

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, AUGUST 19, 2021
2:30PM



VIRTUAL ELECTRONIC MEETING

Via: [Join Microsoft Teams Meeting](#)

WEB: <https://bit.ly/3AGOE9O> OR

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
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

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

SPEAKER GUIDELINES

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

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

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

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

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

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

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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

To join the August 19, 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/3AGOE9O>); or
- Join via Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 381 643 334#

Visit website (ftp://edrc.houstontx.gov/2021/2021-17_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 19 , 2021 2:30 p.m. via Microsoft Teams

Call to Order

Director's Report

Approval of the August 5, 2021 Planning Commission Meeting Minutes

I. Approval of the amended June 24, 2021 Planning Commission Meeting Minutes

II. 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 Dorianne Powe-Phlegm)
- d. Subdivision Plats with Variance Requests (Geoff Butler, Muxian Fang, Tammi Williamson, and John Cedillo)
- e. Subdivision Plats with Special Exception Requests (Aracely Rodriguez, Lyndy Morris)
- f. Reconsiderations of Requirement (Aracely Rodriguez)
- g. Extensions of Approval (Arum Lee)
- h. Name Changes (Arum Lee)
- i. Certificates of Compliance (Arum Lee)
- j. Administrative
- k. Development Plats with Variance Requests(Nick Parker and Ramon Jaime-Leon)

III. Establish a public hearing date of September 16, 2021

- a. Allendale Townsite Sec A replat no 7 and extension
- b. Augusta Addition partial replat no 6
- c. Bauer Grove replat no 1
- d. Braeswood partial replat no 7
- e. Chevy Chase partial replat no 4
- f. Croyden Gardens partial replat no 3
- g. Devonshire Place partial replat no 2
- h. Foster Place partial replat no 17
- i. Katerwood Addition partial replat no 1 and extension
- j. Plainview Second Addition partial replat no 9
- k. Riverside Terrace Sec 1 partial replat no 6
- l. Riverside Terrace Sec 1 partial replat no 7
- m. Spring Branch Estates No 2 partial replat no 11
- n. Thonig Tract
- o. Townley Place partial replat no 3
- p. Woodland Lakes Detention Smith North
- q. Plainview Second Addition partial replat no 9

IV. Public Comment

V. Adjournment

Minutes of the Houston Planning Commission

August 5, 2021

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3xeMg87>
2:30 p.m.

Call to Order

Vice Chair M. Sonny Garza called the meeting to order at 2:30 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	
David Abraham	Absent
Susan Alleman	Absent
Bill Baldwin	
Antoine Bryant	Absent
Lisa Clark	
Rodney Heisch	
Randall L. Jones	Absent
Lydia Mares	
Paul R. Nelson	
Linda Porras-Pirtle	
Kevin Robins	
Ileana Rodriguez	Absent
Ian Rosenberg	Arrived at 2:57 p.m. before item 125
Megan R. Sigler	
Zafar Tahir	
Meera D. Victor	
Scott Cain for	
Commissioner James Noack	
Maggie Dalton for	
The Honorable KP George	
Loyd Smith for	Absent
The Honorable Lina Hidalgo	

EXOFFICIO MEMBERS

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

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department

CHAIR'S REPORT

Vice Chair M. Sonny Garza reported on virtual meeting procedures. Actions must be audible.

DIRECTOR'S REPORT

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

APPROVAL OF THE JULY 22, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 22, 2021 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Items I. and II were taken together at this time.

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

II. JULY 2021 SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER AND WASTEWATER IMPACT FEES

Presentation given by Deidre VanLangen, Houston Public Works Department.

Staff recommendation: Accept recommendation per staff report of the July 2021 Semi-Annual Drainage Impact Fees and the Semi-Annual Water/Wastewater Impact Fees and forward to City Council.

Commission action: Accepted recommendation per staff report of the July 2021 Semi-Annual Drainage Impact Fees and the Semi-Annual Water/Wastewater Impact Fees and forwarded to City Council.

Motion: **Nelson**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

III. LIVABLE PLACES ACTION COMMITTEE UPDATE

Presentation given by Suvidha Bandi, Planning and Development Department.

IV. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 123)

Items removed for separate consideration: **3, 4, 5, 8, 9, 26, 33, 36, 54, 55, 56, 59 and 64.**

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: **Baldwin**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **3, 4, 5, 8, 9, 26, 33, 36, 54, 55, 56, 59 and 64**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **3, 4, 5, 8, 9, 26, 33, 36, 54, 55, 56, 59 and 64**, subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Clark**

Vote: **Unanimous**

Recusing: **Dalton, Heisch and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

124 Lugary Place partial replat no 1

C3N

Approve

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

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

Motion: **Porras-Pirtle**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

125 Neuen Manor partial replat no 21

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: **Sigler**

Second: **Robins**

Vote: **Unanimous**

Abstaining: **None**

126 Peerless Haven Estate 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: **Heisch** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

127 Royal Brook at Kingwood C3N Approve
Sec 10 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: **Baldwin** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
Speakers: Sheila McDonald – no position stated; Justin Shuy – opposed; Mayra Hernandez, applicant – supportive.

128 Sunset Place partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
Speakers: Cynthia Alsup, Jan Fox, Melissa Bogle and David Abell – opposed.

D VARIANCES

129 Grand West GP GP Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Mares** Second: **Baldwin** Vote: **Unanimous** Recusing: **Dalton and Heisch**
Speakers: Stevens James with Council Member Evans-Shabazz's office, Jennifer Curtis, applicant – supportive; Patricia Spikes – opposed.

130 Jensen Reserve C2R 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: **Mares** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

Item 131 and 132 were taken together at this time.

131 Laird Landing GP GP Approve
132 Laird Landing 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

At 3:40 p.m. Commissioner Porras-Pirtle stepped away from the meeting.

133 Nijadhar McKaskle Road Development C3R Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Dalton** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

134 Shaw Reserve**C2****Defer**

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

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

Motion: **Robins**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

135 Sorrella GP**GP****Approve**

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

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

Motion: **Baldwin**

Second: **Clark**

Vote: **Unanimous**

Recusing: **Dalton and Heisch**

136 Spurling Estates**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: **Mares**

Second: **Robins**

Vote: **Unanimous**

Abstaining: **None**

137 Willow Lane Estates**C2****Defer**

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

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

Motion: **Dalton**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**138 Woodlands Metro Center Sec 75
partial replat no 2****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: **Cain**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

At 3:51 p.m. Commissioner Porras-Pirtle returned.

E SPECIAL EXCEPTIONS**139 Dellrose GP****GP****Approve**

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

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

Motion: **Porras-Pirtle**

Second: **Clark**

Vote: **Unanimous**

Recusing: **Dalton and Heisch**

F RECONSIDERATION OF REQUIREMENTS**140 Realrona Inc****C2****Approve**

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

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

Motion: **Clark**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

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

**H NAME CHANGES
NONE**

**I CERTIFICATES OF COMPLIANCE
NONE**

Staff recommendation: Approve staff's recommendation for items 141-146.

Commission action: Approved staff's recommendation for items 141-146.

Motion: **Mares** Second: **Baldwin** Vote: **Unanimous** Recusing: **Dalton and Heisch 143**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

147 4602 Clay Street DPV Approve

Staff recommendation: Grant the variance(s) and approve the development plat 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., for a new single family residence.

Commission action: Granted the variance(s) and approved the development plat 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., for a new single family residence.

Motion: **Tahir** Second: **Baldwin** Vote: **Carried** Opposing: **Mares**

Speakers: Thomas Rush and Amanda Waterhouse – opposed; Jennifer Rene Pool, applicant – supportive.

148 419 East 32nd Street DPV Defer

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

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

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

Speakers: James Newkirk and Ameita McKinney – opposed; Joyce Owens, applicant – supportive .

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. Kenstshire 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**

Staff recommendation: Established a public hearing date of September 2, 2021 for item V a-k.

Commission action: Established a public hearing date of September 2, 2021 for item V a-k.

Motion: **Clark**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

VI. EXCUSE THE ABSENCES OF COMMISSIONER ILEANA RODRIGUEZ

Commissioner Rodriguez's absences were excused.

Motion: **Heisch**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

VII. PUBLIC COMMENT

VIII. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 4:21 p.m.

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

M. Sonny Garza, Vice Chair

Margaret Wallace Brown, Secretary

Minutes of the Houston Planning Commission

June 24, 2021

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3iS1AUL>
2:30 p.m.

Call to Order

Vice Chair M. Sonny Garza called the meeting to order at 2:30 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	
David Abraham	Absent
Susan Alleman	
Bill Baldwin	
Antoine Bryant	
Lisa Clark	
Rodney Heisch	
Randall L. Jones	
Lydia Mares	
Paul R. Nelson	
Linda Porras-Pirtle	Arrived at 2:51 p.m. prior to Item 135
Kevin Robins	
Ileana Rodriguez	Left at 5:20 p.m. during Item IV
Ian Rosenberg	Arrived at 2:41 p.m. during Item I Platting Activity
Megan R. Sigler	
Zafar Tahir	Arrived at 2:33 p.m. before Director's Report
Meera D. Victor	Arrived at 2:37 p.m. after Approval of Minutes
Scott Cain for	
Commissioner James Noack	
Maggie Dalton for	
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

Vice Chair M. Sonny Garza reported on virtual meeting procedures. Actions must be audible.

DIRECTOR'S REPORT

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

Vice Chair M. Sonny Garza took a personal privilege to congratulate Michael Kramer on his upcoming retirement.

APPROVAL OF THE JUNE 10, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 10, 2021 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Robins**

Vote: **Unanimous**

Abstaining: **None**

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

Items removed for separate consideration: **2, 3, 4, 7, 8, 9, 11, 40, 41, 42, 43, 44, 45, 46, 56, 68, 69, 70, 71, 72, 73, and 74.**

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: **Bryant**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **2, 3, 4, 7, 8, 9, 11, 40, 41, 42, 43, 44, 45, 46, 56, 68, 69, 70, 71, 72, 73, and 74,** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **2, 3, 4, 7, 8, 9, 11, 40, 41, 42, 43, 44, 45, 46, 56, 68, 69, 70, 71, 72, 73, and 74,** subject to the CPC 101 form conditions.

Motion: **Mares**

Second: **Jones**

Vote: **Unanimous**

Recusing: **Heisch and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

132 Eagle Landing Townhomes West Sec 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: **Nelson**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

133 Harris County School Land Four Leagues partial replat no 1

C3N

Defer

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

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

Motion: **Jones**

Second: **Robins**

Vote: **Unanimous**

Abstaining: **None.**

134 Lakewood Pines Sec 14

C3N

Approve

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

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

Motion: **Clark**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

135 Milby House

C3N

Withdraw

136 Ryon Addition partial replat no 2

C3N

Defer

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

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

Motion: **Sigler**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

137 Shadyvilla Addition Sec 2 C3N Approve
partial replat no 9

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

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

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

Speakers: Diane Bordelon, Morton Kahn, Francoise Duclot and Ross Flynt – opposed; Dave Strickland, applicant – supportive.

138 Woodland Heights partial replat no 4 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: **Clark** Vote: **Unanimous** Abstaining: **None**

139 Woodlands Village of Grogans C3N Approve
Mill Lake Woodlands East Shore Sec 16 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: **Heisch** Second: **Cain** Vote: **Unanimous** Abstaining: **None**

Speaker: Tami Houston – supportive.

D VARIANCES

140 Becker Landing Sec 1 C3R Approve

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

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

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

141 Bellfort Farms Sec 2 C3P Deny

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

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

Motion: **Robins** Second: **Nelson** Vote: **Carried** Opposing: **Cain, Dalton, Jones and Smith**

Motion carried with a roll call vote with the following Commissioners audible and in attendance:

Commissioners Alleman, Baldwin, Clark, Heisch, Mares, Nelson, Porras-Pirtle, Robins, Rodriguez, Rosenberg, Sigler, Tahir and Victor voting in favor; Commissioners Cain, Dalton, Jones and Smith voting against.

Chair verified that the following Commissioners were not audible or in attendance at this time: Abraham and Bryant.

Speakers: Daniel Davis – opposed; Ryan Day, applicant – supportive.

142 Beyond Knox C3R Approve

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

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

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

143 Candela GP**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: **Porras Pirtle**Second: **Clark**Vote: **Carried**Abstaining: **Heisch,
Dalton and Sigler****144 Mac Gregor Palms Sec 1
partial replat no 1 and extension****C2R****Defer**

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

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

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

Speaker: Tracy Reynolds – opposed.

145 Martinez Reserve**C2****Defer**

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

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

Motion: **Clark**Second: **Jones**Vote: **Unanimous**Abstaining: **None****146 Newport Wastewater Treatment Plant****C2****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: **Nelson**Second: **Mares**Vote: **Unanimous**Abstaining: **None****147 Texas Childrens Main Tower****C2R****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: **Robins**Second: **Baldwin**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS
NONE****F RECONSIDERATION OF REQUIREMENTS****148 Towne Lake Sec 63****C3P****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: **Jones**Vote: **Unanimous**Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

149	Cypress Fairbanks ISD Elementary no 57	EOA	Approve
150	Cypress Green Sec 1	EOA	Approve
151	Cypress Green Sec 2	EOA	Approve
152	Cypress Green Sec 3	EOA	Approve
153	Cypress Green Sec 6	EOA	Approve
154	First Metropolitan Church of Houston	EOA	Approve
155	Grant Road Commercial	EOA	Approve
156	Lakes at Creekside Sec 12	EOA	Approve
157	Lindale Medical Plaza replat and extension	EOA	Approve
158	Palai Preserve	EOA	Approve
159	Stuebner Hollow Sec 2	EOA	Approve
160	Woodland Lakes Sec 5	EOA	Approve

H NAME CHANGES

NONE

I CERTIFICATES OF COMPLIANCE

161	22500 E. Martin Drive	COC	Approve
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Staff recommendation: Approve staff's recommendations for items 149-161.

Commission action: Approved staff's recommendations for items 149-161.

Motion: **Victor** Second: **Mares** Vote: **Carried** Abstaining: **Dalton 156 & 160**
Heisch 149, 156, & 160

J ADMINISTRATIVE **NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

162	4557 Creekmont Drive	DPV	Defer
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Staff recommendation: Defer the application for two weeks per the applicant's request.

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

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

163	2301 Dorrington Street	DPV	Defer
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Staff recommendation: Defer the application for two weeks for further study and review.

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

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

164	5204 East Freeway	DPV	Defer
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Staff recommendation: Defer the application for two weeks for further study and review.

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

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

By 4:32 p.m., Commissioner Bryant rejoined the meeting.

165 413 Gale Street**DPV****Defer**

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

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

Motion: **Bryant**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Michael Blunk, Virginia Duke and Alan Wentworth, applicant – supportive.

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 22, 2021

a. Amended Plat of Alameda Place partial replat no 11

b. Avenue Central Plaza replat no 1

c. Buckingham Place Sec 4 partial replat no 1

d. Connor Landing

e. Craig Woods partial replat no 36

f. Emerald Meadows Sec 2

g. Foster Place partial replat no 16

h. Kentshire Place Sec 3 partial replat no 1

i. Milby House

j. Museum Park Jackson Rosedale partial replat no 1

k. Neuen Manor partial replat no 21

l. Pelham Place Sec 2 partial replat no 1

m. White Oak Springs Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of July 22, 2021 for items II a-m.

Commission action: Established a public hearing date of July 22, 2021 for items II a-m.

Motion: **Clark**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

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

Staff recommendation: Approve the Hotel/Motel variance(s).

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

Motion: **Sigler**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Mary Lou Henry, applicant – supportive.

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 500 BLOCK OF WELCH STREET, NORTH AND SOUTH SIDES – SMLSB 783

Staff recommendation: Approve the consideration of a special minimum lot size block for the 500 block of Welch Street, north and south sides – SMLSB 783 and forward to City Council.

Commission action: Approved the consideration of a special minimum lot size block for the 500 block of Welch Street, north and south sides – SMLSB 783 with a modified boundary for only the south side and forward as modified to City Council.

Motion: **Clark**

Second: **Rosenberg**

Vote: **Carried**

Recusing: **Jones**

Motion carried with a roll call vote with the following Commissioners audible and in attendance:

Commissioners Alleman, Baldwin, Clark, Mares, Robins, Rosenberg, Tahir, Victor and Dalton voting in favor; Commissioners Cain, Heisch, Nelson, Porras-Pirtle, Sigler and Smith voting against.

Chair verified that the following Commissioners were not audible or in attendance at this time:

Abraham and Bryant.

Speakers: Rachel Tucker, James Tucker, Elizabeth Anderson and Karen Brohn, applicant – supportive; Blake Vincent and Richard Mazzarino – opposed.

V. PUBLIC COMMENTS
NONE

VI. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 5:29 p.m.

Motion: **Clark**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

M. Sonny Garza, Vice Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
A-Consent				
1	Avalon at Cypress Sec 4	C3P		Approve the plat subject to the conditions listed
2	Avalon at Cypress Sec 5	C3F		Approve the plat subject to the conditions listed
3	Avalon at Cypress Sec 2	C3F		Approve the plat subject to the conditions listed
4	Avalon at Cypress Sec 3	C3F		Approve the plat subject to the conditions listed
5	Avalon at Cypress Sec 6	C3P		Approve the plat subject to the conditions listed
6	Avalon at Cypress Sec 7	C3P		Approve the plat subject to the conditions listed
7	Avenue Central Plaza replat no 1	C3F		Approve the plat subject to the conditions listed
8	Bellfort Farms Sec 1	C3F		Defer Additional information reqd
9	Breckenridge East Sec 4	C3P		Approve the plat subject to the conditions listed
10	Bridgeland Prairieland Village Sec 16	C3F		Withdrawn
11	Bridgeland Prairieland Village Sec 19	C3P		Approve the plat subject to the conditions listed
12	Bridgeland Prairieland Village Sec 20	C3P		Approve the plat subject to the conditions listed
13	Camelot 2920 Tract	C3P		Defer Chapter 42 planning standards
14	Cross Pines Drive and The Trails Drive Street Dedication	C3F		Approve the plat subject to the conditions listed
15	Daempireco at Conley	C2		Defer Additional information reqd
16	Elyson Sec 45	C3P		Approve the plat subject to the conditions listed
17	Elyson Sec 46	C3P		Approve the plat subject to the conditions listed
18	Grand Isle Shipyard Beltway	C2		Approve the plat subject to the conditions listed
19	Grand Prairie GP	GP		Approve the plat subject to the conditions listed
20	Grand Prairie Sec 1	C3P		Approve the plat subject to the conditions listed
21	Harris County MUD No 171 Water Well No 5	C2		Approve the plat subject to the conditions listed
22	Henderson Kane	C2		Approve the plat subject to the conditions listed
23	Highland Heights Green	C3F		Approve the plat subject to the conditions listed
24	Highspire Estates	C2	DEF1	Defer Drainage Plan reqd
25	Hot Cash Center	C2		Defer for further study and review
26	Katz Galleria Sec 1	C3F		Approve the plat subject to the conditions listed
27	Light Haven at District West Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
28	Lugary Place partial replat no 1	C3F		Approve the plat subject to the conditions listed
29	Masjid Al Huda	C2	DEF1	Defer Additional information reqd
30	Michaux Court	C2		Defer Chapter 42 planning standards
31	Northgrove GP	GP		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: August 19, 2021**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
32	Perry Road Development Sec 2	C3P	DEF1	Approve the plat subject to the conditions listed
33	Pinecrest Sec 6	C3F	DEF1	Approve the plat subject to the conditions listed
34	Ram Properties	C3P	DEF1	Approve the plat subject to the conditions listed
35	Reed Terrace partial replat no 1	C3F	DEF2	Approve the plat subject to the conditions listed
36	Reserve at Cypress Plaza Parkway Sec 2	C2		Approve the plat subject to the conditions listed
37	Royal Brook at Kingwood Sec 10 replat no 1	C3F		Approve the plat subject to the conditions listed
38	Scranton Estates	C3F	DEF1	Approve the plat subject to the conditions listed
39	Strong Cypress Center	C2		Approve the plat subject to the conditions listed
40	Sunset Place partial replat no 1	C3F		Approve the plat subject to the conditions listed
41	Sunterra Sec 9	C3F		Approve the plat subject to the conditions listed
42	Sunterra Sec 29	C3P		Defer Applicant request
43	Sunterra Sec 30	C3P		Approve the plat subject to the conditions listed
44	Sunterra Sec 31	C3P		Defer Chapter 42 planning standards
45	Tavola Sec 43	C3F		Approve the plat subject to the conditions listed
46	Tavola Sec 44	C3F		Approve the plat subject to the conditions listed
47	Thornton Cove	C3P		Defer Chapter 42 planning standards
48	Towne Lake Sec 64	C3P		Approve the plat subject to the conditions listed
49	Towne Lake Sec 65	C3P		Approve the plat subject to the conditions listed
50	Ventura Estates	C2		Withdrawn
51	Villas at Sunflower Park	C3F		Approve the plat subject to the conditions listed
52	Vintage Office Park Louetta	C2		Defer Chapter 42 planning standards
53	Waller 362 Addition	C2		Defer Chapter 42 planning standards
54	Winward Sec 9	C3F		Defer Chapter 42 planning standards
55	Wrenwood partial replat no 3	C3F	DEF1	Approve the plat subject to the conditions listed

