2021
Plat Name: Kingwood Preserve
Developer: Friendswood Development Company
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1747 C3R

Total Acreage:	1.4000	Total Reserve Acreage:	0.7138
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	3	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	77339	296V	City

Conditions and requirements for approval:

040.3. Revise COS per lot and Summary Table on the face of the plat (42-182).

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

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

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

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

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

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

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)

A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 08/05/2021
Plat Name: Kingwood Preserve
Developer: Friendswood Development Company
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1747 C3R



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

For Your Information:

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



Agenda Item: 96
Action Date: 08/05/2021
Plat Name: Kingwood Preserve
Developer: Friendswood Development Company
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1747 C3R

HPW- TDO- Traffic: 08-02-2021

Areli Lane entrance angle is unknown. (not shown on the plat). Following the Infrastructure Design Manual Chapter 15 Section 08 C, Access Management Design 1.g (10) Driveways must remain tangential for a minimum of 20 feet past the property line.?

CenterPoint: 1) There is an existing recorded utility easement that is also mentioned on the Title Report that should be included on the current plat: Easement_K607467 HCOPRRP

HPW-OCE-Traffic: 1. Driveway radius cannot extend beyond property line. A 28 PAE requires at least a 10 ft offset from the adjacent property line.

2. 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.

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

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

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

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

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

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

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

4. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: No comments

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 08/05/2021
Plat Name: Lien Hoa Temple
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No / Type: 2021-1693 C3R

Total Acreage:	9.5068	Total Reserve Acreage:	9.2186
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 243
County	Zip	Key Map ©	City / ETJ
Harris	77083	528F	ETJ

Conditions and requirements for approval:

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (Sec 42-155)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
063. All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
187. Appendix C: Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 08/05/2021
Plat Name: Lien Hoa Temple
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No / Type: 2021-1693 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-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 channel D126-00-00 top of banks there is a slight bend to the south on the channel that needs to be shown on the plat, there is a need for extra easement width to accommodate for this bend (see uploaded aerial).

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)Ø

Dedicate an additional 15' of ROW to public roadway easement and add 10' building line (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
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 08/05/2021
Plat Name: Long Meadow Town Center Sec 1 partial replat no 1 and Extension
Developer: POG Kosmos LMC TX, LP, a Texas Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2021-1663 C2R

Total Acreage:	6.4000	Total Reserve Acreage:	6.4000
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:	Fort Bend County MUD 194
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526W	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 98
Action Date: 08/05/2021
Plat Name: Long Meadow Town Center Sec 1 partial replat no 1 and Extension
Developer: POG Kosmos LMC TX, LP, a Texas Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2021-1663 C2R

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

CenterPoint: 1.) Please include Blanket Easement 20201122447 OPRFBCTX. Uploaded for your convenience.
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 08/05/2021
Plat Name: Mancilla
Developer: ABT REAL ESTATE INVESTMENTS, LLC
Applicant: Dart Land Services LLC
App No / Type: 2021-1707 C2R

Total Acreage:	0.2162	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Y	City

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.
- 158. Provide for the dedication of widening for Kennon Street as indicated on the marked file copy.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
 - 1.) Dedicate 5-10' to Kennon Street, adjust 10/17 BL accordingly. Confirm Existing ROW width on Survey.
 - 2.) Provide adequate wastewater note
 - 3.) Coordinate with HPW-OCE Traffic regarding agency comments and concerns over driveways.
 - 4.) Provide Exhibit showing existing structures in reference to proposed property lines.

Commission Action:

Defer Additional information reqd



Action Date:
08/05/2021

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: 99
Action Date: 08/05/2021
Plat Name: Mancilla
Developer: ABT REAL ESTATE INVESTMENTS, LLC
Applicant: Dart Land Services LLC
App No / Type: 2021-1707 C2R

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

HPW- TDO- Traffic: 08-02-2021

There is concern regarding lot 1 regarding the ability to make left-turn towards Hain Street the street geometry could be a safety concern for the sight triangle.

A sight triangle study will determine if there is a sight distance issue.

HPW-OCE-Traffic: 1. Driveways shall allow for an unobstructed line of sight for vehicles to observe approaching traffic.

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

CenterPoint: Original plat in 550/290 DR lists a 4' easement at the rear lot line for utilities this is not shown on proposed plat.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 08/05/2021
Plat Name: Mimosa Commons Reserve
Developer: Mimosa Commons, LLC
Applicant: Karen Rose Engineering and Surveying
App No / Type: 2021-1699 C2R

Total Acreage:	0.6919	Total Reserve Acreage:	0.6919
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	492Q	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.
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 100
Action Date: 08/05/2021
Plat Name: Mimosa Commons Reserve
Developer: Mimosa Commons, LLC
Applicant: Karen Rose Engineering and Surveying
App No / Type: 2021-1699 C2R

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

HPW- TDO- Traffic: 07/27/2021

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

CenterPoint: A.E. is not defined in the Legend.

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 101
Action Date: 08/05/2021
Plat Name: Modera Garden Oaks
Developer: Mill Creek Residential Trust, LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1749 C2R

Total Acreage:	3.3125	Total Reserve Acreage:	3.2579
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452M	City

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

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.

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.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

1.) Show correct information for ROW dedication including Dimensions and square footage.

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 101
Action Date: 08/05/2021
Plat Name: Modera Garden Oaks
Developer: Mill Creek Residential Trust, LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1749 C2R



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 07/30/2021

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.

CenterPoint: 1. N Boundary: Boundary line for the 10'BL & UE 227/1 HCMR is missing.

2. W Boundary: 10'UE in 227/1 HCMR reaches all the way north to W Crosstimbers, plat does not depict this



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 08/05/2021
Plat Name: Modera Garden Oaks
Developer: Mill Creek Residential Trust, LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1749 C2R

boundary lines for 10'UE are missing.

3. The .054 sq. ft. dedicated to ROW appears to encroach on the 10'UE dedicated in 227/1 HCMR. A CNP review may be required via Release of Easement application (attached).

4. CenterPoint records show the following existing utility easement(s) that appear to affect the proposed plat. If verified, please include on the proposed plat. Copies are attached. If you require a release, an application is attached.

UnRec CNP File No. 073Z042 dated 10/28/1949 (Pine Forest Country Club).

UnRec CNP File No. 073Z043 dated 11/8/1949 (Garden Oaks Co.).

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

HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 08/05/2021
Plat Name: Mosswood Business LLC
Developer: Mosswood Business LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-1706 C2R

Total Acreage:	1.2084	Total Reserve Acreage:	1.2084
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455B	City

210. Applicant has requested that this item be withdrawn at this time.

1.) Plat requires Public Hearing due to single-family restrictions.

Commission Action:

Withdrawn



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 07-26-2021

No Comments

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."



Agenda Item: 102
Action Date: 08/05/2021
Plat Name: Mosswood Business LLC
Developer: Mosswood Business LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-1706 C2R

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

****Traffic only reviews for applicability of sidewalk construction details.****

3. Driveway Placement on Corner Lot (Commercial)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

4. Driveway at median (COH IDM Chapter 15, sec 15.08-C.3.7)

Driveway located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose.

5. Street Widening Requirements

Provide a survey calling out the pavement width of the adjacent streets. All new commercial developments including shared driveway town-homes, subdivisions, and multiple single-family residences, with the exception of one single-family residence and duplexes shall follow the street widening requirements below.

- For roadways with widths in the range of 18-ft to less than 20-ft, street widening is not required. However, "No Parking" signs must be installed for the entire block on one side (applicant is required to get approval from TDO for "No Parking" sign installation). Please contact Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houstontx.gov

- For roadways with widths in the range of 15-ft to less than 18-ft, two street widening options are available:

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

CenterPoint: 1. Abandonment of an existing easement requires CNP review via a Release of Easement application (attached).

2. 5' Tree trimming easement as specified in the title report is not shown on plat.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 08/05/2021
Plat Name: Mosswood Business LLC
Developer: Mosswood Business LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-1706 C2R

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 08/05/2021
Plat Name: Mykawa Green Plaza
Developer: BM Design
Applicant: BM DESIGN LLC
App No / Type: 2021-1537 C2R

Total Acreage:	5.8000	Total Reserve Acreage:	5.8000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574L	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)

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Commission Action:

Defer Additional information reqd



Action Date:
08/05/2021

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Agenda Item: 103
Action Date: 08/05/2021
Plat Name: Mykawa Green Plaza
Developer: BM Design
Applicant: BM DESIGN LLC
App No / Type: 2021-1537 C2R

HPW- TDO- Traffic: 07-16-2021

Show visibility Triangle of 15 ft by 15 ft at the intersection of Madden Lane at Mykawa Road

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

****Traffic only reviews for applicability of sidewalk construction details.****

3. Driveway Placement on Corner Lot (Commercial)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

4. Street Widening Requirements

Provide a survey calling out the pavement width of the adjacent streets. All new commercial developments including shared driveway town-homes, subdivisions, and multiple single-family residences, with the exception of one single-family residence and duplexes shall follow the street widening requirements below.

- For roadways with widths in the range of 18-ft to less than 20-ft, street widening is not required. However, "No Parking" signs must be installed for the entire block on one side (applicant is required to get approval from TDO for "No Parking" sign installation). Please contact Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houstontx.gov

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 08/05/2021
Plat Name: Pinecrest Court Second Addition partial replat no 2
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1738 C2R

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494G	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)
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
189. Appendix E: Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



Agenda Item: 104
Action Date: 08/05/2021
Plat Name: Pinecrest Court Second Addition partial replat no 2
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1738 C2R

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Parks and Recreation: - Change "net" to "incremental" in parks table

HPW- TDO- Traffic: 07/28/2021

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: Title block/Dedication: subdivision name is missing

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 105
Action Date: 08/05/2021
Plat Name: Porter 1314 Addition
Developer: GBT Realty
Applicant: John Cowan and Associates
App No / Type: 2021-1678 C2R

Total Acreage:	1.8600	Total Reserve Acreage:	1.8600
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	295D	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.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
189. Appendix E: Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 190.3. Add 'Margaret Wallace-Brown, Secretary AICP, CNU-A' as Secretary in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 08/05/2021
Plat Name: Porter 1314 Addition
Developer: GBT Realty
Applicant: John Cowan and Associates
App No / Type: 2021-1678 C2R



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: AE Language needs to be added to plat, the language is attached above.

Plat name and reference name different. Is is Porter 1314 Addition, but plat name is Porter 1413 addition. Please scan pages 1 and 2 together to make one plat.

HPW-HW- IDS: Approve

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 106
Action Date: 08/05/2021
Plat Name: Rebecca Eminent Homes
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2021-1671 C2R

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533P	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.

049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Legal description on the title block must match the legal description on the CPL.

Address the reason for replat.

Commission Action:

Approve the plat subject to the conditions listed

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 08/05/2021
Plat Name: Rebecca Eminent Homes
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2021-1671 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: 07/28/2021

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.



Agenda Item: 107
Action Date: 08/05/2021
Plat Name: Rogers Manor
Developer: CE Engineers and Development Consultants, Incorporated
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2021-1776 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453K	City

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

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)

Deed Restricted BL other than Chapter 42 BL Note: The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this section. (Sec 42-150)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 08/05/2021
Plat Name: Rogers Manor
Developer: CE Engineers and Development Consultants, Incorporated
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2021-1776 C2R



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 07/27/2021

No Comments

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

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%.

Addressing: Please correct street name JOHNSON STREET to JOHNSTON STREET on plat.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 108
Action Date: 08/05/2021
Plat Name: RV Storage Houston
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No / Type: 2021-1685 C2R

Total Acreage:	14.4500	Total Reserve Acreage:	13.7800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574W	City

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7.

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

189. Appendix E: Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 08/05/2021
Plat Name: RV Storage Houston
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No / Type: 2021-1685 C2R



Action Date:
08/05/2021

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 108
Action Date: 08/05/2021
Plat Name: RV Storage Houston
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No / Type: 2021-1685 C2R

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to
PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

****Traffic only reviews for applicability of sidewalk construction details.****

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.

5. Please coordinate with TxDOT for any work along South Sam Houston Parkway East. Any work in the state right-of-way requires TxDOT approval.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - No comments.

HPW- TDO- Traffic: Recommend adding visibility triangles from the code of ordinance sec. 42-161.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 08/05/2021
Plat Name: Sakowitz Manor
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2021-1565 C2R

Total Acreage:	0.2984	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	77026	494C	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)42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 08/05/2021
Plat Name: Sakowitz Manor
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2021-1565 C2R

HPW- TDO- Traffic: 07-15-2021

No Comments

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

****Traffic only reviews for applicability of sidewalk construction details.****

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 08/05/2021
Plat Name: Seranno Addition
Developer: Ducky Recovery
Applicant: Cobalt Engineering & Inspections LLC
App No / Type: 2021-1402 C2R

Total Acreage:	0.0920	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	17	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	77020	494G	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2
- 1) RECORDATION PLANNER: Applicant must revise the title report to reflect "being a portion of" or "remainder" of lot 12 and not a full replat of the lot.

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 08/05/2021
Plat Name: Seranno Addition
Developer: Ducky Recovery
Applicant: Cobalt Engineering & Inspections LLC
App No / Type: 2021-1402 C2R

Parks and Recreation: - Change "net" to "incremental" in parks table

HPW- TDO- Traffic: 07/06/2021

No comments.

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

****Traffic only reviews for applicability of sidewalk construction details.****

2. Driveways shall allow for an unobstructed line of sight for vehicles to observe approaching traffic.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 111
Action Date: 08/05/2021
Plat Name: Sherman Estates
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No / Type: 2021-1605 C2R

Total Acreage:	0.1263	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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	494V	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)
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)
186. Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
189. Appendix E: Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 111
Action Date: 08/05/2021
Plat Name: Sherman Estates
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No / Type: 2021-1605 C2R



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 07/28/2021

No Comments

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

****Traffic only reviews for applicability of sidewalk construction details.****

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 08/05/2021
Plat Name: Sorrento
Developer: REIGN ENTERPRISE INC
Applicant: Texas Field Services
App No / Type: 2021-1767 C2R

Total Acreage:	1.7217	Total Reserve Acreage:	1.7217
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 278
County	Zip	Key Map ©	City / ETJ
Harris	77346	377A	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 08/05/2021
Plat Name: Sorrento
Developer: REIGN ENTERPRISE INC
Applicant: Texas Field Services
App No / Type: 2021-1767 C2R

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)

Shared access with property to the west is recommended for utilization of existing median opening with construction of EB left turn lane on Will Clayton Pkwy.

UVE should be checked at Vine Forest Dr and Will Clayton Pkwy. 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 08/05/2021
Plat Name: South Belt Central Business Park partial replat no 2
Developer: IDV - BP South Belt, LLC
Applicant: Pape-Dawson Engineers
App No / Type: 2021-1757 C3R

Total Acreage:	98.5290	Total Reserve Acreage:	96.2210
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574W	City

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Abandon the excess right of way by this plat and make the street straight without a turnaround.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



Agenda Item: 113
Action Date: 08/05/2021
Plat Name: South Belt Central Business Park partial replat no 2
Developer: IDV - BP South Belt, LLC
Applicant: Pape-Dawson Engineers
App No / Type: 2021-1757 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: 08-02-2021

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.

5. Please coordinate with TxDOT for any work along Sam Houston Tollway. Any work in the state right-of-way requires TxDOT approval.

6. 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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 08/05/2021
Plat Name: South Belt Central Business Park partial replat no 2
Developer: IDV - BP South Belt, LLC
Applicant: Pape-Dawson Engineers
App No / Type: 2021-1757 C3R

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. B.L. is missing on Journey Road.

Harris County Flood Control District: Flood Control review - No comments.

CenterPoint: Title block: states there are 2 reserves and then 3 reserves.

Note 9: Lists RP-2021-91155 as restrictions. This is a CenterPoint blanket easement and should be identified properly.

Restrictions are in RP-2021-72825.

END

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 08/05/2021
Plat Name: Stoneworks Cebra Landing
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1495 C2R

Total Acreage:	1.5078	Total Reserve Acreage:	0.0000
Number of Lots:	22	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 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.
- 158. Provide for the dedication of widening for Cebra Road as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1.) According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Agenda Item: 114
Action Date: 08/05/2021
Plat Name: Stoneworks Cebra Landing
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1495 C2R

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 07/01/2021

Consider that parking is not allowed on the street- currently, Cebra St is less than 20-feet wide with deep open ditches on both sides of the street, and Mansfield St is approx 20-feet wide, ensure that parking restriction conditions as required.

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 is required.

Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - No comments.

HPW-HW- IDS: For the creation of 22 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.**

Addressing: Please change street type of CEBRA ROAD to STREET on Plat.

CenterPoint: Vicinity Map is incorrect, tract is at the NW corner of Mansfield and Cebra.

Building line and Garage building line are not labeled.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 08/05/2021
Plat Name: Sunbeam Estates
Developer: JFO Solutions
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1534 C2R

Total Acreage:	0.3788	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77033	574A	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

Commission Action:

Defer Additional information reqd



Action Date:
08/05/2021

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 08/05/2021
Plat Name: Sunbeam Estates
Developer: JFO Solutions
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1534 C2R

HPW- TDO- Traffic: 07-14-2021

No comments

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

****Traffic only reviews for applicability of sidewalk construction details.****

2. Driveway 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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 116
Action Date: 08/05/2021
Plat Name: Sunnyside Court partial replat no 2
Developer: AIRE T3 Group, LLC
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2021-1694 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533U	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)
- Address Elberta stub street and 1400' intersection spacing along the Stassen street.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 116
Action Date: 08/05/2021
Plat Name: Sunnyside Court partial replat no 2
Developer: AIRE T3 Group, LLC
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2021-1694 C2R

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 08-02-2021

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.) CenterPoint records show an unrecorded existing utility easement that should be included on the current plat: Easement_036-0373

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 117
Action Date: 08/05/2021
Plat Name: Tampico Vista
Developer: O&O DESIGNS, LLC
Applicant: replats.com
App No / Type: 2021-1722 C2R

Total Acreage:	0.1200	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	454L	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 117
Action Date: 08/05/2021
Plat Name: Tampico Vista
Developer: O&O DESIGNS, LLC
Applicant: replats.com
App No / Type: 2021-1722 C2R

HPW- TDO- Traffic: 08-02-2021

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.****

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.



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 08/05/2021
Plat Name: Trinity Baptist Church of Katy replat no 1
Developer: TRINITY BAPTIST CHURCH OF KATY
Applicant: Baker & Lawson, Inc.
App No / Type: 2021-1683 C2R

Total Acreage:	16.6000	Total Reserve Acreage:	16.6000
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:	Cinco Southwest MUD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	524G	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)42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 08/05/2021
Plat Name: Trinity Baptist Church of Katy replat no 1
Developer: TRINITY BAPTIST CHURCH OF KATY
Applicant: Baker & Lawson, Inc.
App No / Type: 2021-1683 C2R

Fort Bend Engineer: 1) Revise C2 to a 25' cutback
2) Add 10' landscape easement along Spring Green Blvd and Fry Road
3) Address all redline markups
4) Submit FP to FBC for formal review
5) This is not considered a formal review by FBC as not all review comments are provided here
CenterPoint: 1. Dedication: Subdivision name in title block and dedication differ.
2. GHBA language is missing
3. Title report and original plat show 15'UE easement in 2004018417 that is not on proposed plat.

HPW-HW- IDS: Approve

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



Agenda Item: 119
Action Date: 08/05/2021
Plat Name: Venancio Complex
Developer: Rivera Associates
Applicant: Bowden Survey
App No / Type: 2021-1485 C2R

Total Acreage:	0.3440	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77041	409Y	ETJ

Conditions and requirements for approval:

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amenities Plan. Follow the requirements established for a Open Space Amenities Plan. (Ament_185_cos.doc)
047. Make minor corrections and additions as indicated on the marked file copy.
052. Open Space Amenities Plan must be recorded prior to or simultaneously with this plat.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
132. Add COS plat note: Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision. (184)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1.) Provide Record information for UE & ROW.
 - 2.) Provide Lot language in dedications and acknowledgements
 - 3.) Provide Adequate Wastewater Note
 - 4.) Open Space Amenities plan must be recorded prior to/simultaneously with this plat and provide all of the following as per the mark-up: 1- Must provide 2.5" caliper tree from Street tree list for every 30' of boundary and spaced 20' apart. 2- Pathway must be 5' wide and composed of decorative stone or pavers. 3- Walkway must connect to sidewalk or provide another element from 42.192(c)(1)b

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 119
Action Date: 08/05/2021
Plat Name: Venancio Complex
Developer: Rivera Associates
Applicant: Bowden Survey
App No / Type: 2021-1485 C2R



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

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HPW-HW- IDS:

APPROVE

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.

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 lots are receiving public utilities prior to permitting

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

County recommends 26' minimum lot width accommodating a 16' driveway and 2-5 foot driveway curb radii. Proposed lot layout will need to be approved by traffic prior to permitting.

CenterPoint: Title Block: Legal should state this tract is a Replat of Lots 38, 39, Block F of Hilltop Acres

Addition, 52/54 MR as shown in title report.

Should there be a Block No?

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 120
Action Date: 08/05/2021
Plat Name: Victory Estates
Developer: Field Data Service
Applicant: Field Data Service, Inc
App No / Type: 2021-1224 C2R

Total Acreage:	0.1790	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412T	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 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.) Replace Lot Size Coverage Table with simple Lot Size table.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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For Your Information:



Agenda Item: 120
Action Date: 08/05/2021
Plat Name: Victory Estates
Developer: Field Data Service
Applicant: Field Data Service, Inc
App No / Type: 2021-1224 C2R

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 07-02-2021

Recommend Reserve A- C1 is not a raised curve to allow easier turning

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.

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

****Traffic only reviews for applicability of sidewalk construction details.****

3. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: 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 &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 08/05/2021
Plat Name: Warwick Place partial replat no 1
Developer: JFO Solutions
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1618 C2R

Total Acreage:	0.5599	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	454C	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.

207.1. Staff requests a two week deferral to allow the applicant time to revise the existing condition survey.

1) Revise the existing condition survey to dimension the highbank along Breland Street and dimension the distance between the highbank and the property boundary. This will determine if a sidewalk easement is required to be dedicated on the face of the plat.

Commission Action:

Defer Additional information reqd



Action Date:
08/05/2021

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: 121
Action Date: 08/05/2021
Plat Name: Warwick Place partial replat no 1
Developer: JFO Solutions
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1618 C2R

HPW- TDO- Traffic: 07/28/2021

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. 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.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel P118-12-00 with top of banks, at the northern boundary of the plat.

Addressing: Please change "BREELAND ST" to "BRELAND ST". This is in accordance to COH addressing, GHC911, and HEC roads

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 122
Action Date: 08/05/2021
Plat Name: Windfern Road Reserve
Developer: Stream-Flo USA Investments, Inc.
Applicant: Jones | Carter
App No / Type: 2021-1553 C2R

Total Acreage:	13.4215	Total Reserve Acreage:	13.4215
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77064	370W	ETJ

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Agenda Item: 122
Action Date: 08/05/2021
Plat Name: Windfern Road Reserve
Developer: Stream-Flo USA Investments, Inc.
Applicant: Jones | Carter
App No / Type: 2021-1553 C2R

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approve

HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - Need to show channel top of banks at the northern boundary of the plat. Need to provide wider access for maintenance, there is not enough space to access the channel at the northwest corner (between the retaining wall/culvert and the fence, see uploaded photo).

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)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h)

Plan and PLAT need to be approved by CIP project manager Wade Himel prior to recordation (HC-permit regs, 5.06)

dedicate 30' of ROW and adjust building line accordingly (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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 123
Action Date: 08/05/2021
Plat Name: Woodland Acres Replat partial replat no 2
Developer: AAHK Investments, LLC
Applicant: Chesterfield Development Services
App No / Type: 2021-1661 C3R

Total Acreage:	0.9778	Total Reserve Acreage:	0.0000
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	414V	City

Conditions and requirements for approval:

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

047. Make minor corrections and additions as indicated on the marked file copy.

049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.

Use the long replat paragraph.

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 123
Action Date: 08/05/2021
Plat Name: Woodland Acres Replat partial replat no 2
Developer: AAHK Investments, LLC
Applicant: Chesterfield Development Services
App No / Type: 2021-1661 C3R

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 07/28/2021

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-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 124
Action Date: 08/05/2021
Plat Name: Lugary Place partial replat no 1
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No / Type: 2021-1503 C3N

Total Acreage:	0.3168	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	491C	City

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. Correct the Parks and Open Space Table to show 0 existing Dwelling Units and 4 Incremental.

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 124
Action Date: 08/05/2021
Plat Name: Lugary Place partial replat no 1
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No / Type: 2021-1503 C3N

HPW- TDO- Traffic: 07/29/2021

Check Sec. 42-150 Building line requirements in the Code of Ordinance if the plat meets the building line requirements.

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.

Parks and Recreation: Number of dwelling units in park notes does not match parks table

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

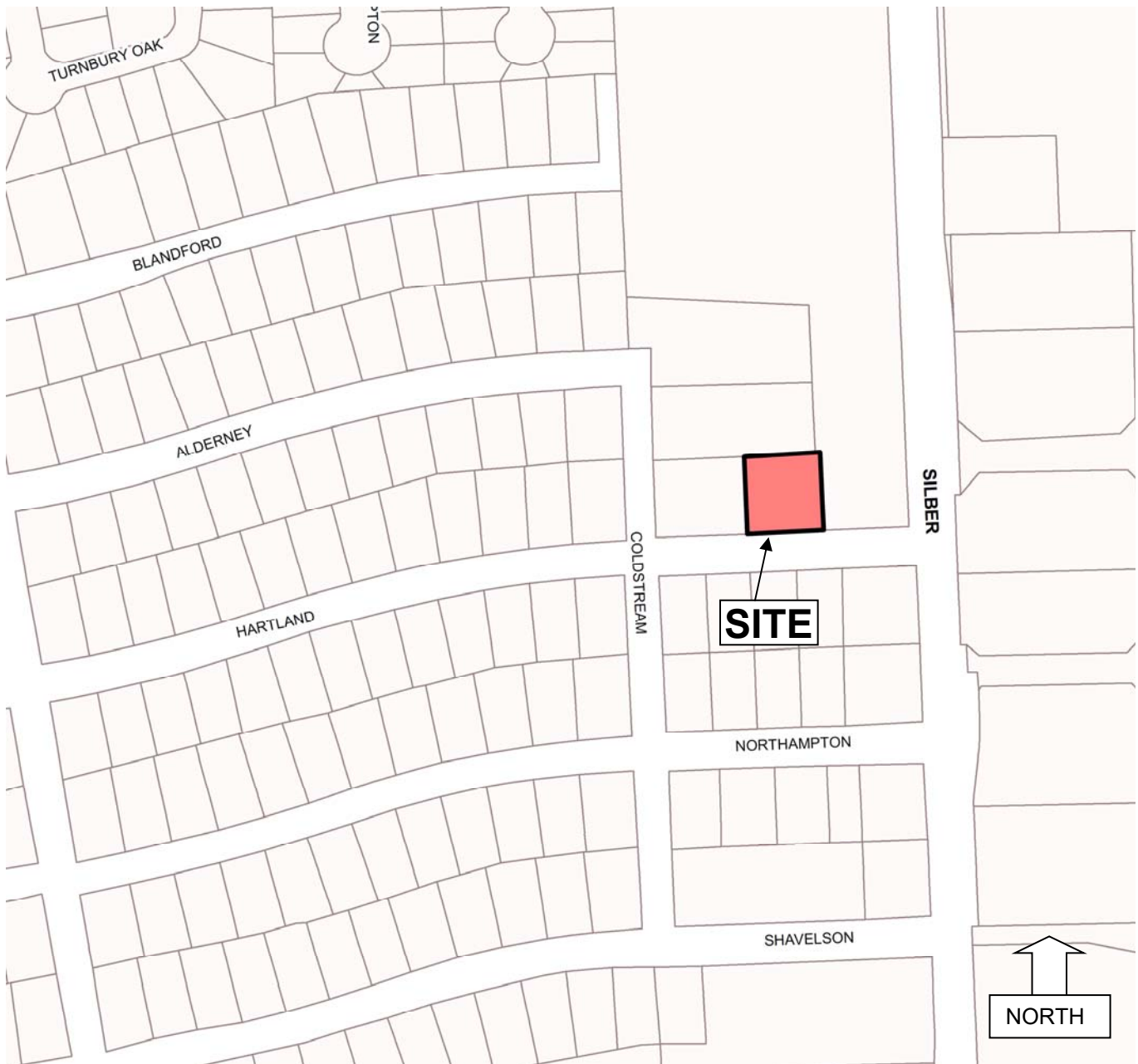
ITEM: 124

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Lugary Place partial replat no 1

Applicant: SEM SERVICES



C – Public Hearings

Site Location

Houston Planning Commission

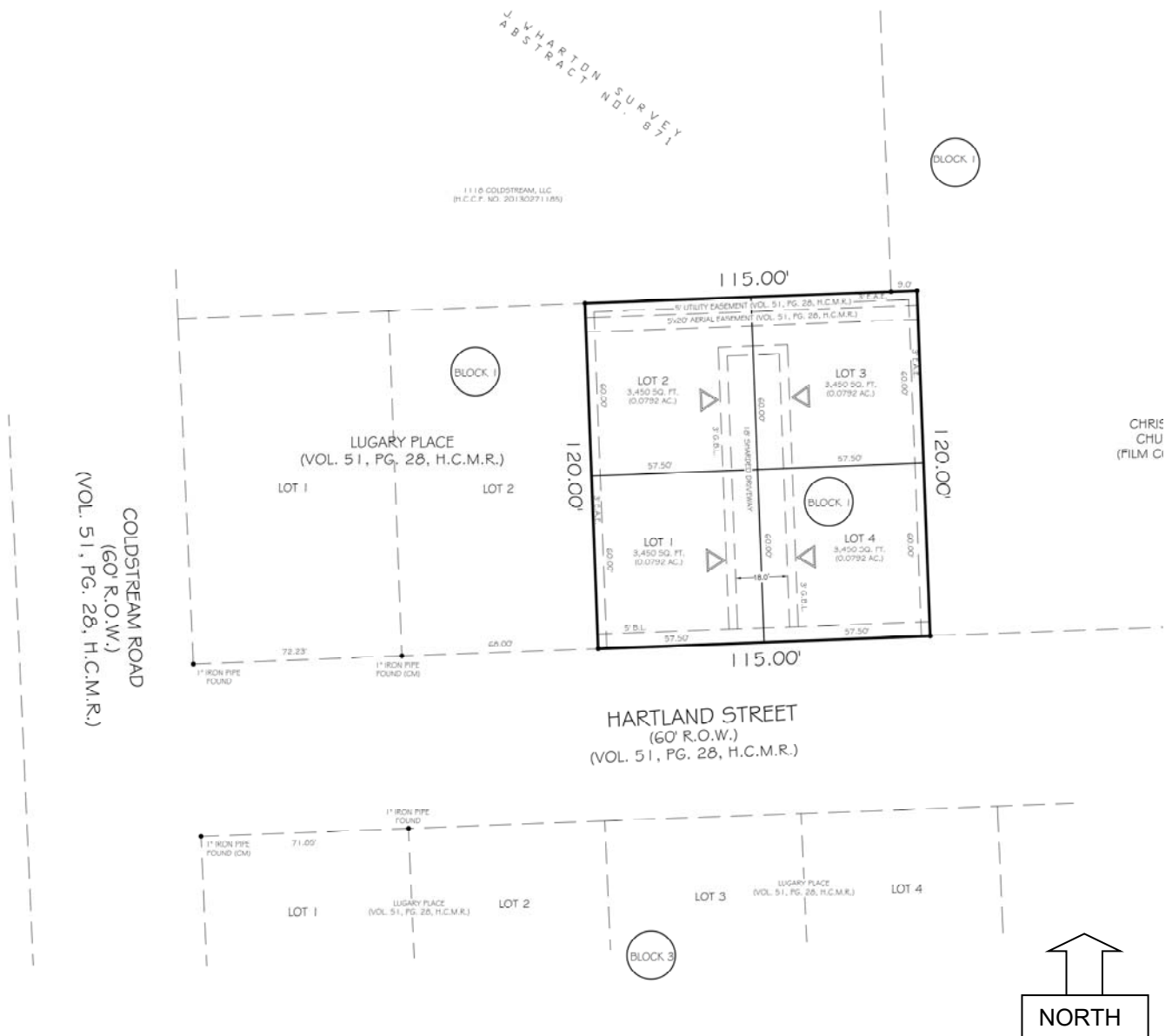
ITEM: 124

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Lugary Place partial replat no 1

Applicant: SEM SERVICES



C – Public Hearings

Subdivision

Houston Planning Commission

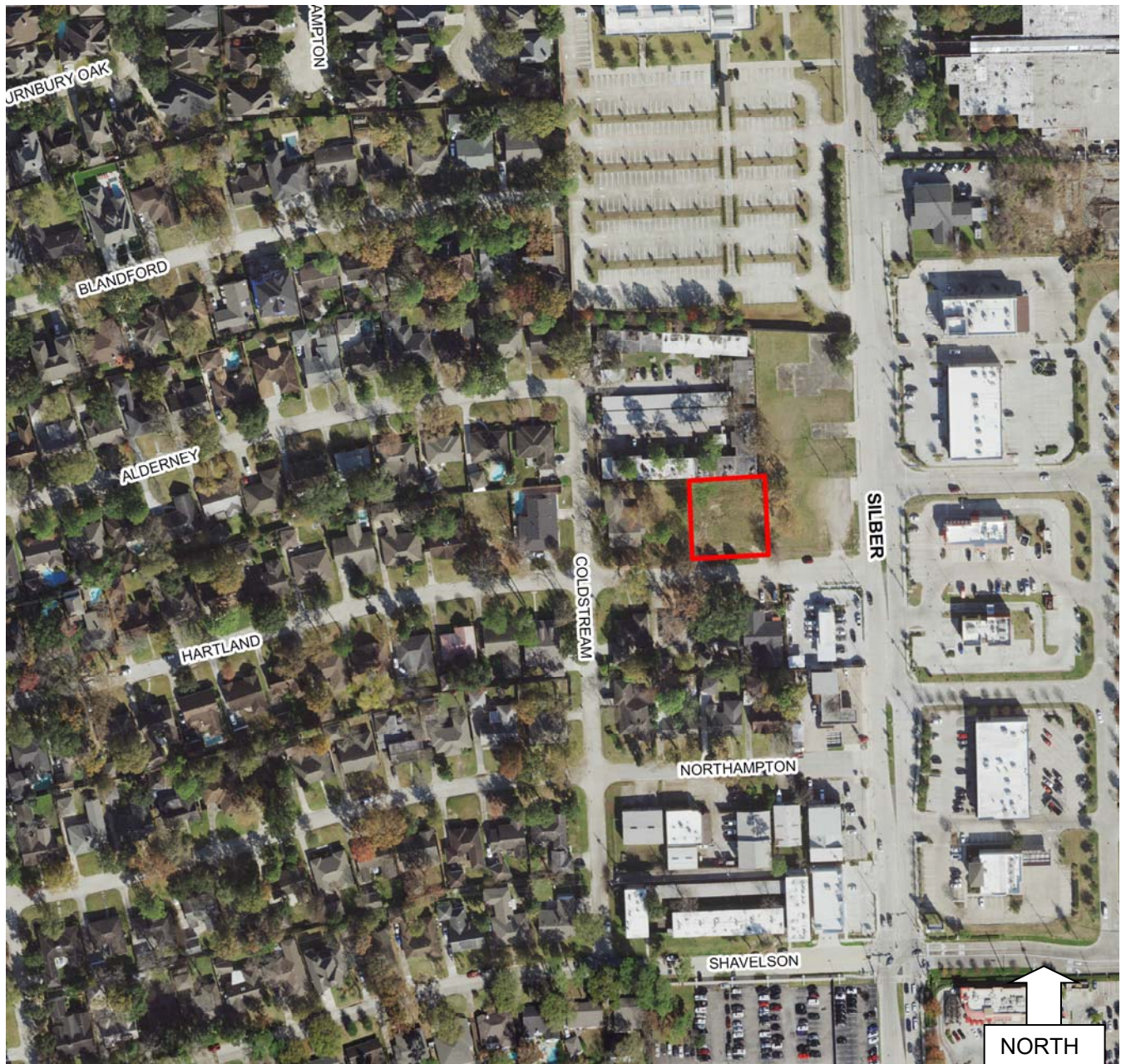
ITEM: 124

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Lugary Place partial replat no 1

Applicant: SEM SERVICES



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562
T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 13, 2021

Dear Property Owner:

Reference Number: 2021-1503; Lugary Place partial replat no 1; partial replat of **Lugary Place**, replatting all of lot 3 and a portion of lot 4 in Block 1 as recorded in Volume 51, Page 28 of the Harris County Map Records.