B-Replats

56	Belmont Hills	C2R	DEF1	Defer for further study and review
57	Cardiff at Louetta Lakes replat no 1	C2R		Approve the plat subject to the conditions listed
58	Century Oak Storage LLC	C2R		Defer Additional information reqd
59	Clover Landing	C2R		Defer Additional information reqd
60	Cook Place Plaza	C2R		Defer HPW request
61	Del Sur Villas	C2R		Approve the plat subject to the conditions listed
62	Dimora Heights	C3R	DEF1	Defer Chapter 42 planning standards
63	EADO Canal Development	C2R		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: August 19, 2021**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
64	East End Campus	C2R		Approve the plat subject to the conditions listed
65	Federal Acres partial replat no 1	C2R		Approve the plat subject to the conditions listed
66	Galena Park ISD Pyburn Elementary replat no 1 and extension	C2R		Approve the plat subject to the conditions listed
67	Grand Park Landing	C2R		Approve the plat subject to the conditions listed
68	Hardy Grove	C2R		Approve the plat subject to the conditions listed
69	Harrell Place	C2R	DEF2	Approve the plat subject to the conditions listed
70	Heights Development on Allston	C2R		Approve the plat subject to the conditions listed
71	Highland Heights Annex no 3 partial replat no 1	C3R	DEF1	Approve the plat subject to the conditions listed
72	Highland Heights Homes	C2R		Approve the plat subject to the conditions listed
73	Highland Trails	C3R		Approve the plat subject to the conditions listed
74	Hollins Estates at Esther	C2R		Defer for further study and review
75	Houston Metals Properties	C2R		Approve the plat subject to the conditions listed
76	Kashmere Gardens partial replat no 1	C2R	DEF1	Approve the plat subject to the conditions listed
77	Landing at Yale	C2R		Defer Applicant request
78	Little York Complex	C2R		Approve the plat subject to the conditions listed
79	Lonesome Oak Business Park	C2R		Defer Additional information reqd
80	Los Campos	C3R		Defer Additional information reqd
81	Lupita Estates	C2R		Defer LGL deed rests review pending
82	Luthe Road Reserve	C2R		Approve the plat subject to the conditions listed
83	Madrid Villas	C2R		Defer Chapter 42 planning standards
84	Mancilla	C2R	DEF1	Approve the plat subject to the conditions listed
85	Marjorie Brook	C2R		Approve the plat subject to the conditions listed
86	Marjorie Meadows	C2R		Approve the plat subject to the conditions listed
87	Minerva Foursquare	C2R		Approve the plat subject to the conditions listed
88	Mkinley Court	C2R		Approve the plat subject to the conditions listed
89	Mykawa Green Plaza	C2R	DEF2	Approve the plat subject to the conditions listed
90	Nathaniel Brown Manor	C2R		Approve the plat subject to the conditions listed
91	Noble Development	C2R		Approve the plat subject to the conditions listed
92	Nolder Unrestricted Reserve	C2R		Defer for further study and review
93	OSK Group Larkspur Development	C2R		Approve the plat subject to the conditions listed
94	Park Vista at El Tesoro Sec 2	C3R		Approve the plat subject to the conditions listed
95	Peveto Beltway 8	C2R	DEF2	Disapprove
96	Reserve at Gulfpoint partial replat no 1 replat no 1	C2R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
97	Salinas Reserve	C2R		Defer Chapter 42 planning standards
98	Sampson Villas	C2R		Approve the plat subject to the conditions listed
99	Sandrock Gardens	C3R		Approve the plat subject to the conditions listed
100	Shepherd Retail Subdivision	C2R		Approve the plat subject to the conditions listed
101	Sunbeam Estates	C2R	DEF2	Approve the plat subject to the conditions listed
102	TM Spring Cypress	C2R		Approve the plat subject to the conditions listed
103	Tuam Springs	C2R		Approve the plat subject to the conditions listed
104	Villas on Madrid	C2R		Pending legal review of 15' deed building line
105	Warwick Place partial replat no 1	C2R	DEF1	Approve the plat subject to the conditions listed
106	West Drew Point	C2R		Approve the plat subject to the conditions listed
107	Wheatley Landing	C2R		Defer Additional information reqd

C-Public Hearings Requiring Notification

108	Braeswood partial replat no 7	C3N		Withdrawn
109	Croyden Gardens partial replat no 3	C3N		Withdrawn
110	Newhaven Place partial replat no 1	C3N		Withdrawn
111	Westhaven Estates Sec 2 partial replat no 10	C3N		Approve the plat subject to the conditions listed
112	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	C3N		Defer Applicant request

D-Variances

113	Binford Creek GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
114	Donnchadh Meadow	C1		Defer Additional information reqd
115	Grand West GP	GP	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
116	Invision Business Park	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
117	Nijadhar McKaskle Road Development	C3R	DEF1	Defer Applicant request
118	Shaw Reserve	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
119	Spurling Estates	C2	DEF1	Defer per Harris County request
120	Stallion Lakes GP	GP		Defer Applicant request
121	Willow Lane Estates	C2	DEF1	Defer Applicant request

E-Special Exceptions

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
122	Cypresswood Point South	C3R		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
123	Olympia Fields GP	GP		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
124	Olympia Fields Sec 1	C3P		Approve the plat subject to the conditions listed

F-Reconsideration of Requirements

125	Lake Elaine Estates Sec 1	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
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G-Extensions of Approval

126	Anderson Lake Sec 3	EOA		Approved
127	Avalon at Bridge Creek Sec 2	EOA		Approved
128	Avalon at Bridge Creek Sec 5	EOA		Approved
129	Diamond Home Builders	EOA		Approved
130	Gosling Road Apartments replat no 1	EOA		Approved
131	Haas Villas	EOA		Approved
132	James C Leo Business Park	EOA		Approved
133	Katy Legacy Drive Street Dedication	EOA		Approved
134	Westgreen Boulevard Street Dedication Sec 3	EOA		Approved

H-Name Changes

135	Ledezma Estate (prev. Ledezema Estate)	NC		Approved
136	Mock (prev. New North City Views)	NC		Approved

I-Certification of Compliance

137	27376 Coach Light St	COC		Approve
138	25665 Peach Creek Drive	COC		Approve

J-Administrative

None

K-Development Plats with Variance Requests

139	3006 Columbia Street	DPV		Approve
140	419 East 32nd Street	DPV	DEF 1	Approve



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 08/19/2021
Plat Name: Avalon at Cypress Sec 4
Developer: Taylor Morrison of Texas, Inc., a Texas corporation
Applicant: BGE, Inc.
App No / Type: 2021-1866 C3P

Total Acreage:	12.7900	Total Reserve Acreage:	2.0000
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:	Harris County MUD 437
County	Zip	Key Map ©	City / ETJ
Harris	77433	405D	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 052. Avalon at Cypress Sec 1 & Sec 3 must be recorded prior to or simultaneously with this plat.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/19/2021

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: 1
Action Date: 08/19/2021
Plat Name: Avalon at Cypress Sec 4
Developer: Taylor Morrison of Texas, Inc., a Texas corporation
Applicant: BGE, Inc.
App No / Type: 2021-1866 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

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)

Revise plat boundary/cross section for Avalon Cove Lane north of Avalon Landing Lane (HC-premit regs)

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

Street name change from Avalon Cove Lane to Tarana Rose Trail should begin at Avalon Landing Lane

SB left turn lane will be required on Mason Road at Avalon Landing Lane when Mason Road is improved in the future.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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: 08/19/2021
Plat Name: Avalon at Cypress Sec 5
Developer: Taylor Morrison of Texas, Inc., a Texas corporation
Applicant: BGE, Inc.
App No / Type: 2021-1883 C3F

Total Acreage:	5.6250	Total Reserve Acreage:	1.0000
Number of Lots:	23	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 437
County	Zip	Key Map ©	City / ETJ
Harris	77433	405D	ETJ

Conditions and requirements for approval:

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. Avalon at Cypress Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

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

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

1.) Coordinate with Centerpoint regarding agency comments.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/19/2021

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: 2
Action Date: 08/19/2021
Plat Name: Avalon at Cypress Sec 5
Developer: Taylor Morrison of Texas, Inc., a Texas corporation
Applicant: BGE, Inc.
App No / Type: 2021-1883 C3F

For Your Information:

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

HPW-HW- IDS: APPROVE

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

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

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

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

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

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

If subdivision are recorded the recording information must be 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: 3
Action Date: 08/19/2021
Plat Name: Avalon at Cypress Sec 2
Developer: Taylor Morrison of Texas, Inc., a Texas corporation
Applicant: BGE, Inc.
App No / Type: 2021-1855 C3F

Total Acreage:	12.8800	Total Reserve Acreage:	1.0760
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:	Harris County MUD 437
County	Zip	Key Map ©	City / ETJ
Harris	77433	406A	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. Avalon at Cypress Avalon River Road Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat. must be recorded prior to or simultaneously with this plat.

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/19/2021

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: 3
Action Date: 08/19/2021
Plat Name: Avalon at Cypress Sec 2
Developer: Taylor Morrison of Texas, Inc., a Texas corporation
Applicant: BGE, Inc.
App No / Type: 2021-1855 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.

CenterPoint: 1. BLK 2 L12: Recording info for outside 7'UE is missing
2. BLK 2 N boundary: RP-2021-331003 Is this the correct document for the inside 7'UE which exhibit no?

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)
Avalon River Road and West Road 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)
Recommend 25' X 25' corner cut at West Road/Avalon River road intersection
UVE should be checked at Devonian Reef Rd and Avalon River Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 08/19/2021
Plat Name: Avalon at Cypress Sec 3
Developer: Taylor Morrison of Texas, Inc., a Texas corporation
Applicant: BGE, Inc.
App No / Type: 2021-1874 C3F

Total Acreage:	13.9400	Total Reserve Acreage:	3.4733
Number of Lots:	30	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 437
County	Zip	Key Map ©	City / ETJ
Harris	77433	406A	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. Avalon at Cypress Avalon River Road Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 08/19/2021
Plat Name: Avalon at Cypress Sec 3
Developer: Taylor Morrison of Texas, Inc., a Texas corporation
Applicant: BGE, Inc.
App No / Type: 2021-1874 C3F

For Your Information:

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

HPW-HW- IDS: Approve

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

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

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

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

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

ALL-WAY stop warrant analysis per TMUTCD section 2B.07 should be provided with construction plan to determine traffic control at the intersection of Avalon Cove Ln and Avalon River Rd (TMUTCD sec. 2B.07)

Provide off-street parking analysis with site plans for the recreational site 9HC-permit regs)

41' B-B pavement will be required for Avalon Cove Ln (HC-permit regs)

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

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



Agenda Item: 5
Action Date: 08/19/2021
Plat Name: Avalon at Cypress Sec 6
Developer: Taylor Morrison of Texas
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1902 C3P

Total Acreage:	7.6000	Total Reserve Acreage:	0.7500
Number of Lots:	28	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 437
County	Zip	Key Map ©	City / ETJ
Harris	77433	406A	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. Avalon at Cypress Sec 3 must be recorded prior to or simultaneously with this plat.

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

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

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

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

1.) Provide scale for NAD note

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 5
Action Date: 08/19/2021
Plat Name: Avalon at Cypress Sec 6
Developer: Taylor Morrison of Texas
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1902 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
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 3 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
UVE should be checked at Avalon River Rd and Avalon Cove Ln. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Padstow Ridge Rd and Avalon Cove Ln. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 08/19/2021
Plat Name: Avalon at Cypress Sec 7
Developer: Taylor Morrison of Texas
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1903 C3P

Total Acreage:	22.2000	Total Reserve Acreage:	14.1000
Number of Lots:	25	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 437
County	Zip	Key Map ©	City / ETJ
Harris	77433	406A	ETJ

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. Avalon at Cypress Sec 4 must be recorded prior to or simultaneously with this plat.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 08/19/2021
Plat Name: Avalon at Cypress Sec 7
Developer: Taylor Morrison of Texas
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1903 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
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)
Secs 1, 3 and 4 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 08/19/2021
Plat Name: Avenue Central Plaza replat no 1
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2021-1839 C3F

Total Acreage:	0.1721	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77011	494V	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:
08/19/2021

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: 7
Action Date: 08/19/2021
Plat Name: Avenue Central Plaza replat no 1
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2021-1839 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: 08/10/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

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: 8
Action Date: 08/19/2021
Plat Name: Bellfort Farms Sec 1
Developer: Meritage Homes
Applicant: Pape-Dawson Engineers
App No / Type: 2021-1912 C3F

Total Acreage:	23.4000	Total Reserve Acreage:	3.7050
Number of Lots:	89	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	525Z	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 1. Must include stub of Dividing Creek Lane within plat boundary in order to provide frontage for lift station on reserve E.

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: 8
Action Date: 08/19/2021
Plat Name: Bellfort Farms Sec 1
Developer: Meritage Homes
Applicant: Pape-Dawson Engineers
App No / Type: 2021-1912 C3F

HPW-OCE- Drainage and Utility:

Fort Bend Engineer: 1) Move county signature blocks to the right side of the plat
2) Block length variance through FBC required for eastern plat boundary
3) Contribution and development agreement required for West Bellfort
4) The detention was originally shown on the preliminary plat and has since been removed. If the property has been purchased, it should be platted with this section.
5) Add missing recordation information
6) L14 is missing
7) This is not considered a formal review by FBC as not all review comments are provided in this portal
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: 9
Action Date: 08/19/2021
Plat Name: Breckenridge East Sec 4
Developer: D.R. Horton-Texas, LTD.
Applicant: DHI Engineering, LLC
App No / Type: 2021-1799 C3P

Total Acreage:	15.6350	Total Reserve Acreage:	0.2346
Number of Lots:	102	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 82
County	Zip	Key Map ©	City / ETJ
Harris	77373	293V	ETJ

Conditions and requirements for approval:

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Breckenridge East Sec 1 & Sec 3 must be recorded prior to or simultaneously with this plat.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/19/2021

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: 9
Action Date: 08/19/2021
Plat Name: Breckenridge East Sec 4
Developer: D.R. Horton-Texas, LTD.
Applicant: DHI Engineering, LLC
App No / Type: 2021-1799 C3P

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

CenterPoint: 1) All recording information must be on plat for outside UE on boundary splits.

HPW-HW- IDS: Approve

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

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

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

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

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

Record easements before PLAT recordation (COH-Chapter 42-212)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 08/19/2021
Plat Name: Bridgeland Prairieland Village Sec 16
Developer: Bridgeland Development, LP
Applicant: R.G. Miller Engineers
App No / Type: 2021-1848 C3F

Total Acreage:	18.3350	Total Reserve Acreage:	1.9500
Number of Lots:	55	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 490
County	Zip	Key Map ©	City / ETJ
Harris	77447	365P	ETJ

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

Commission Action:

Withdrawn



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 08/19/2021
Plat Name: Bridgeland Prairieland Village Sec 16
Developer: Bridgeland Development, LP
Applicant: R.G. Miller Engineers
App No / Type: 2021-1848 C3F

CenterPoint: 1. Dashed lines appear to be UE's but are missing labels.

2. Split easements are missing: City of Houston: The outside portion of the split must be conveyed by a separate instrument and the recording reference labeled on the plat.

3. Several lots throughout plat are missing building lines.

END

HPW-HW- IDS: Approve

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

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

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

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

Bridgeland Prairieland Village Sec 12 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

UVE should be checked at Tropical Buckeye Dr and Pocket Prairie 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: 11
Action Date: 08/19/2021
Plat Name: Bridgeland Prairieland Village Sec 19
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2021-1891 C3P

Total Acreage:	15.4300	Total Reserve Acreage:	2.8000
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:	Harris County MUD 490
County	Zip	Key Map ©	City / ETJ
Harris	77447	365P	ETJ

Conditions and requirements for approval:

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown 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. 1)Bridgeland Cocoon Lane and Flowering Ivy Drive Street Dedication, 2)Bridgeland Shimmering Fields Drive Cocoon Lane and Fluttering Flight Drive Street Dedication, 3)Pocket Prairie Drive and Caterpillar Lake Drive Street Dedication, 4)Bridgeland Prairieland Crossing Street Dedication, 5)Prairie Pocket Drive and Flowering Ivy Drive adjacent and north of plat must be recorded prior to or simultaneously with this plat.

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

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

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: 11
Action Date: 08/19/2021
Plat Name: Bridgeland Prairieland Village Sec 19
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2021-1891 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

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.

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)

Pocket Prairie Drive and Upland Meadow Crossing will need to be recorded prior to or simultaneously with this plat (chapter 42-120)

UVE should be checked at Upland Meadow Crossing and Pcket Prairie 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 Meridian Duskywing Dr and Pcket Prairie 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: 12
Action Date: 08/19/2021
Plat Name: Bridgeland Prairieland Village Sec 20
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2021-1865 C3P

Total Acreage:	17.6700	Total Reserve Acreage:	2.1400
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 490
County	Zip	Key Map ©	City / ETJ
Harris	77447	365K	ETJ

Conditions and requirements for approval:

012.2.1 Dead-end utility easements are not permitted.

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown 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. 1)Bridgeland Cocoon Lane and Flowering Ivy Drive Street Dedication, 2)Bridgeland Shimmering Fields Drive Cocoon Lane and Fluttering Flight Drive Street Dedication, 3)Pocket Prairie Drive and Caterpillar Lake Drive Street Dedication, 4)Bridgeland Prairieland Crossing Street Dedication, 5)Prairie Pocket Drive and Flowering Ivy Drive adjacent to plat 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)

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

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: 12
Action Date: 08/19/2021
Plat Name: Bridgeland Prairieland Village Sec 20
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2021-1865 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.

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)
Pocket Prairie Drive/Flowering Ivy Drive will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Cyna Blue Lane is a soundalike to China Blue Lane. Change street name. (Chapter 41)
UVE should be checked at Cyna Blue Dr at Pocket Prairie 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: 13
Action Date: 08/19/2021
Plat Name: Camelot 2920 Tract
Developer: Camelot 2920, LLC
Applicant: IDS Engineering Group
App No / Type: 2021-1843 C3P

Total Acreage:	25.2940	Total Reserve Acreage:	25.2940
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:	
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.
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)
088. Minimum reserve size shall be 5000 square feet having 60' frontage along at least one public street with a right-of-way not less than 60 feet. (192)
- 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)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Commission Action:

Defer Chapter 42 planning standards



Action Date:
08/19/2021

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: 13
Action Date: 08/19/2021
Plat Name: Camelot 2920 Tract
Developer: Camelot 2920, LLC
Applicant: IDS Engineering Group
App No / Type: 2021-1843 C3P

For Your Information:

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

HPW-HW- IDS: Approve

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

Addressing: Please label street name, AMARYLLIA TRAIL, on Plat.

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

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

Water line easement and storm sewer easement need to be dedicated by separate instrument prior to plat recordation (chapter 42)

Documentation of TXDOT approval for street tie-in should be submitted with construction plans. (HC permit regs, 5.06)

Plat appears to violate Chapter 42. Check with COH (chapter 42)

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 08/19/2021
Plat Name: Cross Pines Drive and The Trails Drive Street Dedication
Developer: CH-B Kingland, LLC
Applicant: Jones | Carter
App No / Type: 2021-1862 C3F

Total Acreage:	4.6800	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77357	259J	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)

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

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

Review is only of portion of plat within Houston ETJ.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/19/2021

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: 14
Action Date: 08/19/2021
Plat Name: Cross Pines Drive and The Trails Drive Street Dedication
Developer: CH-B Kingland, LLC
Applicant: Jones | Carter
App No / Type: 2021-1862 C3F

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Recommend 25' x 25' corner cuts at future The Trails Drive/Plum Grove road 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.



Agenda Item: 15
Action Date: 08/19/2021
Plat Name: Daempireco at Conley
Developer: da empire company
Applicant: RSG Engineering
App No / Type: 2021-1911 C2

Total Acreage:	0.2296	Total Reserve Acreage:	0.0046
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533M	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)

134.15. Add to general notes on face of plat: This property(s) is located in Park Sector number 15.

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

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

- provide original subdivision plat
- provide ROW record information
- show guest parking table on plat

Commission Action:

Defer Additional information reqd



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 08/19/2021
Plat Name: Daempireco at Conley
Developer: da empire company
Applicant: RSG Engineering
App No / Type: 2021-1911 C2



Action Date:
08/19/2021

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: 15
Action Date: 08/19/2021
Plat Name: Daempireco at Conley
Developer: da empire company
Applicant: RSG Engineering
App No / Type: 2021-1911 C2

Parks and Recreation: - Dwelling units in park notes 12 does not match parks table

- Incorrect park sector

HPW- TDO- Traffic: 08/11/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

2. Street Widening Requirements

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

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

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

Option A: Widen the road to 18-ft in front of the property line with "No Parking" signs for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation).

Option B: Widen the road to 20-ft (only in front of the property).

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

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

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



Agenda Item: 16
Action Date: 08/19/2021
Plat Name: Elyson Sec 45
Developer: NASH FM 529 LLC
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1842 C3P

Total Acreage:	29.7000	Total Reserve Acreage:	10.7900
Number of Lots:	46	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	405J	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))
052. All adjacent drainage/ detention areas must be recorded prior to or simultaneously with this plat. (Condition of approval with Sec 39)
053. Change street name(s) as indicated on the file copy to avoid duplication. (Sec 41-22(b) and 42-133)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
063. All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))
159. Provide centerline tie.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 08/19/2021
Plat Name: Elyson Sec 45
Developer: NASH FM 529 LLC
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1842 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

Addressing: BUSH CLOVER LN - Duplicate street name exists. Please change street name to something more unique.

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)

ROW width is recommended to be 60' minimum for Purple Prairie Road at Longenbaugh road

Recommend 25' X 25' corner cuts at Longenbaugh Road

Sec 38 will need to be recorded prior to or simultaneously with this plat (chapter 42-120)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO 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)

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

UVE should be checked at Beebalm Trl and Purple Prairie Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)

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

UVE should be checked at Bush Clover Ln and Celestial Lily Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked at Bush Clover Ln and Elyson Blvd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)

if UVE is required we recommend that it be dedicated as a public roadway easement

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 08/19/2021
Plat Name: Elyson Sec 46
Developer: NASH FM 529 LLC
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1907 C3P

Total Acreage:	22.4000	Total Reserve Acreage:	2.1800
Number of Lots:	116	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404R	ETJ

Conditions and requirements for approval:

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat. (Sec 42-210)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))
052. Elyson Sec 37 & Sec 44 must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3) & 42-189)
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))
150. Provide a second point of access to a public street when the total number of lots exceeds 150. (Sec 42-189)
159. Provide centerline tie.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/19/2021

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: 17
Action Date: 08/19/2021
Plat Name: Elyson Sec 46
Developer: NASH FM 529 LLC
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1907 C3P

For Your Information:

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

HPW-HW- IDS: Approve

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

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

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

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

UVE should be checked at Saxifrage Rd and Sundown Prairie 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: 18
Action Date: 08/19/2021
Plat Name: Grand Isle Shipyard Beltway
Developer: Rodzina Development, LLC
Applicant: GBI Partners
App No / Type: 2021-1882 C2

Total Acreage:	3.3610	Total Reserve Acreage:	3.3610
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77085	570R	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 059.1. Acreage in title and on plat must match at recordation.
- 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))
- 134.9 Add plat 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)
148. Change street name(s) as indicated on the marked file copy. (Sec 41-22; 42-133)
203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))

Commission Action:

Approve the plat subject to the conditions listed

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 08/19/2021
Plat Name: Grand Isle Shipyard Beltway
Developer: Rodzina Development, LLC
Applicant: GBI Partners
App No / Type: 2021-1882 C2



For Your Information:

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



Agenda Item: 18
Action Date: 08/19/2021
Plat Name: Grand Isle Shipyard Beltway
Developer: Rodzina Development, LLC
Applicant: GBI Partners
App No / Type: 2021-1882 C2

HPW- TDO- Traffic: 08/13/2021

No Comments

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

3. Driveway Placement on Corner Lot (Commercial)

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

4. Please coordinate with TxDOT for any work along Beltway 8. 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.

Addressing: Please change street name of SOUTH MAIN ESTATES COURT to PARKWAY MANOR DRIVE on Plat.

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



Agenda Item: 19
Action Date: 08/19/2021
Plat Name: Grand Prairie GP
Developer: Emptor Hockley
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1840 GP

Total Acreage:	617.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		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	77447	323R	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. (42-24(b)(1))

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

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

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

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

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

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

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)

164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (Sec 42-127)

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: 19
Action Date: 08/19/2021
Plat Name: Grand Prairie GP
Developer: Emptor Hockley
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1840 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 - Need to show Floodplain limits at the southern portion of the plat, also need to label channel ID #: K160-00-00 across the plat (see uploaded map).