The property is located north along Hartland Street, north of I-10, west of Silber Road. The purpose of the replat is to create four (4) single family lots on a shared driveway. The applicant, **Stephanie Rivera-Lopez** with SEM Services, on behalf of the developer can be contacted at **832-986-8208**.

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, August 5, 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

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. 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

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



Agenda Item: 125
Action Date: 08/05/2021
Plat Name: Neuen Manor partial replat no 21
Developer: Rosemary Custom Homes, LLC
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2021-1210 C3N

Total Acreage:	0.6723	Total Reserve Acreage:	0.0786
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450Q	City

Conditions and requirements for approval:

010.2 Add the following note to the face of the plat (SWD): The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

010.3. Add the following note to the face of the plat (SWD): No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.

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)

216. Add shared driveway plat notes: 2) Vehicular access to each lot is provided for by a shared driveway only.

221. Fully dimension all shared driveways. (44)

223. Indicate the direction of vehicular entry to each garage from the shared driveway (>).

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 125
Action Date: 08/05/2021
Plat Name: Neuen Manor partial replat no 21
Developer: Rosemary Custom Homes, LLC
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2021-1210 C3N



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 07/20/2021

No comments.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/> Planning Department Information

Email: Planningdepartment@houstontx.gov

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 125
Action Date: 08/05/2021
Plat Name: Neuen Manor partial replat no 21
Developer: Rosemary Custom Homes, LLC
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2021-1210 C3N

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.
Master W.M.E. is required.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

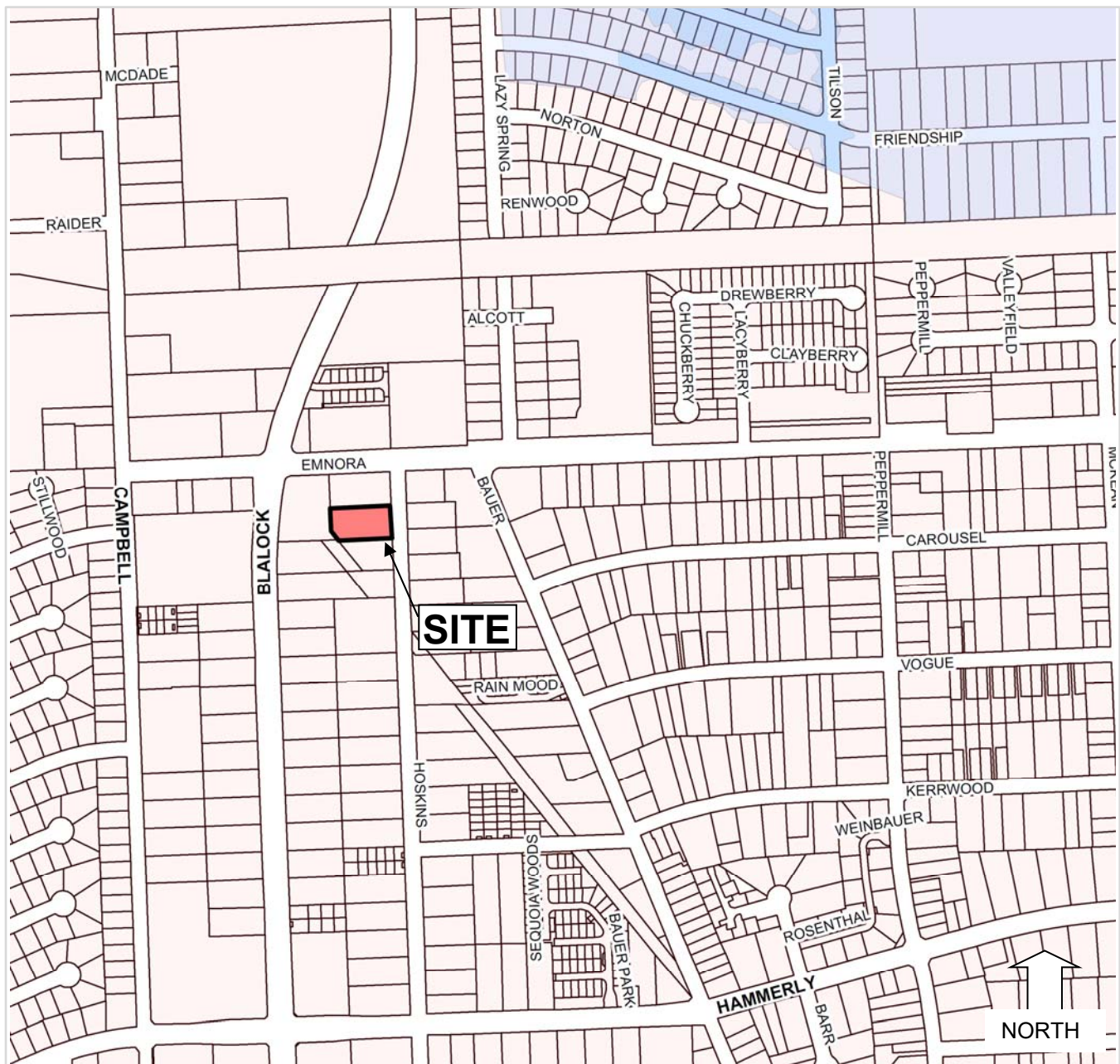
ITEM: 125

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Neuen Manor partial replat no 21

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

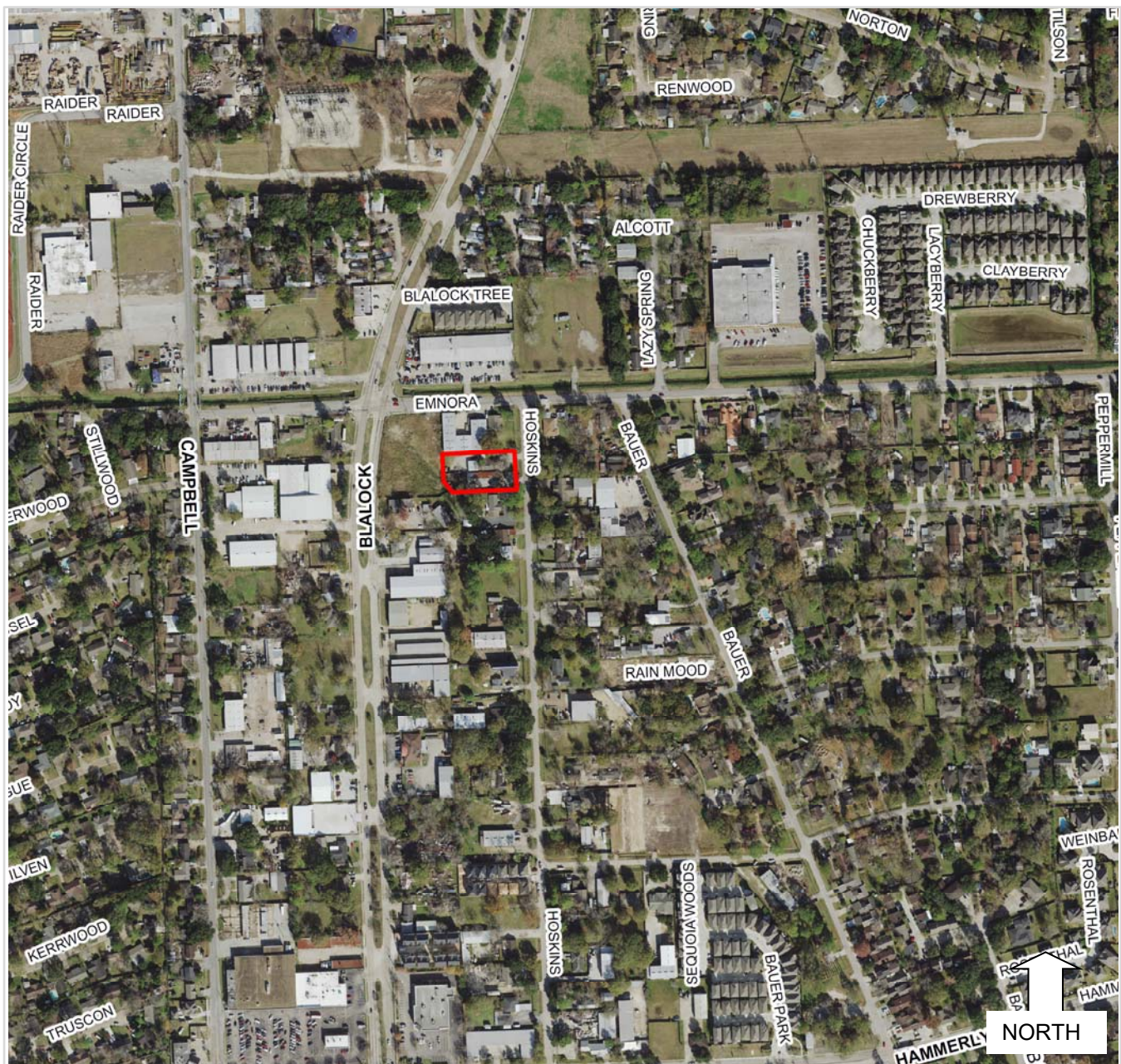
ITEM: 125

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Neuen Manor partial replat no 21

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

June 29, 2021

Dear Property Owner:

Reference Number: 2021-1210; Neuen Manor partial replat no 21; partial replat of **Neuen Manor**, of Lot 108 as recorded in Volume 27, Page 12 of the Harris County Map Records.

The property is located west along Hoskins Drive south of Emnora Lane east of Blalock Road. The purpose of the replat is to create fourteen (14) single-family residential lots and three (3) reserves. The applicant, Jason Barringer with South Texas Surveying Associates, Inc., on behalf of Rosemary Custom Homes, LLC, can be contacted at 281-556-6918.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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, July 22, 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
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

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

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

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 126
Action Date: 08/05/2021
Plat Name: Peerless Haven Estate
Developer: Associated Builders Group
Applicant: Pioneer Engineering, LLC
App No / Type: 2021-1445 C3N

Total Acreage:	0.5718	Total Reserve Acreage:	0.2140
Number of Lots:	13	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	533G	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)
- 068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
- 1.) The 16' Shared Driveway must measure 18' wide at property boundary before tapering to 16'. Coordinate with HPW-OCE Traffic regarding agency comments prior to final submittal.
- 2.) Adjust shared driveway off Dixie Drive to end short of southern property boundary to keep building line within property boundary.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

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: 126
Action Date: 08/05/2021
Plat Name: Peerless Haven Estate
Developer: Associated Builders Group
Applicant: Pioneer Engineering, LLC
App No / Type: 2021-1445 C3N

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 08-02-2021

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.****

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.

Two-way driveways must intersect city streets at approximately 90 degrees.

Driveway must remain tangential for a minimum of 20' past property line.

No driveway radius shall encroach on abutting property.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Peerless Haven Estate

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Peerless Haven Estate

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

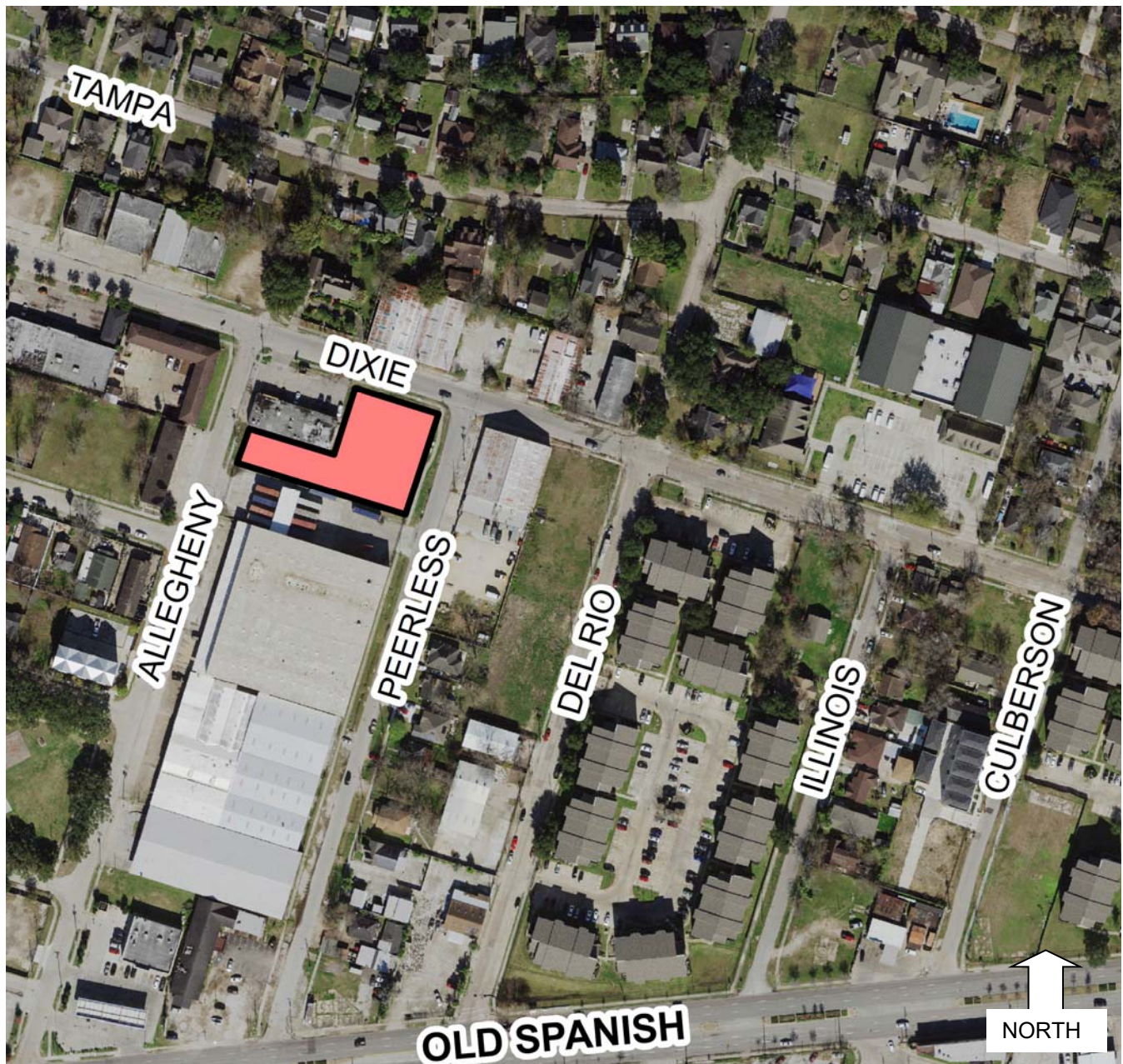
ITEM: 126

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Peerless Haven Estate

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 13, 2021

Dear Property Owner:

Reference Number: 2021-1445; Peerless Haven Estate; full replat of **MacGregor Area CDC**, Reserve "A", block 1 as recorded in Film Code 663142 of the Harris County Map Records. This plat also includes the partial replatting of Southland Terrace, all of Lot 3 of Block 41 as recorded in Volume 6, Page 1, of the Harris County Map Records.

The property is located at the southwest intersection of Dixie Drive and Peerless Street, north of Old Spanish Trail, and east of state highway 288. The purpose of the replat is to create thirteen (13) single family lots, three (3) reserves along a shared driveway and to modify the building line. The applicant, Ruby Nunez, with Pioneer Engineering, on behalf of the developer "Associated Builders Group", can be contacted at **832-307-0010**.

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, August 5, 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

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. 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@houston.tx.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

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 127
Action Date: 08/05/2021
Plat Name: Royal Brook at Kingwood Sec 10 replat no 1
Developer: Friendswood Development Company
Applicant: Jones | Carter
App No / Type: 2021-1511 C3N

Total Acreage:	13.8500	Total Reserve Acreage:	0.7600
Number of Lots:	72	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77365	297K	City

Conditions and requirements for approval:

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.

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)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 127
Action Date: 08/05/2021
Plat Name: Royal Brook at Kingwood Sec 10 replat no 1
Developer: Friendswood Development Company
Applicant: Jones | Carter
App No / Type: 2021-1511 C3N

HPW- TDO- Traffic: 08-04-2021

No comments.

HPW-OCE-Traffic: 1. All ROW streets shall comply with the requirements of the IDM Ch. 10. Minimum radius for a Cul-de-sac is 58 ft.

2. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

3. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

****Traffic only reviews for applicability of sidewalk construction details.****

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: Make sure that the subdivision has detention.

CenterPoint: Split Easements with SEC 19: recording information can be found on Sec 10 plat recorded in 695170 and should be added to this proposed plat

Outside easement in Sec 19:

BLK 1: RP-2021-270809 5'UE

BLK 2: RP-2021-270808 7'UE

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

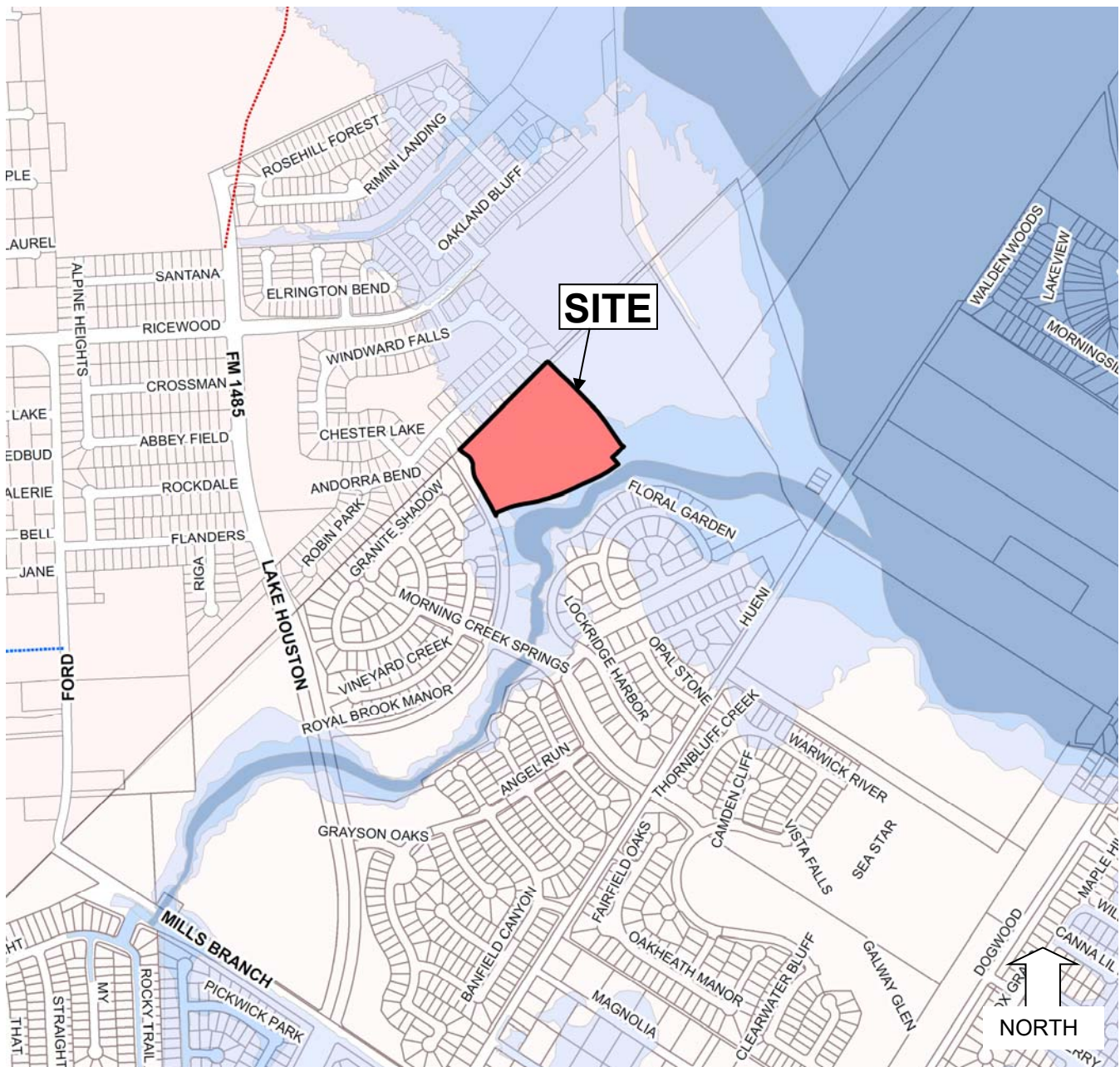
ITEM: 127

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Royal Brook at Kingwood Sec 10 replat no 1

Applicant: Jones | Carter



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 127

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Royal Brook at Kingwood Sec 10 replat no 1

Applicant: Jones | Carter



C – Public Hearings

Subdivision

Houston Planning Commission

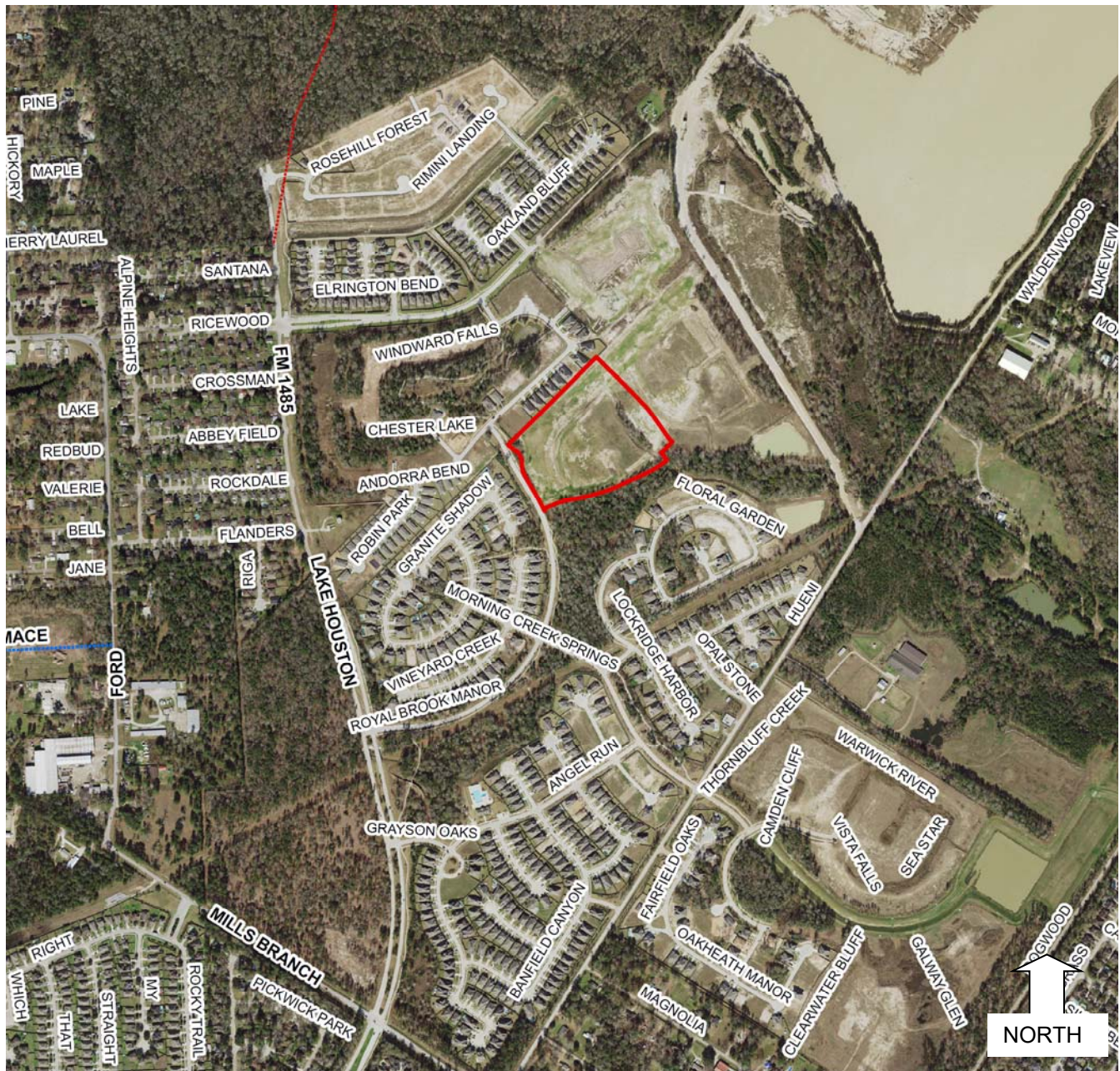
ITEM: 127

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Royal Brook at Kingwood Sec 10 replat no 1

Applicant: Jones | Carter



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 13, 2021

Dear Property Owner:

Reference Number: 2021-1511; Royal Brook at Kingwood Sec 10 replat no 1; full replat of all of **Royal Brook at Kingwood Sec 10**, as recorded under Film Code No. 695170 of the Harris County Map Records.

The property is located east of and along Royal Brook Manor Drive, south of Ricewood Drive and east of N Lake Houston Drive. The purpose of the replat is to adjust lot lines and utility easements. The applicant, **Mayra Hernandez** with Jones | Carter, on behalf of the developer Friendswood Development Company, LLC, can be contacted at **832-913-4030**.

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, August 5, 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

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. 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

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 128
Action Date: 08/05/2021
Plat Name: Sunset Place partial replat no 1
Developer: 1724 sunset llc
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2021-1518 C3N

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.
- 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)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 128
Action Date: 08/05/2021
Plat Name: Sunset Place partial replat no 1
Developer: 1724 sunset llc
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2021-1518 C3N

HPW- TDO- Traffic: 08-04-2021

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-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 128

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Sunset Place partial replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

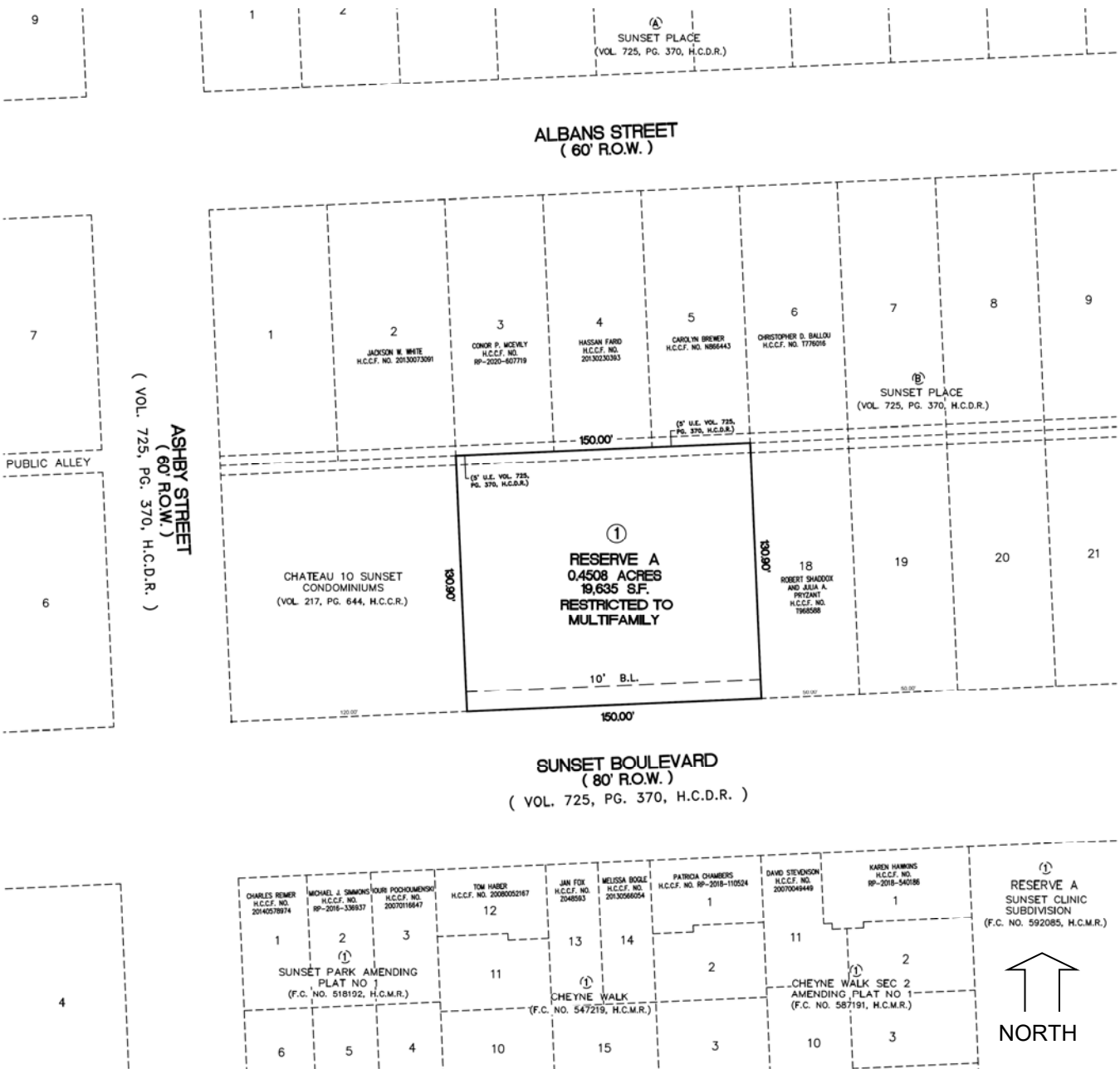
ITEM: 128

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Sunset Place partial replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

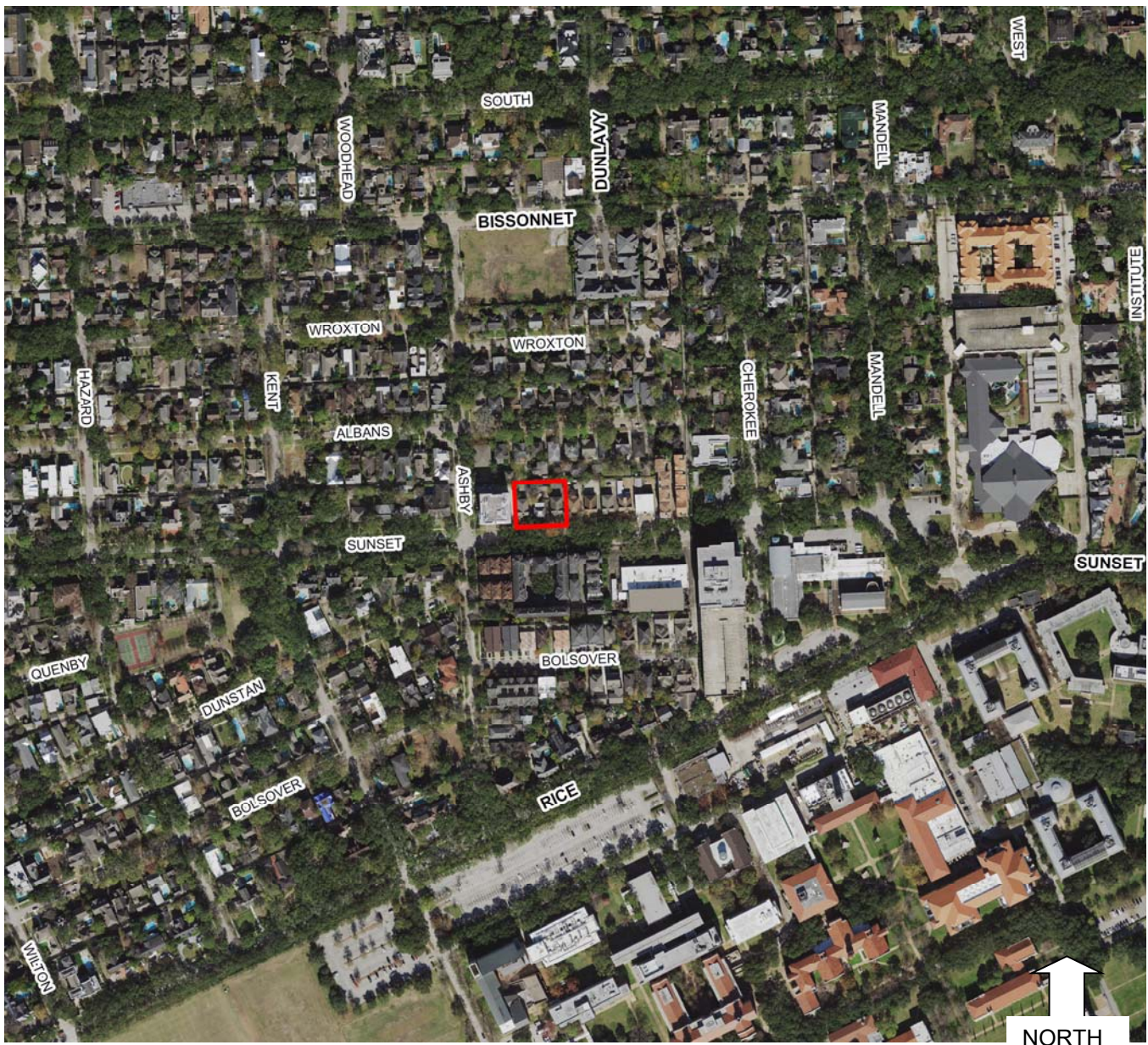
ITEM: 128

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Sunset Place partial replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 13, 2021

Dear Property Owner:

Reference Number: 2021-1518 ; Sunset Place partial replat no 1; partial replat of **Sunset Place**, replatting all of lots 15, 16, & 17 of Block B as recorded in Volume 725, Page 370 of the Harris County Deed Records.