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)

Be advised that high speed rail alignment bisects this development

Use of roundabout will need to be evaluated by HCED-Traffic (HC-permit regs)

Recommend one continuous curve instead of a broken back curve for Kermier Road

Harris County recommends providing an adequate distance between south curb line of Baethe Road and detention pond berm for vehicles to recover

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist 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: 08/19/2021
Plat Name: Grand Prairie Sec 1
Developer: Emptor Hockley
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1841 C3P

Total Acreage:	6.8000	Total Reserve Acreage:	2.3800
Number of Lots:	15	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	77447	324N	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))
- 052. Major thoroughfare Baethe Road (portion adjacent to this plat) must be recorded prior to or simultaneously with this plat.
- 053. Change street name(s) as indicated on the file copy to avoid duplication. (Sec 41-22(b) and 42-133)
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
- 063. All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/19/2021

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: 20
Action Date: 08/19/2021
Plat Name: Grand Prairie Sec 1
Developer: Emptor Hockley
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1841 C3P

For Your Information:

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

HPW-HW- IDS: Approve

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

Addressing: SUMMER PRAIRIE DRIVE - Duplicate in non-reserved streets: SUMMER PRAIRIE TRAIL
Source = Plat Tracker 2021-1113

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 cut at Baethe/ Warren Ranch intersection

Be advised that high speed rail alignment appears to bisect this section

Coordinate with CIP project manager Rebecca Howe prior to recordation (HC-permit regs, 5.06)

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

UVE should be checked for making right on red by northbound traffic on Warren Ranch Rd onto future Baethe Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 08/19/2021
Plat Name: Harris County MUD No 171 Water Well No 5
Developer: Nash FM 529, LLC. a Delaware limited liability company
Applicant: BGE, Inc.
App No / Type: 2021-1804 C2

Total Acreage:	1.1810	Total Reserve Acreage:	1.1810
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 458
County	Zip	Key Map ©	City / ETJ
Harris	77449	405U	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: 21
Action Date: 08/19/2021
Plat Name: Harris County MUD No 171 Water Well No 5
Developer: Nash FM 529, LLC. a Delaware limited liability company
Applicant: BGE, Inc.
App No / Type: 2021-1804 C2

HPW-HW- IDS: Approve

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

Harris County Flood Control District: Flood Control review - 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)

San ctrl easement will need to be recorded prior to plat recordation (Chapter 42-120)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 08/19/2021
Plat Name: Henderson Kane
Developer: Albany Studio LLC
Applicant: Albany Studio LLC
App No / Type: 2021-1898 C2

Total Acreage:	0.2525	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	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.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 08/19/2021
Plat Name: Henderson Kane
Developer: Albany Studio LLC
Applicant: Albany Studio LLC
App No / Type: 2021-1898 C2

HPW- TDO- Traffic: 08/10/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

Residential: Minimum driveway width is 12 ft and 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. Driveway Placement on Corner Lot (Residential)(Lot 1)

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

HPW-HW- IDS: approve

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: 23
Action Date: 08/19/2021
Plat Name: Highland Heights Green
Developer: SZQ Properties, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1873 C3F

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):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 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: 08-16-2021
 No comment.



Agenda Item: 23
Action Date: 08/19/2021
Plat Name: Highland Heights Green
Developer: SZQ Properties, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1873 C3F

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. Verify any existing signage along Tuskegee St before contacting TDO.

- 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.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 08/19/2021
Plat Name: Highland Heights Green
Developer: SZQ Properties, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1873 C3F

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 08/19/2021
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)
209. Applicant 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. 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:
08/19/2021

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: 24
Action Date: 08/19/2021
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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 08/19/2021
Plat Name: Hot Cash Center
Developer: ALIANA CORPORATION LLC
Applicant: Aliana Corporation LLC
App No / Type: 2021-1442 C2

Total Acreage:	0.4954	Total Reserve Acreage:	0.4954
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 Park MUD
County	Zip	Key Map ©	City / ETJ
Harris	77086	411B	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.

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

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

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

Commission Action:

Defer for further study and review



Action Date:
08/19/2021

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 08/19/2021
Plat Name: Hot Cash Center
Developer: ALIANA CORPORATION LLC
Applicant: Aliana Corporation LLC
App No / Type: 2021-1442 C2

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

CenterPoint: 1) Title report references Easement X745725 OPR that is not referenced on the 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.
No building is allowed within any public utility easement.
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 08/19/2021
Plat Name: Katz Galleria Sec 1
Developer: Daniel Saparzadeh and Shalom Shamoolian
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2021-1824 C3F

Total Acreage:	1.0670	Total Reserve Acreage:	1.0670
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491S	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for 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: 26
Action Date: 08/19/2021
Plat Name: Katz Galleria Sec 1
Developer: Daniel Saparzadeh and Shalom Shamoolian
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2021-1824 C3F

HPW- TDO- Traffic: 08/10/2021

No Comments

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

3. Driveway Placement on Corner Lot (Commercial)

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

4. Please coordinate with TxDOT for any work along Westheimer Rd. 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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 08/19/2021
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:

Approve the plat subject to the conditions listed



Agenda Item: 27
Action Date: 08/19/2021
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:

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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: 28
Action Date: 08/19/2021
Plat Name: Lugary Place partial replat no 1
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No / Type: 2021-1879 C3F

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:

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45)

Commission Action:

Approve the plat subject to the conditions listed



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For Your Information:

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 08/19/2021
Plat Name: Lugary Place partial replat no 1
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No / Type: 2021-1879 C3F

HPW- TDO- Traffic: 08-16-2021
No comments.

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

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

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

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

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.
Make sure that 10' clearance between public utility to the building foundation.

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



Agenda Item: 29
Action Date: 08/19/2021
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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 08/19/2021
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: 30
Action Date: 08/19/2021
Plat Name: Michaux Court
Developer: Southern Porch Development
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2021-1686 C2

Total Acreage:	0.1721	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	77009	453T	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.

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

Commission Action:

Defer Chapter 42 planning standards



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 08/19/2021
Plat Name: Michaux Court
Developer: Southern Porch Development
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2021-1686 C2

HPW- TDO- Traffic: 08/10/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 08/19/2021
Plat Name: Northgrove GP
Developer: Toll Brothers
Applicant: Costello, Inc.
App No / Type: 2021-1805 GP

Total Acreage:	578.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
MULTIPLE	77354	249K	ETJ

Conditions and requirements for approval:

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

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

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

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

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

Northgrove Sec 6 must retain its use as open space, otherwise it will need to address excessive intersection spacing.

Commission Action:

Approve the plat subject to the conditions listed



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For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 08/19/2021
Plat Name: Northgrove GP
Developer: Toll Brothers
Applicant: Costello, Inc.
App No / Type: 2021-1805 GP

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

HPW-HW- IDS: 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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 08/19/2021
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)
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)
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)
- 1.) Must have fire hydrants within 100' of PAE entrance.
2.) Coordinate with Harris County Engineer regarding parking requirements and agency comments prior to final submittal.

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: 32
Action Date: 08/19/2021
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

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. Coordinate with County for ROW widths of Indigo Trace Court and additional guest parking prior to final plat submittal.



PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 08/19/2021
Plat Name: Perry Road Development Sec 2
Developer: Kimley-Horn
Applicant: Windrose
App No / Type: 2021-1701 C3P

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 08/19/2021
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:	3.1400
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.

052. Windfern Rd 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)

203. Provide complete Recordation Package when submitting plat for 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: 33
Action Date: 08/19/2021
Plat Name: Pinecrest Sec 6
Developer: Meritage Homes of Texas, LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2021-1792 C3F



Action Date:
08/19/2021

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: 33
Action Date: 08/19/2021
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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 08/19/2021
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:	7	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.

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)

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

Commission Action:

Approve the plat subject to the conditions listed



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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 08/19/2021
Plat Name: Ram Properties
Developer: RAM Properties
Applicant: GeoSolutions
App No / Type: 2021-1673 C3P

For Your Information:

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

Fort Bend Engineer: 1) Add 1' reserve adjacent to unplatted properties
2) Extension of a public street requires the addition of a cul-de-sac.
3) Verify detention is sufficient during formal review to FBC
4) Update title block
5) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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



Agenda Item: 35
Action Date: 08/19/2021
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.'

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

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

FYI: A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit. (Sec 33-155)

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 35
Action Date: 08/19/2021
Plat Name: Reed Terrace partial replat no 1
Developer: Kechu Investments
Applicant: Windrose
App No / Type: 2021-1636 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.

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: 35
Action Date: 08/19/2021
Plat Name: Reed Terrace partial replat no 1
Developer: Kechu Investments
Applicant: Windrose
App No / Type: 2021-1636 C3F

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 08/19/2021
Plat Name: Reserve at Cypress Plaza Parkway Sec 2
Developer: Mischer Development, L.P.
Applicant: BGE, Inc.
App No / Type: 2021-1797 C2

Total Acreage:	8.1300	Total Reserve Acreage:	8.1300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 433
County	Zip	Key Map ©	City / ETJ
Harris	77433	366Y	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.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) Sec 42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 08/19/2021
Plat Name: Reserve at Cypress Plaza Parkway Sec 2
Developer: Mischer Development, L.P.
Applicant: BGE, Inc.
App No / Type: 2021-1797 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. (Chapter 42)

Recommend 25' x 25' corner cut at Tuckerton/Cypress Plaza Parkway intersection

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 eastbound traffic on Tuckerton Rd onto Cypress Creek Bend Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 08/19/2021
Plat Name: Royal Brook at Kingwood Sec 10 replat no 1
Developer: Friendswood Development Company
Applicant: Jones | Carter
App No / Type: 2021-1867 C3F

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/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.

123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions. Sec 212.015, Sec 42-49

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

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

Commission Action:

Approve the plat subject to the conditions listed



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



Agenda Item: 37
Action Date: 08/19/2021
Plat Name: Royal Brook at Kingwood Sec 10 replat no 1
Developer: Friendswood Development Company
Applicant: Jones | Carter
App No / Type: 2021-1867 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: 08/10/2021

No Comments

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

Traffic only reviews for applicability of sidewalk construction details.

3. All ROW streets shall comply with the requirements of the IDM Ch. 10.

Harris County Flood Control District: Flood Control review - Need to label drainage channel G103-80-03.2A between the plat and Royal Brook at Kingwood Sec 6 (southern boundary of the plat).

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

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



Agenda Item: 38
Action Date: 08/19/2021
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)

203. Provide complete Recordation Package when submitting plat for 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)

Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (Sec 42-161)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 08/19/2021
Plat Name: Scranton Estates
Developer: MTY Builders Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1729 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: 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 and depth shall be 70 ft.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

3. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

4. 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: 38
Action Date: 08/19/2021
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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 08/19/2021
Plat Name: Strong Cypress Center
Developer: WGA Consulting Engineers
Applicant: Windrose
App No / Type: 2021-1780 C2

Total Acreage:	0.9891	Total Reserve Acreage:	0.9866
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 391
County	Zip	Key Map ©	City / ETJ
Harris	77433	326Y	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)

059.1. Legal description in title and on plat must match at recordation. (Sec 42-41)

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)

Coordinate cutback dedication with Harris County prior to recordation.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 08/19/2021
Plat Name: Strong Cypress Center
Developer: WGA Consulting Engineers
Applicant: Windrose
App No / Type: 2021-1780 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: 08/13/2021
No Comments

CenterPoint: 1.) Title report references easement that is not shown on the plat. CNP records shows easement traversing on western boundary line. Easement_20080266456

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)
Recommend 20' X 20' corner cut at intersection (COH geometric Design guidelines, 10-22)
Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)
UVE should be checked at Louetta Rd and US HWY 290. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 08/19/2021
Plat Name: Sunset Place partial replat no 1
Developer: 1724 sunset llc
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2021-1900 C3F

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:

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)

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. (Sec 42-45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/19/2021

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: 40
Action Date: 08/19/2021
Plat Name: Sunset Place partial replat no 1
Developer: 1724 sunset llc
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2021-1900 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: 08/11/2021
No Comments

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

HPW-HW- IDS: For the creation of A RESTRICTIVE RESERVE , a Wastewater and Water Capacity

Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

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



Agenda Item: 41
Action Date: 08/19/2021
Plat Name: Sunterra Sec 9
Developer: Katy 1093, LTD
Applicant: Jones | Carter
App No / Type: 2021-1851 C3F

Total Acreage:	18.1000	Total Reserve Acreage:	1.6139
Number of Lots:	100	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Waller	77493	443D	ETJ

Conditions and requirements for approval:

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)

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

126. Add Single Family Residential plat note: 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

135. Provide a minimum 50-foot cul-de-sac radius as indicated on the marked file copy.

185.3. Appendix A: Add single family paragraph in the dedicatory language.

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

203. Provide complete Recordation Package when submitting plat for 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: 41
Action Date: 08/19/2021
Plat Name: Sunterra Sec 9
Developer: Katy 1093, LTD
Applicant: Jones | Carter
App No / Type: 2021-1851 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

CenterPoint: BLK 1 L63: Footage for 5'UE (?) is cut off/illegible.

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: 42
Action Date: 08/19/2021
Plat Name: Sunterra Sec 29
Developer: Katy 1039 Ltd.
Applicant: Jones | Carter
App No / Type: 2021-1872 C3P

Total Acreage:	48.1000	Total Reserve Acreage:	11.0500
Number of Lots:	163	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Waller	77493	443G	ETJ

Conditions and requirements for approval:

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. (Sec 42-212)

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

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

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

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

052. "Sunterra Sec 28" and "Sunterra Shores Drive Street Dedication and reserves Sec 3" must be recorded prior to or simultaneously with this plat.

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

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

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

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

135. Provide a minimum 50-foot cul-de-sac radius as indicated on the marked file copy.

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

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

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



PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 08/19/2021
Plat Name: Sunterra Sec 29
Developer: Katy 1039 Ltd.
Applicant: Jones | Carter
App No / Type: 2021-1872 C3P

Commission Action:

Defer Applicant request



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

For Your Information:

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

HPW-HW- IDS: Approve

HPW-OCE- Drainage and Utility: No comments

Addressing: SOLBROOK LANE - Duplicate in non-reserved streets: SOLBROOK LANE Source = Plat Tracker 2021-1064. Please change street name to something more unique.

SOLVIDA DRIVE - Ch. 41 states that a street extension of another street shall have the same street name, therefore, please change street name to HARBOR RIDGE DRIVE, or change HARBOR RIDGE DRIVE to match that of SOLVIDA DRIVE.

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



Agenda Item: 43
Action Date: 08/19/2021
Plat Name: Sunterra Sec 30
Developer: Katy 1039 Ltd.
Applicant: Jones | Carter
App No / Type: 2021-1901 C3P

Total Acreage:	25.3900	Total Reserve Acreage:	3.2300
Number of Lots:	94	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Waller	77493	443G	ETJ

Conditions and requirements for approval:

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

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

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

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

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)

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

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

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

135. Provide a minimum 50-foot cul-de-sac radius as indicated on the marked file copy.

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

159. Provide centerline tie.

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

Commission Action:

Approve the plat subject to the conditions listed



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 08/19/2021
Plat Name: Sunterra Sec 30
Developer: Katy 1039 Ltd.
Applicant: Jones | Carter
App No / Type: 2021-1901 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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 44
Action Date: 08/19/2021
Plat Name: Sunterra Sec 31
Developer: Katy 1093, LTD
Applicant: Jones | Carter
App No / Type: 2021-1909 C3P

Total Acreage:	16.2000	Total Reserve Acreage:	0.7600
Number of Lots:	73	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Waller	77493	443G	ETJ

Conditions and requirements for approval:

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. (Sec 42-212)

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

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

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

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

052. Sunterra Shores Street Dedication and reserves Sec 3 (2021-1653) must be recorded prior to or simultaneously with this plat.

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

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

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

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

135. Provide a minimum 50-foot cul-de-sac radius as indicated on the marked file copy.

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

Add: All lots shall have adequate wastewater collection service.

Commission Action:



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 08/19/2021
Plat Name: Sunterra Sec 31
Developer: Katy 1093, LTD
Applicant: Jones | Carter
App No / Type: 2021-1909 C3P

Defer Chapter 42 planning standards



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

For Your Information:

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

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: 45
Action Date: 08/19/2021
Plat Name: Tavola Sec 43
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc. - (Houston Office)
App No / Type: 2021-1836 C3F

Total Acreage:	13.6240	Total Reserve Acreage:	0.9410
Number of Lots:	49	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	East Montgomery County MUD 7
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257J	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Tavola Sec 36 must be recorded prior to or simultaneously with this plat.
- 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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**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 08/19/2021
Plat Name: Tavola Sec 43
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc. - (Houston Office)
App No / Type: 2021-1836 C3F

HPW-HW- IDS: Approve

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 08/19/2021
Plat Name: Tavola Sec 44
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1850 C3F

Total Acreage:	18.2810	Total Reserve Acreage:	1.3210
Number of Lots:	131	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	East Montgomery County MUD 6
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257F	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Aragoste Parkway Street Dedication Sec 2 must be recorded prior to or simultaneously with this plat.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2
- 10 Coordinate r.o.w transition with Montgomery County Eng. as indicated on the markup.

Commission Action:

Approve the plat subject to the conditions listed



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For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 08/19/2021
Plat Name: Tavola Sec 44
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1850 C3F

CenterPoint: 1. BLK 3 L8: Footage is cut off, is it a 5' WLE?
2. BLK 3 L24-25-26 35-36-37 49-54: Label is missing - Is there a 5'/10' WLE on these lots too?

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 08/19/2021
Plat Name: Thornton Cove
Developer: CE Engineers & Development Consultants
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2021-1920 C3P

Total Acreage:	4.0000	Total Reserve Acreage:	0.0054
Number of Lots:	22	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452M	City

Conditions and requirements for approval:

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

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

148. Change 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.

- 1) show two block
- 2) add required parking table
- 3) add water system note
- 4) provide replat document

Commission Action:

Defer Chapter 42 planning standards



Action Date:
08/19/2021

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: 47
Action Date: 08/19/2021
Plat Name: Thornton Cove
Developer: CE Engineers & Development Consultants
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2021-1920 C3P

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

HPW- TDO- Traffic: 08-16-2021

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. Street Widening Requirements

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

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

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

Stormwater quality permit is required.

Parks and Recreation: Dwelling units in plat notes 12 does not match parks table

Addressing: THORNTON HEIGHTS LANE - Duplicate street name exists, Thornton Heights Subdivision.

Please change street name to something more unique.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 08/19/2021
Plat Name: Thornton Cove
Developer: CE Engineers & Development Consultants
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2021-1920 C3P

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



Agenda Item: 48
Action Date: 08/19/2021
Plat Name: Towne Lake Sec 64
Developer: C.W. SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No / Type: 2021-1875 C3P

Total Acreage:	43.8900	Total Reserve Acreage:	3.6900
Number of Lots:	195	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 503
County	Zip	Key Map ©	City / ETJ
Harris	77433	367J	ETJ

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
041. Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation.
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. Windsong Forest Lane Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (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)

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: 48
Action Date: 08/19/2021
Plat Name: Towne Lake Sec 64
Developer: C.W. SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No / Type: 2021-1875 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: "PICNIC PARK" street name sounds too similar to already existing "PICKWICK PARK". Please choose a more unique name to avoid confusion during emergencies.

HERON KNOLL TRAIL is proposed for an extension of a road segment previously proposed by HERON KNOLL LANE. (2021-1791) Please confirm which street type is used.

CenterPoint: 1.) Needs dedication page with GHBA language.

2.) UE missing from Legend.

3.) All recording information for Outside Split Easements must be on plat or recorded by separate instrument. PUE provided.

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 need to show connection of Glenbriar Spring Lane across MUD channel

Windsong Forest Lane will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)

UVE should be checked at Heron Knoll Trl and Windsong Forest Ln. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked at Windsong Forest Ln and Verde Oaks Trl. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 08/19/2021
Plat Name: Towne Lake Sec 65
Developer: C.W. SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No / Type: 2021-1877 C3P

Total Acreage:	18.4900	Total Reserve Acreage:	1.6200
Number of Lots:	98	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 503
County	Zip	Key Map ©	City / ETJ
Harris	77433	367E	ETJ

Conditions and requirements for approval:

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/19/2021

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: 08/19/2021
Plat Name: Towne Lake Sec 65
Developer: C.W. SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No / Type: 2021-1877 C3P

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

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel K174-00 -00, with top of banks at the western boundary of the plat (there may be a need for an extra 20 feet of ROW).
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

CenterPoint: PLEASE IDENTIFY ALL 14'UE'S AND/OR 7/7 UE SPLITS ON PLAT.

RECORDING INFORMATION MUST BE ON PLAT FOR 7/7 UE SPLITS OUTSIDE OF BOUNDARY OF PLAT, IF PLAT IS NOT RECORDED PLEASE SEE ATTACHED DOCUMENT TO BE COMPLETED AND RECORDED.

DEDICATION PAGE IS NEEDED.

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 08/19/2021
Plat Name: Ventura Estates
Developer: Eduardo Ventura
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1917 C2

Total Acreage:	4.7809	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77484	283J	ETJ

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

155. All streets must have a name followed by a suffix. In addition, permanent access easements must have a suffix of "Private" or "PVT." (133-134)

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

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

Lots currently do not have frontage along a roadway within Chapter 42. D.C 8.18.21

Commission Action:

Withdrawn



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 08/19/2021
Plat Name: Ventura Estates
Developer: Eduardo Ventura
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1917 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.

CenterPoint: No dedicated easements found. CenterPoint requires a 14' UE in front or rear of lots, or a 16' UE if wet utilities are needed.

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

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

Waller Spring Creek Road is a major arterial on City of Waller ETJ plan. Dedicate 17' of ROW and adjust building line.(City of Waller MTFP)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
Check with COH if variance is required for lots taking access from access easement. (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: 51
Action Date: 08/19/2021
Plat Name: Villas at Sunflower Park
Developer: Elevate Opportunity Zone, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2021-1845 C3F

Total Acreage:	2.2899	Total Reserve Acreage:	0.3555
Number of Lots:	29	Number of Multifamily Units:	0
COH Park Sector:	7	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	77033	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)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: 51
Action Date: 08/19/2021
Plat Name: Villas at Sunflower Park
Developer: Elevate Opportunity Zone, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2021-1845 C3F

HPW- TDO- Traffic: 08/17/2021

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.

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 08/19/2021
Plat Name: Vintage Office Park Louetta
Developer: Woodhaven Construction
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-1918 C2

Total Acreage:	10.6247	Total Reserve Acreage:	10.6247
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	77379	329V	ETJ

Conditions and requirements for approval:

- 015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Commission Action:

Defer Chapter 42 planning standards



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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 08/19/2021
Plat Name: Vintage Office Park Louetta
Developer: Woodhaven Construction
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-1918 C2

For Your Information:

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



Agenda Item: 52
Action Date: 08/19/2021
Plat Name: Vintage Office Park Louetta
Developer: Woodhaven Construction
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-1918 C2

HPW-HW- IDS: Approve

HPW-OCE- Drainage and Utility: Detention is required. Need to Call out B.L.

Harris County Flood Control District: Flood Control review - the Vicinity Map does not corresponds to the plat area, other than this: no comments.

CenterPoint: Plat Review: 2021-1918 VINTAGE OFFICE PARK LOUETTA

City of Houston Plat Tracker. After review the above-named plat requires:

1. Transmission Review is required.

This plat is adjacent to a CenterPoint Energy Transmission Corridor and requires further review with the transmission department. Please review the attached Transmission Review Letter for further instructions.

Your Transmission Contacts are:

CenterPoint:

Janice Coburn at janice.coburn@centerpointenergy.com.

Plat Applicant:

Harry Hovis, Hovis Surveying Company Inc

hovis@hovissurveying.com, 281-320-9591

2. Owner, Plat name and acreage in title block, dedication, and title report differ.

3. Vicinity map does not depict the actual geographic location of tract.

4. Title Block: Benjamin Page survey is A-618.

5. Title report lists easements that are not on the plat.

6. CenterPoint records show the following existing utility easement(s) that should be included on the proposed plat. Blanket easements should be listed in the General Notes. Copies are attached. If you require a release, an application is attached.

Recorded in CF#: Y023525

END

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)

Check with COH if variance is needed to not extend portion of stub street or terminate in a cul-de-sac (Chapter 42)



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 08/19/2021
Plat Name: Vintage Office Park Louetta
Developer: Woodhaven Construction
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-1918 C2

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



Agenda Item: 53
Action Date: 08/19/2021
Plat Name: Waller 362 Addition
Developer: GBT Realty
Applicant: John Cowan and Associates
App No / Type: 2021-1800 C2

Total Acreage:	2.0000	Total Reserve Acreage:	2.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Waller	77484	322N	ETJ

Conditions and requirements for approval:

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
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)
116. Add BL plat note: Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time. (150)
146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
1. Provide metes and bounds

Commission Action:

Defer Chapter 42 planning standards

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 08/19/2021
Plat Name: Waller 362 Addition
Developer: GBT Realty
Applicant: John Cowan and Associates
App No / Type: 2021-1800 C2



For Your Information:

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

HPW-HW- IDS: Approve

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

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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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 08/19/2021
Plat Name: Winward Sec 9
Developer: Friendswood Development Company
Applicant: Manhard Consulting
App No / Type: 2021-1770 C3F

Total Acreage:	8.3520	Total Reserve Acreage:	0.2667
Number of Lots:	49	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	77493	404J	ETJ

Conditions and requirements for approval:

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

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.

052. Pitts Road Street Dedication Sec 2 and Winward Sec 7 must be recorded prior to or simultaneously with this plat.

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

Commission Action:

Defer Chapter 42 planning standards



Action Date:
08/19/2021

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: 08/19/2021
Plat Name: Winward Sec 9
Developer: Friendswood Development Company
Applicant: Manhard Consulting
App No / Type: 2021-1770 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: 08/17/2021

No comments.

CenterPoint: 1) Must have all recording information on plat for the outside UE on boundary splits.

HPW-HW- IDS: Approve

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

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

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 and Pitts Road street dedication sec 1 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

Recommend 20' x 20' corner cuts at Pitts Road/Vista Field Drive intersection (COH geometric Design guidelines, 10-22)

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

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

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



Agenda Item: 55
Action Date: 08/19/2021
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)
203. Provide complete Recordation Package when submitting plat for 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: 55
Action Date: 08/19/2021
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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 08/19/2021
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)

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

Commission Action:

Defer for further study and review



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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 56
Action Date: 08/19/2021
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.

Parks and Recreation: Dwelling units in park notes 5 does not match parks table

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



Agenda Item: 57
Action Date: 08/19/2021
Plat Name: Cardiff at Louetta Lakes replat no 1
Developer: Skymark Development Co., Inc.
Applicant: Gruller Surveying
App No / Type: 2021-1852 C2R

Total Acreage:	4.8814	Total Reserve Acreage:	4.8814
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:	Northwest Harris County MUD 36
County	Zip	Key Map ©	City / ETJ
Harris	77388	291Y	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.
123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.
- 190.3. Add 'Margaret Wallace-Brown, Secretary' 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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Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 08/19/2021
Plat Name: Cardiff at Louetta Lakes replat no 1
Developer: Skymark Development Co., Inc.
Applicant: Gruller Surveying
App No / Type: 2021-1852 C2R



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

For Your Information:

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

HPW-HW- IDS: Approve

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

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

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

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

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

UVE shown needs to be reapproved for this PLAT. 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 &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 08/19/2021
Plat Name: Century Oak Storage LLC
Developer: Century Oak Storages LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-1811 C2R

Total Acreage:	19.1434	Total Reserve Acreage:	18.8592
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	77447	284Z	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)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)
162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
214. Subdivision plat is out of a greater sized tract. Submit a GP for the entire tract.

Commission Action:

Defer Additional information reqd



Action Date:
08/19/2021

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: 58
Action Date: 08/19/2021
Plat Name: Century Oak Storage LLC
Developer: Century Oak Storages LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-1811 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: 08/10/2021

No Comments

HPW-HW- IDS: Approve

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

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

CenterPoint: No Legend noted on plat to identify abbreviations, H.C.C.F., M.R.H.C., etc...

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

Coordinate with project manager Rebecca Howe prior to recordation

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

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



Agenda Item: 59
Action Date: 08/19/2021
Plat Name: Clover Landing
Developer: JMJ Design & Construction
Applicant: Cobalt Engineering & Inspections LLC
App No / Type: 2021-1897 C2R

Total Acreage:	0.2892	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77033	534W	City

Conditions and requirements for approval:

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)

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

215. Add shared driveway plat notes: 1) Each lot shall be restricted to single family use.

216. Add shared driveway plat notes: 2) Vehicular access to each lot is provided for by a shared driveway only.

217. Add shared driveway plat notes: 3) The garage portion of each single-family residential unit is setback from the edge of the shared driveway at least 4 feet. Each garage entry is parallel to the shared driveway.

220. Add shared driveway plat notes: 5) This subdivision contains one or more shared driveways that have not been dedicated to 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 shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

222. Identify a 4 foot garage setback adjacent to the shared driveway where the garage entry is located and reference note.

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

224. Maximum length of a 16' shared driveway from the intersection of a public street shall not exceed 100 feet. (42-146)

228. Relocate shared driveway entrance so a minimum 4 foot radius curb can extend perpendicularly from the property line to the street paving. Refer to PWE design standards.

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

Please provide 1) solid waste plan 2) deed restrictions- Vol. 2941, Pg. 364



Agenda Item: 59
Action Date: 08/19/2021
Plat Name: Clover Landing
Developer: JMJ Design & Construction
Applicant: Cobalt Engineering & Inspections LLC
App No / Type: 2021-1897 C2R

Commission Action:

Defer Additional information reqd



Action Date:
08/19/2021

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For Your Information:

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

Parks and Recreation: - Change "net" to "incremental" in parks table
 - Show proof of existing dwelling units with latest survey dated within 12 months of plat submission, water letter, or demo permit
 HPW- TDO- Traffic: 08/11/2021
 Check Section 42-146 of the Code of Ordinance for the shared driveway requirements.
 Sec. 42-146. - Optional performance standards for reduction in shared driveway width.?

A shared driveway shall have a minimum width of 16 feet if it complies with one of the following performance standards:?

(1)? The shared driveway is equal to or less than 100 feet in length and contains no turns except those turns that are part of a "T" turnaround configuration that complies with the following performance standards:?

a.? The "T" turnaround portion of the shared driveway has a minimum width of 16 feet?

b. The length of each branch of the "T" turnaround extends exactly 16 feet from the centerline of the shared driveway?

c.? Not more than four lots take vehicular access from the "T" turnaround and?

d.? Each garage entry door is parallel to the shared driveway except for a garage entry door located within the "T" turnaround

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.

2. Minimum driveway radius is 4 feet on each side of the driveway and 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. Driveway approach in the ROW must be approximately 90 degrees to the street. (IDM



Agenda Item: 59
Action Date: 08/19/2021
Plat Name: Clover Landing
Developer: JMJ Design & Construction
Applicant: Cobalt Engineering & Inspections LLC
App No / Type: 2021-1897 C2R

2020, Table 15.08.01 driveway design criteria. (page 15-40)

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).

Option B: Widen the road to 20-ft (only in front of the property).

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 road/driveways.

3. All abbreviations must be defined on the plat, in the legend, or in the notes this plat is missing: UE.

END

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

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 08/19/2021
Plat Name: Cook Place Plaza
Developer: Cook Road Plaza
Applicant: Bowden Survey
App No / Type: 2021-1760 C2R

Total Acreage:	2.1100	Total Reserve Acreage:	2.1100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77072	529J	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)

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

134.18. Add to general notes on face of plat: This property(s) is located in Park Sector number 18.

209. HPW-TDO-Traffic has requested that this item be deferred for two weeks.

coordinate with HPW- TDO- Traffic

Commission Action:

Defer HPW request



Action Date:
08/19/2021

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: 60
Action Date: 08/19/2021
Plat Name: Cook Place Plaza
Developer: Cook Road Plaza
Applicant: Bowden Survey
App No / Type: 2021-1760 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: 08/17/2021

There is a main water line along the bayou, we recommend showing proximity to the current drainage system.

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

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

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

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

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

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

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

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

Traffic only reviews for applicability of sidewalk construction details.

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

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

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

Stormwater quality permit is required.

The old drainage plan has expired. Need to resubmit drainage plan.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel D122-00 -00 with top of banks at the southern boundary of the plat need to leave space for maintenance access to channel, between the bridge and the building line, at the southwestern corner of the plat.

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



Agenda Item: 61
Action Date: 08/19/2021
Plat Name: Del Sur Villas
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No / Type: 2021-1864 C2R

Total Acreage:	0.1721	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533Q	City

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 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)
079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)
- 134.15. Add to general notes on face of plat: This property(s) is located in Park Sector number 15.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 08/19/2021
Plat Name: Del Sur Villas
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No / Type: 2021-1864 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: - Number of dwelling units in park notes does not match parks table

- Incorrect park sector in notes

HPW- TDO- Traffic: 08/11/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

Addressing: Please change Dreyfus AVE to Dreyfus "STREET". This is in accordance with GHC911, COH, and HEC databases

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 62
Action Date: 08/19/2021
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: 62
Action Date: 08/19/2021
Plat Name: Dimora Heights
Developer: HouTex Engineering, LLC
Applicant: Bowden Survey
App No / Type: 2021-1575 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:

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Agenda Item: 62
Action Date: 08/19/2021
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.



Agenda Item: 63
Action Date: 08/19/2021
Plat Name: EADO Canal Development
Developer: The Pruitt Company, Inc.
Applicant: Beacon Land Services
App No / Type: 2021-1914 C2R

Total Acreage:	0.5765	Total Reserve Acreage:	0.5699
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	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))
- 059.1. Acreage in title and on plat must match at recordation.
065. Add reason for replat in title block.
- 185.2. Appendix A: Provide an attesting individual in the dedicatory language.
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))
203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))

Commission Action:

Approve the plat subject to the conditions listed



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 08/19/2021
Plat Name: EADO Canal Development
Developer: The Pruitt Company, Inc.
Applicant: Beacon Land Services
App No / Type: 2021-1914 C2R



Action Date:
08/19/2021

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: 63
Action Date: 08/19/2021
Plat Name: EADO Canal Development
Developer: The Pruitt Company, Inc.
Applicant: Beacon Land Services
App No / Type: 2021-1914 C2R

HPW- TDO- Traffic: 08/12/2021

No Comments

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

3. Driveway Placement on Corner Lot (Commercial)

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

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required 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.



Agenda Item: 64
Action Date: 08/19/2021
Plat Name: East End Campus
Developer: YES Prep Public Schools
Applicant: Pape-Dawson Engineers
App No / Type: 2021-1861 C2R

Total Acreage:	12.5650	Total Reserve Acreage:	12.5650
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77012	535B	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.

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))

127. Provide Visibility Triangle plat note: "The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground." (Sec 42-161)

134.9 Add note to the plat: "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)

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

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))

A03. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 3. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov (Sec. 9-381)

A04. Add the following note to the face of the plat: The land within this subdivision plat is located within a Controlled Compatible Land Use Area established by City of Houston Ordinance No. 2008-1052 and may be subject to regulations restricting the use of the land. (Ord. No. 08-1052; Ch. 9)

Commission Action:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 08/19/2021
Plat Name: East End Campus
Developer: YES Prep Public Schools
Applicant: Pape-Dawson Engineers
App No / Type: 2021-1861 C2R

Approve the plat subject to the conditions listed



Action Date:
08/19/2021

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: 64
Action Date: 08/19/2021
Plat Name: East End Campus
Developer: YES Prep Public Schools
Applicant: Pape-Dawson Engineers
App No / Type: 2021-1861 C2R

HPW- TDO- Traffic: 08-16-2021

Recommend that commercial development do not take access using residential streets, but to take access through driveways facing Lawndale Drive.

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

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

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

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

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

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

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

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

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

4. Driveway Placement on Corner Lot (Commercial)

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

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

Submit applications online at houstonpermittingcenter.org

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

Stormwater quality permit is required.

Addressing: Please change street type of LAWNDAL DRIVE to 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: 65
Action Date: 08/19/2021
Plat Name: Federal Acres partial replat no 1
Developer: Stantec Consulting Services, Inc.
Applicant: Bury
App No / Type: 2021-1860 C2R

Total Acreage:	0.6929	Total Reserve Acreage:	0.6929
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	77015	496G	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))
- 059.1. Acreage in title and on plat must match at recordation.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41(1))
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)
185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6)) (Re: separate email for revised language for plat requiring Mayor signature.)
- 190.3. Add 'Margaret Wallace Brown, AICP, CNU-A,, Secretary' as Secretary in the Planning Commission certificate.
194. Appendix J: County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (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
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 08/19/2021
Plat Name: Federal Acres partial replat no 1
Developer: Stantec Consulting Services, Inc.
Applicant: Bury
App No / Type: 2021-1860 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: - Add park sector

HPW- TDO- Traffic: 08/11/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

2. Driveway Placement on Corner Lot (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.

CenterPoint: 1. Plat name in dedication and title block differ.

Federal Acres Partial Replat No 1

City Of Houston Maxey Road Lift Station

2. Title report shows acreage as 0.6992ac

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required 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.

In the floodplain, need approved drainage plan.

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 08/19/2021
Plat Name: Federal Acres partial replat no 1
Developer: Stantec Consulting Services, Inc.
Applicant: Bury
App No / Type: 2021-1860 C2R

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



Agenda Item: 66
Action Date: 08/19/2021
Plat Name: Galena Park ISD Pyburn Elementary replat no 1 and extension
Developer: Brooks and Sparks
Applicant: West Belt Surveying, Inc.
App No / Type: 2021-1887 C2R

Total Acreage:	13.4840	Total Reserve Acreage:	13.4840
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	5	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	77015	496L	City/ETJ

Conditions and requirements for approval:

- 014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 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))
- 127. Provide Visibility Triangle plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (Sec 42-161)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))

Commission Action:

Approve the plat subject to the conditions listed

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 08/19/2021
Plat Name: Galena Park ISD Pyburn Elementary replat no 1 and extension
Developer: Brooks and Sparks
Applicant: West Belt Surveying, Inc.
App No / Type: 2021-1887 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: 66
Action Date: 08/19/2021
Plat Name: Galena Park ISD Pyburn Elementary replat no 1 and extension
Developer: Brooks and Sparks
Applicant: West Belt Surveying, Inc.
App No / Type: 2021-1887 C2R

HPW- TDO- Traffic: 08/10/2021

No Comments

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

3. 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: APPROVE

CenterPoint: CenterPoint records show two (2) unrecorded existing utility easements that should be included on the current plat: (both docs. Provided)

1. Easement_35-0643

2. Easement_35-0776

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

Harris County Flood Control District: Flood Control review - Need to show Hunting Bayou channel top of banks on the plat.

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



Agenda Item: 67
Action Date: 08/19/2021
Plat Name: Grand Park Landing
Developer: Innerloop Meadow Development, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1892 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	77021	533R	City

Conditions and requirements for approval:

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

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

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

A03. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 3. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houston.tx.gov (Sec. 9-381)

A04. Add the following note to the face of the plat: "The land within this subdivision plat is located within a Controlled Compatible Land Use Area established by City of Houston Ordinance No. 2008-1052 and may be subject to regulations restricting the use of the land." (Ord. No. 08-1052; Ch. 9)

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

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 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: 67
Action Date: 08/19/2021
Plat Name: Grand Park Landing
Developer: Innerloop Meadow Development, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1892 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: 08/11/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 08/19/2021
Plat Name: Hardy Grove
Developer: Innerloop Meadow Development, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1834 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453V	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: 68
Action Date: 08/19/2021
Plat Name: Hardy Grove
Developer: Innerloop Meadow Development, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1834 C2R

HPW- TDO- Traffic: 08/10/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 08/19/2021
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)
203. Provide complete Recordation Package when submitting plat for 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: 69
Action Date: 08/19/2021
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.

The location of the parking reserve with an additional angle is difficult for vehicles to park.

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 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: 70
Action Date: 08/19/2021
Plat Name: Heights Development on Allston
Developer: Arlen & Gayle Ferguson
Applicant: Beacon Land Services
App No / Type: 2021-1847 C2R

Total Acreage:	0.4545	Total Reserve Acreage:	0.4545
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Z	City

Conditions and requirements for approval:

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

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:



Agenda Item: 70
Action Date: 08/19/2021
Plat Name: Heights Development on Allston
Developer: Arlen & Gayle Ferguson
Applicant: Beacon Land Services
App No / Type: 2021-1847 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: 08/10/2021

No Comments

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

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

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

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

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

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

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

2. Sidewalks (October 1, 2020)

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

Email: Planningdepartment@houstontx.gov

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

Traffic only reviews for applicability of sidewalk construction details.

3. Driveway Placement on Corner Lot (Commercial)

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

4. Alley Access for Commercial property (COH IDM Chapter 10, Section 10.3.03.G):

A commercial property shall only connect to a COH accepted Alley. Please comply with the IDM requirements for alley access. For a list of COH accepted alleys please visit <https://www.houstonpermittingcenter.org/office-city-engineer/engineering-services-right-way#agency-links-1791>

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required 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: CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: 15'Alley

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



PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 08/19/2021
Plat Name: Heights Development on Allston
Developer: Arlen & Gayle Ferguson
Applicant: Beacon Land Services
App No / Type: 2021-1847 C2R

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 08/19/2021
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:	0.0954
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. (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.

069. Legal description on face of the plat and in title must match. (Sec 42-41)

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. (Sec 42-233)

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

Provide right-of-way record documents and survey dimensioning right-of-way width of Paul Quinn to determine existing width and how much dedication for widening is required.

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: 71
Action Date: 08/19/2021
Plat Name: Highland Heights Annex no 3 partial replat no 1
Developer: HouTex Engineering, LLC
Applicant: Bowden Survey
App No / Type: 2021-1773 C3R

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

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

5. Driveway approach must be at least 80 degrees.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required 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: IDENTIFY 10' HL&P Easement together with an unobstructed aerial easement 10, beginning at a



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 08/19/2021
Plat Name: Highland Heights Annex no 3 partial replat no 1
Developer: HouTex Engineering, LLC
Applicant: Bowden Survey
App No / Type: 2021-1773 C3R

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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 08/19/2021
Plat Name: Highland Heights Homes
Developer: Zenith Urban Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1835 C2R

Total Acreage:	0.7748	Total Reserve Acreage:	0.0055
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	452A	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: 72
Action Date: 08/19/2021
Plat Name: Highland Heights Homes
Developer: Zenith Urban Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1835 C2R

HPW- TDO- Traffic: 08/17/2021

Ensure that entrance at Paul Quinn Street is 20-feet tangential past the property line. show dimension on the plat.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

3. 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.

Master W.M.E. is required.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 08/19/2021
Plat Name: Highland Trails
Developer: 3435 De Soto, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2021-1720 C3R

Total Acreage:	1.8936	Total Reserve Acreage:	0.1840
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	451D	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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Agenda Item: 73
Action Date: 08/19/2021
Plat Name: Highland Trails
Developer: 3435 De Soto, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2021-1720 C3R

HPW- TDO- Traffic: 08/13/2021

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"

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

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

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PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

3. Street Widening Requirements

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

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

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

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

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

Stormwater quality permit is required.

Call out private F.H..

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 08/19/2021
Plat Name: Hollins Estates at Esther
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2021-1838 C2R

Total Acreage:	2.5000	Total Reserve Acreage:	2.5000
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:	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.
209. Applicant has requested that this item be deferred for two weeks.

Commission Action:

Defer for further study and review



Action Date:
08/19/2021

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: 74
Action Date: 08/19/2021
Plat Name: Hollins Estates at Esther
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2021-1838 C2R

HPW- TDO- Traffic: 08/17/2021

Recommend to provide a three-point turnaround for a fire truck access.

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

CenterPoint: 14' utility easements should be used for any dry utilities, exclusive to CNP facilities and shared.

b. 16' utility easements should be used when it is anticipated that wet utilities are to share the easement (i.e., water or sewer pipes)

c. Side-lot easements should be 10' wide perimeter or 5' on either side of lot line.

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

Submit applications online at houstonpermittingcenter.org

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

Stormwater quality permit is required.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 08/19/2021
Plat Name: Houston Metals Properties
Developer: REAL Designs
Applicant: REAL Designs
App No / Type: 2021-1915 C2R

Total Acreage:	2.5500	Total Reserve Acreage:	2.5500
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	452E	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: 75
Action Date: 08/19/2021
Plat Name: Houston Metals Properties
Developer: REAL Designs
Applicant: REAL Designs
App No / Type: 2021-1915 C2R

HPW- TDO- Traffic: 08/11/2021

No Comments

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

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

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

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

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PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

3. Street Widening Requirements

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

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

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

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



Agenda Item: 76
Action Date: 08/19/2021
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.

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

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

223. Indicate the direction of vehicular entry to each garage from the shared driveway (>). Provide radius at the intersection of two shared driveways.

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



Agenda Item: 76
Action Date: 08/19/2021
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.

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

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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 08/19/2021
Plat Name: Landing at Yale
Developer: Prosperity Homes/Umran Martin, LLC
Applicant: MOMENTUM ENGINEERING
App No / Type: 2021-1828 C2R

Total Acreage:	1.1726	Total Reserve Acreage:	0.1362
Number of Lots:	28	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452M	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 139. Provide for widening of Thornton street (60'ROW). (122)
- 209. Applicant has requested that this item be deferred for two weeks.