The property is located north along Sunset Boulevard, south of Bissonnet Street, east of Shepherd Drive. The purpose of the replat is to create one (1) restricted reserve. The applicant, **Jake Patrick** with Vernon G. Henry & Associates, Inc, on behalf of the developer, 1724 Sunset LLC., can be contacted at **713-627-8666**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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, August 5, 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

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. 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

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 129
Action Date: 08/05/2021
Plat Name: Grand West GP
Developer: DR Horton
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1434 GP

Total Acreage:	97.4000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 451
County	Zip	Key Map ©	City / ETJ
Harris	77051	573E	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.

Portions of the property included in this General Plan lie within the known floodway and the 100 and 500 year floodplains. As each section or parcel is platted and developed, the then-current standards of City of Houston drainage, elevation, and building regulations must be adhered to.

Commission Action:

Defer Applicant request



Action Date:
08/05/2021

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Agenda Item: 129
Action Date: 08/05/2021
Plat Name: Grand West GP
Developer: DR Horton
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1434 GP

HPW- TDO- Traffic: 07-19-21

Review connection with Jipsie Lane possibly will create issues with the proposed plat with cut-through traffic. CenterPoint: 1) Subdivision needs to show lots, blocks, reserves, etc., with dedicated utility easements.

2) Transmission Review:

A review of the above-named plat reveals it is in close proximity to a CenterPoint Energy Transmission Corridor. Your Transmission Contact is: Travis Drabek travis.drabek@centerpointenergy.com
Please review the uploaded letter for further instructions.

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. The applicant has to improve the right of way to city standards if there is access from an undeveloped street. A driveway cannot connect to an undeveloped right of way.

4. All ROW and type 1 PAE streets shall comply with the requirements of the 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 - Need to label drainage channels C132-00-00 and C132-05-00 at the sides of the plat (see uploaded PDF).

HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Parks and Recreation: Please add applicable park notes and table upon adding dwelling units

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

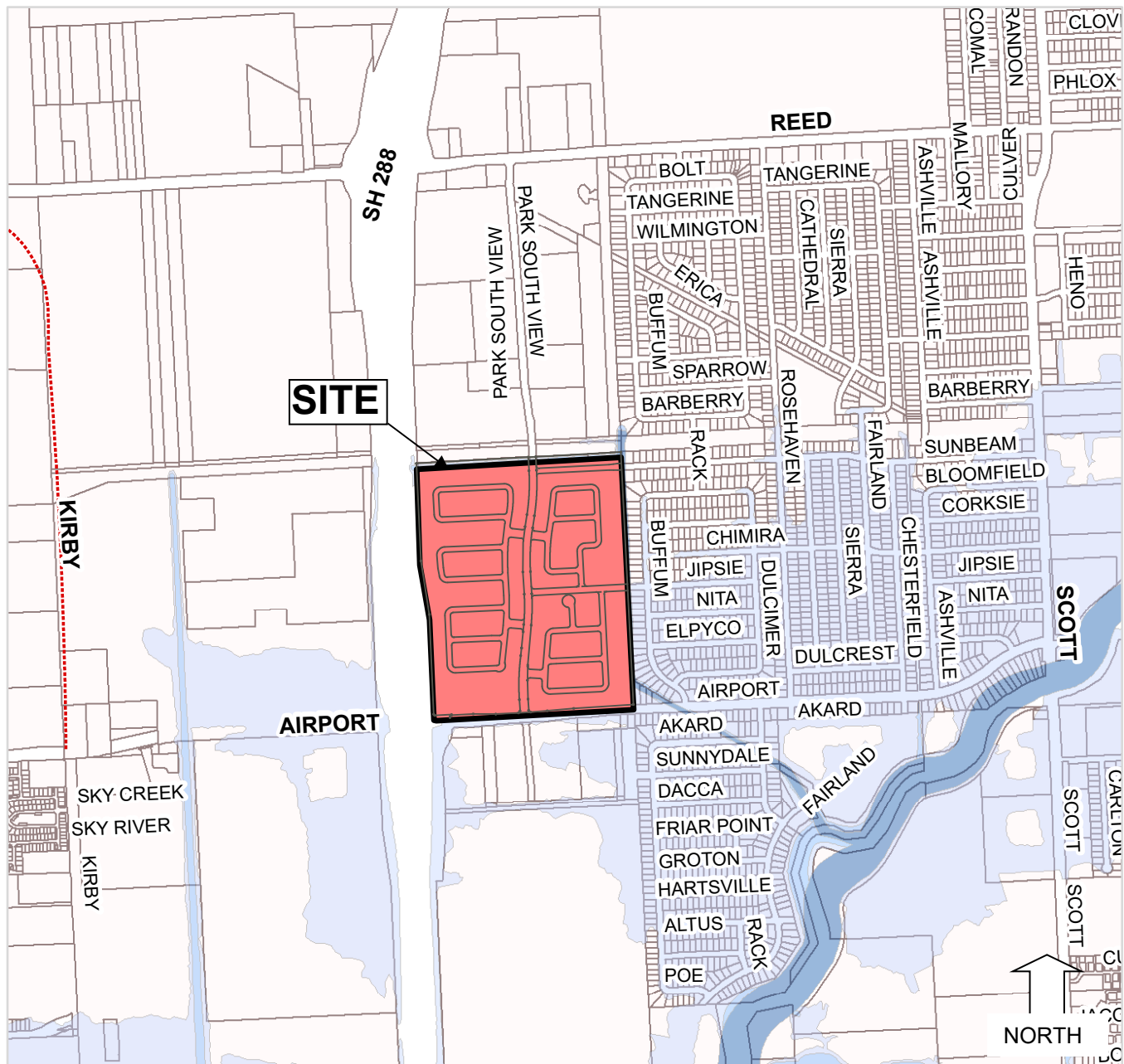
ITEM: 129

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Grand West GP (DEF 1)

Applicant: Meta Planning + Design LLC



D – Variances

Site Location

Houston Planning Commission ITEM: 129

ITEM: 129

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Grand West GP (DEF 1)

Applicant: Meta Planning + Design LLC



D – Variances

Subdivision

Planning and Development Department

Meeting Date: 08/05/2021

Applicant: Meta Planning + Design LLC





Application Number: 2021-1434

Plat Name: Grand West 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 exceed intersection spacing for a distance of $\pm 2,360'$ along the western ROW of Park South View, therefore, not providing any east-west through streets across the subject site between SH 288 and Park South View.

Chapter 42 Section: 128

Chapter 42 Reference:

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or... AND Chapter 42-130.- Intersection exceptions. ... (b) Nothing in the intersection requirements established by sections 42-127 through 42-129 of this Code shall require the creation of a street that stubs into: ... (3) Any grade-separated freeway that does not have a frontage road;

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Grand West is a proposed ± 97.4 -acre gated residential community located south of the Houston central business district along State Highway 288, generally south of IH 610 and north of Beltway 8 at the northeast corner of State Highway 288 and Airport Boulevard. The site is a portion of the Park Two Hundred Eighty Eight Subdivision that was platted October of 2006 and is bisected by the street Park South View, which provides connectivity between Reed Road and Airport Boulevard. The site is bounded along the northern and eastern property lines by a 75' and 80' drainage easement, both of which convey storm water south to Sims Bayou. Beyond the northern drainage easement lies an HL&P fee strip, office/warehouse space and light industrial buildings. Beyond the eastern drainage channel lies the existing single-family residential subdivision of Reedwoods, which was platted in 1953. The southern boundary of the site is fronted by Airport Boulevard. Across Airport Boulevard lies the Reserves on Airport subdivisions, which are unrestricted reserves which contain uses such as a concrete plant and construction yards. The entirety of the western boundary is comprised of the SH 288 mainlanes and on-ramps. The site will take primary access from Airport Boulevard and the currently constructed end-point of Park South View just north of an HL&P fee strip. SH 288 lies to the west, and has no frontage roads, only ramps, therefore it is not possible for a connection to the western boundary of the GP. Per Chapter 42-130.(b)(3), through streets are not required to stub into a grade separated freeway with no frontage roads. Since through traffic to the west is not possible, this area is ideally suited for a private local street network. The GP proposes all private local streets for the single-family residential lots west of Park South View with two gated entry streets. Two local street connections will provide sufficient access to the proposed private streets. Since no public through streets to SH 288 are possible, the resulting intersection spacing along Park South View is 2,360' feet from Airport Boulevard to the northern GP boundary.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing SH 288 creates a physical encumbrance and property characteristic that is a pre-existing condition that is not created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

There is no possibility of connections to grade-separated SH 288 which is acknowledged by Chapter 42-130.(b)(3). The proposed private street pattern is complimentary to 42-130.(b)(3) because no public through streets are possible. The proposed private street network provides adequate circulation and connections to Park South View, which will preserve and maintain the general purposes of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not create any unsafe traffic conditions nor frustrate traffic circulation, and is therefore not injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The existing physical configuration of SH 288 and property characteristics are the justifications for the granting of the variance.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2021-1434

Agenda Item: 129

PC Action Date: 08/05/2021

Plat Name: Grand West GP

Applicant: Meta Planning + Design LLC

Staff Recommendation:

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed intersection spacing for a distance of $\pm 2,360'$ along the western ROW of Park South View, therefore, not providing any east-west through streets across the subject site between SH 288 and Park South View. ;

Basis of Recommendation:

Defer: Applicant's request.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

NA

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

NA

(3) The intent and general purposes of this chapter will be preserved and maintained;

NA

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

NA

(5) Economic hardship is not the sole justification of the variance.

NA



Agenda Item: 130
Action Date: 08/05/2021
Plat Name: Jensen Reserve
Developer: Jensen Apartments Tenant, LP
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1670 C2R

Total Acreage:	10.5600	Total Reserve Acreage:	10.4600
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	494J	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.

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)

Pedestrian realms must conform to Chapter 40 requirements.

Add note: Add note: The Planning Commission granted a variance to allow terminating no widening of Foote Street and terminating Foote Street with a cul de sac subject to specific conditions on 080521. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat. (Sec 42-81)

Add deny access note for the area abutting Foot Street. Add "access to Foote Street is restricted for Emergency purposes (911) only" to the stub portion of the street

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted the requested variances to not widen Foote Street nor to terminate it with a cul de sac.

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 130
Action Date: 08/05/2021
Plat Name: Jensen Reserve
Developer: Jensen Apartments Tenant, LP
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1670 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.



Agenda Item: 130
Action Date: 08/05/2021
Plat Name: Jensen Reserve
Developer: Jensen Apartments Tenant, LP
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1670 C2R

HPW- TDO- Traffic: 08-02-2021

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. Driveways shall allow for an unobstructed line of sight for vehicles to observe approaching traffic.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

This project will require Joint Referral Committee action for the abandonment/relocation of the existing water and sanitary sewer lines on-site.

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 IDs 1425 and 1426 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. Six foot sidewalk is requested to connect to the existing pedestrian infrastructure in the vicinity.

HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

In the floodplain, need approved drainage plan.

Harris County Flood Control District: Flood Control review - No comments.

CenterPoint: This plat is located in close proximity to a CenterPoint Energy Transmission Right of Way.



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 130
Action Date: 08/05/2021
Plat Name: Jensen Reserve
Developer: Jensen Apartments Tenant, LP
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1670 C2R

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

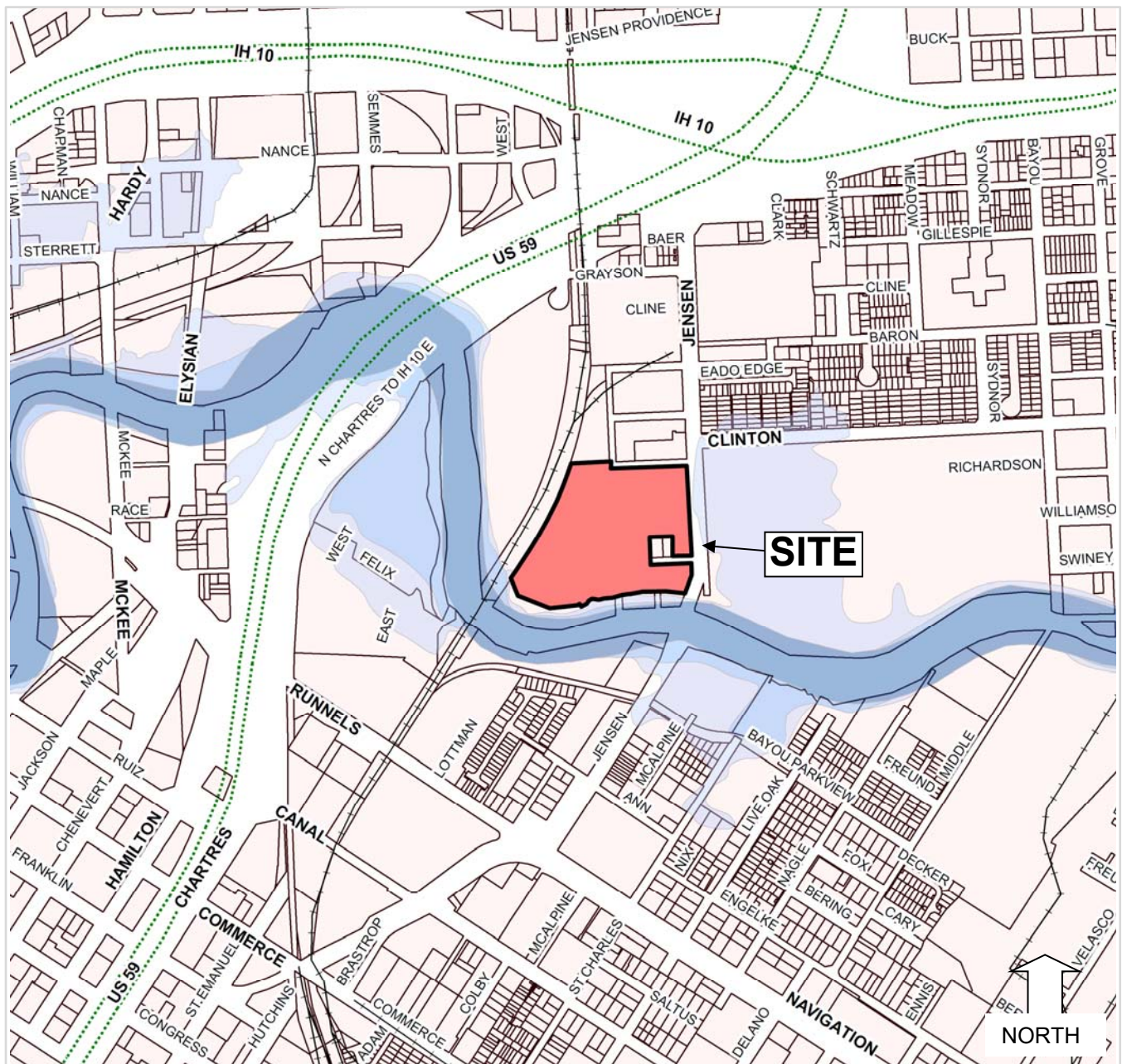
ITEM: 130

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Jensen Reserve

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

Planning and Development Department

Meeting Date: 08/05/2021

Applicant: Jones|Carter - Woodlands Office



Houston Planning Commission

ITEM: 130

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Jensen Reserve

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial



Application Number: 2021-1670

Plat Name: Jensen Reserve

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 07/12/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not extend and not dedicate ROW widening to Foote Street but to terminate with a "T" turnaround for emergency access only.

Chapter 42 Section: 122,134

Chapter 42 Reference:

Sec. 42-122. - Right-of-way widths. 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; or (2) 60 feet if adjacent to any other development Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

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 City limits north of Buffalo Bayou and east of US 59. The site is proposed to be developed for multifamily residential use. Applications for the abandonment of a portion of Foote Street, Shiloh Street and a portion of McCall Street have been submitted, reviewed, and approved by the Joint Referral Committee. A contact letter has been issued by the JRC and signed by the developer and public improvements are currently being conducted to fulfil approval requirements for the street abandonments. The termination of the remaining portion of Foote Street with a "T" turnaround will provide for emergency access only to the future residential development via a gate with Knox box. Additionally, there will be the paved connection between the main entrance to the development and Foote Street, per the submitted site plan, that will allow for additional vehicular movement and turnaround. The adjacent cell tower site is the only development taking access from the public street portion of Foote Street. The cell tower site has its own driveway has existing space to allow for vehicular turnaround.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Granting of the variance are not the result of a hardship created or imposed by the applicant, but will allow for the proposed development to progress in conjunction with approval conditions as issued by the JRC. The existing cell tower site is the only development that will take public street access from the remaining portion of Foote Street. The JRC approved "T" turnaround of Foote Street would allow for emergency access only to the future residential development.

(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 proposed development will have adequate public street access on Jensen and Bryan Streets while the developer continues to coordinate with the owners of the cell tower site regarding abandonment of Foote Street. . The cell tower site has its own driveway has existing space to allow for vehicular turnaround

(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 existing street pattern will address traffic concerns for the future residential development. The existing cell tower site is the only development that will take public street access from the remaining portion of Foote Street. The JRC approved "T" turnaround of Foote Street would allow for emergency access only to the future residential 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 partial abandonment of Foote Street and its termination with a "T" turnaround has been approved by the Joint Referral Committee.



Application No: 2021-1670

Agenda Item: 130

PC Action Date: 08/05/2021

Plat Name: Jensen Reserve

Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: Approve the plat subject to the conditions listed

Chapter 42 Sections: 122,134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not extend and not dedicate ROW widening to Foote Street but to terminate with a "T" turnaround for emergency access only.;

Basis of Recommendation:

The site is located within Houston's Corporate limit Along Jensen Drive, south of Interstate 10, and north of Navigation Boulevard.

The applicant proposes an unrestricted reserve for a multifamily development and is requesting variances to not widen Foote Street nor terminate it with a cul-de-sac. Staff is in support of this request.

The site is located north of the Buffalo Bayou and south of Clinton Drive. The applicant is proposing to abandon three public streets encompassed by their property. The abandonment will not include a segment of Foote Street, which will remain to provide access to a cellular tower site. The applicant ultimately seeks to abandon this street as well and will coordinate with the tower's owner to do so. Foote Street currently measures 40' to 50' wide.

The proposed abandonment and development limit the use of this street to the tower operator. This land use typically is limited to maintenance and upkeep. Cellular Towers are often situated along access easements due to the limited activity. Granting the requested variance is consistent with the intent of the widening section of chapter 42 because the proposed activity does not warrant additional right-of-way.

In addition, The applicant is providing a turn around easement at the end at the new terminus of Foote Street. This will be gated from access for the proposed development but will allow for first responders to access the site in the event of an emergency. Granting the requested variance to terminate Foote Street without a cul-de-sac will not be injurious to public health, safety, or welfare, as an emergency access and turn around are provided by easement.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

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 proposed abandonment of a portion of Foote Street will result in the remaining segment servicing the Cellular Tower site. Requiring widening or a cul-de-sac for such a limited use would be 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 limited use of this segment of Foote Street. 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 proposed abandonment and development limit the use of this street to the tower operator. This land use typically is limited to maintenance and upkeep. Cellular Towers are often situated along access easements due to the limited

activity. Granting the requested variance is consistent with the intent of the widening section of chapter 42 because the proposed activity does not warrant additional right-of-way.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The applicant is providing a turn around easement at the end at the new terminus of Foote Street. This will be gated from access for the proposed development but will allow for first responders to access the site in the event of an emergency. Granting the requested variance to terminate Foote Street without a cul-de-sac will not be injurious to public health, safety, or welfare, as an emergency access and turn around are provided by easement.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified by the limited use of this segment of Foote Street. This does not represent an economic hardship.



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

July 29, 2021

NOTICE OF VARIANCE

PROJECT NAME: Jensen Reserve

REFERENCE NUMBER: 2021-1670



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southwest intersection of Bryan Street and Jensen Drive, north of the Buffalo Bayou. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Jones|Carter – Woodlands Office, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend and not dedicate right-of-way widening to Foote Street but to terminate with a "T" turnaround for emergency access only. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. 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, August 5, 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

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

persons are advised to check our website one week prior to the Planning Commission meeting:
www.houstonplanning.com

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 Randy Peacock with Miller Survey Group at 713-413-1900. You may also contact Homero Guajardo with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 131
Action Date: 08/05/2021
Plat Name: Laird Landing GP
Developer: Cody Laird
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1551 GP

Total Acreage:	24.0000	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/Waller	77447	322M	ETJ

Conditions and requirements for approval:

046. General Plan approval is for street patterns as shown on the plat only. (Sec 42-24)

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 The Planning Commission granted the requested variance to allow an excessive intersection spacing along both east-west and north-south property boundaries and approve the plat subject to CPC 101 Form conditions.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 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: 131
Action Date: 08/05/2021
Plat Name: Laird Landing GP
Developer: Cody Laird
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1551 GP

HPW-HW- IDS: Approve

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review - No comments.

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Limited scope TIA will be required to determine driveway location and left turn lane requirements on Mathis Rd for future development (HC-permit regs, 12.02)

UVE, ROW cutbacks and corner radii will be checked when section Plats are submitted

Provide documentation of Waller County's approval of driveway connections to Mathis Road with any site plans submitted for work within Harris County

CenterPoint: Title Block: Harris County-Jackson Roark Survey is Abstract 681 not 684

2021-1545 LAIRD LANDING SEC 1, 2.51ac

2021-1551 GP LAIRD LANDING SEC 1, 24ac (21.4868ac & 2.449ac)

The general plan (2021-1551) shows Laird Landing Sec 1 as two tracts of land.

Plat of Laird Landing Sec 1 (2021-1545) shows only one tract as Sec 1.

Which tract is Laird Landing Sec 1 should one tract have a different section number?

CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with Overhead facilities, which applies to: MATHIS RD

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

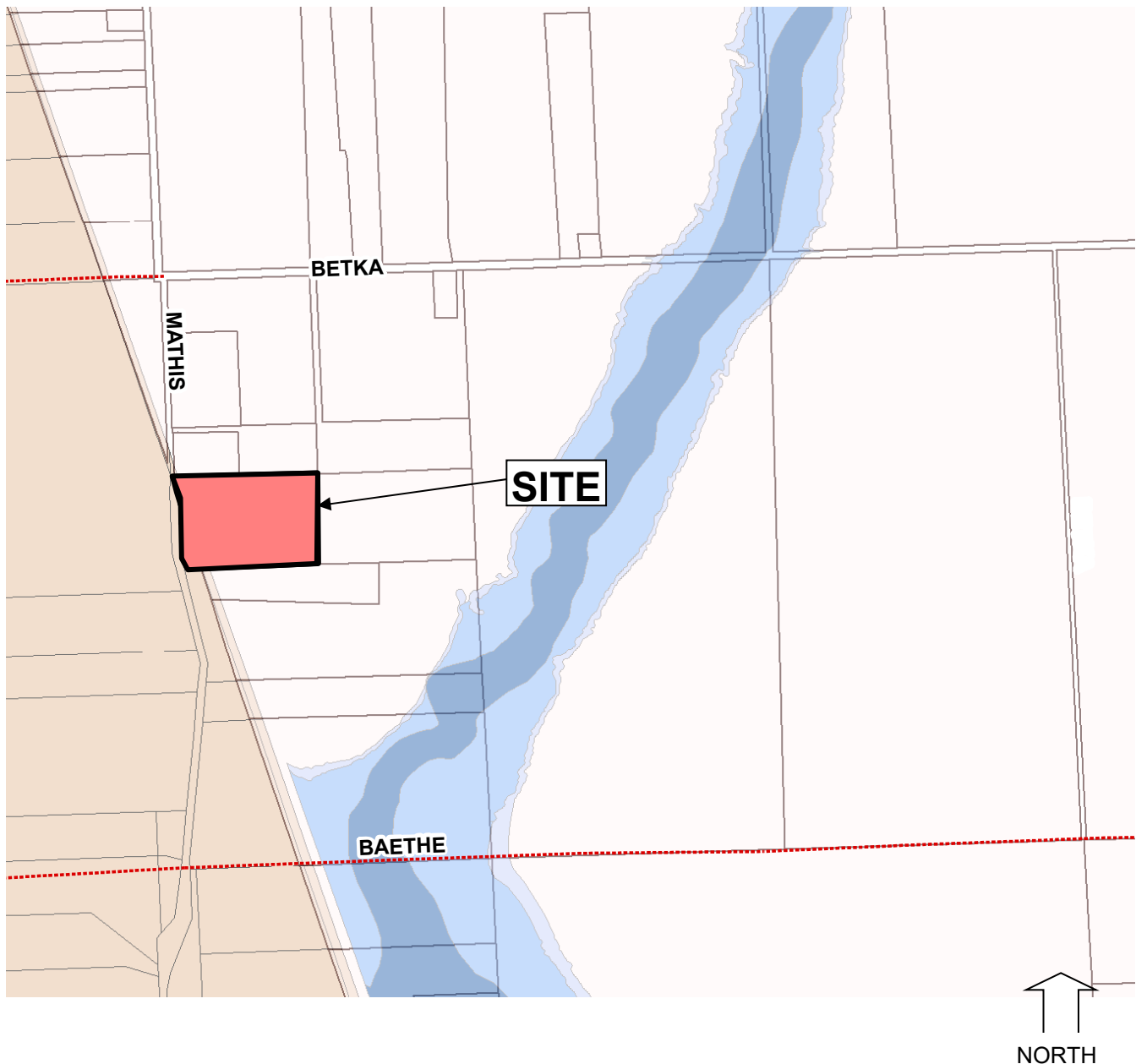
ITEM: 131

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Laird Landing GP (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

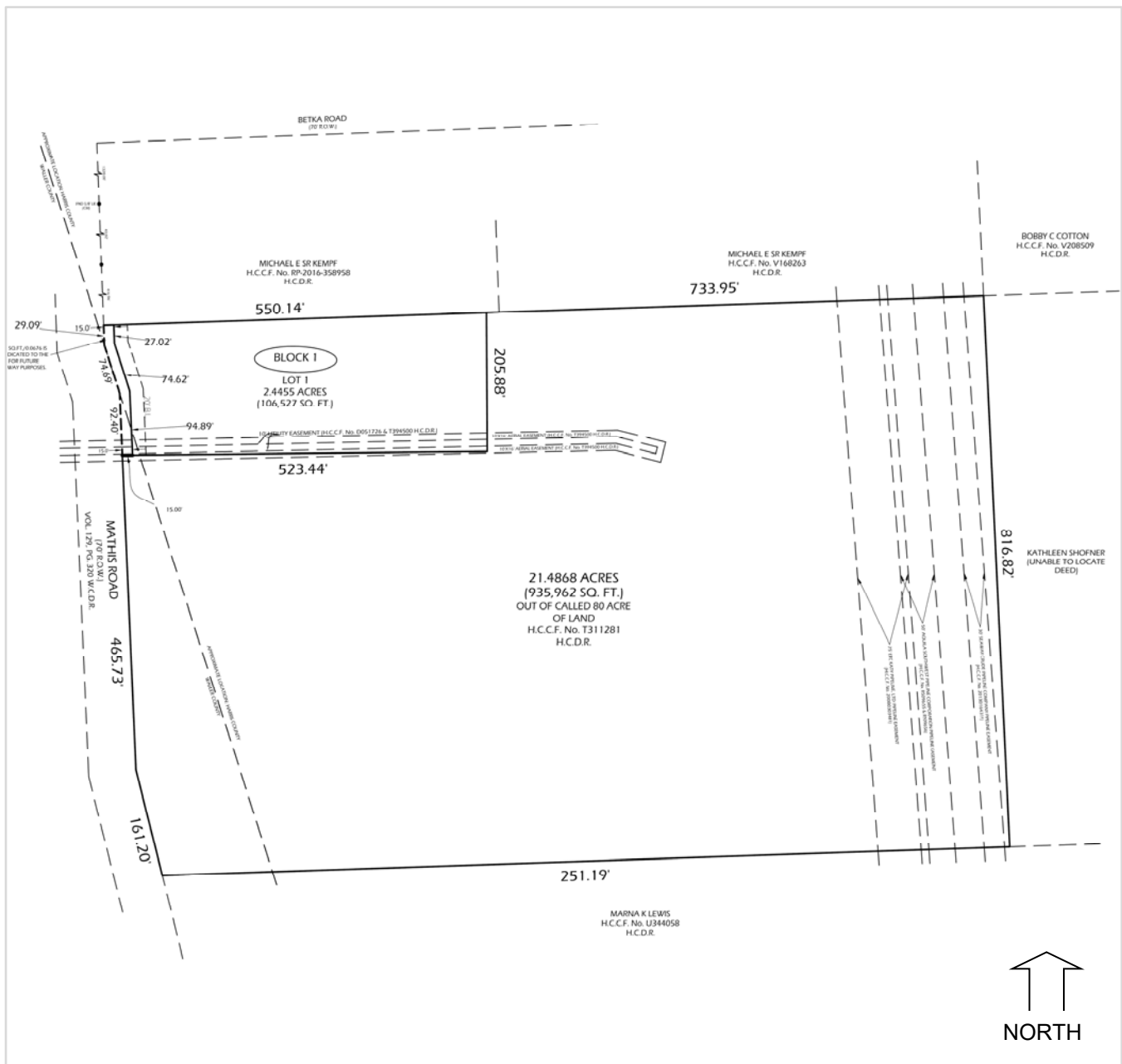
ITEM: 131

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Laird Landing GP (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

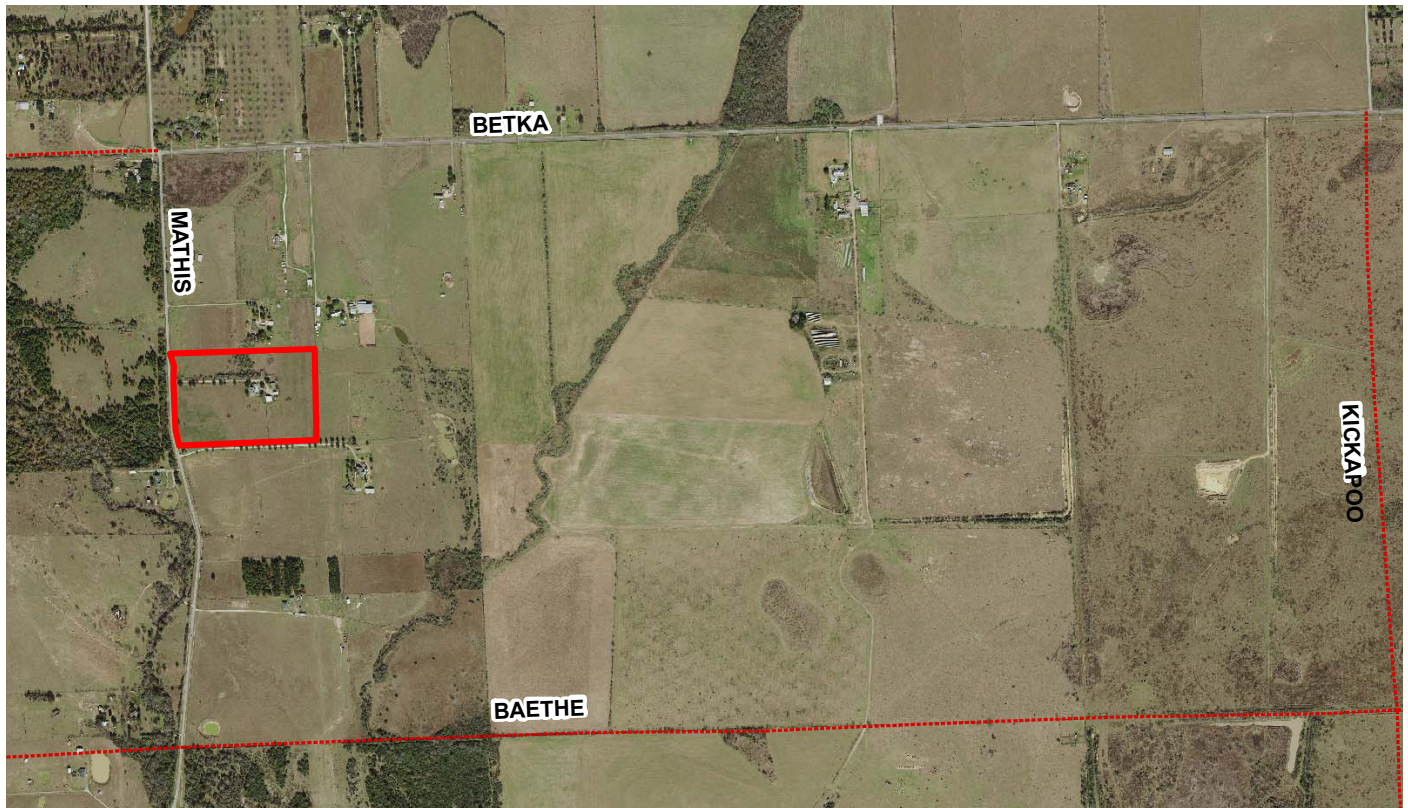
ITEM: 131

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Laird Landing GP (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



Application Number: 2021-1551

Plat Name: Laird Landing GP

Applicant: Owens Management Systems, LLC

Date Submitted: 06/28/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

A variance is sought for intersection spacing to exceed 1400 and not to provide a north/south nor east/west street through proposed lot.

Chapter 42 Section: 128

Chapter 42 Reference:

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet,

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The subject plat is located in the extra-territorial jurisdiction of the City of Houston. The southwest property corner is in Waller County. The plat is approximately 2035 feet south of Betka Road and 7659 feet north of Mound Creek Road in Waller County. The overall acreage between Mathis Road and Warren Ranch Road is agriculture acreage. There is one existing home (homestead) to remain.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not a result of a hardship created or imposed by the applicant. The plat application is to comply with Chapter 42 platting requirements for a General Plan. The 2.51 acre tract out of the original 24-acre tract was recently conveyed for a residential lot.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes will be maintained. The 21 acres takes direct access to Mathis Road. There is a north/south 60' ROW approximately 1293 west of Betka Road. It serves as access to the Cotton family's 38-acre agriculture-use tract. To its west, the Story family owns approximately 638 acres for agriculture use.

(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. A public ROW will not improve vehicular access. There isn't a practical point of connection to another ROW.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. Requiring a north/south or east/west ROW will deprive the owner of reasonable use of their land.



Application No: 2021-1551

Agenda Item: 131

PC Action Date: 08/05/2021

Plat Name: Laird Landing GP

Applicant: Owens Management Systems, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

A variance is sought for intersection spacing to exceed 1400 and not to provide a north/south nor east/west street through proposed lot.;

Basis of Recommendation:

The site is located in Houston's ETJ, in Harris and Waller Counties, south of Betka Road and north of Baethe Road. The applicant is requesting a variance to exceed intersection spacing by not providing north-south and east-west public streets through the site. Staff is in support of the request.

The subject site is located in a low-density area surrounded by agricultural properties. There is currently an existing home on the site and the applicant proposes to subdivide the general plan to create another residential lot in Laird Landing Section 1. The intersection spacing along Mathis Road is about 5,200 and the northern/western plat boundaries is about 1,300' long. Per Chapter 42, the applicant is required to provide a north-south and east-west public streets through the site. Considering the existing development characteristics in the adjacent areas, the required public streets would not significantly improve the overall traffic circulation. In the future, when the adjacent larger tracts re-develop, there will be opportunities to provide the required public streets to address future traffic circulation.

Harris County Engineering Department and Waller County Engineer's Office are in support of the request. Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Considering the existing development characteristics in the adjacent areas, the required public streets would not significantly improve the overall traffic circulation. In the future, when the adjacent larger tracts re-develop, there will be opportunities to provide the required public streets to address future traffic circulation.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are the result of the adjacent development characteristics.

(3) The intent and general purposes of this chapter will be preserved and maintained;

In the future, when the adjacent larger tracts re-develop, there will be opportunities to provide the required public streets to address future traffic circulation. 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;

Considering the existing development characteristics in the adjacent areas, the required public streets would not significantly improve the overall traffic circulation. 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.

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: 132
Action Date: 08/05/2021
Plat Name: Laird Landing Sec 1
Developer: Cody Laird
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1545 C2

Total Acreage:	2.5100	Total Reserve Acreage:	0.0000
Number of Lots:	1	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/Waller	77447	322M	ETJ

Conditions and requirements for approval:

- 015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. Sec 42-152(a)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 190.1. Add 'or M. Sonny Garza, Vice Chairman' on same line as Chair in the Planning Commission certificate.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/05/2021

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Agenda Item: 132
Action Date: 08/05/2021
Plat Name: Laird Landing Sec 1
Developer: Cody Laird
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1545 C2

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approve

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 .

Coordinate with design project manager Chi Phung prior to recordation (HC-permit regs, 5.06)

Provide documentation of Waller County's approval of driveway connections to Mathis Road with any site plans submitted for work within Harris County.

CenterPoint: Title Block: Harris County-Jackson Roark Survey is Abstract 681 not 684

2021-1545 LAIRD LANDING SEC 1, 2.51ac

2021-1551 GP LAIRD LANDING SEC 1, 24ac (21.4868ac & 2.449ac)

The general plan (2021-1551) shows Laird Landing Sec 1 as two tracts of land.

Plat of Laird Landing Sec 1 (2021-1545) shows only one tract as Sec 1.

Which tract is Laird Landing Sec 1 should one tract have a different section number?

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 133
Action Date: 08/05/2021
Plat Name: Nijadhar McKaskle Road Development
Developer: Nijadhar, LLC
Applicant: Doshi Engineering & Surveying Company
App No / Type: 2021-1474 C3R

Total Acreage:	15.0478	Total Reserve Acreage:	14.6500
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:	Fort Bend County FWSD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	567D	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.

049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.

209. Applicant has requested that this item be deferred for two weeks.

Extend Oak Lake Park Drive to McKaskle Road as indicated on the marked file copy.

Commission Action:

Defer Applicant request



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 133
Action Date: 08/05/2021
Plat Name: Nijadhar McKaskle Road Development
Developer: Nijadhar, LLC
Applicant: Doshi Engineering & Surveying Company
App No / Type: 2021-1474 C3R

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 07/01/2021

No comments.

Fort Bend Engineer: 1) Update key map

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

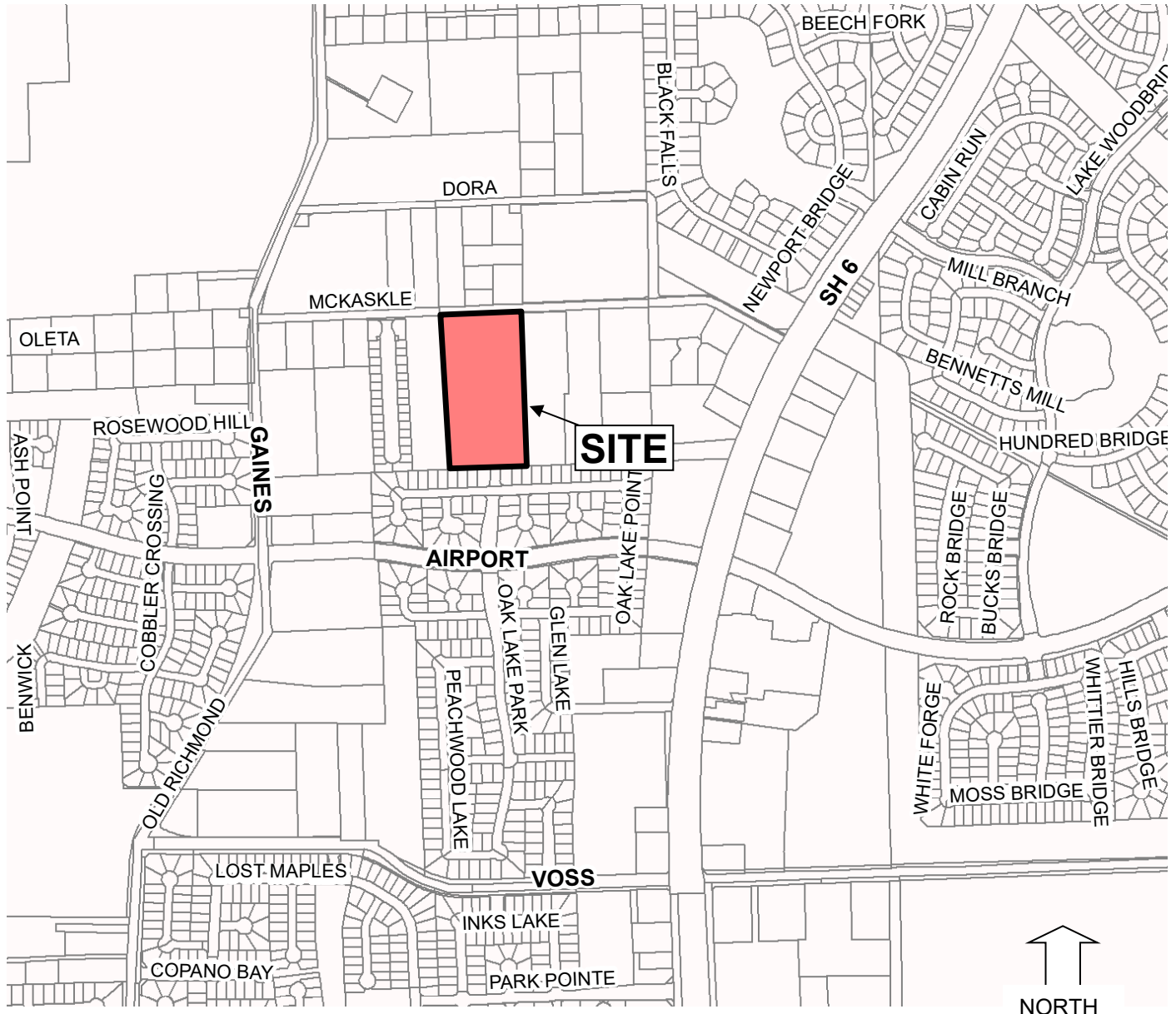
ITEM: 133

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Nijadhar McKaskle Road Development

Applicant: Doshi Engineering & Surveying Company



D – Variances

Site Location

Houston Planning Commission

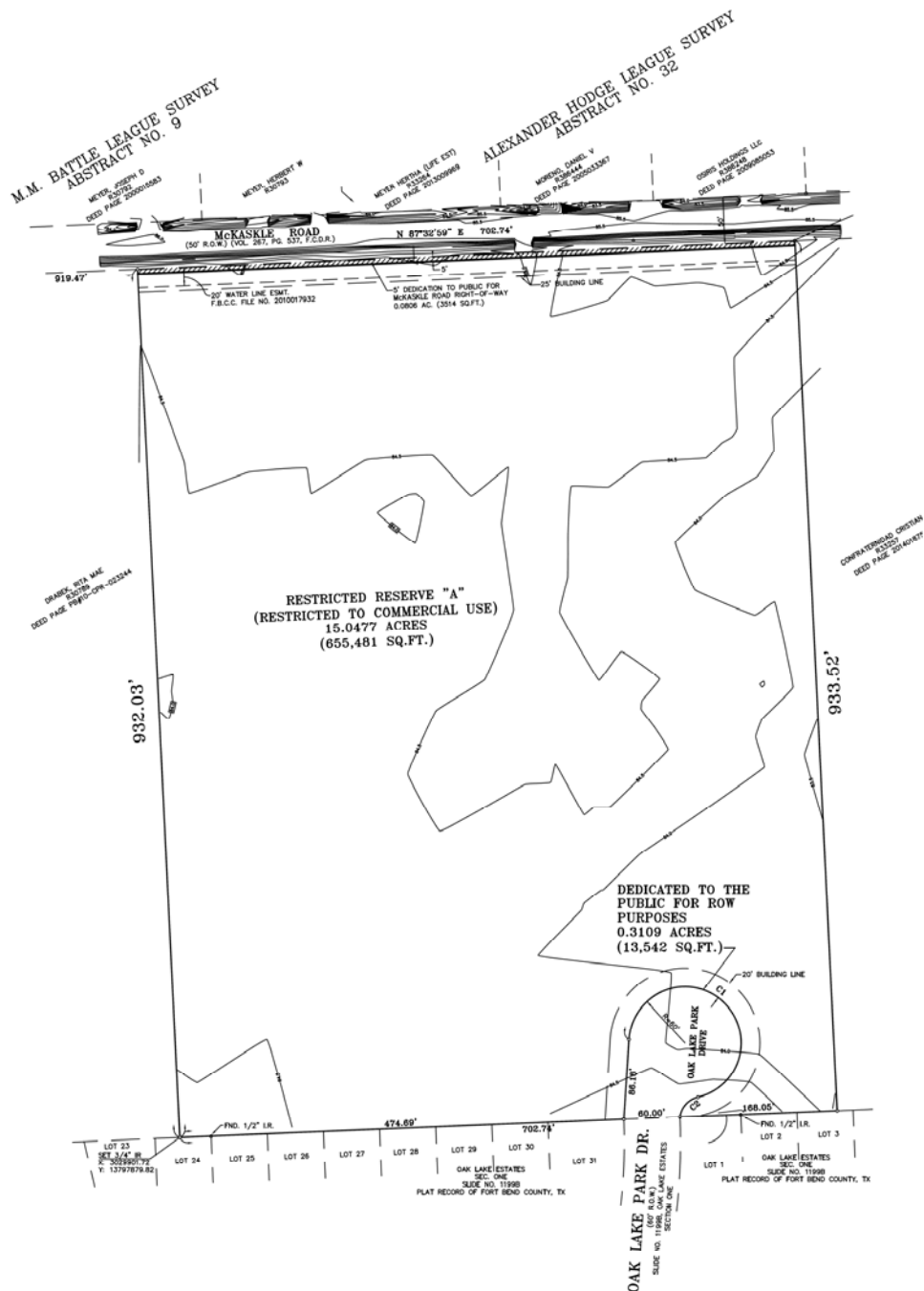
ITEM: 133

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Nijadhar McKaskle Road Development

Applicant: Doshi Engineering & Surveying Company



D – Variances

Subdivision

Houston Planning Commission

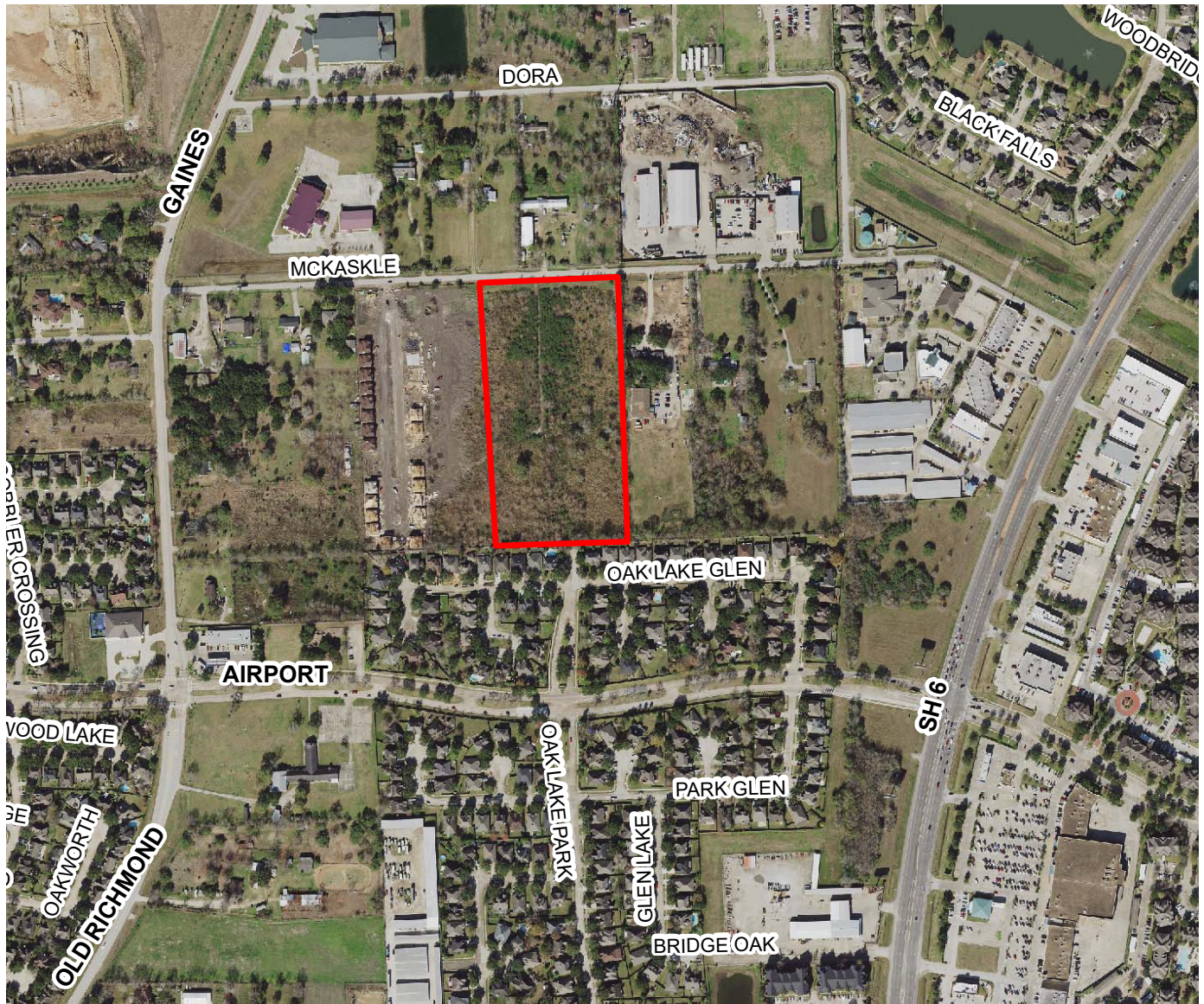
ITEM: 133

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Nijadhar McKaskle Road Development

Applicant: Doshi Engineering & Surveying Company



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-1474

Plat Name: Nijadhar McKaskle Road Development

Applicant: Doshi Engineering & Surveying Company

Date Submitted: 06/27/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Not to provide Public Street through the property within 1,400 feet from the McKaskle Road in the North-South direction and between SH 6 and Old Richmond Road.

Chapter 42 Section: 128 (1) A

Chapter 42 Reference:

Section 42-128(1) (a). Intersection of local streets Each local street shall intersect with a street that meets the requirements 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 Nijadhar McKaskle Development is off the McKaskle Road (Not a thoroughfare road), located in Fort Bend County, Texas (Key Map No. 567D), Northside of Sugar Land Airport. The subject tract is in ETJ of the City of Houston, Texas. The size of the lot is 703 feet in width and 933 feet in depth, a total of 15 acres of vacant land. McKaskle road is East-West direction between west of the S.H 6 and dead ends to the Old Richmond Road, both are major thoroughfares. The distance between the East Property lines of the subject tract to S.H.6 is 1,640 feet and the west property line to Old Richmond Road is 937 feet. There is single-family residential development called Oak Lake Estates, section one, along the south property line of the subject property. Oak Lake Park Drive (60 feet Right-of-way) is a dead end to the South Property line. See location Map. Chapter 42-128 requires streets are to be provided within 1,400 feet from McKaskle Street in the North-South Direction. The subject property is proposing one commercial reserve, Reserve "A" - 15.05 Acres, to be used for a Jain Temple, (a Non-profit religious organization) and along with private site elements, to include a Detention Pond for the development of the overall tract. A Cul-De-Sac has been proposed at the dead-end of the existing Oak Lake Park Drive. This will provide 60 feet access to the proposed Reserve "A" in addition to the frontage on McKaskle Road. Proposed development in Reserve "A" is going to be a Jain Temple with Sunday school for the Non-profit, religious organization. Primarily activities of the Temple are on Sundays with religious worshipping, meditation, and Sunday school for the Children. A peaceful environment is highly desirable as they are engaged in worshipping, meditation and learning. Therefore, it is not desired to have streets passing through the subject property. Reserve "A" will have private, gated access from the Oak Lake Park Drive Cul-De-Sac and McKaskle Road. It is also not efficient for a public street to extend through the subject property as the existing development to the south is Single Family Residential and the proposed development is commercial development. Proposed commercial development would not be feasible by dividing the land into two pieces across the street. It will cost more and not serve the proposed development and would create an undue hardship.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the variance are not the hardship created by the applicant. There is no commercial development of any kind within the subject tract.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of Chapter 42 will be preserved and maintained, as all reserves do have access from the 60 feet width 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 injurious to the public health, safety or welfare as the development is for the non-profit religious organization and for the benefit of the society.

(5) Economic hardship is not the sole justification of the variance.

The economic hardship is not the sole justification of variance as the street in the North-South direction is not required and all property owners within the Ultimate block have access to the public street



Application No: 2021-1474

Agenda Item: 133

PC Action Date: 08/05/2021

Plat Name: Nijadhar McKaskle Road Development

Applicant: Doshi Engineering & Surveying Company

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 128 (1) A

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Not to provide Public Street through the property within 1,400 feet from the McKaskle Road in the North-South direction and between SH 6 and Old Richmond Road. ;

Basis of Recommendation:

The site is located north of W Airport Road, east of Old Richmond Road and west of Highway 6 in Fort Bend County ETJ. The applicant proposes a commercial reserve on the subject site and requests a variance to not extend Oak Lake Park Drive but terminate it with a cul-de-sac. The applicant requests a two week deferral to allow time to submit revised information by noon next Wednesday.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

(3) The intent and general purposes of this chapter will be preserved and maintained;

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

(5) Economic hardship is not the sole justification of the variance.



Agenda Item: 134
Action Date: 08/05/2021
Plat Name: Shaw Reserve
Developer: DCM Commercial
Applicant: Morales Engineering Associates, LLC
App No / Type: 2021-1677 C2

Total Acreage:	10.0100	Total Reserve Acreage:	10.0100
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	77429	328B	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
- 049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.
- 049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
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 20' as indicated on the marked file copy.
- 207.1. Staff requests a two week deferral for further study and review of the separately filed deed restrictions.

Commission Action:

Defer for further study and review

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 134
Action Date: 08/05/2021
Plat Name: Shaw Reserve
Developer: DCM Commercial
Applicant: Morales Engineering Associates, LLC
App No / Type: 2021-1677 C2



For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 07/29/2021

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)

Plans and plat will need to be reviewed and approved by CIP Senior Project Manager, Wael Tabara(HC-permit regs, 5.06

Dedicate 20 feet of ROW along Shaw road and adjust building line location (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)

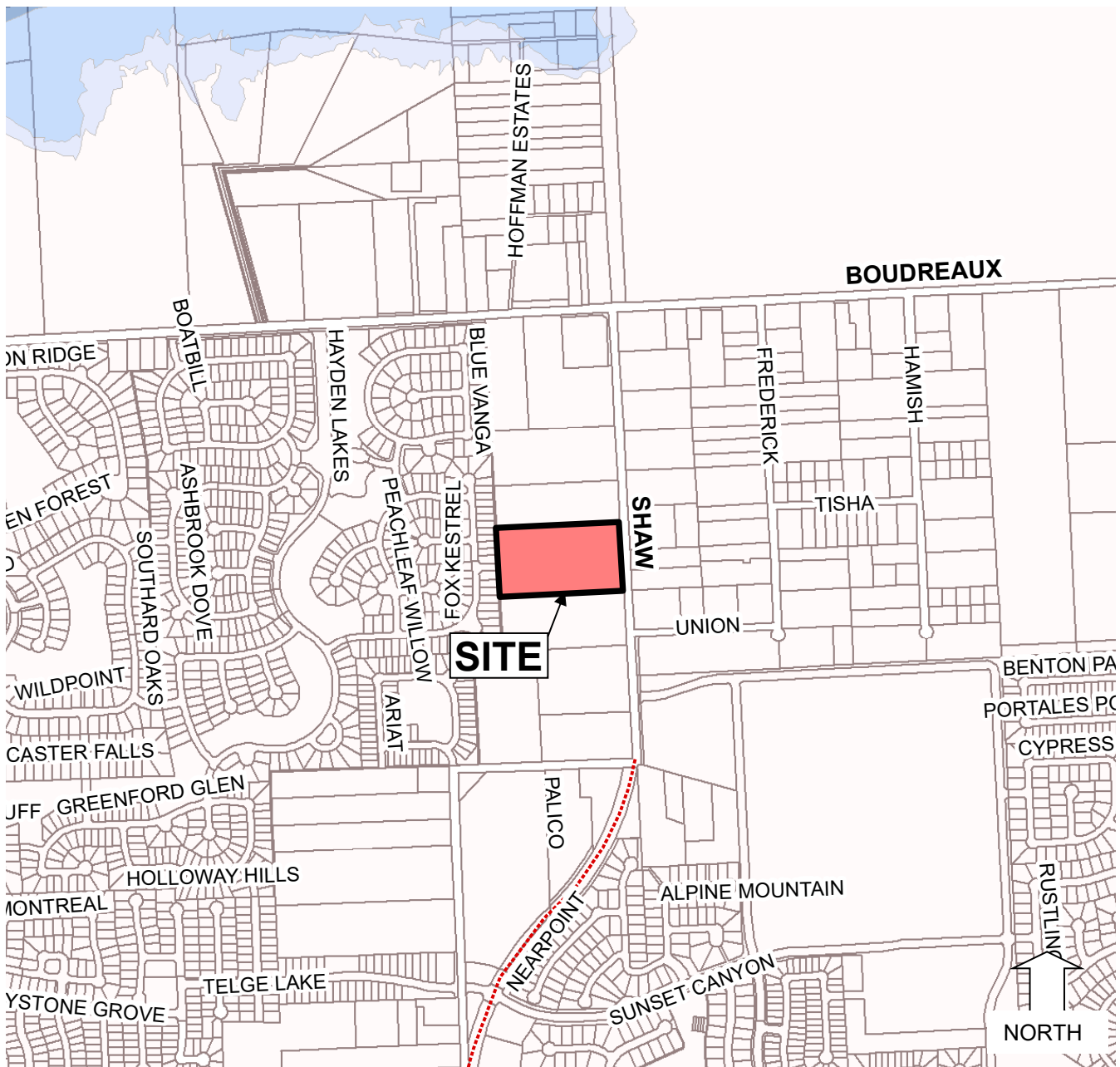
County recommends deferral for further study and review.