Commission Action:

Defer Applicant request



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

For Your Information:

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



Agenda Item: 77
Action Date: 08/19/2021
Plat Name: Landing at Yale
Developer: Prosperity Homes/Umran Martin, LLC
Applicant: MOMENTUM ENGINEERING
App No / Type: 2021-1828 C2R

HPW- TDO- Traffic: 08/17/2021

Recommend to maintain the type of drainage system along Thorton Road Thorton Rd is a narrow 20-feet street, recommend keeping 10-feet required building line.

for the shared driveway access along Yale Street, there will be only right-in and right-out operation.

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

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

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

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

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

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

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

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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.

CenterPoint: A 10' BL is requested along Yale St.

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

Submit applications online at houstonpermittingcenter.org

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

Master W.M.E. is required.

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

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 08/19/2021
Plat Name: Little York Complex
Developer: Bayou City Commercial
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1893 C2R

Total Acreage:	3.4470	Total Reserve Acreage:	3.4470
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77076	413U	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:
08/19/2021

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: 78
Action Date: 08/19/2021
Plat Name: Little York Complex
Developer: Bayou City Commercial
Applicant: Owens Management Systems, LLC
App No / Type: 2021-1893 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: 08-16-2021

No comments.

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

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

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

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

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

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

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

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

Traffic only reviews for applicability of sidewalk construction details.

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

For driveways with direct access to a street with medians, any driveway located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose.

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

Stormwater quality permit is required.

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

Submit applications online at [houstonpermittingcenter.org](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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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 08/19/2021
Plat Name: Lonesome Oak Business Park
Developer: Lonesome Oak Business Park
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-1813 C2R

Total Acreage:	12.6842	Total Reserve Acreage:	12.4964
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	284Z	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.
- 162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 214. Subdivision plat is out of a greater sized tract. Submit a GP for the entire tract or include common ownership on the plat.

Commission Action:

Defer Additional information reqd



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 08/19/2021
Plat Name: Lonesome Oak Business Park
Developer: Lonesome Oak Business Park
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-1813 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: A 10' BL requested.

HPW-HW- IDS: Approve

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

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

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

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)D_ Checkmate enterprises owns adjacent parcel. Check with City to expand plat boundary or submit GP. (Chapter 42)

Check with city about requirement of north-south street as conditioned from Becker Enclave plat. limited scope TIA required to determine driveway location, median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)

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



Agenda Item: 80
Action Date: 08/19/2021
Plat Name: Los Campos
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No / Type: 2021-1746 C3R

Total Acreage:	10.7370	Total Reserve Acreage:	2.3200
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285W	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.
088. Minimum reserve size shall be 5000 square feet having 60' frontage along at least one public street with a right-of-way not less than 60 feet. (192)
105. Private street dead-end does not comply with requirements. Reference Private Street Dead-end requirements. (232)
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)
178. The intersection angle created by two type 2 PAEs or private streets shall be between 80- and 90-degrees. With a 90-degree angle the intersection shall have a 20-ft. radius. With an angle less than a 90-degree the intersection shall have a 25-ft. radius. (129, 231)
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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 08/19/2021
Plat Name: Los Campos
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No / Type: 2021-1746 C3R



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

For Your Information:

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

HPW-HW- IDS: Approve

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

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

CenterPoint: PLEASE NOTE THE ATTACHED BLANKET EASEMENTS IN THE NOTES OF THE PLAT.

APPLICANT SHOULD MAINTAIN A 10'BL WHERE PROPERTY IS ADJACENT TO ROAD ROW WITH PRIMARY OVERHEAD FACILITIES INSTALLED.

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

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

Label street name for stub (chapter 42)

Discuss with City if Hunt property should be platted for access

Label 5-foot building line (chapter 42)

Recommend detention for this development

Dedicate 17' of ROW along Becker Road and label 25' building line and 1-foot reserves (chapter 42)

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

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 08/19/2021
Plat Name: Lupita Estates
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No / Type: 2021-1854 C2R

Total Acreage:	0.1078	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	413Z	City

Conditions and requirements for approval:

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

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

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

Commission Action:

Defer LGL deed rests review pending



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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: 81
Action Date: 08/19/2021
Plat Name: Lupita Estates
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No / Type: 2021-1854 C2R

HPW- TDO- Traffic: 08/10/2021

No Comments

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

Submit applications online at houstonpermittingcenter.org

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

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

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

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning 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.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 82
Action Date: 08/19/2021
Plat Name: Luthe Road Reserve
Developer: M LANZA
Applicant: Century Engineering, Inc
App No / Type: 2021-1913 C2R

Total Acreage:	3.1029	Total Reserve Acreage:	3.1029
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	77039	373Y	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: 82
Action Date: 08/19/2021
Plat Name: Luthe Road Reserve
Developer: M LANZA
Applicant: Century Engineering, Inc
App No / Type: 2021-1913 C2R

HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.
CenterPoint: Plat Review: 2021-1913 LUTHE ROAD RESERVE
City of Houston Plat Tracker. After review the above-named plat requires:

Transmission Review is required.

This plat is adjacent to a CenterPoint Energy Transmission Corridor and requires further review with the transmission department. Please review the attached Transmission Review Letter for further instructions.

Your Transmission Contacts are:

CenterPoint:

Janice Coburn at janice.coburn@centerpointenergy.com.

Plat Applicant:

Century Engineering, Inc, Daniel Massiatte, 713-780-8871 Ext 237 dmassiatte@centuryengineering.com

Please make the adjustments and resubmit the amended plat for further review.

If there are any further questions, please let us know.

All plat review submissions should be sent to Plat.Review.TX@centerpointenergy.com.

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_

Check with city/property owner if remainder tract is to be included in plat

Coordinate with project manager Antonio Rosario prior to recordation (HC-permit regs, 5.06)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 08/19/2021
Plat Name: Madrid Villas
Developer: Vera Living, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1832 C2R

Total Acreage:	0.2372	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	534N	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.
- 054. Reference 42-41 through 42-51 for plat, general plan and street dedication plat graphical and legal requirements.
- 158. Provide for the dedication of widening for Madrid 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



Action Date:
08/19/2021

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: 83
Action Date: 08/19/2021
Plat Name: Madrid Villas
Developer: Vera Living, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1832 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: 08/10/2021

No Comments

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

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

Email: Planningdepartment@houstontx.gov

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

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

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

The distance between the driveway and the property line near the street intersection must be at least 20 ft 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 08/19/2021
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.
- 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:
08/19/2021

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: 08/19/2021
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. Any new construction or new renovations will require compliance of the ROW as per the IDM Ch. 15.

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

Submit applications online at houstonpermittingcenter.org

Our records indicate that there is an active public sanitary sewer located on-site. For easement requirements over the existing sewer please contact the Office of City Engineers or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

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

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

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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 08/19/2021
Plat Name: Marjorie Brook
Developer: HCX Infinity Group
Applicant: The Interfield Group
App No / Type: 2021-1884 C2R

Total Acreage:	0.1607	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	412T	City

Conditions and requirements for approval:

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

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

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

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

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:
08/19/2021

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: 85
Action Date: 08/19/2021
Plat Name: Marjorie Brook
Developer: HCX Infinity Group
Applicant: The Interfield Group
App No / Type: 2021-1884 C2R

HPW- TDO- Traffic: 08/10/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 08/19/2021
Plat Name: Marjorie Meadows
Developer: HCX Infinity Group
Applicant: The Interfield Group
App No / Type: 2021-1881 C2R

Total Acreage:	0.1653	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412T	City

Conditions and requirements for approval:

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

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:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 08/19/2021
Plat Name: Marjorie Meadows
Developer: HCX Infinity Group
Applicant: The Interfield Group
App No / Type: 2021-1881 C2R

HPW- TDO- Traffic: 08/10/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 08/19/2021
Plat Name: Minerva Foursquare
Developer: JHF Holdings, LLC
Applicant: Karen Rose Engineering and Surveying
App No / Type: 2021-1827 C2R

Total Acreage:	0.1607	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492L	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: 87
Action Date: 08/19/2021
Plat Name: Minerva Foursquare
Developer: JHF Holdings, LLC
Applicant: Karen Rose Engineering and Surveying
App No / Type: 2021-1827 C2R

HPW- TDO- Traffic: 08/10/2021
Check section 42-150- Building Line Requirement for local streets.

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.

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

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: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.
Make sure that 10' clearance between public utility to the building foundation.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 08/19/2021
Plat Name: Mkinley Court
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2021-1821 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:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	City

Conditions and requirements for approval:

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

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

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:
08/19/2021

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: 88
Action Date: 08/19/2021
Plat Name: Mkinley Court
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2021-1821 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: 08/10/2021

Recommend to show boundaries of building lines on plat.

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

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

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

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



Agenda Item: 89
Action Date: 08/19/2021
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:

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)

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

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

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

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

Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (Sec 42-161)

Commission Action:

Approve the plat subject to the conditions listed



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 08/19/2021
Plat Name: Mykawa Green Plaza
Developer: BM Design
Applicant: BM DESIGN LLC
App No / Type: 2021-1537 C2R



Action Date:
08/19/2021

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: 89
Action Date: 08/19/2021
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.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 08/19/2021
Plat Name: Mykawa Green Plaza
Developer: BM Design
Applicant: BM DESIGN LLC
App No / Type: 2021-1537 C2R

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 08/19/2021
Plat Name: Nathaniel Brown Manor
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2021-1846 C2R

Total Acreage:	0.1377	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533Q	City

Conditions and requirements for approval:

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

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

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)

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:
08/19/2021

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: 90
Action Date: 08/19/2021
Plat Name: Nathaniel Brown Manor
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2021-1846 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: 08/10/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 08/19/2021
Plat Name: Noble Development
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1740 C2R

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

Conditions and requirements for approval:

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. 42-161
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. Sec 42-212
047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) 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:
08/19/2021

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

For Your Information:



Agenda Item: 91
Action Date: 08/19/2021
Plat Name: Noble Development
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1740 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: 08/13/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

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



Agenda Item: 92
Action Date: 08/19/2021
Plat Name: Nolder Unrestricted Reserve
Developer: David W. Nolder
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2021-1807 C2R

Total Acreage:	3.7879	Total Reserve Acreage:	3.6999
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	77092	451F	City

Conditions and requirements for approval:

007.5. Provide written approval from PWE, Joint Referral Committee regarding the abandonment of a street, alley, or easement inside the City of Houston prior to recordation. If it is determined that public utilities are involved a copy of the ordinance to abandon must be provided prior to recordation. Contact JRC at <http://www.publicworks.cityofhouston.gov/documents/JRC/index.htm> for the application process or call 713-837-0050. Local Govt Code Sec 272.001 & Sec 2-237 and 2-238 of COH, Code of Ordinances

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.

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

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

Provide No objection letter from HPW-Utilities division as part of abandoning the ROW.

Coordinate with Parks Department on the abandonment of adjacent remainder public ROWs.

Provide final approval from JRC to abandon portions of ROW for Poppy, Myrtle and Unnamed Avenue. Failure to provide abandonment document will require resubmittal of the plat.

Update legal description and provide a revised CPL. Acreage in title and on plat must match. Legal description should also include the portion of the street being abandoned.

Commission Action:

Defer for further study and review



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 08/19/2021
Plat Name: Nolder Unrestricted Reserve
Developer: David W. Nolder
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2021-1807 C2R



Action Date:
08/19/2021

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

For Your Information:

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



Agenda Item: 92
Action Date: 08/19/2021
Plat Name: Nolder Unrestricted Reserve
Developer: David W. Nolder
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2021-1807 C2R

HPW- TDO- Traffic: 08/10/2021

No Comments

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

3. 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. Driveway Placement on Corner Lot (Commercial)

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

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

Submit applications online at houstonpermittingcenter.org

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

Stormwater quality permit is required.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 93
Action Date: 08/19/2021
Plat Name: OSK Group Larkspur Development
Developer: OSK Group LLC
Applicant: Doshi Engineering & Surveying Company
App No / Type: 2021-1906 C2R

Total Acreage:	0.2311	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77051	533Z	City

Conditions and requirements for approval:

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 08/19/2021
Plat Name: OSK Group Larkspur Development
Developer: OSK Group LLC
Applicant: Doshi Engineering & Surveying Company
App No / Type: 2021-1906 C2R

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

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

HPW- TDO- Traffic: 08/11/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

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



Agenda Item: 94
Action Date: 08/19/2021
Plat Name: Park Vista at El Tesoro Sec 2
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No / Type: 2021-1878 C3R

Total Acreage:	50.0660	Total Reserve Acreage:	7.2990
Number of Lots:	302	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 460
County	Zip	Key Map ©	City / ETJ
Harris	77048	574L	City

Conditions and requirements for approval:

007.5. Provide written approval from PWE, Joint Referral Committee regarding the abandonment of a street, alley, or easement inside the City of Houston prior to recordation. If it is determined that public utilities are involved a copy of the ordinance to abandon must be provided prior to recordation. Contact JRC at <http://www.publicworks.cityofhouston.gov/documents/JRC/index.htm> for the application process or call 713-837-0050. Local Govt Code Sec 272.001 & Sec 2-237 and 2-238 of COH, Code of Ordinances

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

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. Sec 42-155

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. 42-161

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

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

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

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. Sec 42-41

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

185.2. Appendix A: Provide an attesting individual in the dedicatory language.

188. Appendix D: Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) Sec 42-42(5), 44(6)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 08/19/2021
Plat Name: Park Vista at El Tesoro Sec 2
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No / Type: 2021-1878 C3R

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.

Parks and Recreation: - Dwelling units in plat notes 19 does not match parks table

- Change "net" to "incremental" in parks table

HPW- TDO- Traffic: 08-16-2021

Is there a future connection to Selinsky Rd, with that many trips will create saturation to Madden Lane - a two-lane unimproved road with deep open ditches on both sides.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 08/19/2021
Plat Name: Park Vista at El Tesoro Sec 2
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No / Type: 2021-1878 C3R

Email: Planningdepartment@houston.tx.gov
Planner of the day phone #: 832-393-6600

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

3. All ROW streets shall comply with 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

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

Addressing: Please change street type of MADDEN ROAD to LANE on Plat.
CenterPoint: Please identify 14'UE and 7/7 splits with arrows showing the locations of the purposed easements with Recording Information.

All recorded easements must be identified on plat with recording information.

I see two 5' UE's above lots 28, 29, 44 and 45. Is this suppose to be a purpose 10' UE, is this inside reserve A?

Between lots 58 and 59, reserve A-No UE's and/or CNP easements, whether existing or proposed, should be within Reserves restricted to any kind of wet usage area (i.e. detention, drainage, lake, etc.)

Applicant should maintain a 10'BL where property is adjacent to Road ROW with primary overhead facilities installed. (Maykawa 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.



Agenda Item: 95
Action Date: 08/19/2021
Plat Name: Peveto Beltway 8
Developer: KING'S LAND SURVEYING SOLUTIONS, LLC
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
App No / Type: 2021-1626 C2R

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.

206. Staff recommendation is disapproval for the following reasons-

1)approved drainage plan required, 2)revised CPL required.

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:

Disapprove



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 08/19/2021
Plat Name: Peveto Beltway 8
Developer: KING'S LAND SURVEYING SOLUTIONS, LLC
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
App No / Type: 2021-1626 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.



Agenda Item: 95
Action Date: 08/19/2021
Plat Name: Peveto Beltway 8
Developer: KING'S LAND SURVEYING SOLUTIONS, LLC
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
App No / Type: 2021-1626 C2R

HPW- TDO- Traffic: 07-15-2021

No Comments

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

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

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(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.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 08/19/2021
Plat Name: Peveto Beltway 8
Developer: KING'S LAND SURVEYING SOLUTIONS, LLC
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
App No / Type: 2021-1626 C2R

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 08/19/2021
Plat Name: Reserve at Gulfpoint partial replat no 1 replat no 1
Developer: Wycoff Development
Applicant: PROSURV
App No / Type: 2021-1870 C2R

Total Acreage:	6.1580	Total Reserve Acreage:	6.1580
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 410
County	Zip	Key Map ©	City / ETJ
Harris	77034	576Z	City

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. Sec 42-212
047. Make minor corrections and additions as indicated on the marked file copy.
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:
08/19/2021

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: 96
Action Date: 08/19/2021
Plat Name: Reserve at Gulfpoint partial replat no 1 replat no 1
Developer: Wycoff Development
Applicant: PROSURV
App No / Type: 2021-1870 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: 08/16/2021

No Comments

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

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

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

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

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

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

Stormwater quality permit is required.

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 97
Action Date: 08/19/2021
Plat Name: Salinas Reserve
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No / Type: 2021-1857 C2R

Total Acreage:	0.8814	Total Reserve Acreage:	0.7022
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77076	413S	City

Conditions and requirements for approval:

025. Single family residential lots in the urban area adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Add BL 159 A illustration and notes to the plat. Sec 42-157(b)

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.

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 (Long replat paragraph): 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 Chapter 42 planning standards



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 08/19/2021
Plat Name: Salinas Reserve
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No / Type: 2021-1857 C2R



Action Date:
08/19/2021

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: 97
Action Date: 08/19/2021
Plat Name: Salinas Reserve
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No / Type: 2021-1857 C2R

HPW- TDO- Traffic: 08/10/2021

No Comments

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required 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.



Agenda Item: 98
Action Date: 08/19/2021
Plat Name: Sampson Villas
Developer: CE Engineers and Development Consultants, Incorporated
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2021-1762 C2R

Total Acreage:	0.1721	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494S	City

Conditions and requirements for approval:

025.1 Single family residential lots in the city adjacent to a collector or local street shall have a 5 feet front building line if vehicular access to each lot is provided by a shared driveway and the subdivision conforms to the performance standards of 157(c)(2). Conditions: (1) meets the requirements of division 2 of article III of Chapter 42, (2) each dwelling unit on a lot adjacent to a public street has front door that faces the public street, provides pedestrian access to the public street and (3) all electrical service installations for the development are installed according to CenterPoint Energy's service standards for the underground installations. Sec 42-157(c)(2)

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.

073.1. Replat Legal Descriptions shall match the legal description listed in the title commitment.

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



Agenda Item: 98
Action Date: 08/19/2021
Plat Name: Sampson Villas
Developer: CE Engineers and Development Consultants, Incorporated
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2021-1762 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: 08/10/2021

Check Section 42-150 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.

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.

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

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



Agenda Item: 99
Action Date: 08/19/2021
Plat Name: Sandrock Gardens
Developer: Texas Group
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1856 C3R

Total Acreage:	13.6000	Total Reserve Acreage:	13.6000
Number of Lots:	69	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574J	City

Conditions and requirements for approval:

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

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

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

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

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

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)

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

137. Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. 42-132

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: 99
Action Date: 08/19/2021
Plat Name: Sandrock Gardens
Developer: Texas Group
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1856 C3R



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

For Your Information:

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

HPW- TDO- Traffic: 08/17/2021

No comments.

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

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

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

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

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

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

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

2. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

3. All ROW streets shall comply with the requirements of the IDM Ch. 10.

CenterPoint: 1. Title block missing full legal: title report shows tract is out of:

BLK 2 SOUTH PARK VLG 167/41 MR

And

BLK 1 SOUTH PARK VLG Sec 3 182/1 MR

2. BLK 2: 14'UE traverses through Blk 2 then through Res D/Detention. No UE's are allowed in reserves



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 08/19/2021
Plat Name: Sandrock Gardens
Developer: Texas Group
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1856 C3R

designated as a wet area.

3. The following prior easements are not shown on proposed plat:
4. 5'UE in SOUTH PARK VLG 167/41MR & SOUTH PARK VLG Sec 3, 182/1 MR
5. 5'lying in subject tract out of 10'UE in Crestmont Pk Sec 5, 121/40 MR
6. Multiple 3x35 down guy eas in plat 121/40 MR (per existing survey)
7. Guy eas 3x15' N prop line in 182/1 MR (per title report)
8. An application for Release of Easement is attached.

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

This project will require Joint Referral Committee action for the abandonment/relocation of the existing water lines on-site.

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 08/19/2021
Plat Name: Shepherd Retail Subdivision
Developer: Carney Engineering, PLLC
Applicant: Gruller Surveying
App No / Type: 2021-1753 C2R

Total Acreage:	0.5263	Total Reserve Acreage:	0.5263
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/19/2021

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: 100
Action Date: 08/19/2021
Plat Name: Shepherd Retail Subdivision
Developer: Carney Engineering, PLLC
Applicant: Gruller Surveying
App No / Type: 2021-1753 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: 08/13/2021

No Comments

CenterPoint: 1) Building Line is needed on south boundary line by alley where overhead facilities are present.
2) Street/Alley Closure Application Form is provided for abandonment of alley, if needed.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (October 1, 2020)

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

Email: Planningdepartment@houstontx.gov

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

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

3. Driveway Placement on Corner Lot (Commercial)

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

4. Alley Access for Commercial property (COH IDM Chapter 10, Section 10.3.03.G):

A commercial property shall only connect to a COH accepted Alley. Please comply with the IDM requirements for alley access. For a list of COH accepted alleys please visit <https://www.houstonpermittingcenter.org/office-city-engineer/engineering-services-right-way#agency-links-1791>

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 08/19/2021
Plat Name: Shepherd Retail Subdivision
Developer: Carney Engineering, PLLC
Applicant: Gruller Surveying
App No / Type: 2021-1753 C2R

Paula.Hunter2@houstontx.gov

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 08/19/2021
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.

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

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:
08/19/2021

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: 101
Action Date: 08/19/2021
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: 102
Action Date: 08/19/2021
Plat Name: TM Spring Cypress
Developer: TM Spring Cypress Holdings, LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-1853 C2R

Total Acreage:	22.6710	Total Reserve Acreage:	22.6710
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	367C	ETJ

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. 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)42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 08/19/2021
Plat Name: TM Spring Cypress
Developer: TM Spring Cypress Holdings, LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2021-1853 C2R

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

HPW-HW- IDS: Approve

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

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

CenterPoint: RE NOTE 14: RP-2017-48306 is now fully released in RP-2019-229030

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)

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: 103
Action Date: 08/19/2021
Plat Name: Tuam Springs
Developer: Onyx Land Partners, LLC.
Applicant: ICMC GROUP INC
App No / Type: 2021-1880 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 08/19/2021
Plat Name: Tuam Springs
Developer: Onyx Land Partners, LLC.
Applicant: ICMC GROUP INC
App No / Type: 2021-1880 C2R

HPW- TDO- Traffic: 08/11/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 08/19/2021
Plat Name: Villas on Madrid
Developer: Vera Living, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1833 C2R

Total Acreage:	0.2403	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	534J	City

Conditions and requirements for approval:

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

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

Commission Action:

Pending legal review of 15' deed building line



Action Date:
08/19/2021

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: 104
Action Date: 08/19/2021
Plat Name: Villas on Madrid
Developer: Vera Living, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1833 C2R

HPW- TDO- Traffic: 08/09/2021

No Comments

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

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

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

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

The distance between the driveway and the property line near the street intersection must be at least 20 ft
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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 08/19/2021
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.