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 and Development Department

Meeting Date: 08/05/2021

Applicant: Morales Engineering Associates, LLC



D – Variances

Site Location

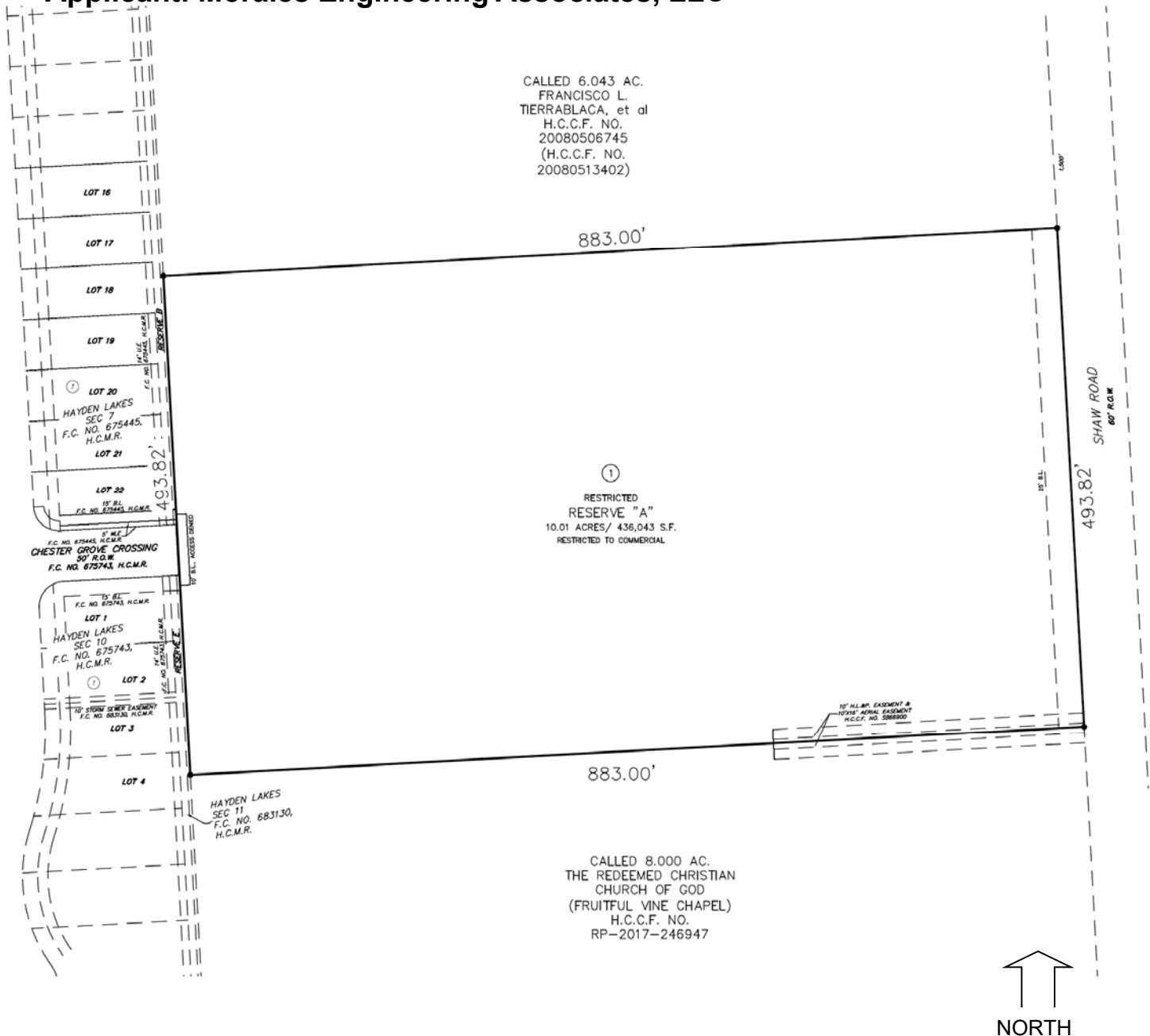
Planning and Development Department

ITEM: 134

Meeting Date: 08/05/2021

Subdivision Name: Shaw Reserve

Applicant: Morales Engineering Associates, LLC



D – Variances

Subdivision

Houston Planning Commission

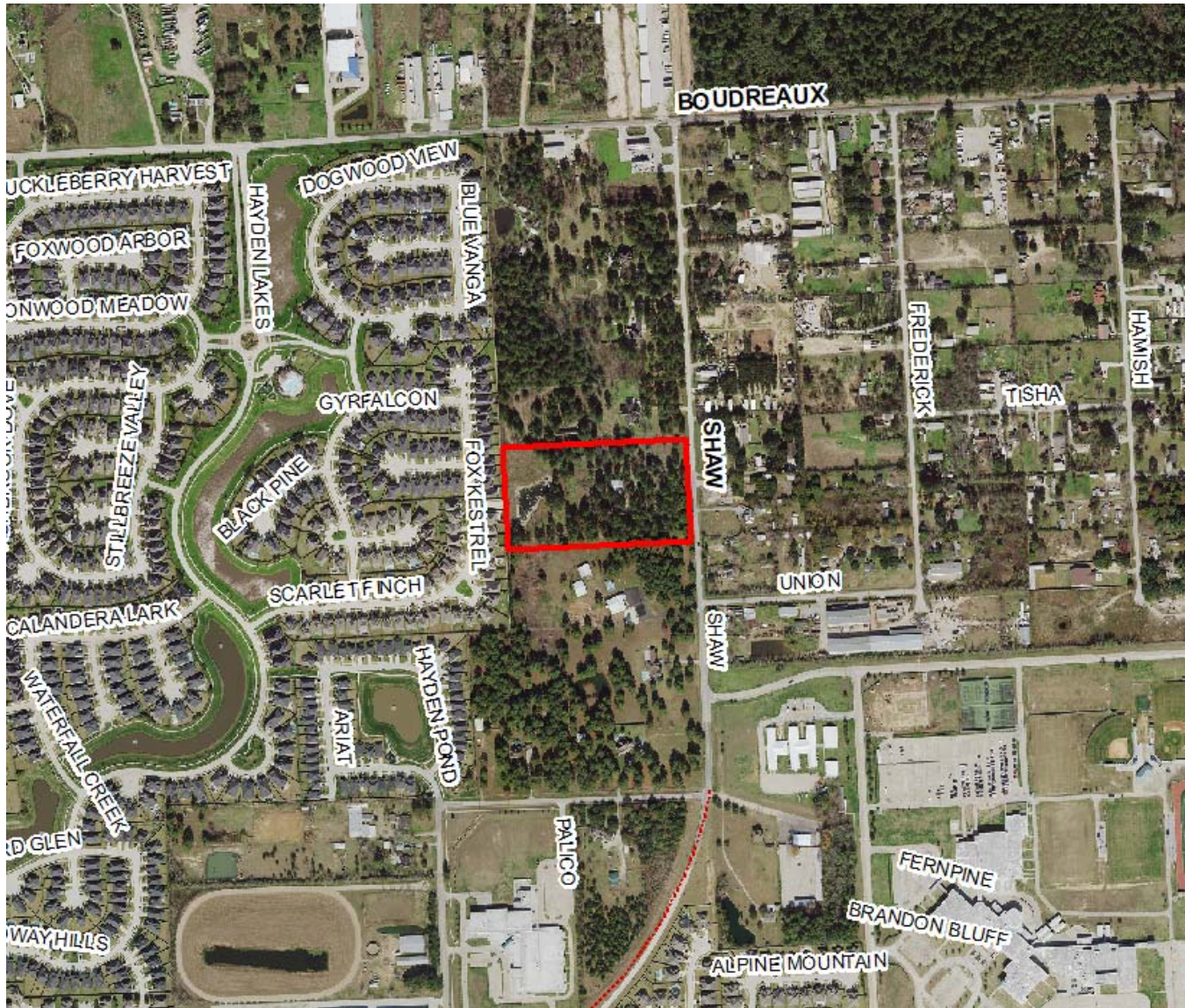
ITEM: 134

Planning and Development Department

Meeting Date: 08/05/2021

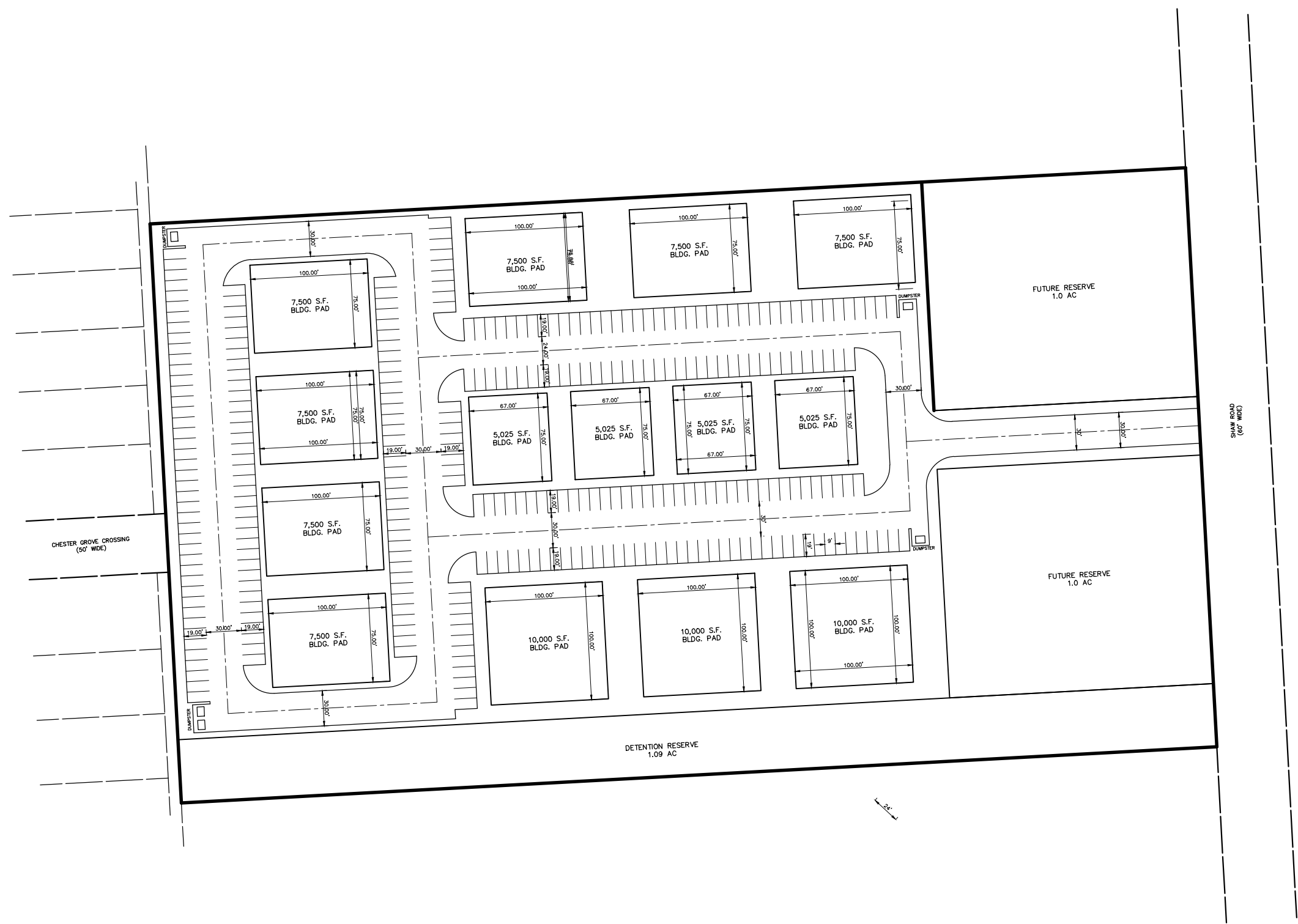
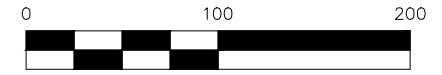
Subdivision Name: Shaw Reserve

Applicant: Morales Engineering Associates, LLC



D – Variances

Aerial



NOTE:
THIS IS A CONCEPTUAL SITE PLAN AND IS SUBJECT TO
CHANGE.

Morales Engineering Associates, LLC
2550 Gray Falls Dr., Suite 100-B
Houston, TX 77077
Tel: 281-497-6272
TBPE Registration No. F-16369



10 ACRE SHAW ROAD CONCEPTUAL SITE PLAN

Scale: 1"=100'	Job No.: 21-0504	Date: 6-1-21	Exhibit: EXHIBIT #1
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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-1677

Plat Name: Shaw Reserve

Applicant: Morales Engineering Associates, LLC

Date Submitted: 07/23/2021

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:

1) To request a variance to not extend Chester Grove Crossing to Shaw Road and to not terminate with a cul-de-sac.

Chapter 42 Section: 134

Chapter 42 Reference:

(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The proposed development is located 1500 feet south of Boudreaux Road and 1200 feet north of Shaw Road. Extension of the existing 50 foot local street, Chester Grove Crossing, located west of the 10.01 acre site would create an impractical development. The developer proposed to develop the 10.01 acre site as commercial for light industrial warehouses.

(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 due to conflicting uses of existing single-family development with proposed light industrial warehouse development.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained as circulation for the neighboring Hayden Lakes subdivision is provided through the existing major thoroughfares, Boudreaux Road, Telge Road and Shaw Road.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety, or welfare, as circulation for the neighboring Hayden Lakes subdivision is provided through the existing major thoroughfares, Boudreaux Road, Telge Road and Shaw Road for emergency services to access the single-family residential neighborhood.

(5) Economic hardship is not the sole justification of the variance.

The sole justification of the variance is to prevent conflicting uses of existing single-family development with proposed light industrial warehouse development. Access to Chester Grove Crossing will be restricted to prevent commercial traffic through the single-family residential neighborhood.



Application No: 2021-1677

Agenda Item: 134

PC Action Date: 08/05/2021

Plat Name: Shaw Reserve

Applicant: Morales Engineering Associates, LLC

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

1) To request a variance to not extend Chester Grove Crossing to Shaw Road and to not terminate with a cul-de-sac. ;

Basis of Recommendation:

The site is located south of Boudreaux Road, East of Telge Road and along the western boundary of Shaw Road. The applicant proposes a commercial reserve on the subject site and requests a variance to not extend Chester Grove Crossing nor terminate it with a cul-de-sac. Staff recommends deferring the plat for two weeks per Harris County Engineer's Office's request.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

.

(3) The intent and general purposes of this chapter will be preserved and maintained;

.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

.

(5) Economic hardship is not the sole justification of the variance.

.



Agenda Item: 135
Action Date: 08/05/2021
Plat Name: Sorrella GP
Developer: JDS / M/I Homes
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1554 GP

Total Acreage:	242.9000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286N	ETJ

Conditions and requirements for approval:

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)
046. General Plan approval is for street patterns as shown on the plat only. (24)
- 046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.
047. Make minor corrections and additions as indicated on the marked file copy.
143. Minimum intersection spacing along a local street shall be 75 feet. (128)
- 143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)
150. Provide a second point of access to a public street when the total number of lots exceeds 150. (190)

Commission Action:

Grant the requested variance(s) and special exception(s) and Approve the plat subject to the conditions listed Planning Commission granted four variances and three special exceptions to exceed intersection spacing along the GP boundary and to exceed 1400' internal intersection spacing along a collector street and in the northeast portion of the GP.

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



Agenda Item: 135
Action Date: 08/05/2021
Plat Name: Sorrella GP
Developer: JDS / M/I Homes
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1554 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.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

Harris County Flood Control District: Flood Control review - There may be the need to increase the Basin ROW at the southern boundary of the plat where the HCFCD Fee is located (see uploaded PDF).
HPW-OCE- Drainage and Utility: No comments

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Recommend to revise geometry for Draper Road which would eliminate sharp curve and accommodate more free flow traffic

County recommends shifting N-S collector road away from curve on FM 2920 for sight distance issues.

Coordinate with TxDOT on future median openings for FM 2920 improvements

Recommend to relocate street stub to avoid intersection cluster (see markup)

Recommend N-S street realignment to avoid a future circular curve across flood control ditch at south plat boundary

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

TxDOT may require a traffic impact analysis. If so, Harris County requests to be included in a joint scoping meeting.

Provide documentation of TxDOT permits for work within TxDOT ROW with County permit applications for adjacent or connected development

Be advised TxDOT is currently planning improvements to FM 2920, with potential ROW acquisition. See: <https://www.txdot.gov/inside-txdot/projects/studies/houston/fm-2920.html>

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

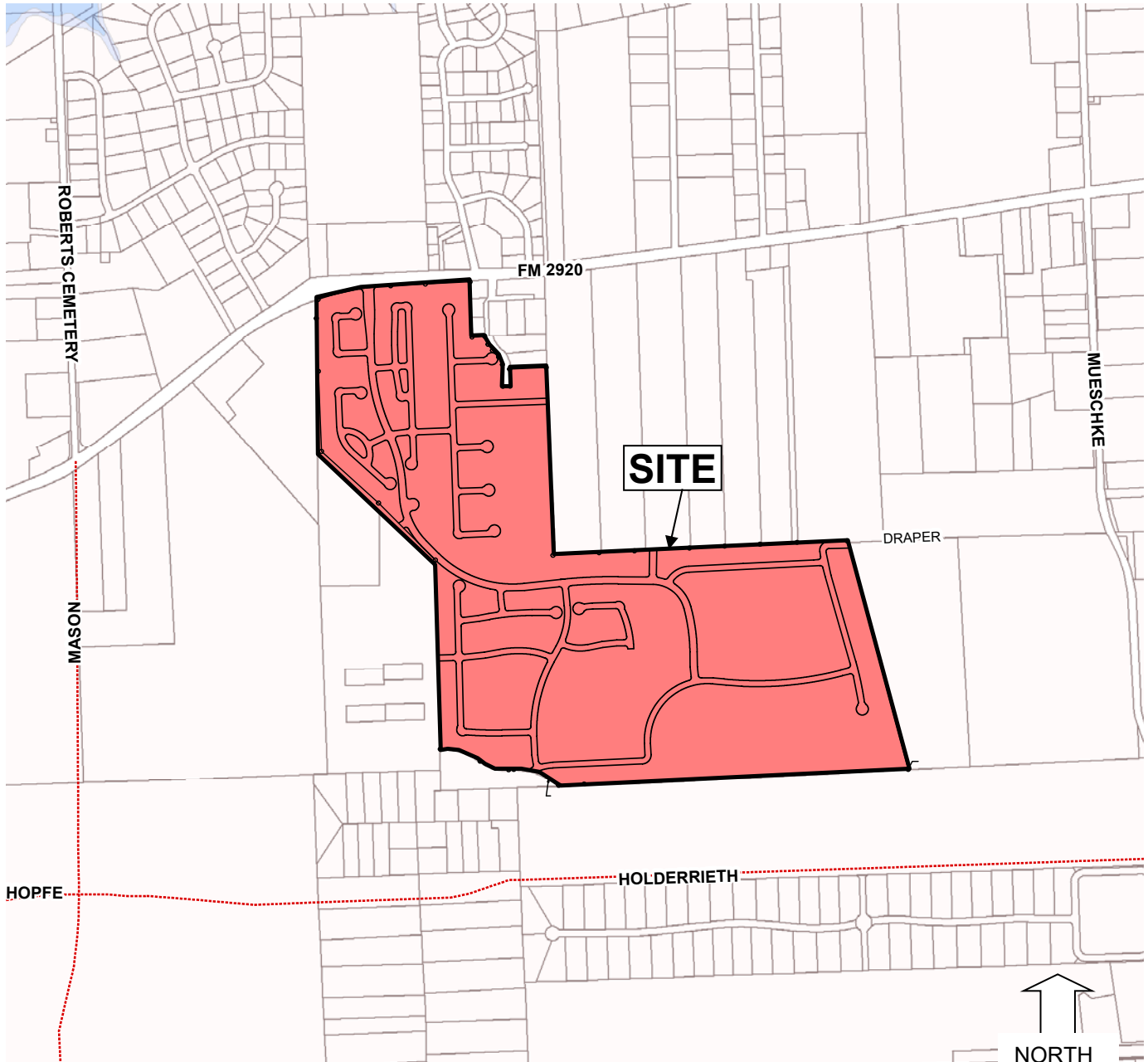
ITEM: 135

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Sorrella GP (DEF 2)

Applicant: Meta Planning + Design LLC



D – Variances

Site Location

Houston Planning Commission

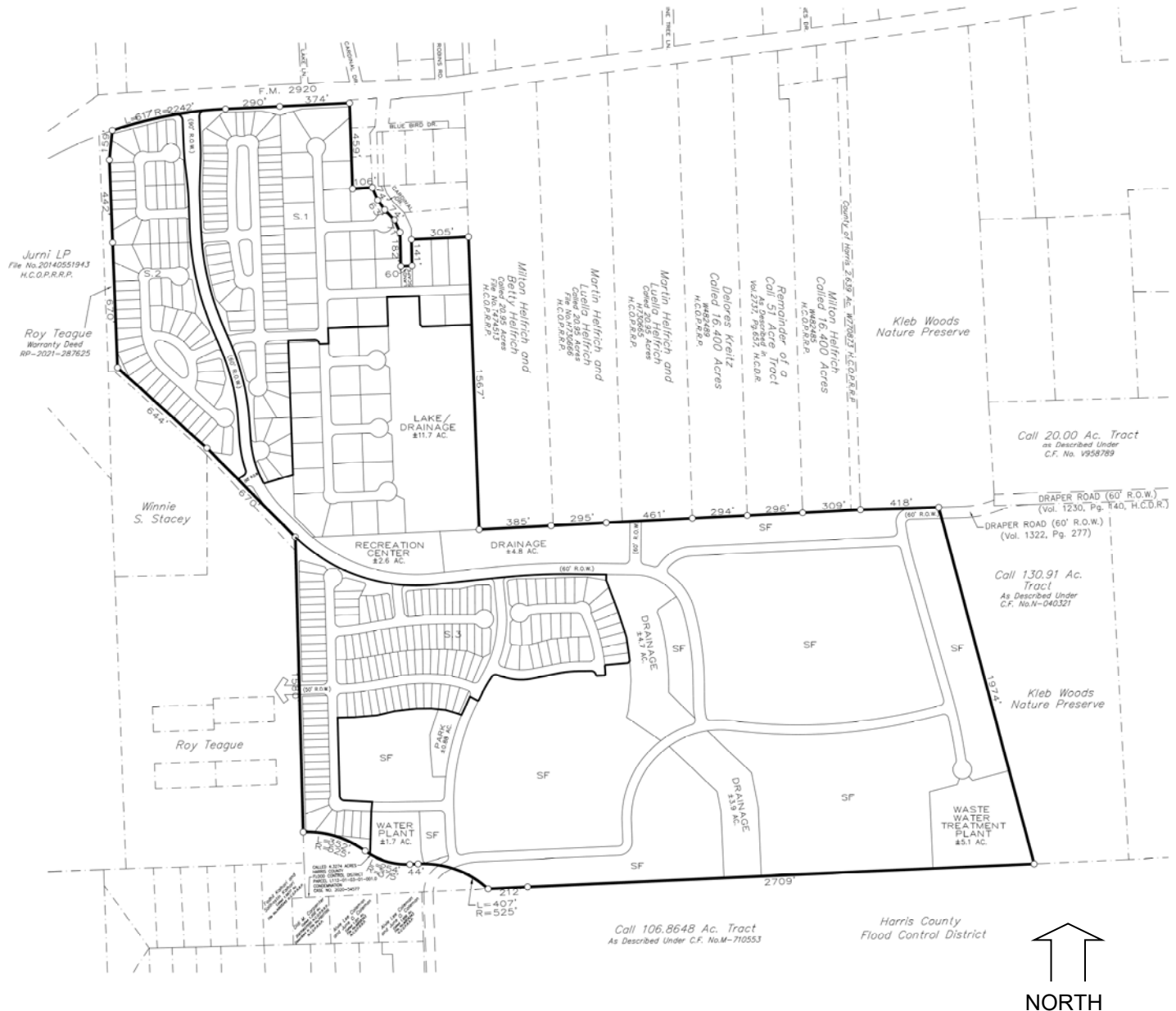
ITEM: 135

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Sorrella GP (DEF 2)

Applicant: Meta Planning + Design LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 135

Planning and Development Department

Meeting Date: 08/05/2021

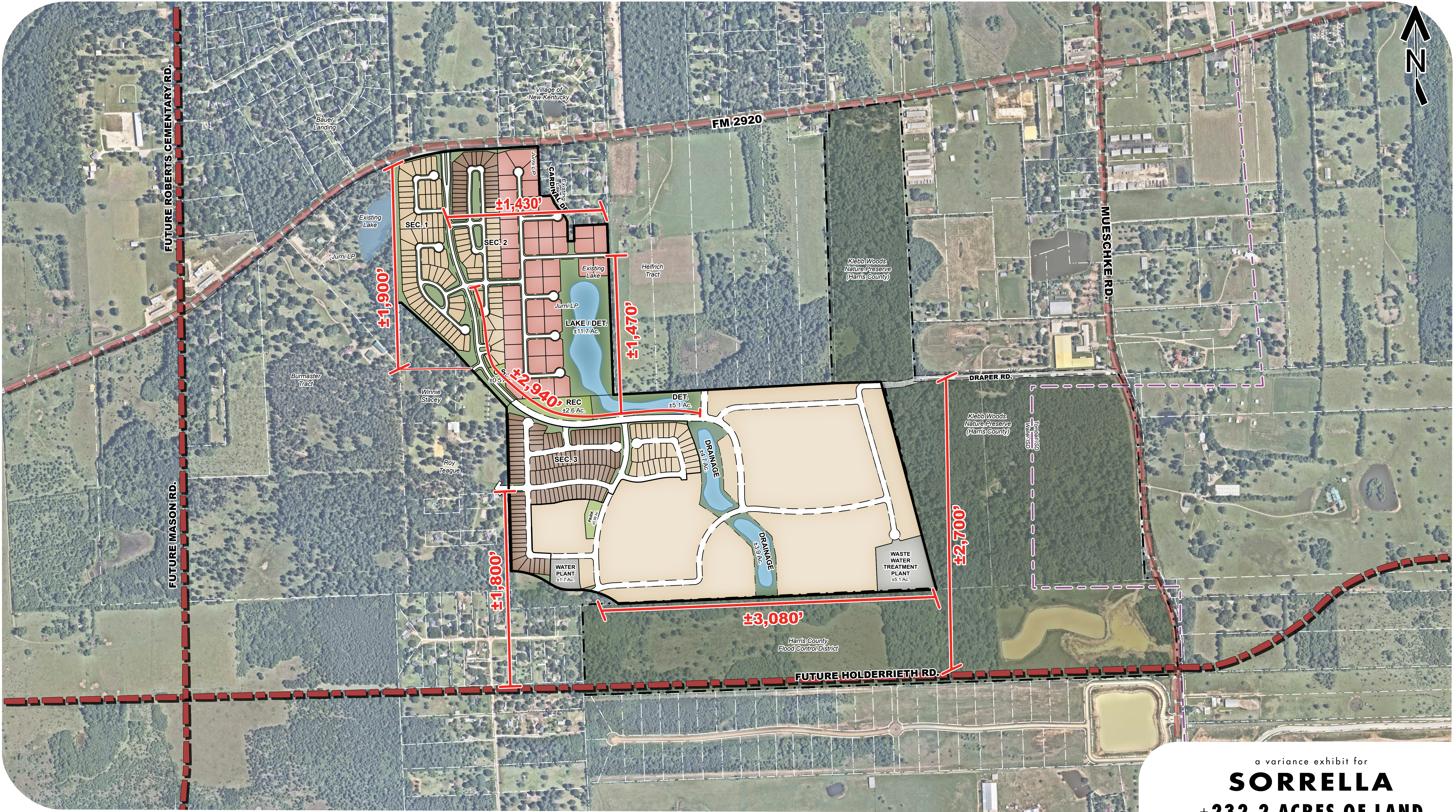
Subdivision Name: Sorrella GP (DEF 2)

Applicant: Meta Planning + Design LLC



D – Variances

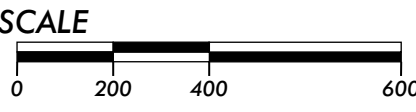
Aerial



a variance exhibit for
SORRELLA
± 232.2 ACRES OF LAND
prepared for
JDS & M/I HOMES



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-69001
AUGUST 2, 2021

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Application Number: 2021-1554

Plat Name: Sorrella GP

Applicant: Meta Planning + Design LLC

Date Submitted: 06/28/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow an intersection spacing of $\pm 1,900'$ along the western project boundary between FM 2920 and a proposed stub street in 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; ...

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;

Sorrella is a new single-family residential development located in northwest Harris County along FM 2920 between Mueschke Road and future Mason Road. The site is bounded by FM 2920 on the north, assorted large acreage tracts and unrecorded subdivisions to the east and west, and a HCFCD regional detention basin to the south. The Kleb Woods Nature Preserve owned by Harris County forms the far-eastern site boundary. West of the Sorrella GP boundary are a handful of larger acreage tracts that take access to FM 2920 through individual driveways. Immediately west is a large tract owned by Roy Teague containing several family homesites within it. These tracts share a driveway with another adjacent tract owned by Winnie Alwazzan, aka Winnie S. Stacey. There is a small strip of land owned by Roy Teague which connects the Teague family's driveway to FM 2920. Winnie S. Stacey also has access easement rights on that strip of land. The driveway providing access to the Teague family homes and the Winnie S. Stacey property is existing on that narrow strip. The subject application proposes not to extend a stub street into the strip of driveway property owned by Roy Teague for a distance of approximately 1900' from FM 2920. In this distance, the driveway strip falls between the subject site and a third-party owner: either Jurni LP on the north half, or Winnie S. Stacey on the south half. Where multiple owners are involved, all three (Roy Teague & family, Winnie S. Stacey, and Jurni LP) must be developed simultaneously in order for the driveway strip to be used for anything other than a driveway (i.e. residential lots or etc.), and at least two (Roy Teague and either Jurni LP or Winnie S. Stacey) must redevelop simultaneously in order for a stub from the subject site to be extended at all. It would be illogical and impractical to provide a stub street into the driveway property strip. Instead, the subject site proposes to extend a stub street immediately across from the entry gate of the Teague family's private property, near the end of the access strip. If the Teague family does redevelop, this stub street could be extended into the Teague property without disrupting access for Winnie S. Stacey nor depending on development of a second player (either the Jurni LP site or Winnie S. Stacey) for a stub street to be extended.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing property configurations and driveway access needed by the adjacent landowners are the circumstances supporting the granting of the variance.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The proposed stub street location is the most likely to be extended and will therefore preserve and maintain the intent and general purposes of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not create any unsafe traffic conditions nor deprive any owner of their public street access, and is therefore not injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The driveway access rights and adjacent property configurations are the justification for the granting of the variance.



Application Number: 2021-1554

Plat Name: Sorrella GP

Applicant: Meta Planning + Design LLC

Date Submitted: 06/28/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow an intersection spacing of $\pm 2,940'$ along an internal collector street within the GP boundary.

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;

Sorrella is a new single-family residential development located in northwest Harris County along FM 2920 between Mueschke Road and future Mason Road. The site is bounded by FM 2920 on the north, assorted large acreage tracts and unrecorded subdivisions to the east and west, and a HCFCD regional detention basin to the south. The Kleb Woods Nature Preserve owned by Harris County forms the far-eastern site boundary. The subject site is in the shape of an "L", with the northern portion being the smaller portion of the tract. Within the smaller northern portion is an existing lake, which runs parallel to the eastern boundary. This lake will be utilized as detention for the development and will outfall to the south through a system of drainage channels and detention ponds on their way to the HCFCD regional detention basin. The subject application proposes a collector street, which will provide access to the site from FM 2920. This collector street will run south and turn to the east as it enters the lower portion of the tract. Along the east side of the north-south portion of the collector street, local streets are being proposed with a stub street along the eastern boundary. This stub will provide a connection to the properties to the east when they develop. The lower of the two east-west local street intersections along the collector will be $\pm 2937'$ from a north-south stub street located along the north side of the collector street in its east-west configuration. The proposed north-south stub street will also provide access to the eastern properties upon their development. The location of this north-south stub street is in response to the drainage system proposed for the development. As all drainage of the property must move in a southeastern direction, conveyance channels must be provided in the proposed locations to safely move water from the existing lake toward the regional detention basin, which prohibits the possibility of a north-south stub street further west along the collector street.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing property configurations, drainage and land uses are the circumstances supporting the granting of the variance.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The proposed east-west and north-south stub streets preserve and maintain the intent of the chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not create any unsafe traffic conditions nor create any undue burden on traffic circulation or stormwater conveyance, and is therefore not injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The adjacent existing property configurations and necessary drainage are the justification for the granting of the variance.



Application Number: 2021-1554

Plat Name: Sorrella GP

Applicant: Meta Planning + Design LLC

Date Submitted: 06/28/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow an intersection spacing of $\pm 3,080'$ along the southern project boundary by providing only one stub street to the south.

Chapter 42 Section: 128

Chapter 42 Reference:

Chapter 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or; ...

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Sorrella is a new single-family residential development located in northwest Harris County along FM 2920 between Mueschke Road and future Mason Road. The site is bounded by FM 2920 on the north, assorted large acreage tracts and unrecorded subdivisions to the east and west, and a HCFCD regional detention basin to the south. The Kleb Woods Nature Preserve owned by Harris County forms the far-eastern site boundary. South of the GP boundary is land owned by the Harris County Flood Control District for a regional detention basin. This regional detention comprises the majority of the southern boundary of the subject site, for approximately $\pm 2,895'$ from the southeastern corner to the edge of a tract condemned by HCFCD for future drainage southwest of the subject application, which extends an additional 980' westward along the southern boundary of the subject tract. Thus the entire southern boundary of the subject application, a total distance of 3,875' is encumbered by regional drainage and detention requirements in various forms. As the entire southern boundary of the subject site is encumbered by drainage facilities, extension of local street pattern is quite difficult. However, in coordination with Harris County Engineering and HCFCD, a proposed route has been identified that will allow an ultimate through-street connection to extend north-to-south from FM 2920, through the subject site, across HCFCD's condemnation area, along the western edge of the HCFCD regional basin, and eventually to major thoroughfare Holderrieth Rd on the south side of the HCFCD basin. Therefore, the Sorrella GP proposes a local street stub at the edge of the HCFCD condemnation area, where it could be extended in the future by the County or a third party to go across the condemnation area and into the HCFCD regional basin's western edge. This proposed stub street is about $\pm 725'$ from the southwestern GP corner, about $\pm 3,080'$ from the southeastern GP corner, and about 5,085' from Mueschke Rd further east. The Sorrella GP proposes no other stub streets to the south.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing property configurations and land uses are the circumstances supporting the granting of the variance.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The connections to FM 2920, Mueschke Road via Draper Road and proposed stub streets will allow local traffic a circulation route and will therefore preserve and maintain the intent and general purposes of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not create any unsafe traffic conditions nor create any undue burden on the regional detention. The granting of the variance will enable Harris County Flood Control a way to safely move stormwater away from residential areas to ensure safety from flooding for the area, and is therefore not injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The adjacent existing property configurations are the justification for the granting of the variance.



Application Number: 2021-1554

Plat Name: Sorrella GP

Applicant: Meta Planning + Design LLC

Date Submitted: 06/28/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow an intersection spacing of $\pm 2,700'$ along the eastern GP Boundary between existing Draper Road and future Holderrieth Road.

Chapter 42 Section: 128

Chapter 42 Reference:

Chapter 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or; ...

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Sorrella is a new single-family residential development located in northwest Harris County along FM 2920 between Mueschke Road and future Mason Road. The site is bounded by FM 2920 on the north, assorted large acreage tracts and unrecorded subdivisions to the east and west, and a HCFCD regional detention basin to the south. To the far east, the subject site abuts the Kleb Woods Nature Preserve, owned by Harris County. A local street, Draper Road, extends from Mueschke Road into the Preserve. Draper Road is dedicated by deed to extend to the subject site to provide a street connection and secondary access point through the Preserve. No other access points are feasible through the nature preserve, which by definition must avoid street traffic and development wherever possible. South of the preserve is a HCFCD regional detention basin project. Major thoroughfare Holderrieth Road will eventually extend through this site, according to basin plans which allow for the future 100' ROW along the southern boundary of the basin. The distance from Draper Road to the future northern ROW line of Holderrieth Road is approximately 2,700'. No other streets to the east are possible in this distance.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing property configurations and land uses are the circumstances supporting the granting of the variance.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The connection to Draper Road will allow local traffic a circulation route to Mueschke Road on the east while minimizing impacts to the nature preserve, and will therefore preserve and maintain the intent and general purposes of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not create any unsafe traffic conditions nor create any undue burden on the nature preserve, and is therefore not injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The limited access of the nature preserve and the adjacent existing property configurations are the justification for the granting of the variance.



Application Number: 2021-1554

Plat Name: Sorrella GP

Applicant: Meta Planning + Design LLC

Date Submitted: 06/28/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow an intersection spacing of $\pm 1,800'$ along the boundary of the subject tract, between a proposed stub street in the subject site and future Holderrieth Road to the south of the 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; ...

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Sorrella is a new single-family residential development located in northwest Harris County along FM 2920 between Mueschke Road and future Mason Road. The site is bounded by FM 2920 on the north, assorted large acreage tracts and unrecorded subdivisions to the east and west, and a HCFCD regional detention basin to the south. The Kleb Woods Nature Preserve owned by Harris County forms the far-eastern site boundary. To the southwest, the subject site borders an adjacent large acreage tract owned by Roy Teague tract for approximately 2,050'. Two stub streets are proposed into the Teague property. The northern stub is located approximately across from the Teague family's existing driveway gate, off the Sorrella collector street. The southern stub is proposed within a future residential section of the subject site, adjacent to existing homesites on the Teague property. Future Holderrieth Road, a major thoroughfare, is projected to extend east-west about $\pm 1,065'$ south of the property corner of this application. After coordination with Harris County, it was determined that the best location for the southern stub street into the Teague property is north of the existing homesites. This location is approximately $\pm 1,800'$ north of proposed Holderrieth Rd, and $\pm 1,064'$ south of the stub street at the Teague driveway. The separation between the southwestern stub street and future Holderrieth Rd is a 29% deviation from the required 1,400' intersection spacing but will provide the required stub street in a preferred location.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed special exception will provide a stub street approximately $\pm 1,800'$ north of the route of a future major thoroughfare at the recommendation of Harris County. These future street routes together achieve the results contemplated by the standards of this Chapter.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;
The proposed modification is a 29% deviation from the standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter are preserved and maintained by the future street network and will not be damaged by the granting of this special exception.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not frustrate local traffic circulation nor create any unsafe traffic conditions and will therefore not be injurious to the public health, safety, or welfare.



Application Number: 2021-1554

Plat Name: Sorrella GP

Applicant: Meta Planning + Design LLC

Date Submitted: 06/28/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow an intersection spacing of $\pm 1,470$ between a proposed stub street and a proposed collector street within the project boundary.

Chapter 42 Section: 128

Chapter 42 Reference:

Chapter 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or; ...

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Sorrella is a new single-family residential development located in northwest Harris County along FM 2920 between Mueschke Road and future Mason Road. The site is bounded by FM 2920 on the north, assorted large acreage tracts and unrecorded subdivisions to the east and west, and a HCFCD regional detention basin to the south. The Kleb Woods Nature Preserve owned by Harris County forms the far-eastern site boundary. The subject site is in the shape of an "L", with the northern portion being the smaller portion of the tract. Within the smaller northern portion is an existing lake, situated adjacent to and roughly parallel along the eastern boundary. This lake will be utilized as detention for the development and will outfall to the south through a system of drainage channels and detention ponds on their way to the HCFCD regional detention basin. An east-west stub street is proposed north of the existing lake out to the eastern boundary of the northern portion of the GP. Because of the location of the existing lake, the stub street cannot be moved further south. The subject development is proposing an internal collector street for better access from FM 2920 down into the south half of the "L" shape of the property. At the corner of the "L", this collector street falls roughly parallel to the above-mentioned stub street where it passes the boundary corner. The collector street cannot be pushed further north as the detention and drainage channels are located at the corner to provide drainage for the existing lake and for the residences located within the northern portion of the tract. This conveyance of stormwater will drain in a southeastern direction toward the regional detention basin. The distance between the east-west stub street and the collector street is $\pm 1468'$; a deviation of 5% from the standard.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The northern portion of the subject site is part of a block which is encumbered by drainage facilities on the eastern boundary. However, the standards will be maintained with the inclusion of an east-west stub street and collector street, which maintain the results intended by the ordinance.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed modification is a 5% deviation from the standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter are preserved and maintained by the proposed street network and will not be damaged by the granting of this special exception.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not frustrate local traffic circulation and will allow drainage facilities to safely convey stormwater away from residential areas, which would not be injurious to the public health, safety, and welfare of the community.



Application Number: 2021-1554

Plat Name: Sorrella GP

Applicant: Meta Planning + Design LLC

Date Submitted: 06/28/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow an intersection spacing of $\pm 1,430'$ within the local street pattern where the subject application abuts FM 2920 and a private-street unrecorded subdivision.

Chapter 42 Section: 128

Chapter 42 Reference:

: Chapter 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or; ...

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Sorrella is a new single-family residential development located in northwest Harris County along FM 2920 between Mueschke Road and future Mason Road. The site is bounded by FM 2920 on the north, assorted large acreage tracts and unrecorded subdivisions to the east and west, and a HCFCD regional detention basin to the south. The Kleb Woods Nature Preserve owned by Harris County forms the far-eastern site boundary. To the northeast, the subject application abuts an existing unrecorded subdivision which contains a few substandard private streets. The subject application has rights by deed to access the private streets, however in response to public safety concerns, the subject application proposes not to connect new public streets into the existing community. As a result, the internal distance from the proposed entry on FM 2920 to the eastern edge of the subject application is about $\pm 1,430'$, which exceeds the local street intersection spacing requirement, although thoroughfare intersection spacing along FM 2920 is still satisfied. A stub street to the eastern project boundary allows interconnection with future development to the east so that public street circulation may be continued on the other side of the existing unrecorded subdivision.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed special exception will remove new public-street cut-through traffic from the existing sub-standard private streets and will not dramatically increase the local street intersection spacing, which achieves the results contemplated by the standards of this chapter.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed modification is a 2% deviation from the standard and is not disproportionate.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter are preserved and maintained by the future street network and will not be damaged by the granting of this special exception.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not frustrate local traffic circulation nor create any unsafe traffic conditions and will therefore not be injurious to the public health, safety, or welfare.



Application No: 2021-1554

Agenda Item: 135

PC Action Date: 08/05/2021

Plat Name: Sorrella GP

Applicant: Meta Planning + Design LLC

Staff Recommendation: Grant the requested variance(s) and special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128; 128; 128; 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow an intersection spacing of $\pm 2,940'$ along an internal collector street within the GP boundary. ;

To allow an intersection spacing of $\pm 2,700'$ along the eastern GP Boundary between existing Draper Road and future Holderrieth Road.;

To allow an intersection spacing of $\pm 3,080'$ along the southern project boundary by providing only one stub street to the south. ;

To allow an intersection spacing of $\pm 1,900'$ along the western project boundary between FM 2920 and a proposed stub street in the subject site.;

Basis of Recommendation:

The site is located in Harris County, south of FM 2920 and east of Mason Rd. The applicant is requesting four variances to exceed 1400' intersection spacing along the-

- 1) northwestern GP boundary,
- 2) southern GP boundary,
- 3) eastern GP boundary,
- 4) and exceed internal intersection spacing along a collector street.

Sorrella GP is a 238-acre proposed single-family development located in northwest Harris County within a major thoroughfare grid of FM 2920 to the north, Mueschke Rd to the east and proposed MTFs Mason to the west and Holderrieth to the south. The site is bound by large acreage homesites and unrecorded subdivisions to the west, a HCFCD regional detention basin to the south, Kleb Woods Nature Preserve directly to the east, and private street development to the northeast. The site also has an existing lake which is to be utilized as detention and an existing lake along the northwestern boundary.

Strict application of the ordinance would require streets to stub into existing homesites, the HCFCD regional detention basin and the Kleb Woods Nature Preserve. The applicant is requesting variances and providing the proposed connections due to the existing conditions of the site and the future drainage system. The proposed connections will adequately serve the development and granting the requested variances will not significantly impact traffic circulation. Harris County Engineering has no objection to the request. Therefore, staff recommends granting all requests and approving the GP subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

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;

A number of existing physical characteristics encumber the site including existing homesites, adjacent unrecorded subdivisions, HCFCD regional detention basin, Kleb Woods Nature Preserve, a private street development that the applicant cannot tie into, and existing lakes both within and adjacent to the site. The proposed connections have been proposed based on the location of the existing conditions and the future drainage system that utilizes the lake. Strict application of the ordinance would be impractical due to the existing physical characteristics of the site.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are the existing physical characteristics of the site and are not the result of a hardship created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The site lies within an existing MTF grid and also proposes multiple street connections that will provide the area with adequate traffic circulation. The intent and general purposes of this chapter will be preserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed connections will adequately serve the future development. The applicant will be required per the ordinance to provide two points of access when lot counts exceed 150. The granting of the variances will not be injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

The main justification of the variances are the existing physical characteristics encumbering the site.



Application No: 2021-1554
Agenda Item: 135
PC Action Date: 08/05/2021
Plat Name: Sorrella GP
Applicant: Meta Planning + Design LLC

Staff Recommendation: Grant the requested variance(s) and special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128; 128; 128

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow an intersection spacing of $\pm 1,470$ between a proposed stub street and a proposed collector street within the project boundary.;
To allow an intersection spacing of $\pm 1,800'$ along the boundary of the subject tract, between a proposed stub street in the subject site and future Holderrieth Road to the south of the site.;
To allow an intersection spacing of $\pm 1,430'$ within the local street pattern where the subject application abuts FM 2920 and a private-street unrecorded subdivision.;

Basis of Recommendation:

The site is located in Harris County, south of FM 2920 and east of Mason Rd. The applicant is also requesting three special exceptions to exceed 1400' intersection spacing along the

- 1) southwestern and
- 2) northeastern GP boundaries.
- 3) and to exceed internal intersection spacing.

Staff is in support of all requests.

Sorrella GP is a 238-acre proposed single-family development located in northwest Harris County within a major thoroughfare grid of FM 2920 to the north, Mueschke Rd to the east and proposed MTFs Mason to the west and Holderrieth to the south. The site is bound by large acreage homesites and unrecorded subdivisions to the west, a HCFCD regional detention basin to the south, Kleb Woods Nature Preserve directly to the east, and private street development to the northeast. The site also has an existing lake which is to be utilized as detention and an existing lake along the northwestern boundary.

Strict application of the ordinance would require streets to stub into existing homesites, the HCFCD regional detention basin and the Kleb Woods Nature Preserve. The applicant is requesting variances and providing the proposed connections due to the existing conditions of the site and the future drainage system. The proposed connections will adequately serve the development and granting the requested variances will not significantly impact traffic circulation. Special Exception #1 represents a 29% modification from the standard. The location of this stub street was the result of coordination between the applicant and Harris County. Special Exceptions #2 and #3 represent a 5% and 2% modification respectively and are not disproportionate to the requirement.

Harris County Engineering has no objection to the request. Therefore, staff recommends granting all requests and approving the GP subject to the CPC 101 form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

A number of existing physical characteristics encumber the site including existing homesites, adjacent unrecorded subdivisions, HCFCD regional detention basin, Kleb Woods Nature Preserve, a private street development that the applicant cannot tie into, and existing lakes both within and adjacent to the site. The proposed connections have been proposed based on the location of the existing conditions and the future drainage system that utilizes the lake. Strict application of the ordinance would be impractical due to the existing physical characteristics of the site.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The applicant is providing street connections internally and along the GP boundary that will achieve a similar result as is required by Chapter 42. The applicant coordinated with Harris County on the location of the stub streets in order to bypass existing homes.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

Special Exception #1 represents a 29% modification from the standard. The location of this stub street was the result of coordination between the applicant and Harris County. Special Exceptions #2 and #3 represent a 5% and 2% modification respectively and are not disproportionate to the requirement.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The site lies within an existing MTF grid and also proposes multiple street connections that will provide the area with adequate traffic circulation. The intent and general purposes of this chapter will be preserved and maintained.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The proposed connections will adequately serve the future development. The applicant will be required per the ordinance to provide two points of access when lot counts exceed 150. The granting of the variances will not be injurious to the public health, safety or welfare.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 136
Action Date: 08/05/2021
Plat Name: Spurling Estates
Developer: Benita Spurling
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1784 C2

Total Acreage:	3.6080	Total Reserve Acreage:	3.6080
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77373	334B	ETJ

Conditions and requirements for approval:

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (Sec 42-155)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

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)

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.

157. Provide streets names for each street. (Sec 41-22, 42-133)

207.1. Staff requests a two week deferral for further study and coordination with applicant, Harris County Engineering, and legal review.

Commission Action:

Defer for further study and review



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 136
Action Date: 08/05/2021
Plat Name: Spurling Estates
Developer: Benita Spurling
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1784 C2

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: A 10' BL is required.

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)D_

Dedicate 30' of ROW and add 10' building line (chapter 42)

Plat is recommended to be deferred for further study and review.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

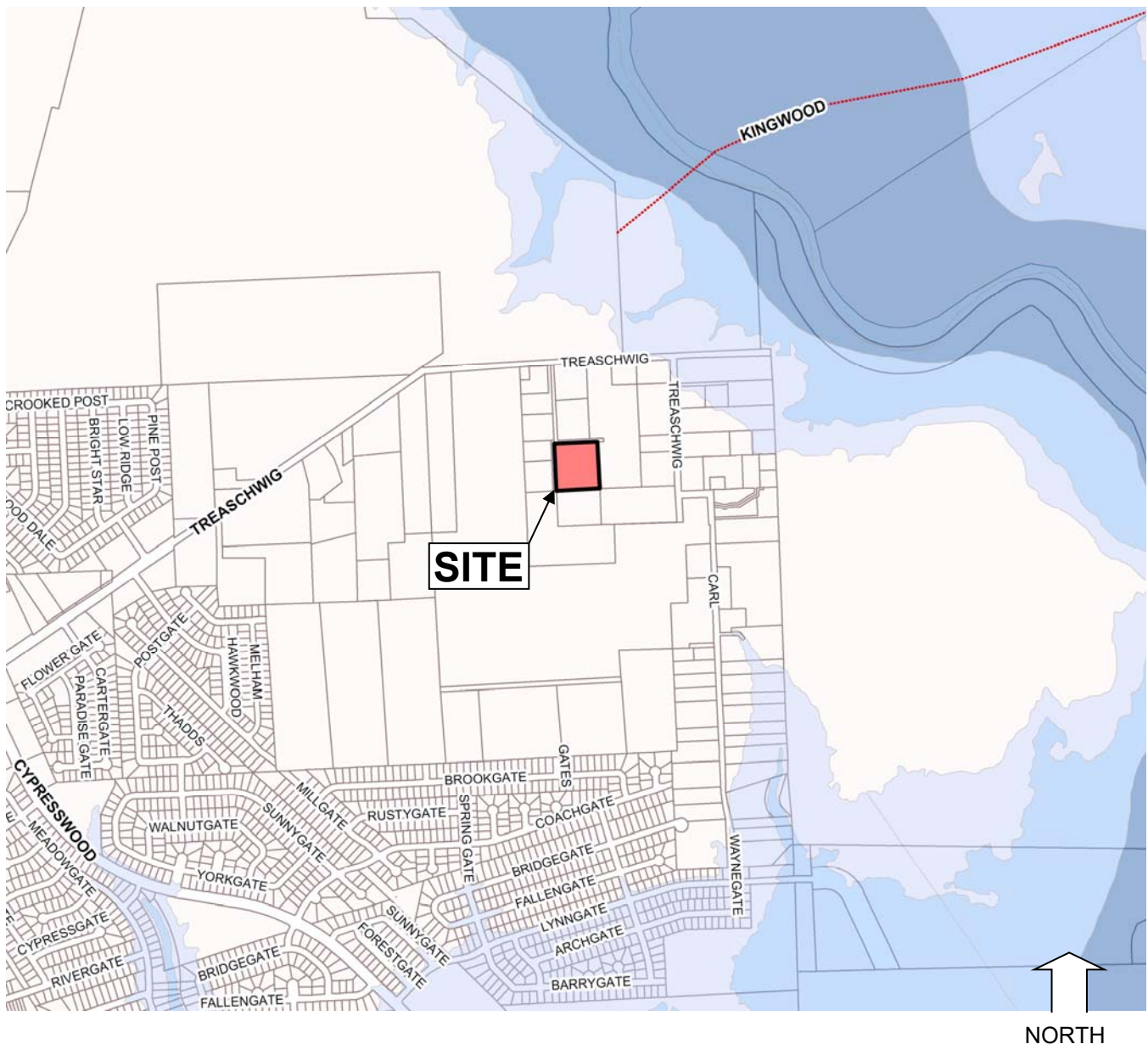
ITEM: 136

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Spurling Estates

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

ITEM: 136

Subdivision

Houston Planning Commission

ITEM: 136

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Spurling Estates

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



Application Number: 2021-1784

Plat Name: Spurling Estates

Applicant: Owens Management Systems, LLC

Date Submitted: 07/26/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

A variance is sought to allow a reserve to take access from a private access easement.

Chapter 42 Section: 190

Chapter 42 Reference:

- (a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves.
- (b) A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The applicant may note on the plat the use intended for each reserve. The applicant shall identify a reserve tract for which it has not determined a use as an unrestricted reserve.
- (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

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 proposed plat is in Harris County, outside the City of Houston city limits. It is approximately 690 feet south of Treaschwig Road with access via ingress/egress easement. The access easement intersecting with Treaschwig Road is 1013 feet west of Carl Road. The land between Treaschwig and Carl is acreage out of the R. Giles Survey, Abst. 282 and primarily used for agriculture or vacant land. Treaschwig Road terminates 842 feet east of Carl Road. The only platted land on Treaschwig Road is one cell tower. There are 5 residential unplatted tracts and one commercial business tract that share the access easement dedicated per HCCFMN M573136 recorded in 1990. The easement runs south of Treaschwig Road and turns east (undeveloped) along the plat northern boundary. The previous owner of 21.+ acres recorded 30' access easement per Z126657 HCDR for the tracts to the west of the plat boundary. The plat survey revealed that the existing access road is within the plat boundary. Action is being taken to correct the access easement location along the west plat boundary to properly relocate outside the plat boundary. The land south of the proposed development, approximately 69.5 acres is undeveloped. A 40' roadway easement was dedicated per HCCFN B797912 in 1963 for access to Carl Road. A previous plat with variance was approved in January 2019 for a residential lot. However, the owner, New Day Foundation, founded by a retired Houston Police Department Officer, is proposing a residential foster care home for youth. Therefore, the tract is being platted as a reserve instead of a lot for permitting purposes, and the owner wishes to plat the property use as a reserve restricted to residential and foster care use. Per HCAD, the house was constructed in 1988, 2-stories, 4200 square feet on 3.6122 acres. A plat was not required at that time. There are no proposed improvements to the existing structure. A New Day Foundation has been serving youth for 10 years. They provide 24-hour supervised residential housing until permanent placement is found for maximum 15 children. The foundation has a minivan and 15 passenger van to transport children.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The general area is rural/agricultural use. Ingress/egress easements are typical for access to the public right-of-way. The owner did not lay out the tracts in this area taking access from a private access easement, and the owner has no ability to dedicate the entirety of the easement for public use, therefore, the owner did not create these circumstances that make the property unable to be developed under strict application of the rules of Chapter 42. The 30' ingress/egress easement M573136 includes statement that right-of-way and easement shall be exclusively for purpose of providing non-commercial pedestrian and vehicular ingress easement. However, it doesn't clearly define "commercial". The residential facility will provide transportation in minivans. There are no 18-wheeler or commercial vehicles associated with the company.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of Chapter 42, namely the tract being serviced with sufficient access, will be preserved and maintained, as the easement is perpetual, and the site is not landlocked. The plat meets intersection spacing per Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The existing 30' ingress/egress easement is consistent with the overall access for the general area. The house is set back at least 300" from the front property line. The perimeter of the property is fenced. The existing water well and septic are sufficient to serve the development. The tract has an existing wood fence around the entire boundary. The facility will have a security system.

(5) Economic hardship is not the sole justification of the variance.

There primary hardship involves the pre-existing condition of the property being laid out with an access easement. This is the only access the property.



Application No: 2021-1784

Agenda Item: 136

PC Action Date: 08/05/2021

Plat Name: Spurling Estates

Applicant: Owens Management Systems, LLC

Staff Recommendation: [Defer for further study and review](#)

Chapter 42 Sections: 190

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[A variance is sought to allow a reserve to take access from a private access easement.;](#)

Basis of Recommendation:

The site is located within Houston's ETJ in north Harris County, south of Treaschwig Road and future Kingwood Drive, northeast of Cypresswood Drive, and southwest of Spring Creek. The applicant is proposing an unrestricted reserve and is requesting a variance to allow the proposed reserve to take access from a 30' access easement instead of the required public street for a proposed foster care home.

Staff request's this item be deferred for two weeks for further study and for coordination between the applicant, Harris County Engineering Department, and Legal concerning possible street dedication and the language of the existing access easement.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[N/A](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[N/A](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[N/A](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[N/A](#)

(5) Economic hardship is not the sole justification of the variance.

[N/A](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 137
Action Date: 08/05/2021
Plat Name: Willow Lane Estates
Developer: Carlos Raul Barreto
Applicant: Century Engineering, Inc
App No / Type: 2021-1781 C2

Total Acreage:	3.8369	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484P	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.

Revise plat boundary to include the entire parent tract or submit a general plan. Staff to review the validity of the 30' access easement during deferral period.

Commission Action:

Defer Additional information reqd



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 137
Action Date: 08/05/2021
Plat Name: Willow Lane Estates
Developer: Carlos Raul Barreto
Applicant: Century Engineering, Inc
App No / Type: 2021-1781 C2

Fort Bend Engineer: 1) Include all parcels from the original parent tract within the plat boundary.
2) Correct ownership information on adjacent properties.
3) Dedication 30' of ROW for Willow Lane. Recalculate lot areas after dedication.
4) Clearly define the limits of the lots and the access easement - the plat is difficult to read.
5) Add 25' BL along Willow Lane.
6) Add rear lot UEs.
7) Submit FP to FBC for formal review.
8) This is not considered a formal review by FBC as not all review comments are provided here.
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

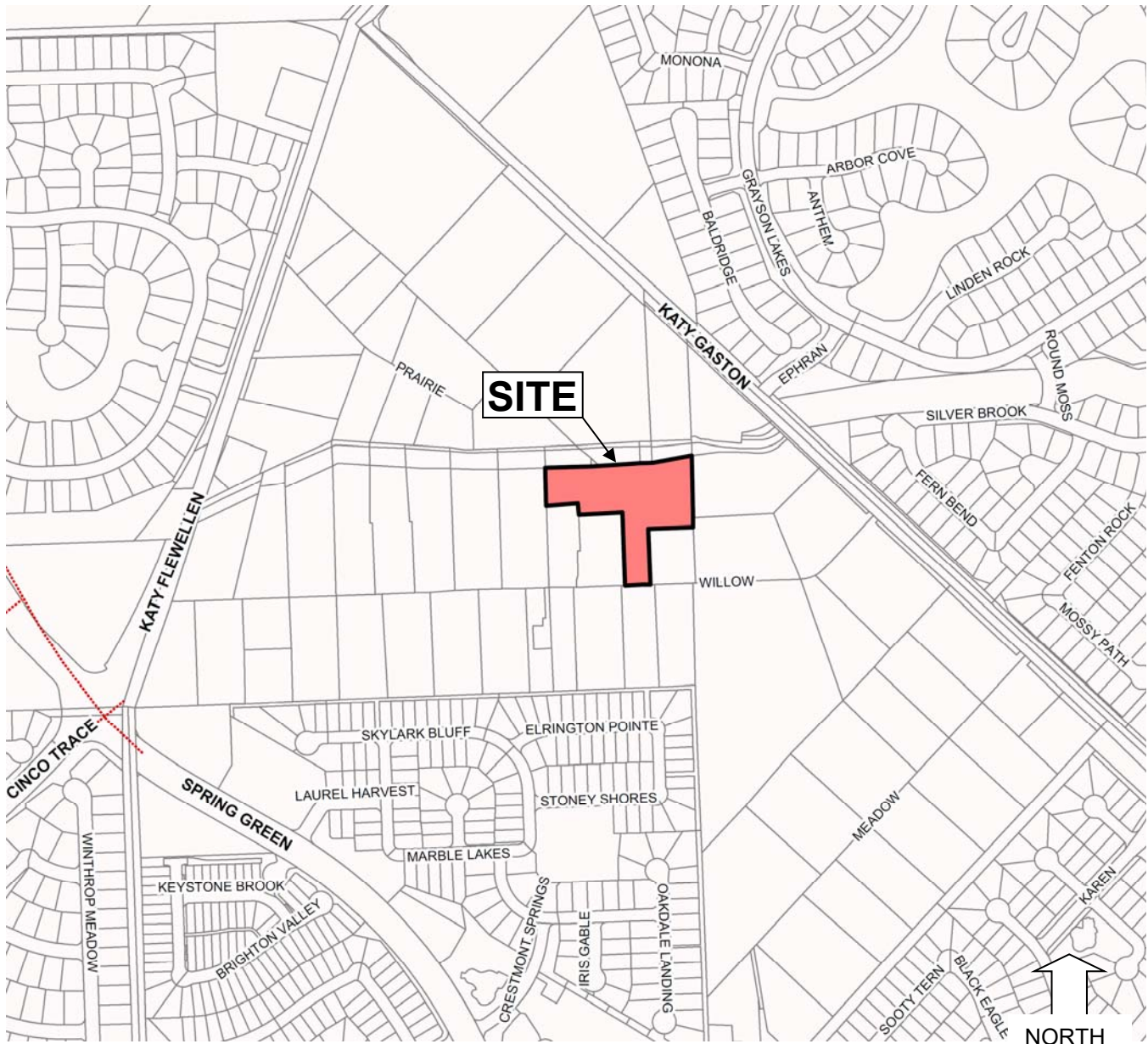
ITEM: 137

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Willow Lane Estates

Applicant: Century Engineering, Inc



D – Variances

Site Location

Houston Planning Commission

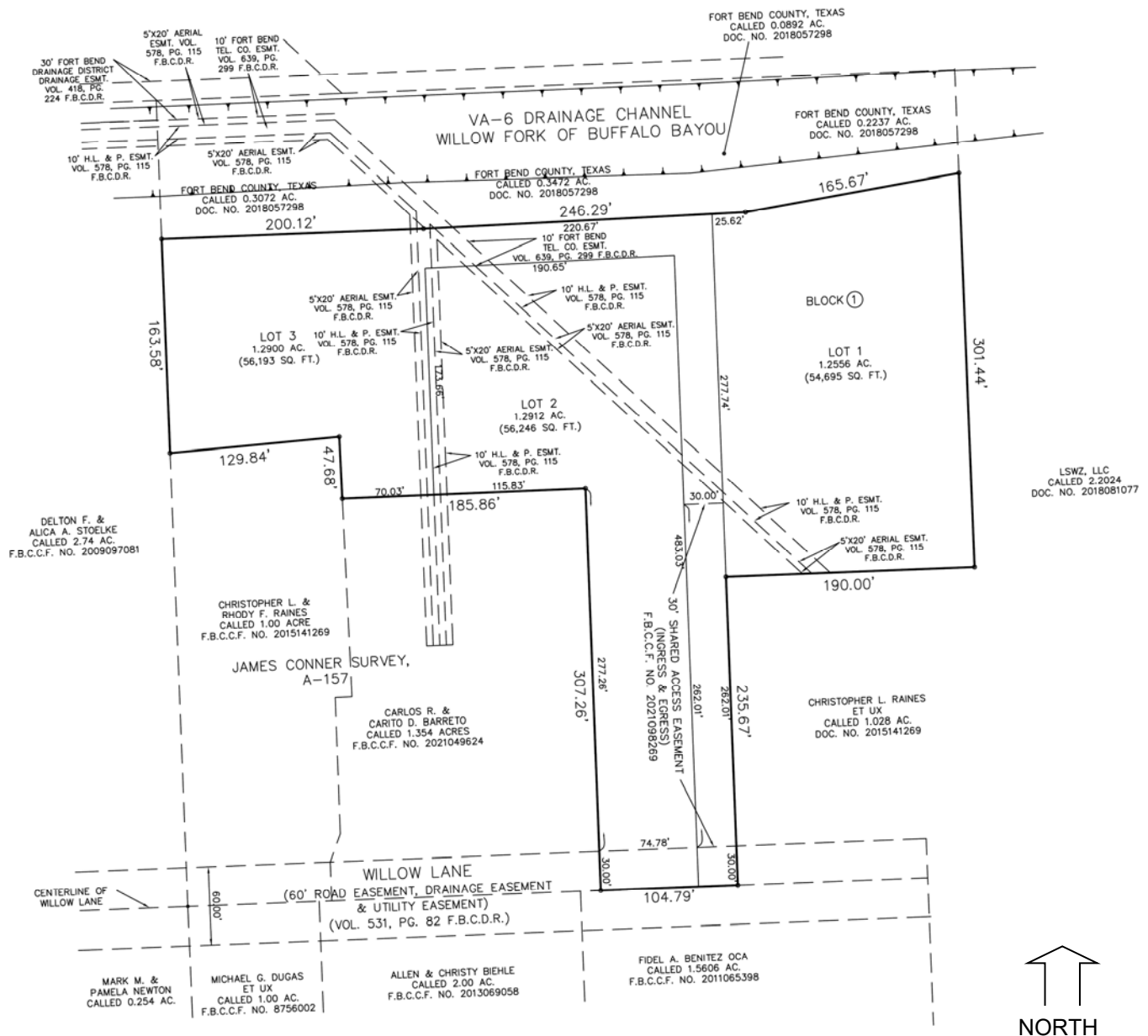
ITEM: 137

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Willow Lane Estates

Applicant: Century Engineering, Inc



D – Variances

Subdivision

Houston Planning Commission

ITEM: 137

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Willow Lane Estates

Applicant: Century Engineering, Inc



D – Variances

Aerial



Application Number: 2021-1781

Plat Name: Willow Lane Estates

Applicant: Century Engineering, Inc

Date Submitted: 07/26/2021

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 Lot 1, 2 & 3 to use a 30' Shared Access Easement to access Willow Lane 60' Road Easement.

Chapter 42 Section: 188

Chapter 42 Reference:

Lot Access to Streets - (a) 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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The property owners of 3.8369 acres desires to subdivide said 3.8369 acres into three residential lots. These lots will use an existing 30' Shared Access Easement to access Willow Lane. This property and all the other properties in this area take access from Willow Lane. Willow Lane was dedicated to Fort Bend County per deed recorded under Volume 531, Page 82 F.B.C.D.R. as a 60' Road Easement, Drainage Easement and Utility Easement. Willow Lane runs east to west from Katy Gaston Road to Flewellen Road in both directions. Said 3.8369 acres has not been platted previously.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

This property and over twenty other properties in this area take access from Willow Lane. It is an improved asphalt road with drainage ditches. Willow Lane, according to our owner, is maintained by Fort Bend County.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter will be preserved and maintained, because the variance being sought does not interfere with the properties taking access from Willow Lane. Willow Lane will continue to provide access and serve the community.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Allowing this variance will not impact existing properties, will not impact access to properties adjacent to the subject property or the access available to the over 20 adjacent properties.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, as discussed above with respect to Willow Lane. Subdividing said 3.8369 acres will not affect adjacent properties or the access available to the over 20 adjacent properties.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2021-1781

Agenda Item: 137

PC Action Date: 08/05/2021

Plat Name: Willow Lane Estates

Applicant: Century Engineering, Inc

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: 188

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[To allow Lot 1, 2 & 3 to use a 30' Shared Access Easement to access Willow Lane 60' Road Easement.;](#)

Basis of Recommendation:

[Defer to allow time to submit revised materials by noon next Wednesday.](#)

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[NA](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[NA](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[NA](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[NA](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[NA](#)

(5) Economic hardship is not the sole justification of the variance.

[NA](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 138
Action Date: 08/05/2021
Plat Name: Woodlands Metro Center Sec 75 partial replat no 2
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1659 C2R

Total Acreage:	1.1140	Total Reserve Acreage:	1.1140
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77381	251C	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.