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

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:

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



Agenda Item: 105
Action Date: 08/19/2021
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: 106
Action Date: 08/19/2021
Plat Name: West Drew Point
Developer: Albany Studio LLC
Applicant: Albany Studio LLC
App No / Type: 2021-1806 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493N	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
- 073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.
186. Appendix B:Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
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)
1. Revise clerk to Teneshia Hudspeth

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: 106
Action Date: 08/19/2021
Plat Name: West Drew Point
Developer: Albany Studio LLC
Applicant: Albany Studio LLC
App No / Type: 2021-1806 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: 08/10/2021

No Comments

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

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

Email: Planningdepartment@houstontx.gov

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 08/19/2021
Plat Name: Wheatley Landing
Developer: Zoom Houses, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1719 C2R

Total Acreage:	0.9506	Total Reserve Acreage:	0.0110
Number of Lots:	16	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	412X	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
 - 1. Provide 20' right of way dedication document to staff
 - 2. Provide COH DWG. No. 30730

Commission Action:

Defer Additional information reqd



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

For Your Information:

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



Agenda Item: 107
Action Date: 08/19/2021
Plat Name: Wheatley Landing
Developer: Zoom Houses, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2021-1719 C2R

HPW- TDO- Traffic: 08/10/2021

No Comments

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

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

2. 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.****

CenterPoint: A STANDARD 10' BL IS REQUIRED ON INTERIOR

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 08/19/2021
Plat Name: Braeswood partial replat no 7
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No / Type: 2021-1429 C3N

Total Acreage:	0.1791	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77030	532G	City

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

Commission Action:

Withdrawn



Action Date:
08/19/2021

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: 08/19/2021
Plat Name: Braeswood partial replat no 7
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No / Type: 2021-1429 C3N

HPW- TDO- Traffic: 08/13/2021

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.?

Check Building Line Requirements Section 42-150

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. Angle of driveway approach must be approximately 90 degrees to the street. (IDM 2020, Table 15.08.01 driveway design criteria. (page 15-40)

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. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning 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' Utility Easement as set forth per plat recorded in Volume 10, Page 15 in the Map Records of Harris County, Texas, Must be identified on plat with recording information.

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

Interior BL's must be identified.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required 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: 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.

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: 108

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Braeswood partial replat no 7

Applicant: Advance Surveying, Inc.



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

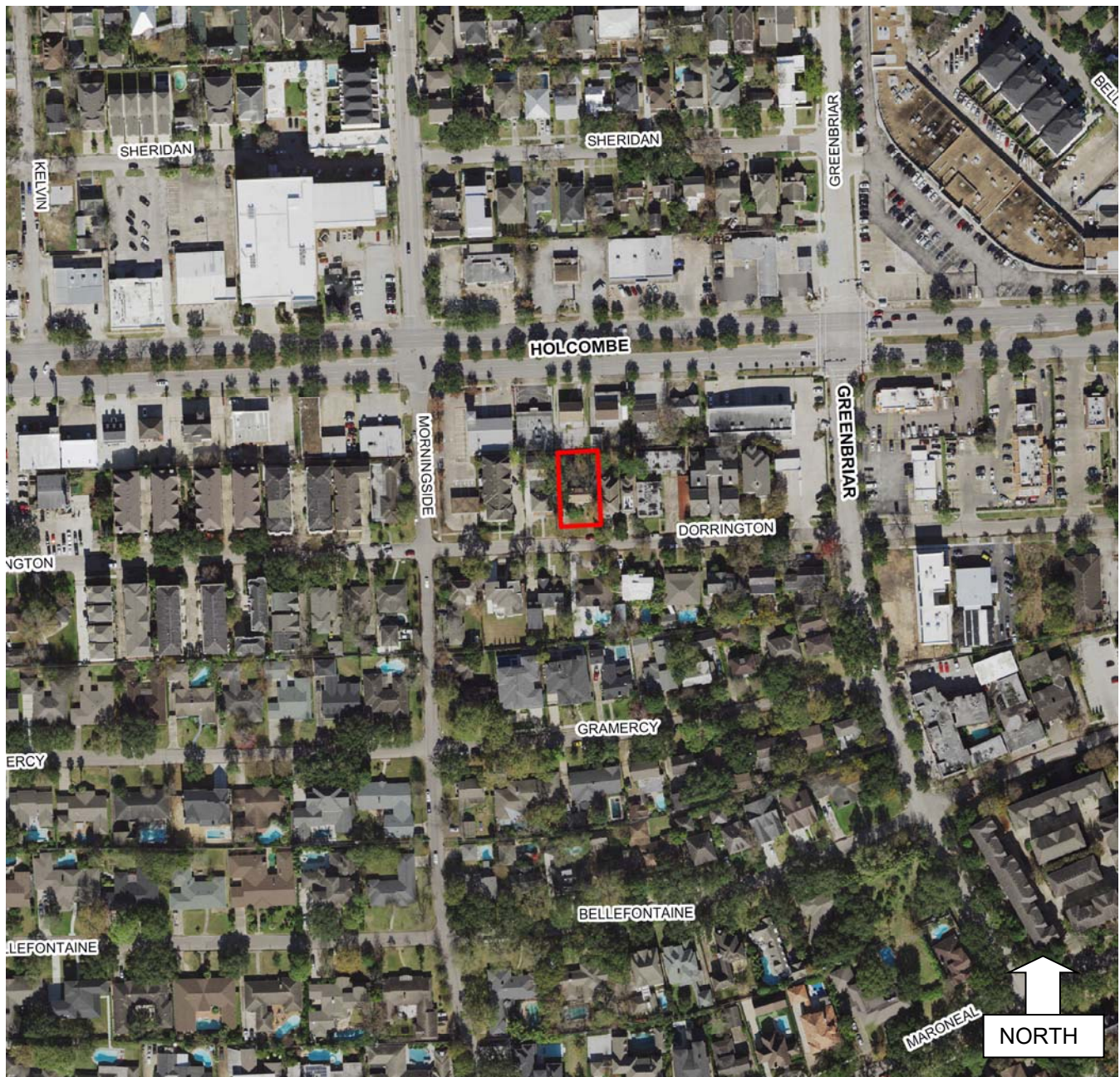
ITEM: 108

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Braeswood partial replat no 7

Applicant: Advance Surveying, 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 23, 2021

Dear Property Owner:

Reference Number: 2021-1429; Braeswood partial replat no 7; partial replat of **Braeswood**, being all of Lot 14 and a portion of Lot 15, in Block 17, as recorded in Volume 10, Page 15 of the Harris County Map Records.

The property is located along and north of Dorrington Street between Morningside Drive and Greenbriar Drive. The purpose of the replat is to create four (4) single family lots. The applicant, **Lisett Campos** with Advance Surveying, Inc., on behalf of the developer, can be contacted at **281-530-2939**.

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 19, 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.
- **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: 109
Action Date: 08/19/2021
Plat Name: Croyden Gardens partial replat no 3
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1613 C3N

Total Acreage:	0.2984	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	453M	City

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

Commission Action:

Withdrawn



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 08/19/2021
Plat Name: Croyden Gardens partial replat no 3
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1613 C3N

HPW- TDO- Traffic: 08/17/2021

No comments.

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

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

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

****Traffic only reviews for applicability of sidewalk construction details.****

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

Harris County Flood Control District: Flood Control review - No comments.

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Croyden Gardens partial replat no 3

Applicant: PLS CONSTRUCTION LAYOUT, INC



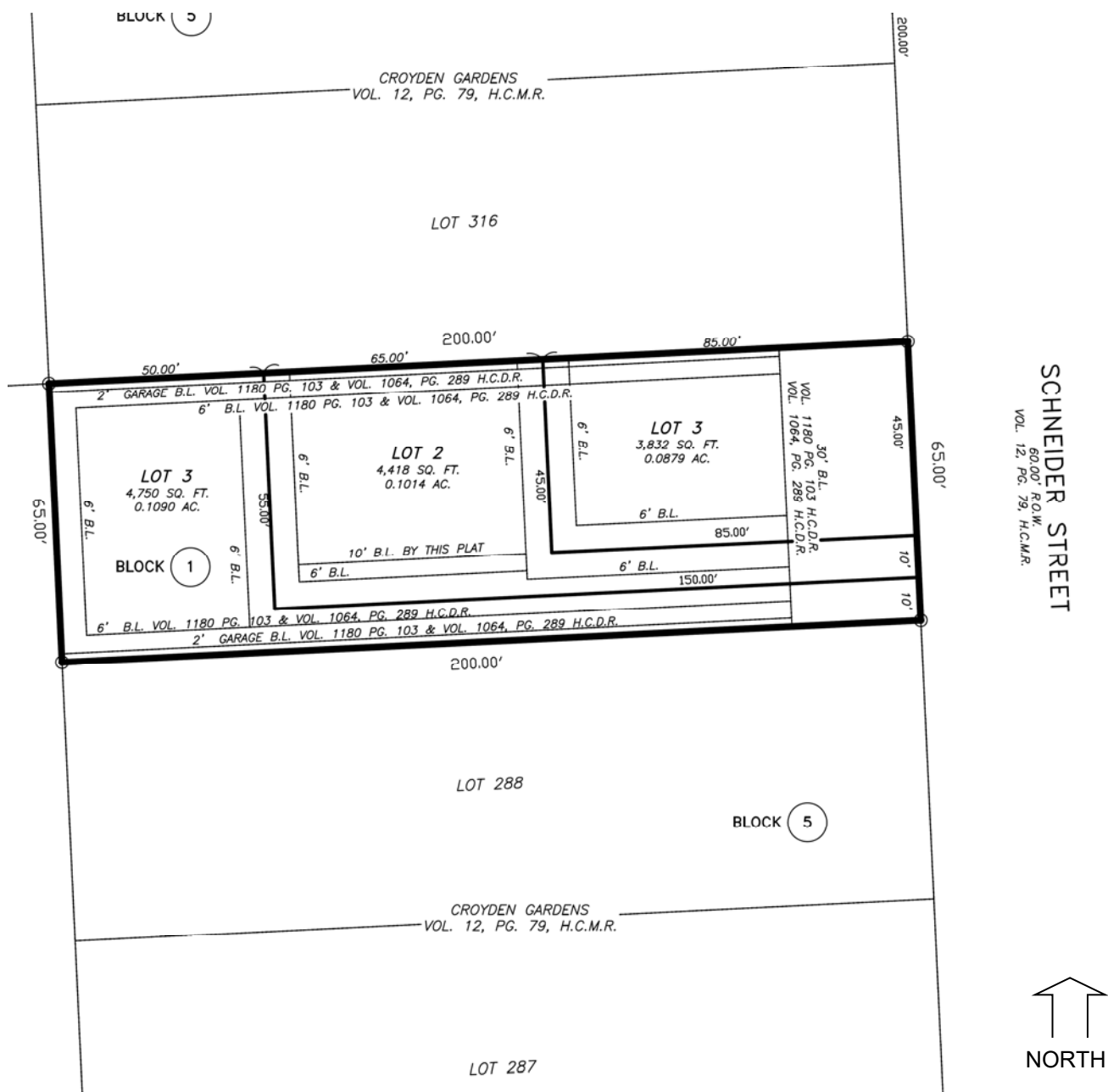
C – Public Hearings

Site Location

ITEM: 109

Meeting Date: 08/19/2021

Applicant: PLS CONSTRUCTION LAYOUT, INC



Subdivision

Houston Planning Commission

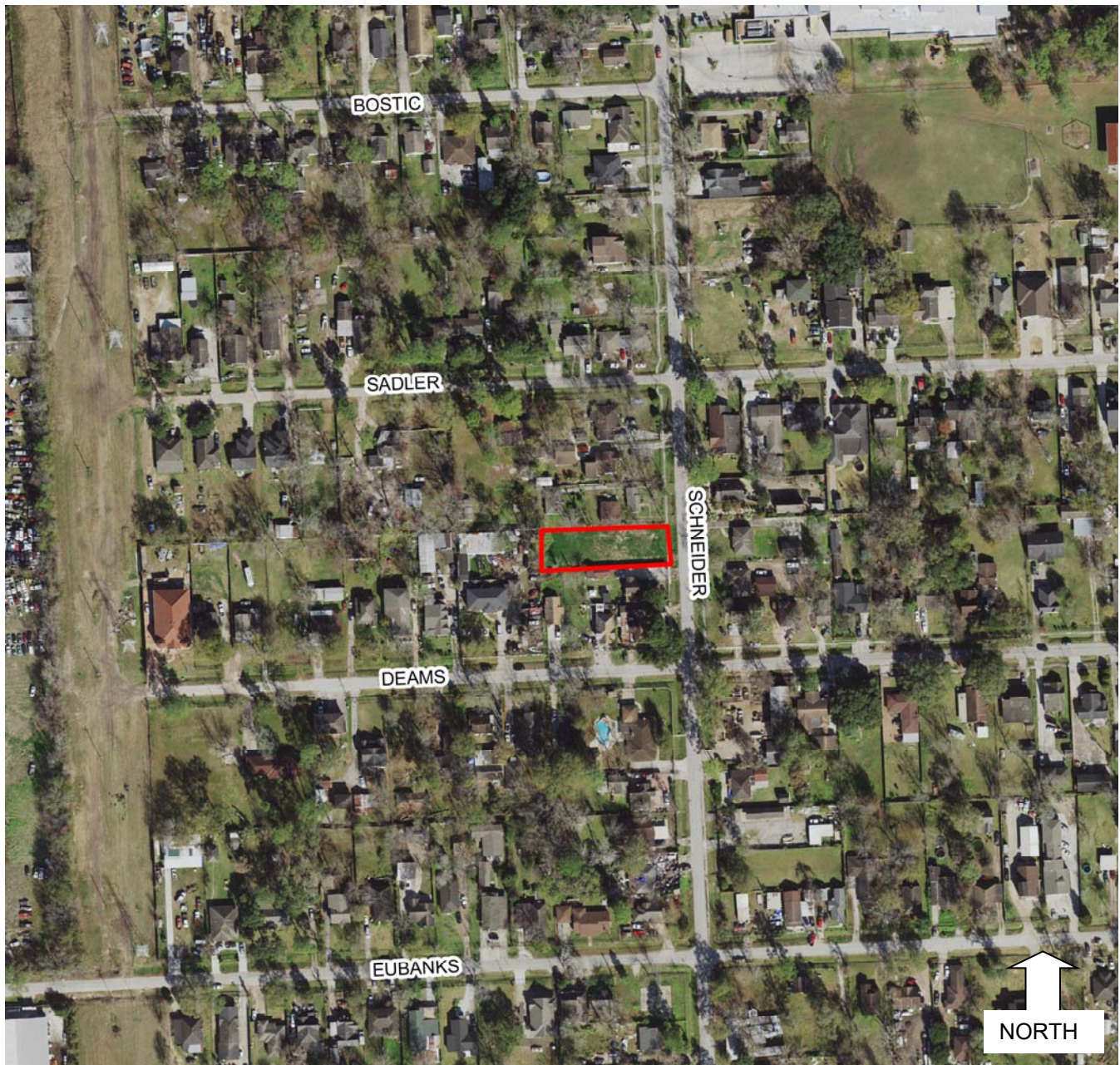
ITEM: 109

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Croyden Gardens partial replat no 3

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 26, 2021

Dear Property Owner:

Reference Number: 2021-1613; Croyden Gardens partial replat no 3; partial replat of **Croyden Gardens**, being all of Lot 289, in Block 5, as recorded in Volume 12, Page 79 of the Harris County Map Records.

The property is located along and west of Schneider Street between Sadler Street and Deams Street. The purpose of the replat is to create three (3) single family lots. The applicant, **Uriel Figueroa**, with PLS Construction Layout, Inc., on behalf of the developer, can be contacted at **713-480-4075**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Due to 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 19, 2021 at 2:30 PM

Potential Meeting Formats:

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1. Send email to: speakercomments.pc@houstontx.gov; or
2. Call the Planning Department at: 832-393-6624.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 08/19/2021
Plat Name: Newhaven Place partial replat no 1
Developer: JFO Solutions
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1619 C3N

Total Acreage:	0.3305	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455G	City

210. Applicant has requested that this item be withdrawn at this time.

Commission Action:

Withdrawn



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

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Agenda Item: 110
Action Date: 08/19/2021
Plat Name: Newhaven Place partial replat no 1
Developer: JFO Solutions
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2021-1619 C3N

HPW- TDO- Traffic: 08/16/2021

No Comments

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

****Traffic only reviews for applicability of sidewalk construction details.****

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.

CenterPoint: U.E/A.E. is not defined in the Legend.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

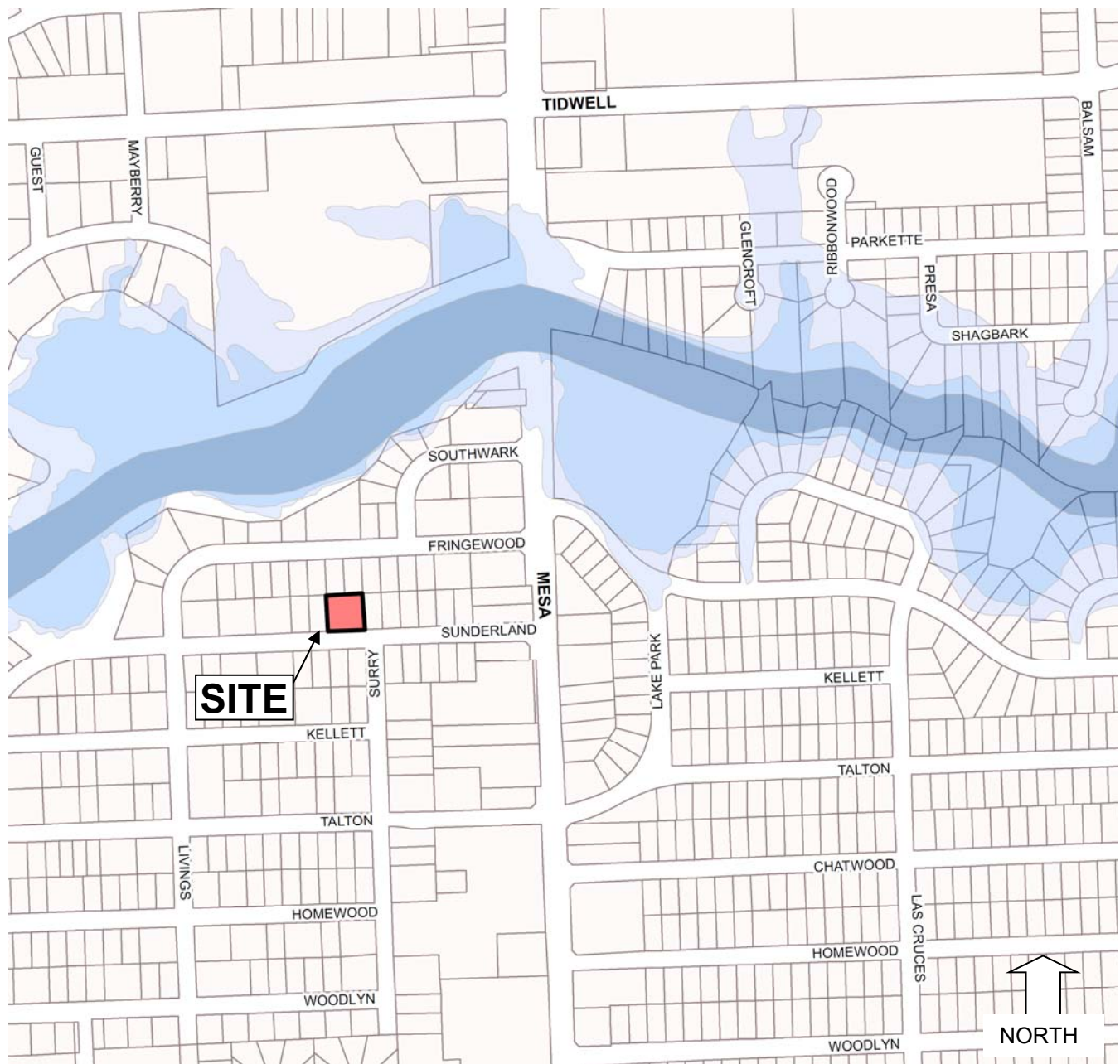
ITEM: 110

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Newhaven Place partial replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Newhaven Place partial replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision

Houston Planning Commission

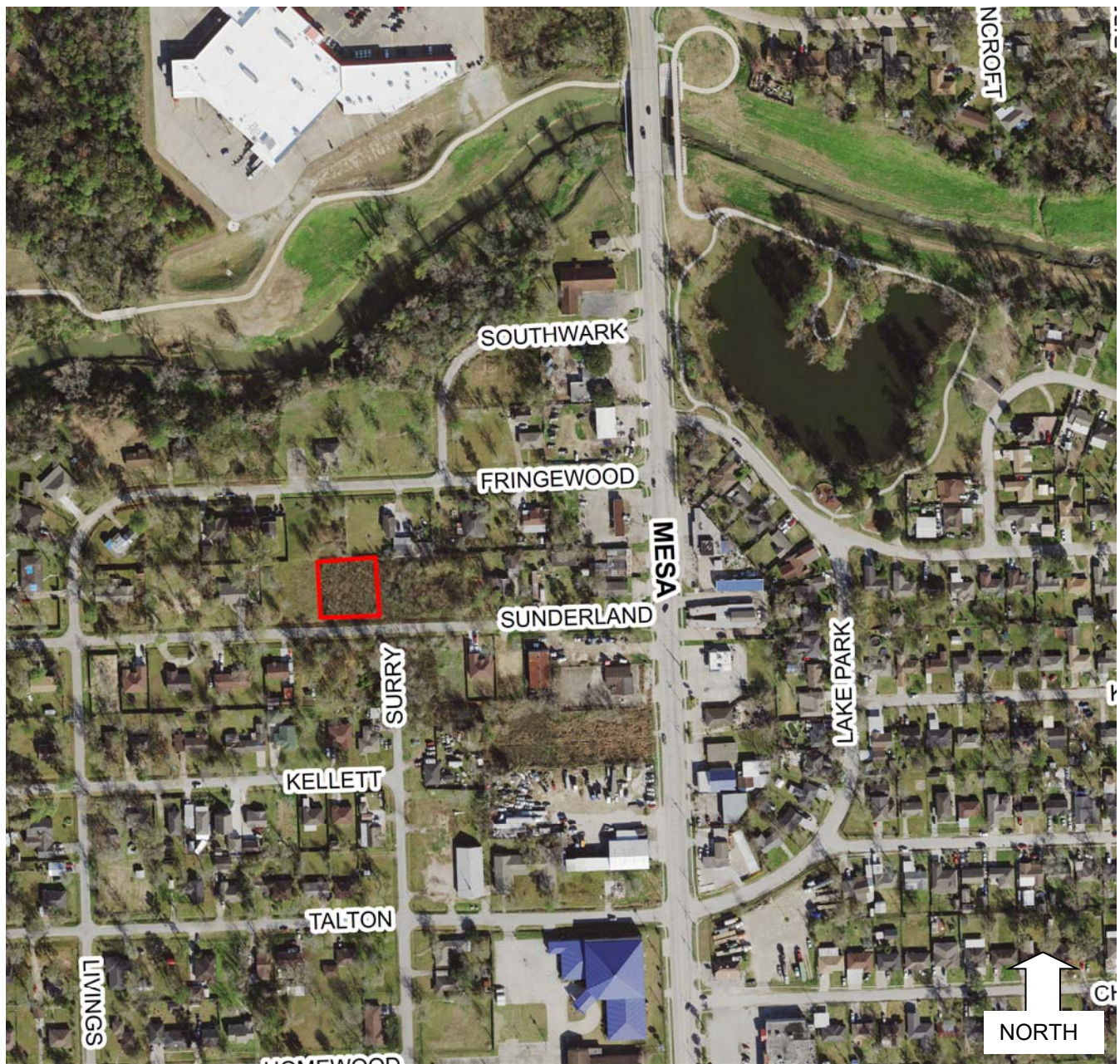
ITEM: 110

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Newhaven Place partial replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 26, 2021

Dear Property Owner:

Reference Number: 2021-1619; Newhaven Place partial replat no 1; partial replat of **Newhaven Place**, of Lots 61 and 62, Block 3, as recorded in Volume 35, Page 28 of the Harris County Map Records.