119. Add Dual BL plat note: Any additional structures or additions must adhere to the building line as shown on this plat. In addition, if the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Add the following building line note to the face of the plat. The building lines, 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. A variance authorizing a 7 feet dual building line along Constellation Point Drive has been approved by the City of Houston Planning Commission for the development of the Woodlands Metro Center Sec 75 partial replat no 2 subdivision only. It is intended that the zero building line(s) authorized by the variance will be limited and will not apply to subdivision replat or redevelopment of the property.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted the requested variance to create a 7' dual building line for an existing encroachment.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 138
Action Date: 08/05/2021
Plat Name: Woodlands Metro Center Sec 75 partial replat no 2
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1659 C2R

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approve

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission **ITEM: 138**

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Woodlands Metro Center Sec 75 partial replat no 2

Applicant: LJA Engineering, Inc. – (Houston Office)



D – Variances

Site Location

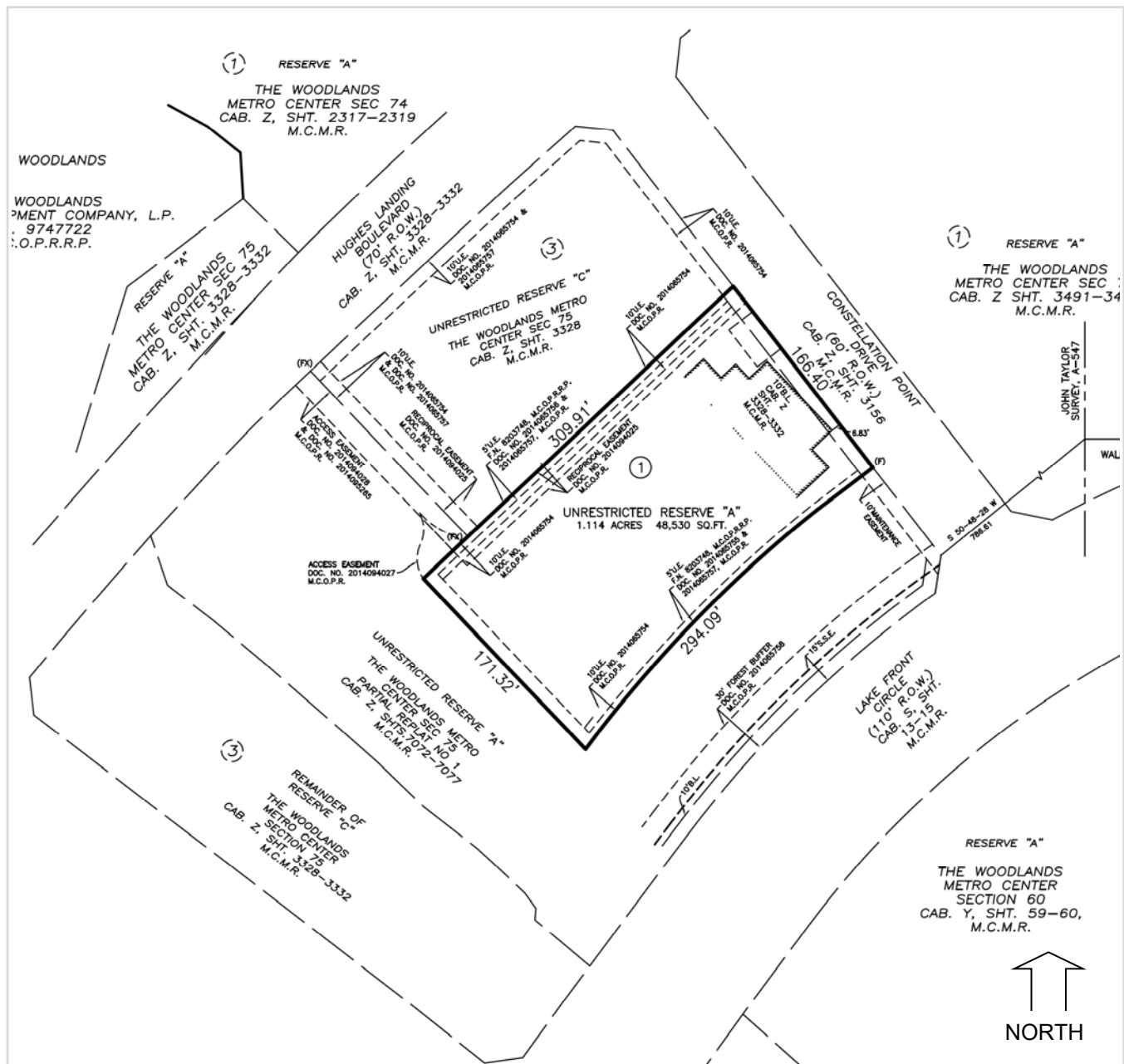
Houston Planning Commission ITEM: 138

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Woodlands Metro Center Sec 75 partial replat no 2

Applicant: LJA Engineering, Inc. – (Houston Office)



D – Variances

Subdivision

Houston Planning Commission

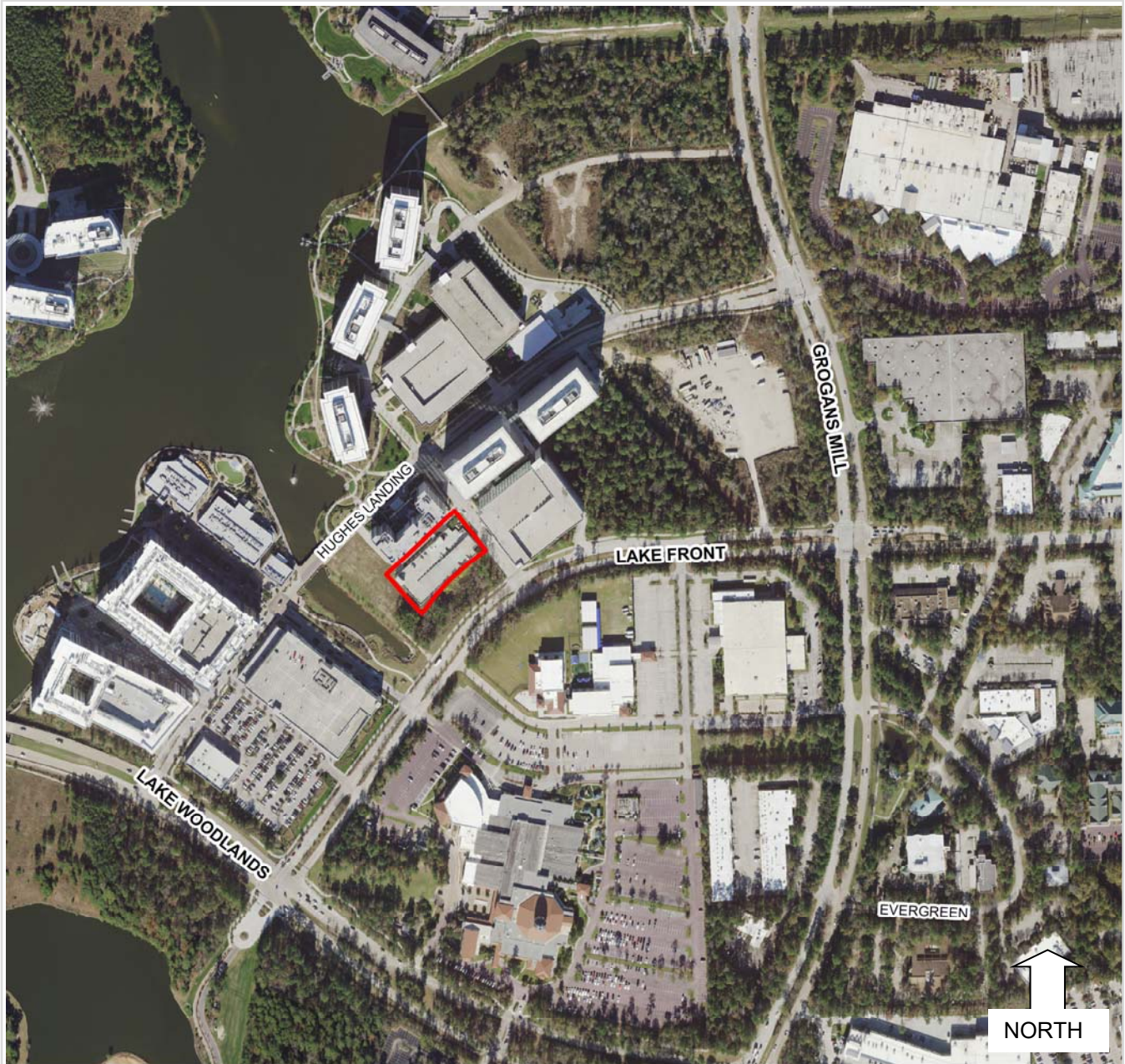
ITEM: 138

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Woodlands Metro Center Sec 75 partial replat no 2

Applicant: LJA Engineering, Inc. – (Houston Office)



D – Variances

Aerial



Application Number: 2021-1659

Plat Name: Woodlands Metro Center Sec 75 partial replat no 2

Applicant: LJA Engineering, Inc.- (Houston Office)

Date Submitted: 07/12/2021

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:

Due to existing conditions of the site, a variance is being requested to allow an existing building to encroach into the 10-foot Building Line. The site is located within the City of Houston, ETJ, The Woodlands, Montgomery County, Texas. The site is a partial replat of Unrestricted Reserve "C", Block 3, Woodlands Metro Center Sec 75, (Cab Z, Sheets 3328-3332 Map Records of Montgomery Co, Texas). The existing building is located along Constellation Point Drive and is 6.9-feet from the right-of-way line of Constellation Point Drive. The existing Building has been in place since 2015. The 10-foot Building Set Back line for the remainder of the property fronting Constellation Point Drive will be complied with as shown on the plat. A variance is sought to allow an Unrestricted Reserve to have an Existing Building encroach into the 10-foot Building Line.

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 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

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 existing structure, that is encroaching into the 10' building line, is a parking garage that currently serves the Embassy Suites Hilton to the North. Due to the existing structure along Constellation Point Drive, which was built-in prior to the subject property being conveyed to the current owner, it is not a result of any action by the owner. It is not economically feasible for the owner to move the existing structure. The building encroachment does not impede pedestrian traffic, visibility, or traffic circulation. Therefore, approval of the variance would create a currently functioning and essential hospitality business to remain, which is practical and of 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;

As stated above, the existing building was built in 2015 prior to the conveyance to the current owner. The owner is intending to follow all applicable City of Houston Planning and Development requirements and permitting requirements and is only requesting the herein described variance to allow the use of the land without un-necessary or undue economic hardship. The building will continue to serve its intended function without inhibiting pedestrian traffic, visibility, or traffic circulation.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Allowing the variance will result in a reduced building setback line, 6.9 feet along Constellation Point Drive, and will be in keeping with other existing developments in the area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Allowing the above mentioned encroachment into the Building Line along Constellation Point Drive will not be injurious to the public because the reduced building line will be consistent with other existing development along Constellation Point Drive. The building will continue to serve its intended function without inhibiting pedestrian traffic, visibility, or traffic circulation.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The building has been functioning in its current capacity since 2015. The encroachment does not inhibit visibility or traffic circulation. The structure provides a necessary function for the Embassy Suites. Therefore, approval of the variance will maintain the intent of the ordinance.



Application No: 2021-1659

Agenda Item: 138

PC Action Date: 08/05/2021

Plat Name: Woodlands Metro Center Sec 75 partial replat no 2

Applicant: LJA Engineering, Inc.- (Houston Office)

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 155

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Due to existing conditions of the site, a variance is being requested to allow an existing building to encroach into the 10-foot Building Line. The site is located within the City of Houston, ETJ, The Woodlands, Montgomery County, Texas. The site is a partial replat of Unrestricted Reserve "C", Block 3, Woodlands Metro Center Sec 75, (Cab Z, Sheets 3328-3332 Map Records of Montgomery Co, Texas). The existing building is located along Constellation Point Drive and is 6.9-feet from the right-of-way line of Constellation Point Drive. The existing Building has been in place since 2015. The 10-foot Building Set Back line for the remainder of the property fronting Constellation Point Drive will be complied with as shown on the plat. A variance is sought to allow an Unrestricted Reserve to have an Existing Building encroach into the 10-foot Building Line.;

Basis of Recommendation:

The site is located within Montgomery County, within the ETJ, north of Lake Woodlands Drive west of Grogan's Mill Road.

The applicant is proposing an unrestricted reserve and is requesting a 7' dual building line to allow for an existing parking garage encroachment into the platted 10' building line.

Staff is in support of this request.

The site is located east of Lake Woodlands along Constellation Drive. The site features a parking garage for an adjacent hotel that was constructed in 2015. This garage was constructed approximately 3' within the 10' building line in error.

The applicant is seeking a dual building line variance in order to address this error. The encroachment is limited to a small 2-story corner of the garage facing the public realm.

Granting the variance will allow for continued compliant use of the site. Montgomery County has indicated that this request is compliant with their regulations and has expressed support for this request. Granting the requested variance is consistent with sound public policy as it will allow for continued use of the property compliant will development regulations.

Staff recommends granting the variance and approving the plat per the CPC 101 form conditions. Staff has received no advanced written comment on this item. This concludes staff's presentation.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Granting the variance will allow for continued compliant use of the site. Montgomery County has indicated that this request is compliant with their regulations and has expressed support for this request. Granting the requested variance is consistent with sound public policy as it will allow for continued use of the property compliant will development regulations.

(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 Montgomery County's support. 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 reduced building line is only granted for the encroachment. If the existing garage were ever demolished, a new structure would be required to abide by the 10' building line.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The small encroachment into the building line does not negatively affect public health , safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified by Montgomery County's support. This does not represent an economic hardship.



Agenda Item: 139
Action Date: 08/05/2021
Plat Name: Dellrose GP
Developer: Cypress 600 Development Partners LP
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1777 GP

Total Acreage:	598.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 318
County	Zip	Key Map ©	City / ETJ
Harris	77447	325J	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.

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

143. Minimum intersection spacing along a local street shall be 75 feet. (Sec 42-128)

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (Sec 42-128)

150. Provide a second point of access to a public street when the total number of lots exceeds 150. (Sec 42-189)

161. Provide for widening of thoroughfare with adjacent sections: Becker Road. See Major Thoroughfare and Freeway Plan. (42-121 & 122)

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (Sec 42-127)

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (Sec 42-127)

Commission Action:

Grant the requested special exception(s) and Approve the plat subject to the conditions listed
The Planning Commission granted a special exception to allow excessive intersection spacing along Cumberland Ridge Drive, from Becker Road to Springfield Meadows Drive



Agenda Item: 139
Action Date: 08/05/2021
Plat Name: Dellrose GP
Developer: Cypress 600 Development Partners LP
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1777 GP



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - No comments.

Parks and Recreation: General plan please add applicable parks/open space notes and table upon adding dwelling units

HPW-OCE- Drainage and Utility: No comments

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

UVE, ROW cutbacks and corner radii will be checked when section Plats are submitted

Limited scope TIA will be required to determine driveway location and left turn lane requirements on

Cumberland Ridge Dr for future development

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

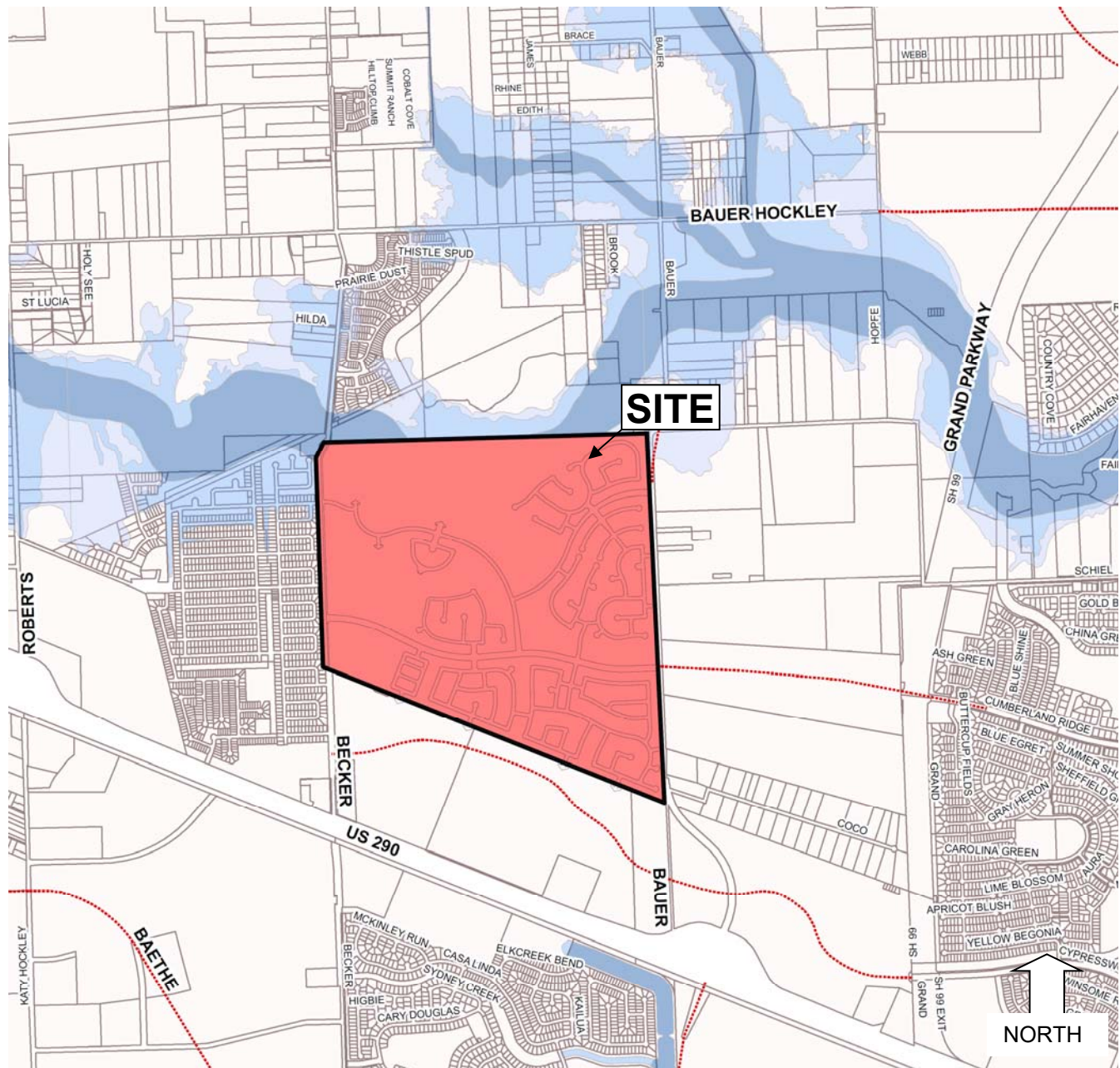
ITEM: 139

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Dellrose GP

Applicant: Meta Planning + Design LLC



E – Special Exceptions

Site Location

Houston Planning Commission

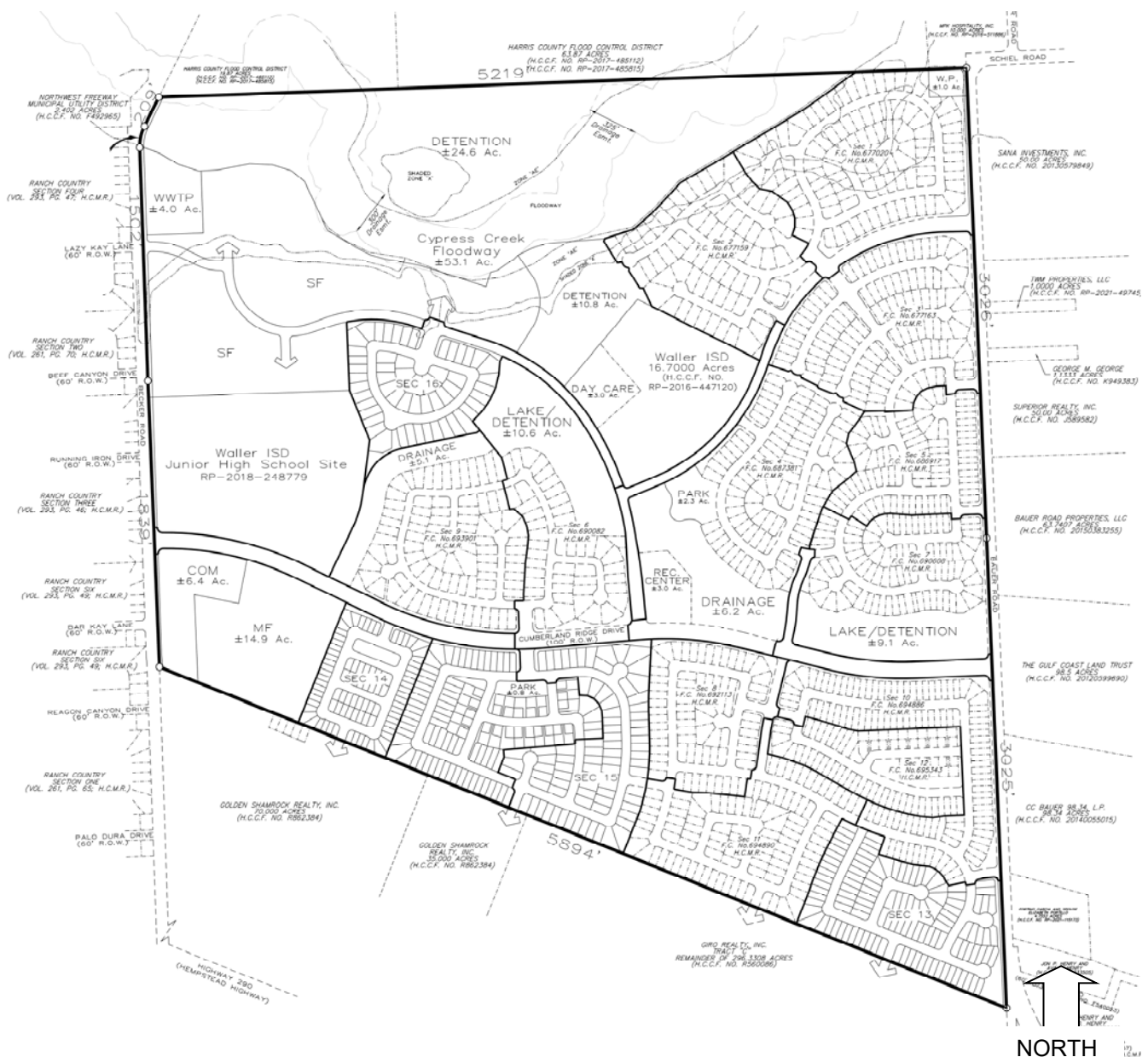
ITEM: 139

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Dellrose GP

Applicant: Meta Planning + Design LLC



E – Special Exceptions

Subdivision

Houston Planning Commission

ITEM: 139

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Dellrose GP

Applicant: Meta Planning + Design LLC



E – Special Exceptions

Aerial



Application Number: 2021-1777

Plat Name: Dellrose GP

Applicant: Meta Planning + Design LLC

Date Submitted: 07/26/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To exceed standard intersection spacing for thoroughfares and collectors within a block bounded by major thoroughfares Becker Road and Cumberland Ridge Drive and an unloaded internal collector street, with a total block dimension of approximately $\pm 3,040'$.

Chapter 42 Section: 127

Chapter 42 Reference:

Chapter 42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. -and- 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

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Dellrose is a ± 598 -acre residential community located far northwest of central Houston, north of US 290 between major thoroughfares Becker Road and Bauer Road, west of the Grand Parkway. Major thoroughfare Cumberland Ridge Drive bisects the community east-to-west, and Cypress Creek winds along the northern area of the development. The eastern half of the community is already developed, including two internal collector streets to provide circulation among the individual residential sections. Collector street Conifer Farm Drive is complete, and collector street Springfield Meadows Drive has been started, extending from Cumberland Ridge Drive towards the northwestern region of the development, where the last remaining unplatted residential sections are located. The proposed route for Springfield Meadows Drive forms a roughly triangular block with major thoroughfare Cumberland Ridge Drive and major thoroughfare Becker Road along the western project boundary. A 300'-wide detention facility and a 150'-wide drainage channel cross through the middle of the collector-thoroughfare block, allowing a 2000' intersection spacing across the block per Ch.42-130. The collector-thoroughfare block averages 1650' to 1850' across, measuring north-to-south along the midblock; the intersection spacing along major thoroughfare Becker Road is 1810'. However, measuring east-to-west, the total straight-line distance from Becker Road to the Cumberland Ridge/Springfield Meadows intersection is roughly $\pm 3,040'$, as shown in the attached exhibit. This distance exceeds the standard 2600' intersection spacing requirement along the north side of Cumberland Ridge Drive and the assumed 2600' intersection spacing for internal street pattern bounded by collector streets within a General Plan, by a deviation of 17%. Although the total intersection spacing exceeds the standard, the collector street network within Dellrose is in keeping with the intent of the ordinance for circulation patterns to exceed the typical intersection spacing requirements. The subject application proposes that no lots will front on the collector street route between Cumberland Ridge Drive and Becker Road, and the collector will go from thoroughfare to thoroughfare within the bounds of the General Plan, which meets the policy conditions for a collector street to satisfy the ordinance.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed collector street is designed to the standards laid out by the ordinance and staff's policy for collector streets; the proposed intersection spacing is within 17% of the 2600' policy for collector streets and the 2600' requirement for thoroughfares, thus achieving a result contemplated by the standards of this chapter.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed modification is a 17% deviation from the standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The collector street network with the Dellrose community will provide the connectivity that is contemplated by the ordinance and will therefore preserve and maintain the intent and general purposes of the ordinance.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the variance will not stifle local traffic circulation nor create any unsafe traffic conditions and will therefore not be injurious to the public health, safety, or welfare.



Application No: 2021-1777
Agenda Item: 139
PC Action Date: 08/05/2021
Plat Name: Dellrose GP
Applicant: Meta Planning + Design LLC

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To exceed standard intersection spacing for thoroughfares and collectors within a block bounded by major thoroughfares Becker Road and Cumberland Ridge Drive and an unloaded internal collector street, with a total block dimension of approximately $\pm 3,040'$;

Basis of Recommendation:

The site is located within Houston's ETJ in northwest Harris County, between major thoroughfares Becker Road and Bauer Road, north of US 290, and south of Cypress Creek. The applicant is requesting a special exception to allow excessive intersection spacing along Cumberland Ridge Drive. Staff is in support of the request.

Dellrose general plan is a residential community of approximately 598 acres. A significant portion of the general plan (east and south) has already been recorded. The special exception being requested is to exceed intersection spacing along Cumberland Ridge Drive from Becker Road to Springfield Meadows Drive, for a straight-line distance of approximately 3040' or along the curves of Cumberland Ridge of approximately 3190'. Both Cumberland Ridge Drive and Becker Road are designated major thoroughfares. Springfield Meadows Drive is proposed as a functional collector street with no lots taking direct vehicular access. The ordinance permits this triangular grid of collector and major throughfare streets to be able to meet the maximum intersection spacing requirements of an intersection at least every 2600'. Although the intersection of Springfield Meadows Drive and Cumberland Ridge Drive exceeds the ordinance allowed maximum intersection spacing by 22.7%, the proposed network meets the intent of the ordinance to provide adequate and convenient access and connectivity to and through the site.

Harris County Engineering Department has voiced no objection to the request; therefore, staff recommends to grant the requested special exception and approve the general plan subject to CPC 101 form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Major thoroughfare Becker Road, major thoroughfare Cumberland Ridge Drive, and non-designated collector street Springfield Meadows Drive creates a triangular block that allows for increased block length along Springfield Meadows Drive. Within the block is a Waller ISD future campus and proposed drainage channel and detention. The proposed sections will be required to meet ordinance requirements for points of access and internal intersection spacing, allowing for access and circulation in accordance with the ordinance.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed collector and major thoroughfare network of Becker Road, Cumberland Ridge Drive, and Springfield Meadows Drive provides sufficient circulation through the area, meeting the intent of the ordinance.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The intersection spacing of Springfield Meadows Drive and Cumberland Ridge Drive from Becker Road is approximately 3,040 feet (straight-line distance), a 17% modification of the standard or approximately 3,190 feet (along Cumberland Ridge), a 22.7% modification, which is not disproportionate to the standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The proposed collector-major thoroughfare network proposed by Dellrose will provide and maintain adequate traffic circulation within the area.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Granting the special exception should not impede local traffic circulation or create an unsafe network, thus will not be injurious to the public health, safety, or welfare.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 140
Action Date: 08/05/2021
Plat Name: Realrona Inc
Developer: WGA Consulting Engineers
Applicant: Windrose
App No / Type: 2021-1431 C2

Total Acreage:	37.7210	Total Reserve Acreage:	37.7210
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77032	374T	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)

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Granted the requested Variance and Special Exception and approved the plat subject to the conditions listed.
 The Planning Commission granted a Variance to exceed intersection spacing on the plats western boundary, and a Special exception to exceed intersection spacing on the plats eastern boundary, both spanning between Beltway 8 and FM 525/Aldine Bender Road.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



Agenda Item: 140
Action Date: 08/05/2021
Plat Name: Realrona Inc
Developer: WGA Consulting Engineers
Applicant: Windrose
App No / Type: 2021-1431 C2

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 07/06/2021

Recommend to contact and coordinate with Texas DOT with access along with N. Sam Houston Parkway E recommend extending street connectivity without impacting residents of the adjacent streets.

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

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Parks and Recreation: ETJ remove park sector

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel P143-00-00 with top of banks (80' HCFCD Fee), also label 35' wide easement as channel P133-00-00 (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)

Joint City and County TIA review and City approval of the driveway along JFK blvd. (HC-permit regs, 12.02, 5.06)

Coordinate with HCFCD to determine if any additional drainage easements are required. Site plan doesn't account for P133-00-00. Provide INO letter/e-mail at recordation (.TLGC-242.001h)

limited scope TIA required to determine driveway location, median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)

Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)

Required UVEs have been shown on the plat and should be shown on construction plan also (chapter 10-COH geometric design guidelines, 10-23)

Coordinate with HC-Permits Fire Code about points of access (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

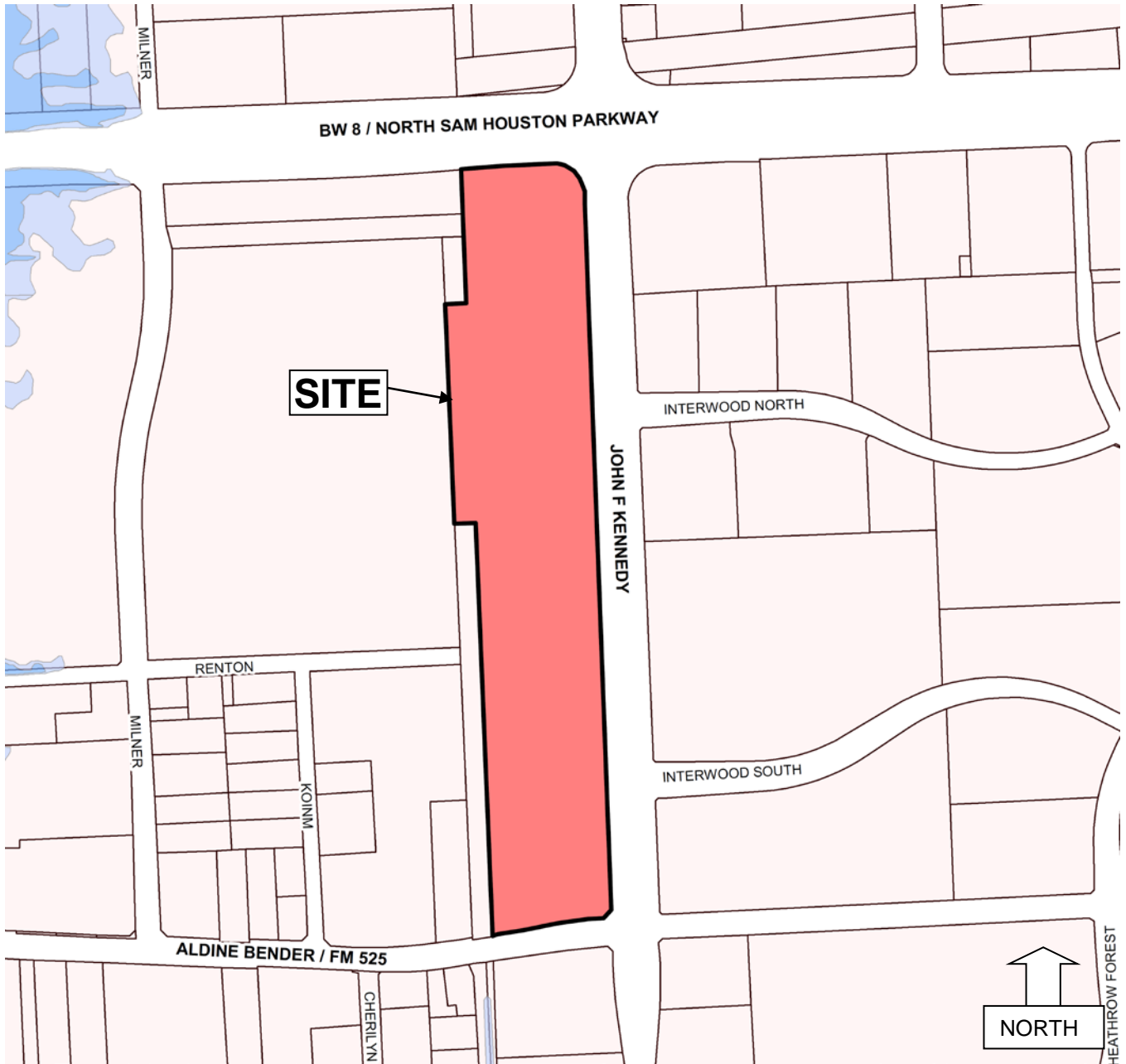
ITEM: 140

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Realrona Inc

Applicant: Windrose



F- Reconsideration of Requirements

Site Location

Subdivision

Houston Planning Commission

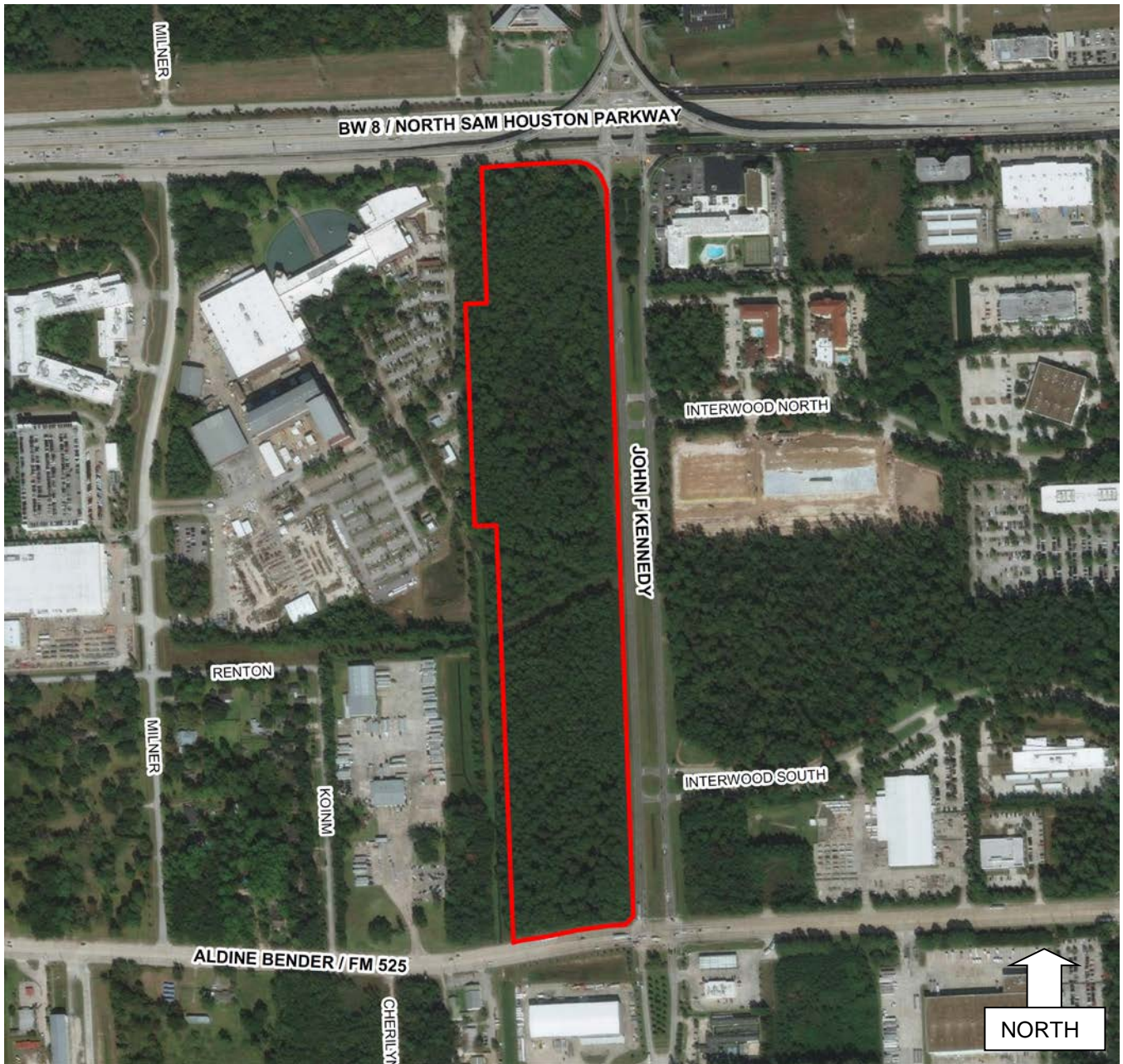
ITEM: 140

Planning and Development Department

Meeting Date: 08/05/2021

Subdivision Name: Realrona Inc

Applicant: Windrose



F- Reconsideration of Requirements

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Reconsideration Of Requirement Request Form**

Application No: 2021-1431
Plat Name: Realrona Inc
Applicant: Windrose
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 requirement or condition being sought:

To exceed east-west local street intersection spacing requirements.