The property is located along the north side of Sunderland Road west of Mesa Road and south of Tidwell Road. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Uriel Figueroa** with PLS Construction Layout, INC, on behalf of the developer, JFO Solutions, can be contacted at **713-480-4075**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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Planning Commission Meeting

Thursday, August 19, 2021 at 2:30 PM

Potential Meeting Formats:

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Greg Travis Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 08/19/2021
Plat Name: Westhaven Estates Sec 2 partial replat no 10
Developer: Otto Development
Applicant: The Interfield Group
App No / Type: 2021-1640 C3N

Total Acreage:	0.2965	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491N	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
08/19/2021

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 08/19/2021
Plat Name: Westhaven Estates Sec 2 partial replat no 10
Developer: Otto Development
Applicant: The Interfield Group
App No / Type: 2021-1640 C3N

HPW- TDO- Traffic: 08/16/2021

No Comments

HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: Planningdepartment@houstontx.gov

Planner of the day phone #: 832-393-6600

****Traffic only reviews for applicability of sidewalk construction details.****

CenterPoint: 5' Building Lines are required in place of all 3' Building Lines for interior road/driveways.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required 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.

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Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Westhaven Estates Sec 2 partial replat no 10

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

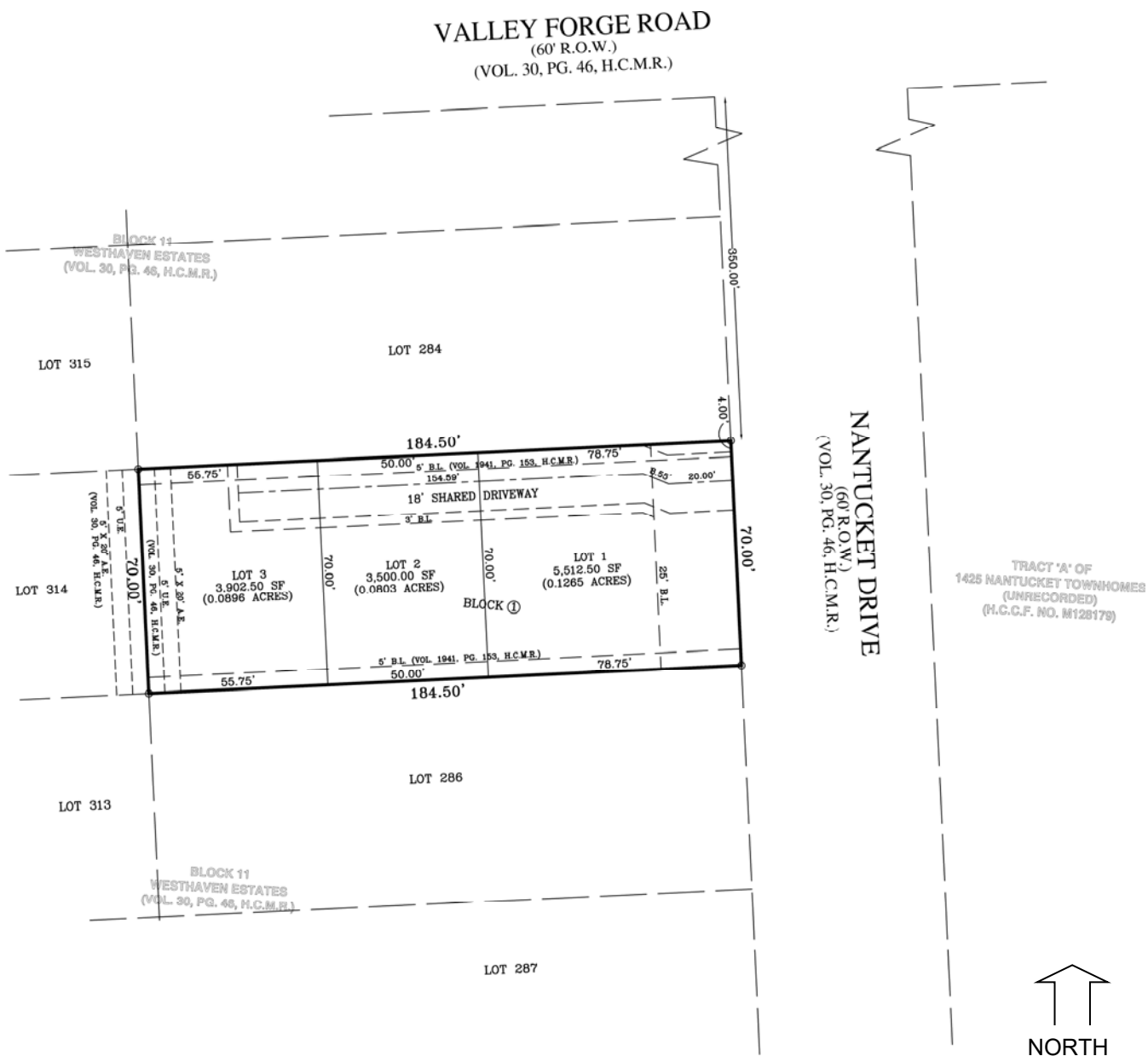
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Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Westhaven Estates Sec 2 partial replat no 10

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C – Public Hearings

Subdivision

Houston Planning Commission

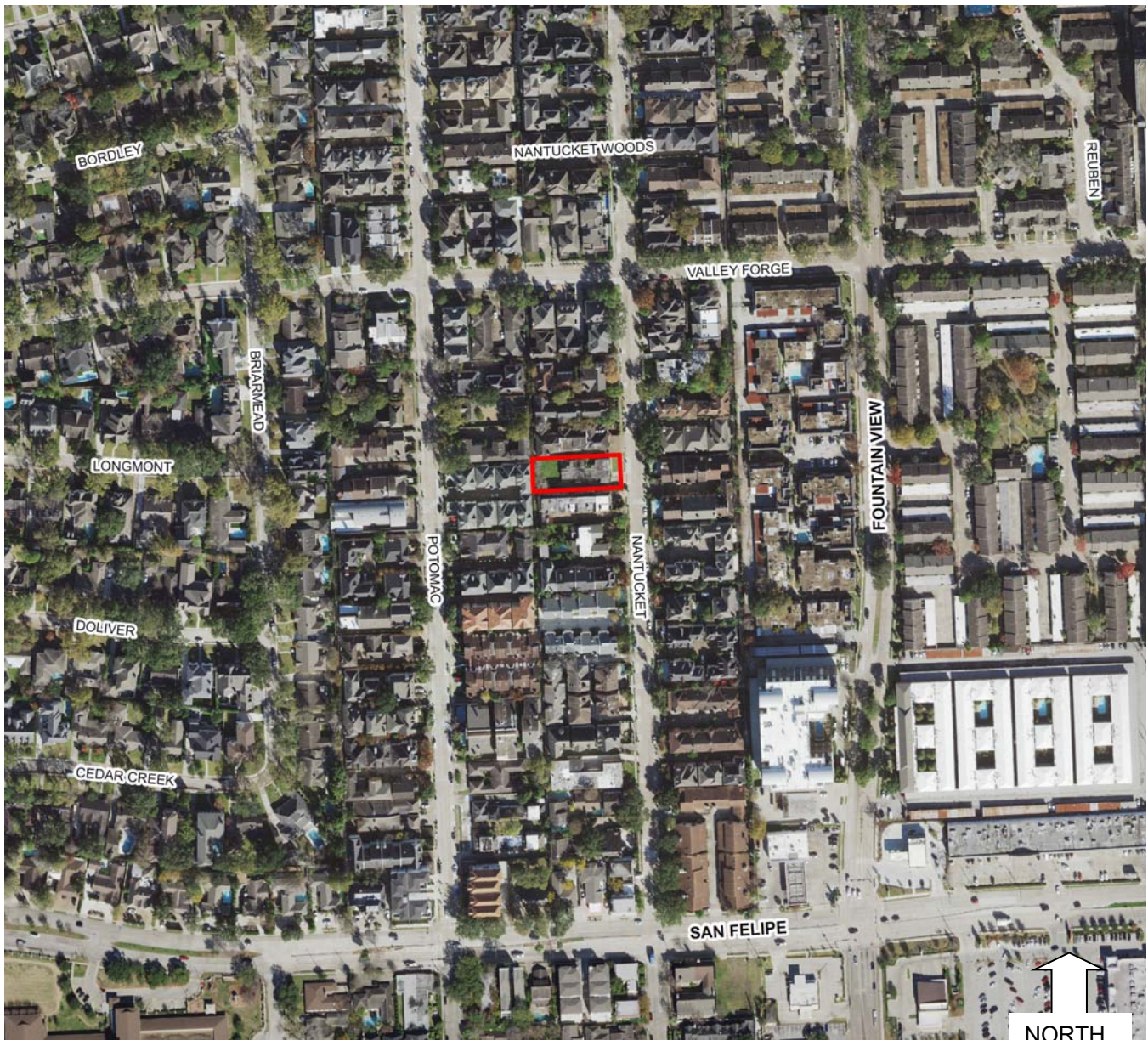
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Subdivision Name: Westhaven Estates Sec 2 partial replat no 10

Applicant: The Interfield Group



C – Public Hearings

Aerial



CITY OF HOUSTON
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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 28, 2021

Dear Property Owner:

Reference Number: 2021-1640; Westhaven Estates Sec 2 partial replat no 10; full replat of Nantucket Place Estates, as recorded in Film code 650230 of the Harris County Map Records.

The property is located along and west of Nantucket Drive between Valley Forge Road and San Felipe Street. The purpose of the replat is to create three (3) single family lots and a shared driveway. The applicant, **Mary Villareal**, with The Interfield Group, on behalf of the developer, can be contacted at **713-780-0909**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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Planning Commission Meeting

Thursday, August 19, 2021 at 2:30 PM

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- 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: 112
Action Date: 08/19/2021
Plat Name: 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
Developer: LANDPOINT
Applicant: Landpoint
App No / Type: 2021-1542 C3N

Total Acreage:	0.5516	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Montgomery County MUD 60
County	Zip	Key Map ©	City / ETJ
Montgomery	77380	251L	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action, and email a picture to staff no later than Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: <https://www.houstontx.gov/planning/DevelopRegs/>)

049.4. Add the following plat note for plats located in Montgomery and Liberty counties: The Coordinates shown hereon are Texas Central Zone no. 4203 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.

116. Add BL plat note: Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time. (150)

126. Add Single Family Residential plat notes: 1) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

209. Applicant has requested that this item be deferred for two weeks.

Commission Action:

Defer Applicant request



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 08/19/2021
Plat Name: 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
Developer: LANDPOINT
Applicant: Landpoint
App No / Type: 2021-1542 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-HW- IDS: Approve

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

CenterPoint: Notes on plat are missing. Please add Absent Written Authorization attached above.

Plat requires a Building Line.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 08/19/2021

**Subdivision Name: Woodlands Village of Grogans Mill Lake Woodlands
East Shore Sec 1 partial replat no 2 and Woodlands Lake Woodlands East
Shore Sec 2 partial replat no 1**

Applicant: Landpoint



C – Public Hearings with Variance Site Location

Houston Planning Commission

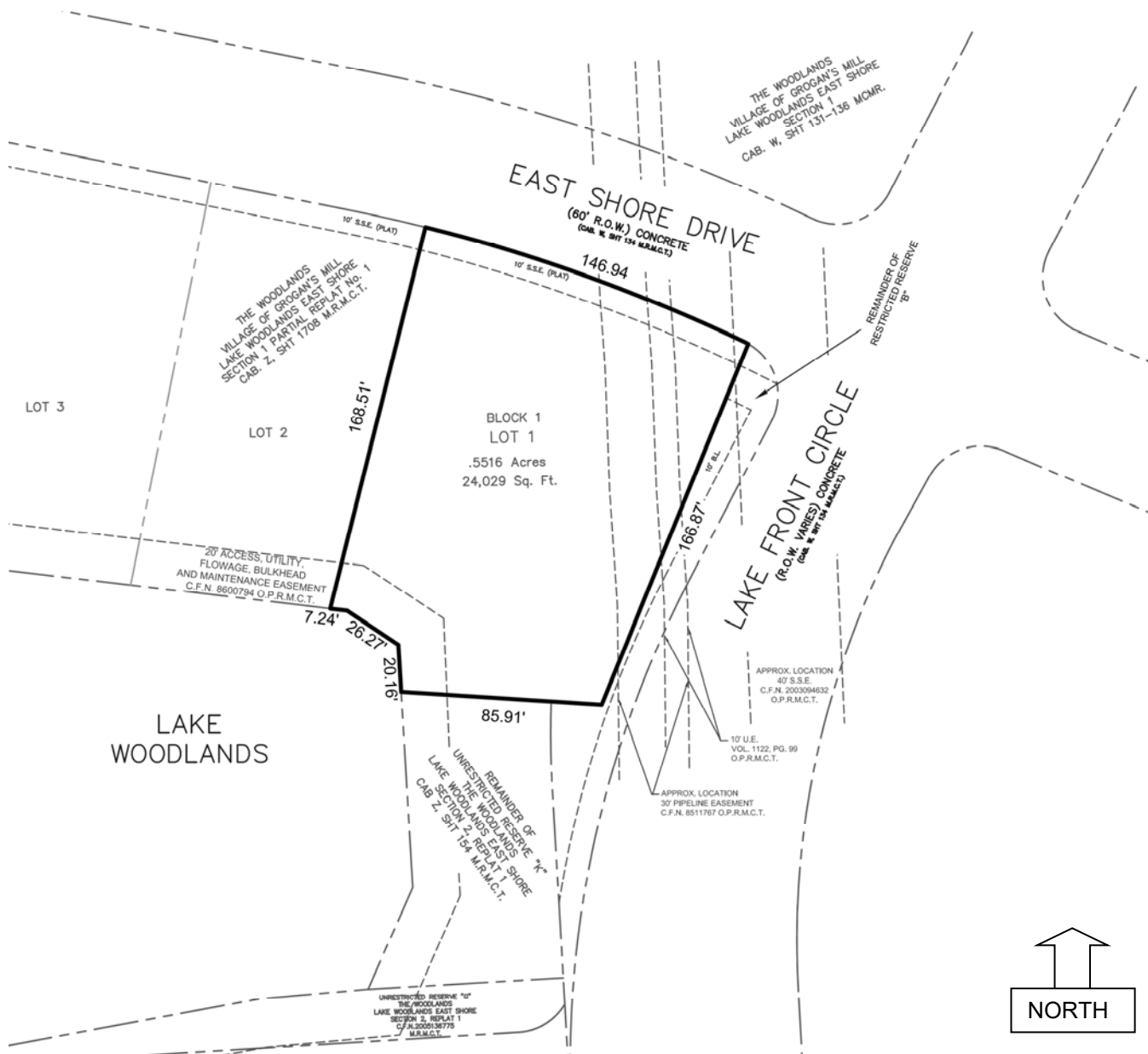
ITEM: 112

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 1 partial replat no 2 and Woodlands Lake Woodlands East Shore Sec 2 partial replat no 1

Applicant: Landpoint



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

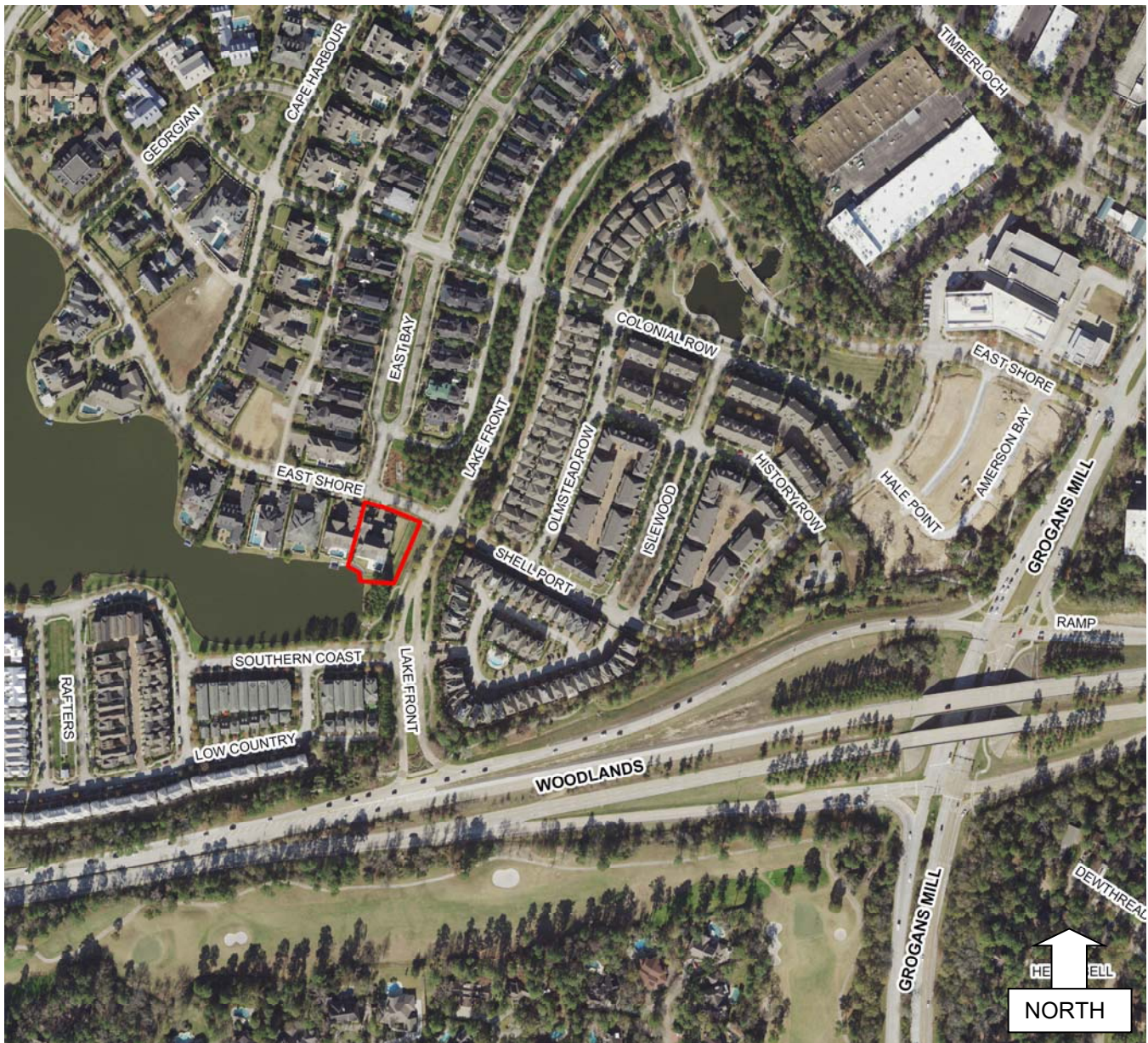
ITEM: 112

Planning and Development Department

Meeting Date: 08/19/2021

**Subdivision Name: Woodlands Village of Grogans Mill Lake Woodlands
East Shore Sec 1 partial replat no 2 and Woodlands Lake Woodlands East
Shore Sec 2 partial replat no 1**

Applicant: Landpoint



C – Public Hearings with Variance

Aerial



Application Number: 2021-1542

Plat Name: 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

Applicant: Landpoint

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 0.1159 acres of an Open Space Reserve to be replatted into a portion of a new single family residential lot.

Chapter 42 Section: 42-193c

Chapter 42 Reference:

Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (2) A plat restriction limiting the use of property specifically to "nonresidential" use: (b) May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare.

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

This site is located at 3 East Shore Drive, in Montgomery County and within the City of Houston's ETJ. Comprising of Lot 1 Block 1 of The Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 1 partial replat no 1, recorded in 2009, and a portion of Restricted to Open Space Reserve B of The Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 1, recorded in 2004, and a portion of Unrestricted Reserve K, of The Woodlands Lake Woodlands East Shore Sec 2 replat no 1, recorded in 2005. The parts of Restricted Reserve B and Unrestricted Reserve K were sold to the lot owner with the requirement that the property will be restricted to green space and any structure temporary in nature will be subject to review and approval by the East Shore Design Review Committee. The new lot size will not be less than the typical size of lots in the preceding plat.

(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;

The circumstances supporting the granting of the variance are not the result of a hardship created by or imposed by the applicant but are of several previous replats creating a distinctly unique 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 by the proposed plats configuration and the East Shore Design Review Committee reviewing the new development.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare as the configuration will be substantially the same as before the replat.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, the unique configuration of the plats that make up this development is.



Application No: 2021-1542

Agenda Item: 112

PC Action Date: 08/19/2021

Plat Name: 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

Applicant: Landpoint

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 42-193c

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow 0.1159 acres of an Open Space Reserve to be replatted into a portion of a new single family residential lot. ;

Basis of Recommendation:

The site is located at the southwest intersection of East Shore Drive and Lake Front Circle in Houston's Extraterritorial Jurisdiction in Montgomery County, Texas. The reason for replat is to create 1 single family residential lot. The applicant is requesting a variance to replat a portion of an open space reserve into a lot. The applicant has requested that this item be deferred. Staff's recommendation is to defer the plat per the applicant's request.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;
OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.