Chapter 42 Section: 127-128

Chapter 42 Reference:

Sec. 42-127 "Intersections of major thoroughfares" paragraph (a) states: "(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet." Sec. 42-128 "Intersections of local streets" paragraph (a)(1) states: (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

See variance request form.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2021-1431

Plat Name: Realrona Inc

Applicant: Windrose

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 exceed east-west local street intersection spacing requirements.

Chapter 42 Section: 127-128

Chapter 42 Reference:

Sec. 42-127 "Intersections of major thoroughfares" paragraph (a) states: "(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet." Sec. 42-128 "Intersections of local streets" paragraph (a)(1) states: (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The subject property consists of 37.721 acres located at the southwest corner of Beltway 8 and JFK Boulevard. The applicant is platting the property to develop a warehousing and distribution facility. Because it is approximately 3,179 feet between the Beltway 8 and the FM 525 (Aldine Bender Road) intersections along JFK Boulevard, the City's Subdivision Regulations require an additional east/west major thoroughfare through the applicant's site to meet intersection spacing requirements. Unusual physical characteristics created by previous development affect the subject property and make the dedication of an additional east/west street impractical and contrary to the public's best interests. The site is bordered on the north by Beltway 8, the east by JFK Boulevard, and on the south by FM 525 (Aldine Bender Road) – all of which are state-maintained, controlled-access roadways. On the west side, the site is bordered by a GE Oil & Gas Company facility and Southern Mail Services – a large-scale logistics/delivery contractor for the United States Postal Service. The site is bisected in an east/west direction by an active Sunoco crude oil pipeline in a 75-foot right-of-way, which has occupied a large portion of the right-of-way that could have been used to extend Renton Drive beyond the Southern Mail Services facility. The site is also impacted by a Harris County Flood Control District ("HCFCD") facility that runs north/south along 1,684 feet of the site's western boundary. The existence of the HCFCD channel, the limitations on extending Renton Drive, and the controlled-access nature of every adjacent roadway all provide justification not to require an additional east/west street across the site.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Unusual physical characteristics are the justifications for the requested variance. It is not in the public's best interests to disturb the HCFCD channel, as it is a critical facility for conveying storm water to Greens Bayou. There are also no viable east/west connections to be made beyond JFK Boulevard to the east or to the west of the subject site. The Interwood North/South Parkway loop intersects with the east side JFK Boulevard across from the site, but it has limited service capacity because it cannot be extended to the east due to another HCFCD channel that discharges to Greens Bayou. The only viable road connection to the west is Renton Drive. Not only would the applicant have to cross the HCFCD channel to make the connection, but the right-of-way adjacent to the channel has been occupied by an active crude oil pipeline.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The applicant is requesting a variance to eliminate an unnecessary and impractical east-west street. Even if there was a path to the east or west for the street, it would not be necessary to facilitate traffic movement given the adequate capacity of the existing street network and the industrial nature of the surrounding development pattern. The large footprint industrial uses have excellent mobility because of the adjacent, high-capacity roadways in the immediate area - Beltway 8, JFK Boulevard, FM 525 (Aldine Bender Road), and Vickery Drive.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The subject property and the surrounding area currently have an excellent road network that provide safe and efficient routine traffic movement and emergency vehicular access. Forcing the applicant to dedicate and improve a new east/west street through the subject site serves no public purpose as the street could not be extended further to the west or east in any meaningful way. Greens Bayou generally limits street extension possibilities to the west, south and east. If the pipeline and HCFCD were somehow removed and Renton Drive could be extended to JFK Boulevard through the subject site, there would be no viable way for vehicles to head north on JFK Boulevard without conflicting with traffic movement approaching the Beltway 8 intersection.

(5) Economic hardship is not the sole justification of the variance.

Unusual physical characteristics affecting the site are the justification for the variance. A new east/west street cannot be extended in any meaningful way through or beyond the subject site due to the existing HCFCD channel and Sunoco pipeline. The proposed street would also provide no tangible mobility improvements to adjacent properties or the general public.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**STAFF REPORT
Variance Request Form**

Application No: 2021-1431

Agenda Item: 140

PC Action Date: 07/08/2021

Plat Name: Realrona Inc

Applicant: Windrose

Staff Recommendation: Grant both the Variance and Special Exception and Approve the plat subject to CPC101 form conditions

Chapter 42 Sections: 127-128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed east-west local street intersection spacing requirements. ;

Basis of Recommendation:

The site is located in the Harris County Extraterritorial Jurisdiction surrounded by the Houston City Limits on the Eastern, Northern and north half of the Western plat boundary, at the northwest intersection of John F. Kennedy Boulevard and Aldine Bender/FM 525, south along Beltway 8.

The applicant is requesting a Special Exception to exceed the 2600' minimum intersection spacing along major Thoroughfare, John F. Kennedy Boulevard on its Eastern Boundary with a spacing length of 3100'.

They are also requesting a Variance to exceed the 1400' minimum intersection spacing along the western boundary with a spacing length of 3150'.

Staff is recommending Approval and Granting both the Variance and Special Exception.

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 only viable connection to the west, Renton Street, is blocked by an existing detention pond and an 80' wide Harris County Flood Control Fee Strip. The Developments immediately to the west impede any possible ROW connections between JFK Blvd and Milner Street.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing developments, detention and HCFCF Fee Strip to the west of the subject site make an East/west ROW infeasible.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The current ROW network provides sufficient circulation for the commercial nature of the surrounding developments. An Additional E/W street would not provide any additional circulation opportunities for the surrounding area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The existing ROW network provides adequate circulation and the subject site would direct all traffic to JFK Boulevard, a major thoroughfare.

(5) Economic hardship is not the sole justification of the variance.

The existing conditions of the surrounding area is the primary justification for the granting of the variance.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 141
Action Date: 08/05/2021
Original Action Date: 09/17/2020
Plat Name: Becker Enclave
Developer: Rezcom
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No : 2020-1598
App Type: C2

Total Acreage:	10.9921	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	77447	284Z	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 142
Action Date: 08/05/2021
Original Action Date: 08/06/2020
Plat Name: Clay Shopping Center
Developer: Sukvinder
Applicant: Texas Field Services
App No : 2020-1269
App Type: C2

Total Acreage:	0.8338	Total Reserve Acreage:	0.8338
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:	ADDICKS UD
County	Zip	Key Map ©	City / ETJ
Harris	77084	447E	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 143
Action Date: 08/05/2021
Original Action Date: 09/17/2020
Plat Name: Flagstone Sec 1
Developer: Humble Joint Venture 1, LLC
Applicant: Meta Planning + Design LLC
App No : 2020-1563
App Type: C3F

Total Acreage:	23.1452	Total Reserve Acreage:	6.6500
Number of Lots:	102	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	334K	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 144
Action Date: 08/05/2021
Original Action Date: 08/20/2020
Plat Name: Fondren Southwest Northfield Sec 7 and 8 partial replat
no 2
Developer: DH Homes
Applicant: Vernon G. Henry & Associates, Inc.
App No : 2020-1191
App Type: C3N

Total Acreage:	47.1400	Total Reserve Acreage:	10.7400
Number of Lots:	122	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77071	570C	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 145
Action Date: 08/05/2021
Original Action Date: 08/06/2020
Plat Name: Westfield Sec 4 partial replat no 1
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No : 2020-1297
App Type: C3F

Total Acreage:	3.2378	Total Reserve Acreage:	3.2378
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:	RICEWOOD MUD
County	Zip	Key Map ©	City / ETJ
Harris	77449	446L	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 146
Action Date: 08/05/2021
Original Action Date: 08/20/2020
Plat Name: Wholesale Electric Warehouse replat no 1
Developer: Spencer Fane
Applicant: Miller Survey Group
App No : 2020-1126
App Type: C2R

Total Acreage:	5.6480	Total Reserve Acreage:	5.6480
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	494W	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP COMPANY	JENIFER POOL	832-594-8420	jrpcom@aol.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4602 CLAY STREET	21071052	77023	5456B	494T	I

ACCOUNT NUMBER(S):	0512120020001
PROPERTY LEGAL DESCRIPTION:	BLOCK 2 TRACT 1B BORTON W H
PROPERTY OWNER OF RECORD:	VINCENT GONZALES
ACREAGE (SQUARE FEET):	4,180
WIDTH OF RIGHTS-OF-WAY:	CLAY STREET 60'; S LOCKWOOD DR 70'
EXISTING PAVING SECTION(S):	CLAY STREET 20'; S LOCKWOOD DR 35'
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: VACANT

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 5,963

PURPOSE OF VARIANCE REQUEST: To allow a 7' building line in lieu of 10' building line along Clay St, and a 7' building line in lieu of 25' building line along Lockwood Dr, a major thoroughfare, for a new single family residence

CHAPTER 42 REFERENCE (s): 42-152. - Building line requirement along major thoroughfares.

- (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

42-156(b): Building line requirement along Collector and Local Streets. Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be 20 feet along the front of a lot and 10 feet along the back and side of a lot adjacent to a local street

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies property as Tract 1B Block 2 Borton W H as of located at 4602 Clay Street. Property has been vacant, since 2003 or earlier, having a 25' building line along Telephone Road, a major throughfare, and no building line along Clay Street, a local street by original plat. The property is an odd shaped lot due to the expansion of Telephone Road in the past leaving the lot 53.21 ft along Clay Street, a local street, on the north side and 30.44 ft on the south side of the lot with 102.44 ft on the west side along Telephone Road, a major thoroughfare. The imposition of a 25' building line along Telephone Road and 10 ft along Clay Street causes the lot to be constricted and considerably limits the buildable area. This is a well-developed residential area and most of the houses that abut Telephone Road are built using a building line less than the 25' per Chapter 42 and this property has an existing driveway curb cut access from Clay Street. There are existing sidewalks with buffer along both Clay Street and Telephone Road.

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 lot and vacant for many years. Due to the restrictive shape of the property, not allowing the 7' building line along Telephone Road and Clay Street create an undue hardship. There is an existing driveway curb cut on Clay Street. Due to the restrictive shape of the property due to the Telephone Road ROW, this would considerably constrict the buildable portion of the property. The owner could not reasonably use the lot efficiently, if restricted by the Chapter 42-152 (a) & (B)

- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The strict requirement of a 25' building line per Sec. 42-152 (a) along Telephone Road which had no building line, per plat of January 1913, would create an undue hardship in conjunction with the unusual shape of the property and the 10' building line on Clay Street. The imposition of a 25' building line along Telephone Road and 10 ft along Clay Street causes the lot to be considerably constricted and limiting the buildable area for the new residence.

- (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



Houston Planning Commission

The property was originally sized in January 1913 with no building line along Telephone Road or Clay Street. The size of the lot was considerably restricted when Telephone Road was widened in the past and a significant portion of the original lot was lost. The property will adhere to the original purpose of the neighborhood. Therefore, imposition of 25' building setback is an unreasonable hardship imposed, on this unusually shaped property, by the Chapter 42, while generally adhering to the plat of 1913 along Clay Street and Telephone Road. These unusual property circumstances support the granting of the variance and is not the result of a hardship created or imposed by applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Tract 1B, Block 2 Borton W H is an existing unusually shaped lot due to the change in the ROW of Telephone Road, that does not allow any options for development other than single family. The intent and general purposes of Chapter 42 will be preserved by allowing the new residence to be built using a 7" building line along Telephone Road and Clay Street. Therefore, this sensible development will encourage the use that is already present in this neighborhood. Per Chapter 42 the structure honors the purpose and adheres to the intent of Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare as most other properties in the area with the west side of the property along Telephone Road generally adhere to a less than 25' building line. (Sec. 42-152) The new structure's location itself poses no jeopardy to public safety using the 7' setback line on Telephone Road and Clay Street. Both Clay Street and Telephone Road have existing sidewalks with buffer. Even with the considerably restricted shape of the lot, it still fulfills the intent of Chapter 42 with this variance.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole reason for the variance. The Tract 1B Block 2 Borton W H is an existing lot originally created as of in January 1913 for a single-family home; adhering to the building lines in accordance with Chapter 42. Would not allow a reasonable buildable area for the new residence. However, allowing the new residence to use the 7" building along Telephone Road and Clay Street will adhere to the intent of Chapter 42. This will allow reasonable development and follow sensible building lines. Lots that are sensibly developed and have nice homes on them is a better use of the land than a vacant property.

DEVELOPMENT PLAT VARIANCE



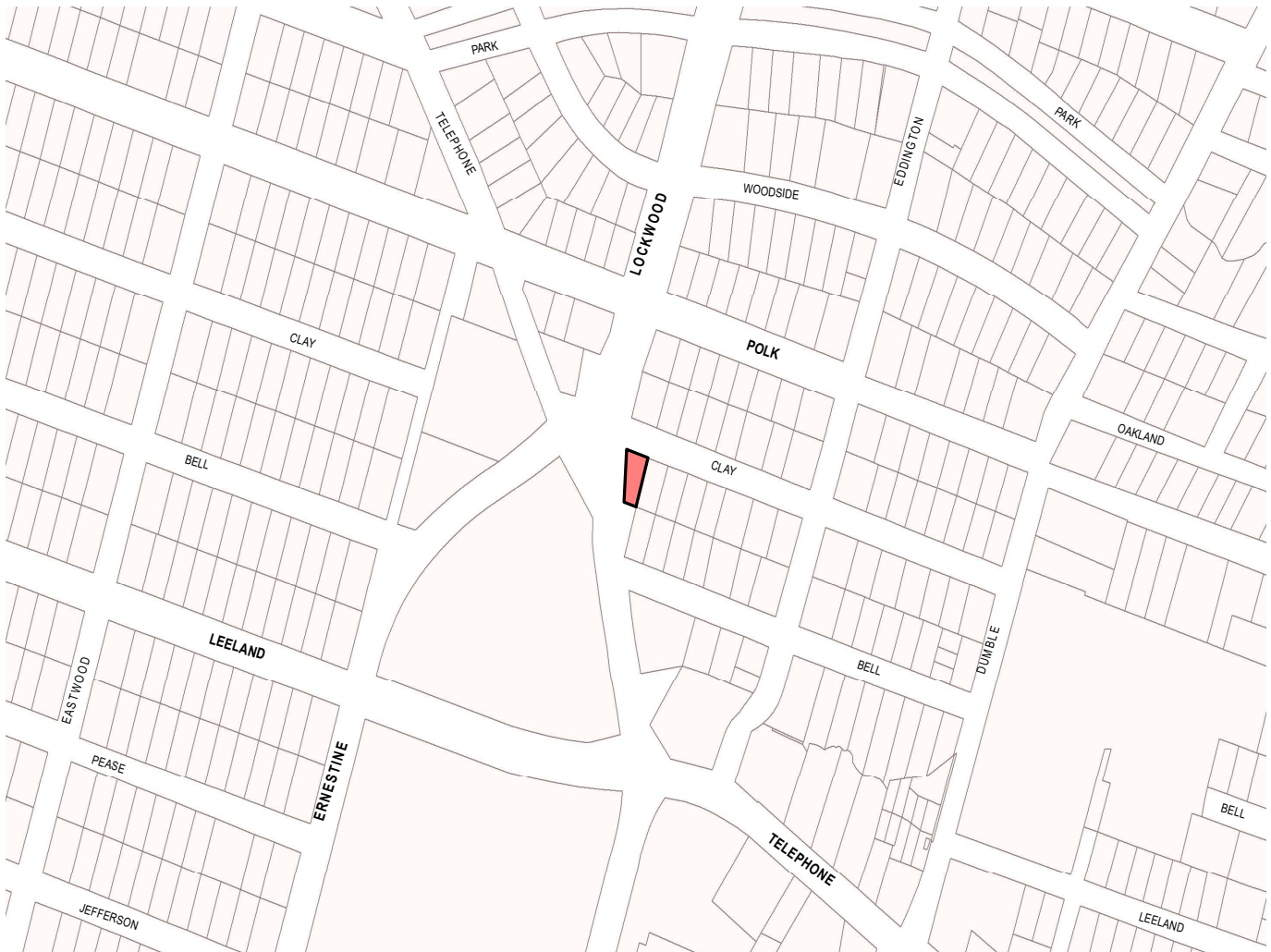
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 147

Meeting Date: 08/05/21

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



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Aerial Map

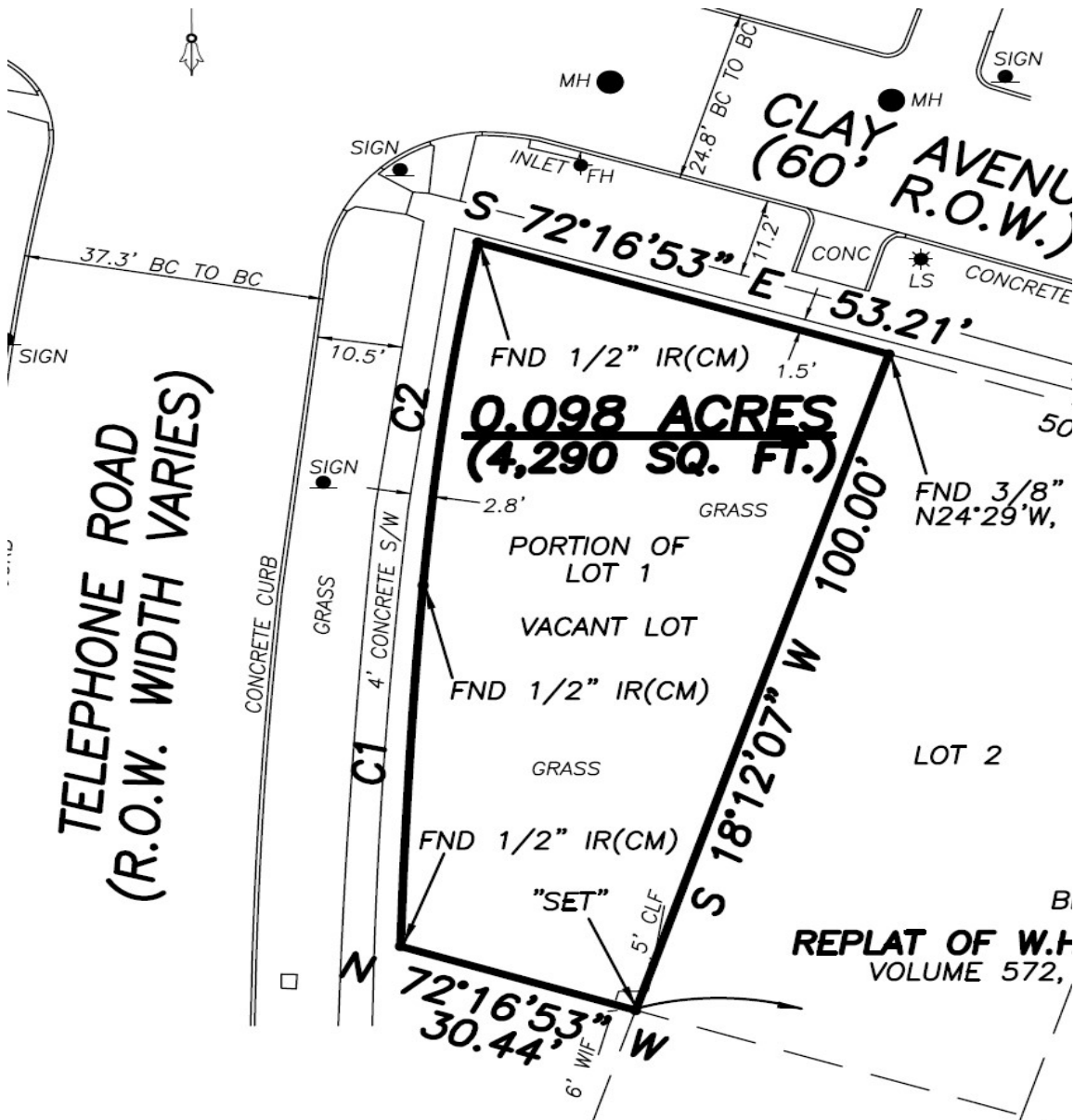


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE



Meeting Date: 08/05/21

**CLAY AVENUE
(60.0' R.O.W.)**

CONCRETE CURB

INLET FH

SIDWALK

R 9.0'

LS

53.21'

-7' SETBACK-

STUCCO WALLS ON PROPERTY LINES

50.16'

8'-0"

2'-6 1/4"

10'-9 1/4"

SIGN

GRASS

2'-11 1/2"

2'-10 3/4"

10'-9 3/4"

CONCRETE CURB

52.33'

7'-2 1/4"

11'-0 1/2"

30.44'

LOT 10

LOT 2

100.00'

**TELEPHONE ROAD
(R.O.W. VARIES)**

September 08, 2009



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 147

Meeting Date: 08/05/21

Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located east of S Lockwood Drive, and north of Telephone Road. The applicant is requesting two variances. The first variance is to allow a 7' building line, in lieu of the ordinance-required 10' building line along Clay Street, and the second is to allow a 7' building line in lieu of the ordinance-required 25' building line along S. Lockwood Drive for a new single family residence.

Staff is in support of the variance request.

The lot was platted within the Eastwood subdivision in 1913 with no building lines. Clay Street is a 60' wide local street lined with single-family residential lots, and S. Lockwood Drive is a major throughfare with a sufficient right-of-way width of 70' that is also lined with existing single-family residences along the subject block. The distance from back of curb to the proposed garage door along Clay Street is approximately 24'. The distance from back of curb to the proposed single-family residence along S. Lockwood Drive is approximately 24'. The proposed single-family residence is keeping with the existing character of the neighborhood, as most of the residential houses are located within the 25' setback along S. Lockwood Drive. Requiring a 25' building line along S. Lockwood Drive and a 10' building line along Clay Street, would create an impractical development and would unreasonably limit the buildable area of the site.

Staff's recommendation is to approve the requested variance to allow a 7' building line, in lieu of the ordinance-required 10' building line along Clay Street, and to allow a 7' building in lieu of the ordinance-required 25' building line along S Lockwood Drive a major throughfare street for a new single family residence.

PLANNING COMMISSION ACTION: APPROVE

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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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
419 E 32 nd Street	21066614	77018	5359A	453N	H

HCAD ACCOUNT NUMBER(S):	0211140000013
PROPERTY LEGAL DESCRIPTION:	Lots 13, Block 44, Independence Heights Annex
PROPERTY OWNER OF RECORD:	Matthews Investments Southwest Inc. XX
ACREAGE (SQUARE FEET):	0.068 acres (3000 sf)
WIDTH OF RIGHTS-OF-WAY:	Columbia Street (50') & East 32 nd Street (50')
EXISTING PAVING SECTION(S):	Columbia (16.4') & East 32 nd (17.1')
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Living – 2256 sf & Total 2832 sf

PURPOSE OF VARIANCE REQUEST: To request a 3' building line instead of the ordinance required 10' building line along Columbia Street

CHAPTER 42 REFERENCE(S): 42-156(b): Building line requirement along Collector and Local Streets. Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be 20 feet along the front of a lot and 10 feet along the back and side of a lot adjacent to a local street

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

(a)

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Independence Heights Annex Addition was platted in 1910 with lots 25' width. The subject property is located at the corner of Columbia and E. 32nd Street. The owner is proposing to construct 1- 2-story home with 2149 sf living space and total 2720 sf. House fronts on E 32nd with garage access from Columbia Street.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
Columbia and East 32nd are both 50' ROW with open ditch. The proposed development is on a corner lot with 25' frontage on E. 32nd Street. Adherence to the 10' building line and 17' garage building line would make the lot infeasible for a single-family dwelling.
- (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;**
The original plat was recorded prior to Chapter 42 with 25' wide lots. A 10' building line along Columbia would consume almost 42% of the property.
- (3) **The intent and general purposes of this chapter will be preserved and maintained;**
Columbia Street – the distance from the edge of paving to the property line is 16.6' with 7.8' ditch and E. 32nd – distance from edge of paving to property line is 14.8' with 7.7' open ditch. The length of the lot is 120'. A 3-foot building line on Columbia will create 19.6' from the edge of paving. E 32nd will have 10' building line.
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
The proposed development has 63% impervious coverage. One new Live Oak will be planted. Development complies with 15' x15' visibility triangle. Columbia and E 32nd will have 5' sidewalks.
- (5) **Economic hardship is not the sole justification of the variance.**
The reduced building line on Columbia is the only viable solution for a home.

DEVELOPMENT PLAT VARIANCE



PLANNING &
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ITEM: 148

Meeting Date: 08/05/2021

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
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DEPARTMENT

ITEM: 148

Meeting Date: 08/05/2021

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



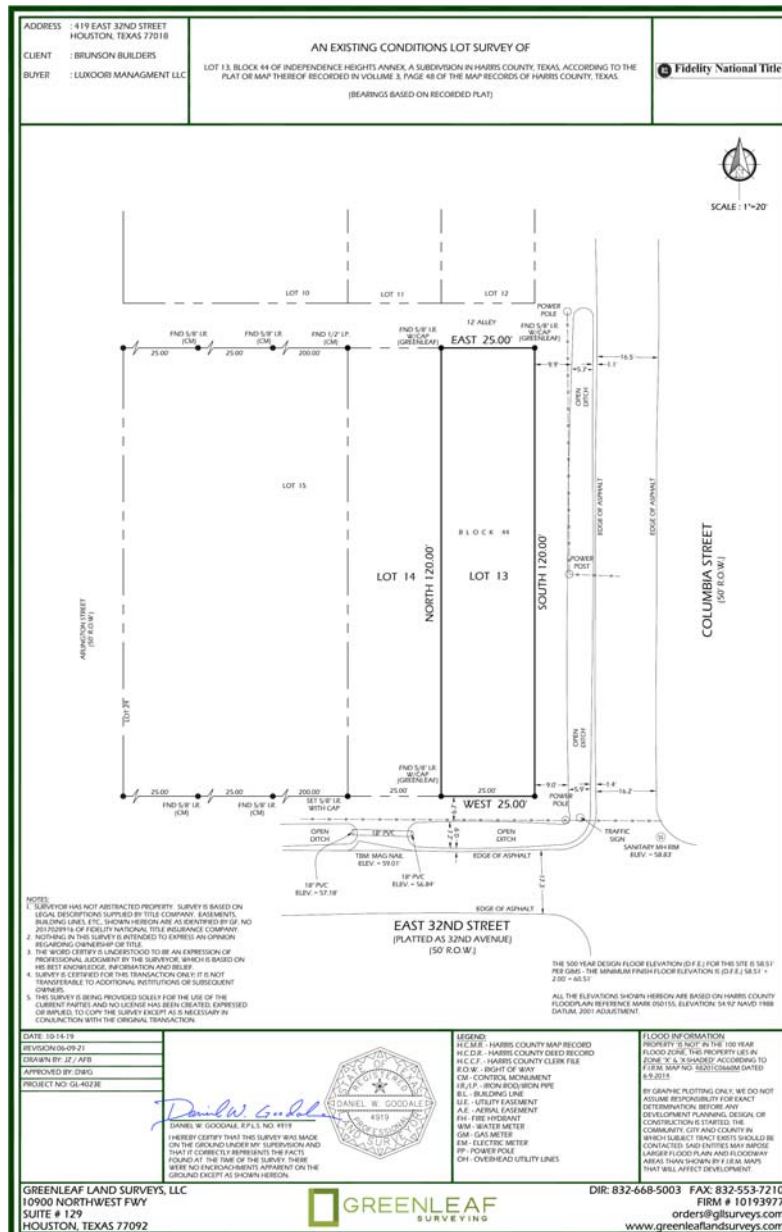
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ITEM: 148

Meeting Date: 08/05/2021

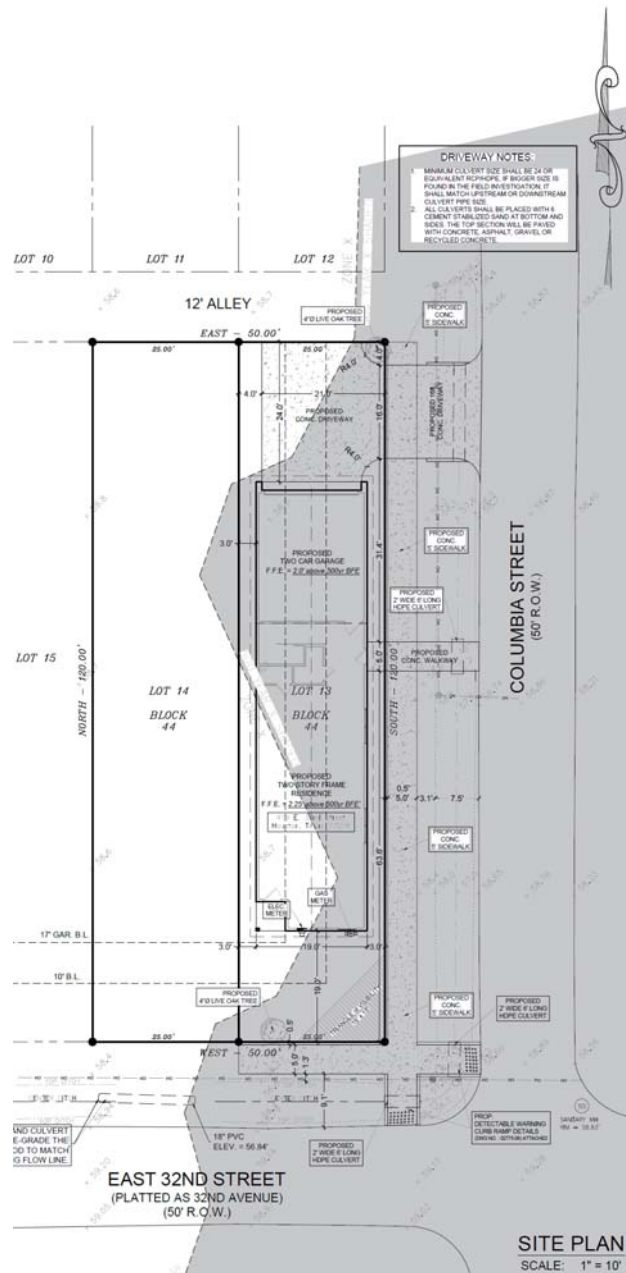
Survey





Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevation



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation:

The site is located at the Northwestern intersection of Columbia and 32nd Streets. The applicant is requesting a variance to allow a 3' building line in lieu of the required 10' building line along Columbia Street for a new single-family residence.

Staff recommendation is to defer the application, per the applicant request.

Planning Commission Action: Deferred

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:



DEVELOPMENT PLAT VARIANCE