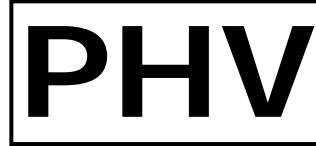
n/a



CITY OF HOUSTON
Planning and Development

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 17, 2021

Dear Property Owner:

Reference Number: 2021-1542; 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; partial replatting of Reserve B of the Woodlands Village of Grogan Mill Lake Woodlands East Shore Sec 1 recorded under Cab. W, Sht. 131 of MCMR, and of Lot 1, block 1 of Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 1 partial replat no 1, recorded under Cab. Z, Sht 1708 MCMR and Reserve K of the Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 2 replat no 1 recorded under Cab Z, Sht. 154, MCMR.

The property is located at the southwest intersection of East Shore Drive and Lake Front Circle. The purpose of the replat is to create one (1) single family resident lot. The applicant, Dena Caldwell, with Landpoint can be contacted at 832-952-0311 EXT 2378.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached.

Due to health and safety concerns related to COVID-19, the Planning Commission meeting is expected to be conducted virtually via Microsoft Teams, a web-conferencing platform. In the event the Governor does not continue the suspension of the provisions of the Texas Open Meetings Act, Chapter 552, Texas Government Code, the Planning Commission meeting will be held in person in accordance with the Texas Open Meetings Act. To confirm the meeting format, interested persons are advised to check our website one week prior to the Planning Commission meeting: www.houstonplanning.com

Planning Commission Meeting

Thursday, August 19, 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.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE 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: 113
Action Date: 08/19/2021
Plat Name: Binford Creek GP
Developer: Rausch Coleman Homes
Applicant: 7gen Planning
App No / Type: 2021-1896 GP

Total Acreage:	211.1000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77484	283F	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)
150. Provide a second point of access to a public street when the total number of lots exceeds 150. (190)
162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)
163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted a variance to exceed 1400' intersection spacing along the Eastern GP boundary.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 08/19/2021
Plat Name: Binford Creek GP
Developer: Rausch Coleman Homes
Applicant: 7gen Planning
App No / Type: 2021-1896 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- TDO- Traffic: 08-16-2021

No comments.

HPW-HW- IDS: APPROVE

Harris County Flood Control District: Flood Control review - The 220' Proposed Drainage Easement is sufficient for the channel now for development areas inside the Floodplain, regulations will need to be followed.

Parks and Recreation: General plan, please add applicable parks/open space notes and table upon adding dwelling units

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Be advised that high speed rail alignment bisects this development

Verify lift station access (Chapter 42)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation for section plats (.TLGC-242.001h)

Provide INO letter for pipeline crossings prior to plan approval for section plats (HC-permit regs, 5.06)

Recommend shifting of street stub to align on north or south sides of Terpstra property

Verify that south stub doesn't conflict with existing structure

Coordinate with County to evaluate need for collector roads within development prior to section plat submittal

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

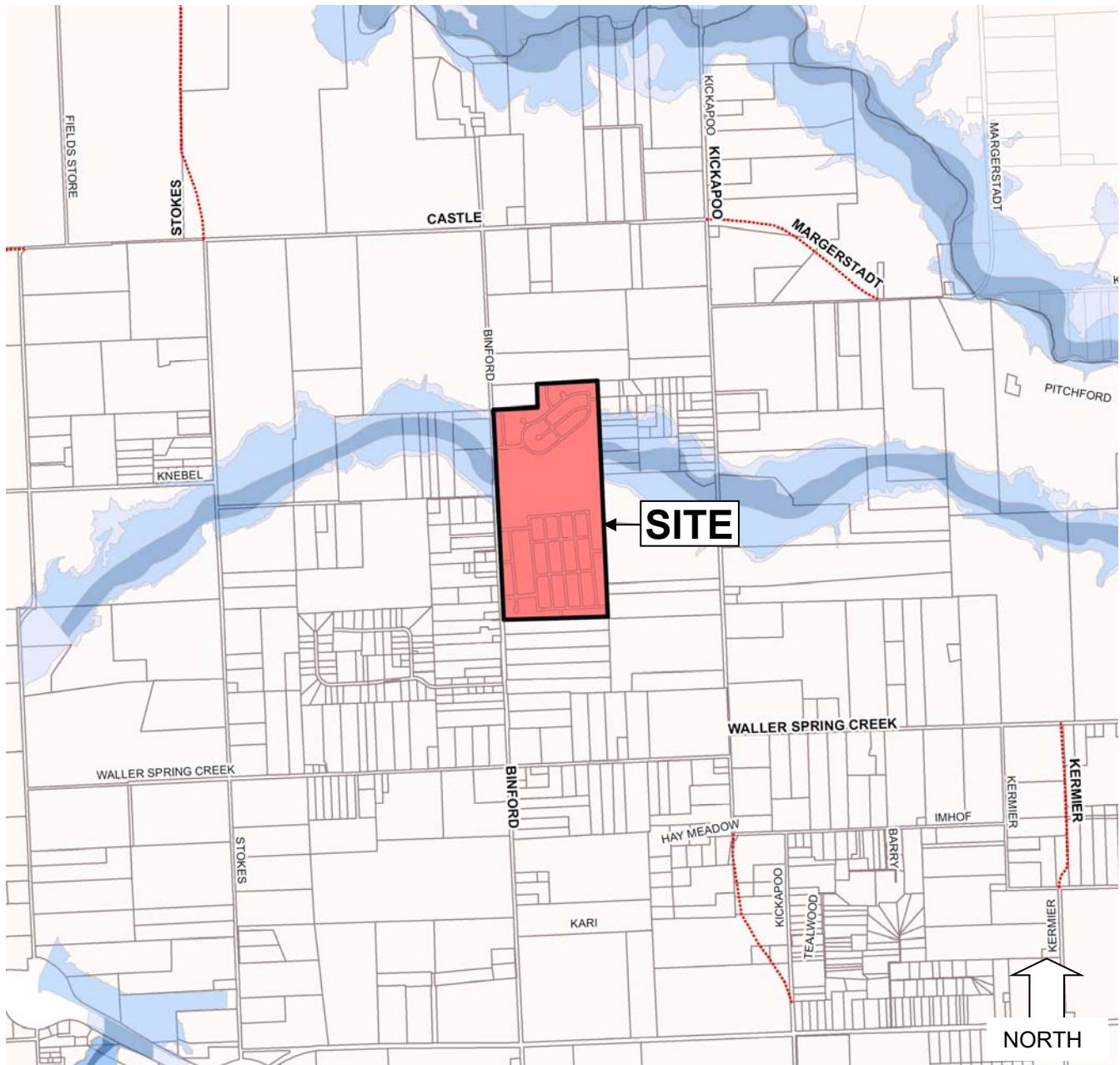
ITEM: 113

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Binford Creek GP

Applicant: 7gen Planning



D – Variances

Site Location

Houston Planning Commission

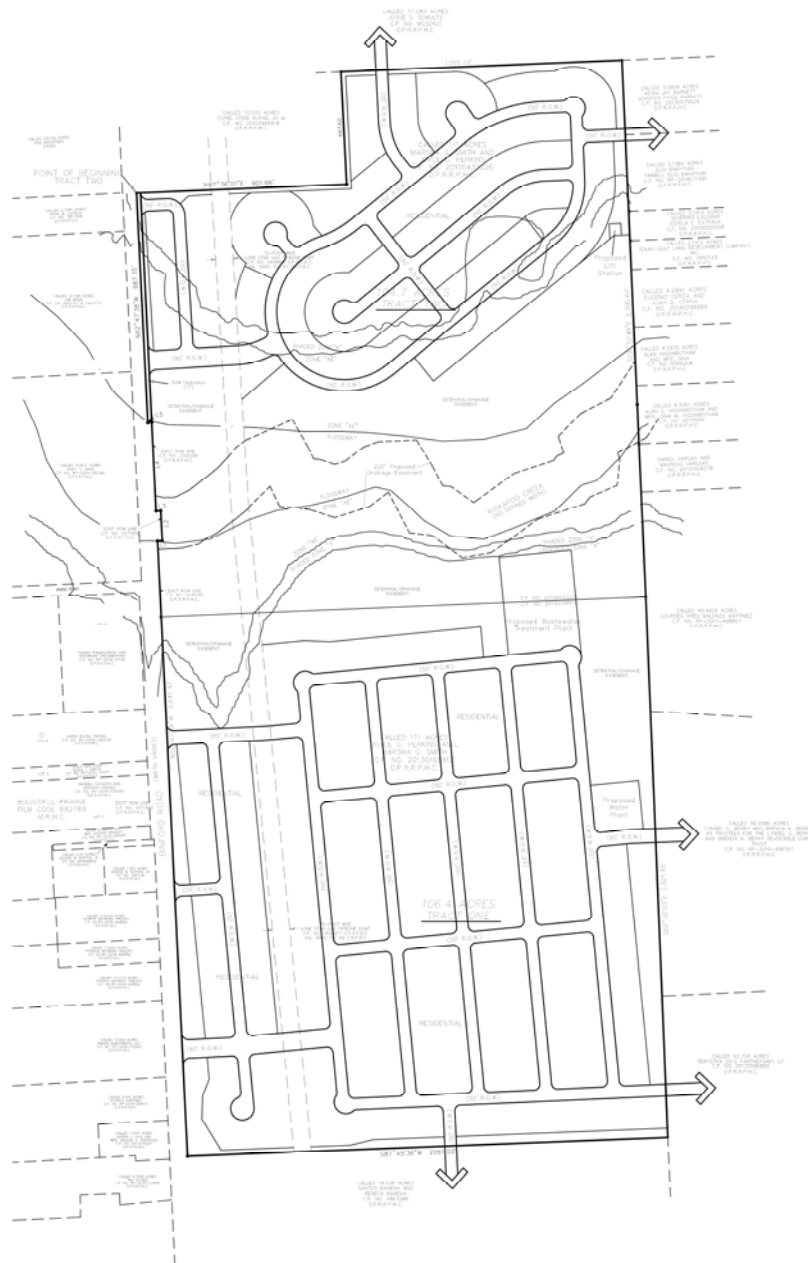
ITEM: 113

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Binford Creek GP

Applicant: 7gen Planning



D – Variances

Subdivision

Houston Planning Commission

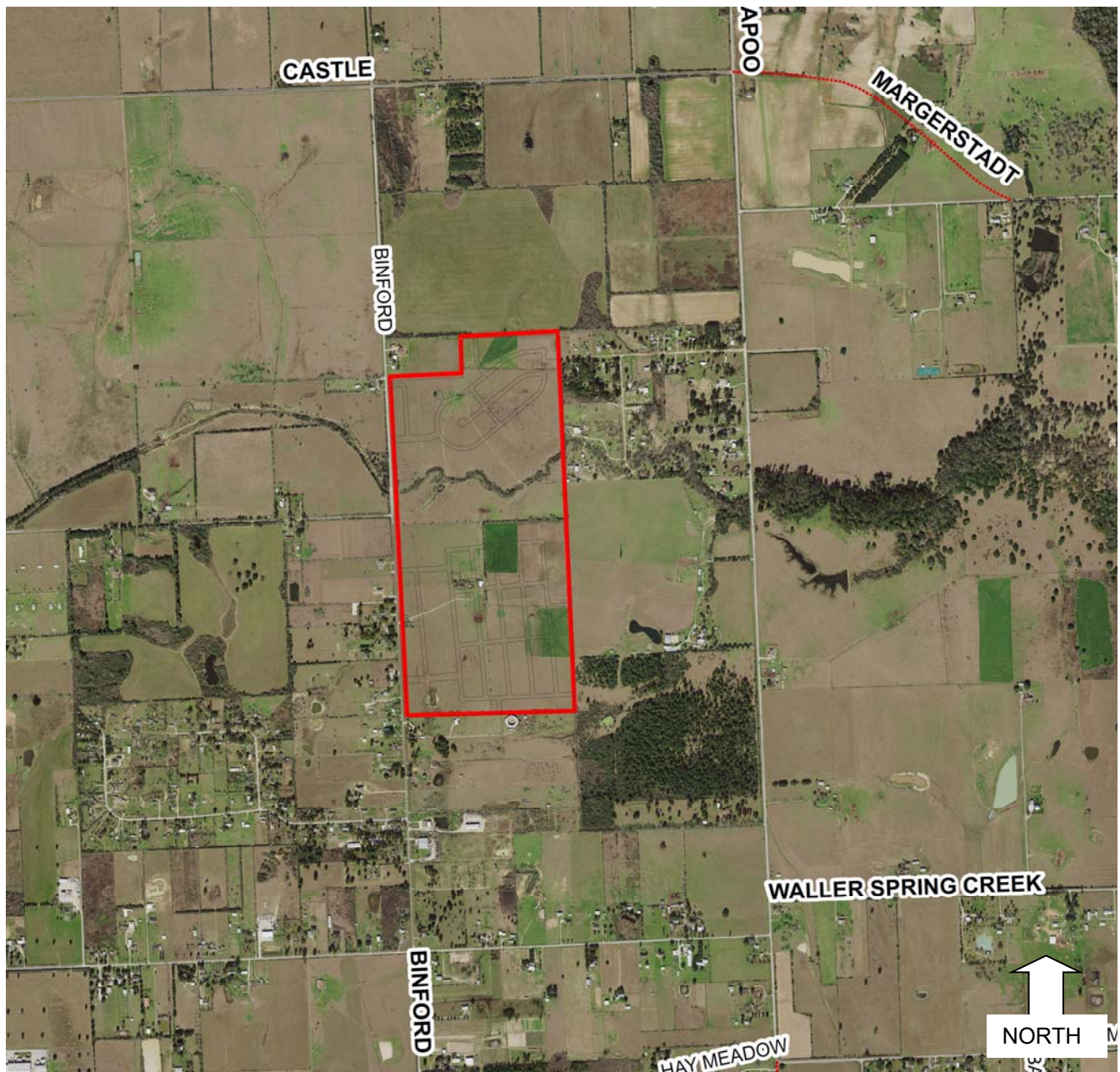
ITEM: 113

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Binford Creek GP

Applicant: 7gen Planning



D – Variances

Aerial



Application Number: 2021-1896

Plat Name: Binford Creek GP

Applicant: 7gen Planning

Date Submitted: 08/09/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

The purpose of this Variance Request is to obtain approval to not meet 42-128 Intersection of Local Streets, due to the proposed on-site detention ponds as well as a required and proposed 220' Drainage Easement which bisects the subject property.

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(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. (b)A street that intersects with a local street will satisfy the intersection length requirement of item (a)(1) of this section if the street:(1)Is a public street that intersects with two different public streets; and(2)Is not a permanent access easement.(c)Intersections along local streets shall be spaced a minimum of 75 feet apart

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

An imposition of the terms, rules, conditions, policies and standards of this chapter creates an undue hardship by depriving the owner and developer the reasonable use of the land by having to provide the required intersection spacing due to the proposed on-site detention ponds and a required and proposed 220' Drainage Easement. The proposed detention ponds were placed at the lowest point of Kickapoo Creek. This location is the best site for the use and efficiency of the detention ponds. The proposed 220' drainage easement bisects the subject property and does not allow for reasonable and complete use of the subject property. These two physical characteristics prevent the ability to provide the intersection spacing per Chapter 42.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

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. The proposed on-site detention ponds are situated in locations suited to their highest and best use, the lowest point of Kickapoo Creek. The required and proposed 220' Drainage Easement bisects the subject property and further limits the use and configuration of the development of the subject site. Multiple subdivision lotting plan iterations were drafted to arrive at the final proposed design which best suits the subject property.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the owner or developer. A physical characteristic of the subject property, and how it is required to be dealt with, is where the

hardship is created. The proposed on-site detention ponds are located at the lowest point of Kickapoo Creek. This location best suits the use of the detention ponds. The required and proposed 220' drainage easement is necessary and if not in place will affect the subject property as well as adjacent properties in a detrimental manner. In addition, the required connection road would not reduce our lot count, it would impact the functionality of our detention system.

(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 by addressing other requirements of Chapter 42 including: providing two points of access, minimum major thoroughfare intersection spacing and the alignment of an internal street to an existing road. Per Chapter 42, all other development regulations will also be met.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance will not be injurious to the public health, safety or welfare as all other requirements of Chapter 42 will otherwise be met. These requirements include major thoroughfare intersection spacing, adequate access points and alignment of an internal street to an existing road (Kickapoo Meadow Drive).

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance request. The proposed on-site detention ponds were placed at the lowest point of Kickapoo Creek. The required connection road would not reduce our lot count, it would impact the functionality of our detention system. A required and proposed 220' Drainage Easement bisects the subject property also prohibits meeting the requirements of 42-128, Intersections of Local Streets. There are no other options to develop the subject property based on these physical characteristics.



Application No: 2021-1896

Agenda Item: 113

PC Action Date: 08/19/2021

Plat Name: Binford Creek GP

Applicant: 7gen Planning

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The purpose of this Variance Request is to obtain approval to exceed 1,400' intersection spacing along the eastern GP boundary, referenced in 42-128 Intersection of Local Streets, due to the proposed on-site detention ponds as well as a required and proposed 220' Drainage Easement which bisects the subject property.;

Basis of Recommendation:

Item 113 is Binford Creek GP

The site is located in Harris County along and east of MTF Binford Rd, south of Castle Rd. The applicant is requesting a variance to exceed 1400' intersection spacing along the eastern GP boundary. Staff is in support of the request.

Binford Creek GP is a 211-acre planned residential community. The site is bisected by the floodway of Kickapoo Creek. The central section of the GP is proposed as detention and drainage based on the location of the creek through the site. The eastern GP boundary is 4627' and the applicant is proposing 3 East-West connections. The proposed intersection spacing would be about 2950' between proposed street stubs. Strict application of the ordinance would require a connection through the proposed drainage easement within the floodway shown approximately with the gray arrow. The proposed connections will provide adequate circulation and requiring another street to meet the intersection spacing requirement would not significantly impact traffic in the area.

Harris County Engineering has no objection to the request. Therefore, staff recommends granting the requested variance 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;

The site is bisected by the floodway of Kickapoo Creek. The central section of the GP includes a proposed 220' wide drainage easement and detention areas in order to meet drainage requirements. Strict application of the ordinance would require a street through the floodway.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are based on the existing and proposed conditions of the site, mainly the location of the Kickapoo Creek floodway.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The applicant is proposing three east-west streets that should provide adequate connection and circulation in the area. The intent and general purposes of the chapter will be preserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The applicant is proposing multiple street connections that will act as adequate ingress/egress to the site. Granting the variance will not be injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The variance is based on the existing conditions of the site and 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: 114
Action Date: 08/19/2021
Plat Name: Donnchadh Meadow
Developer: Colin and Angela
Applicant: Survey 1, Inc.
App No / Type: 2021-1500 C1

Total Acreage:	3.0000	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	3	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	77365	297L	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Warranty deed shows that this tract was subdivided in 2020 from the surrounding tract. Revise the plat boundary to include both tracts or submit a general plan.

Submit an approved drainage plan.

Commission Action:

Defer Additional information reqd



Action Date:
08/19/2021

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

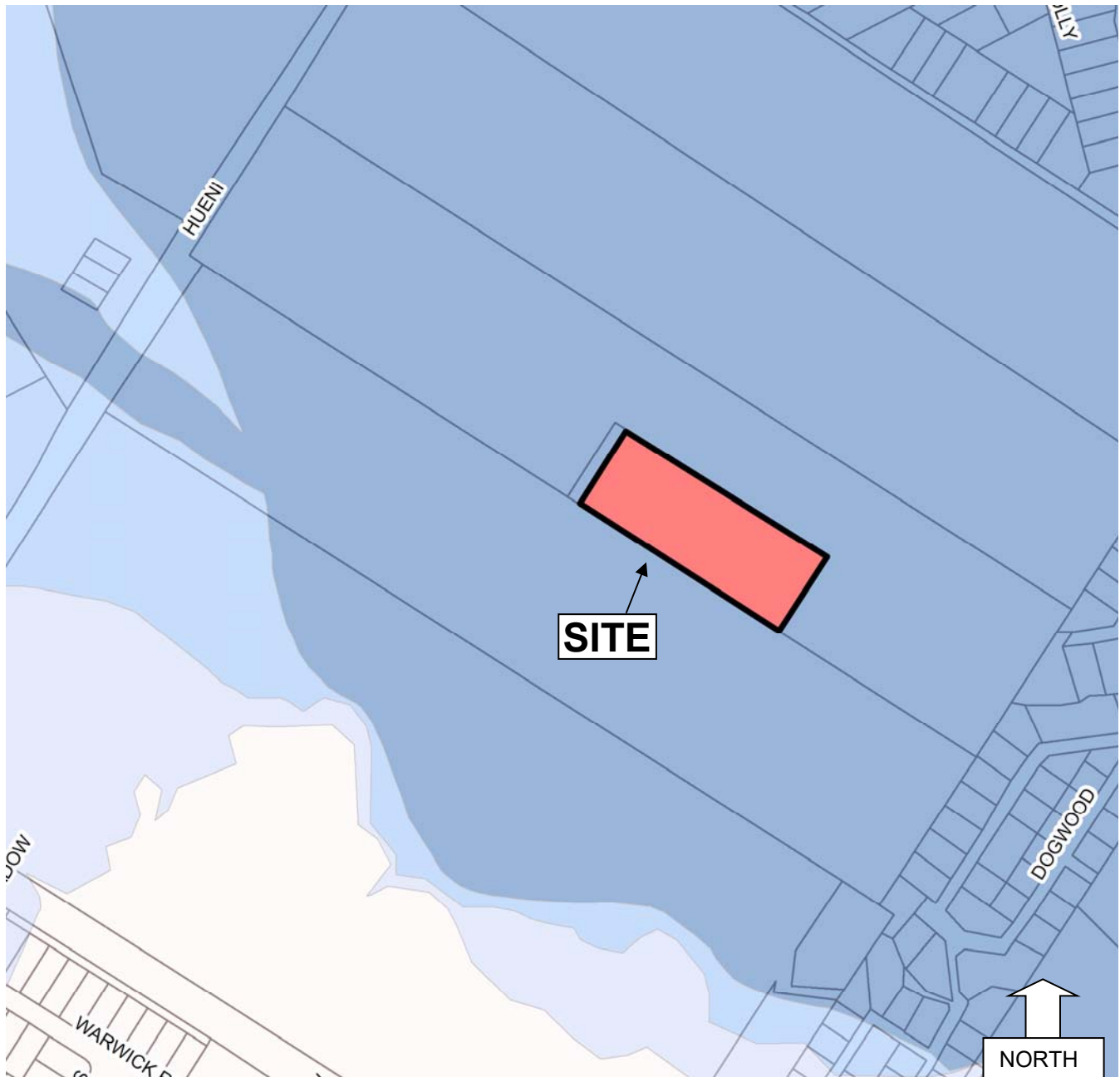
ITEM: 114

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Donnchadh Meadow

Applicant: Survey 1, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission

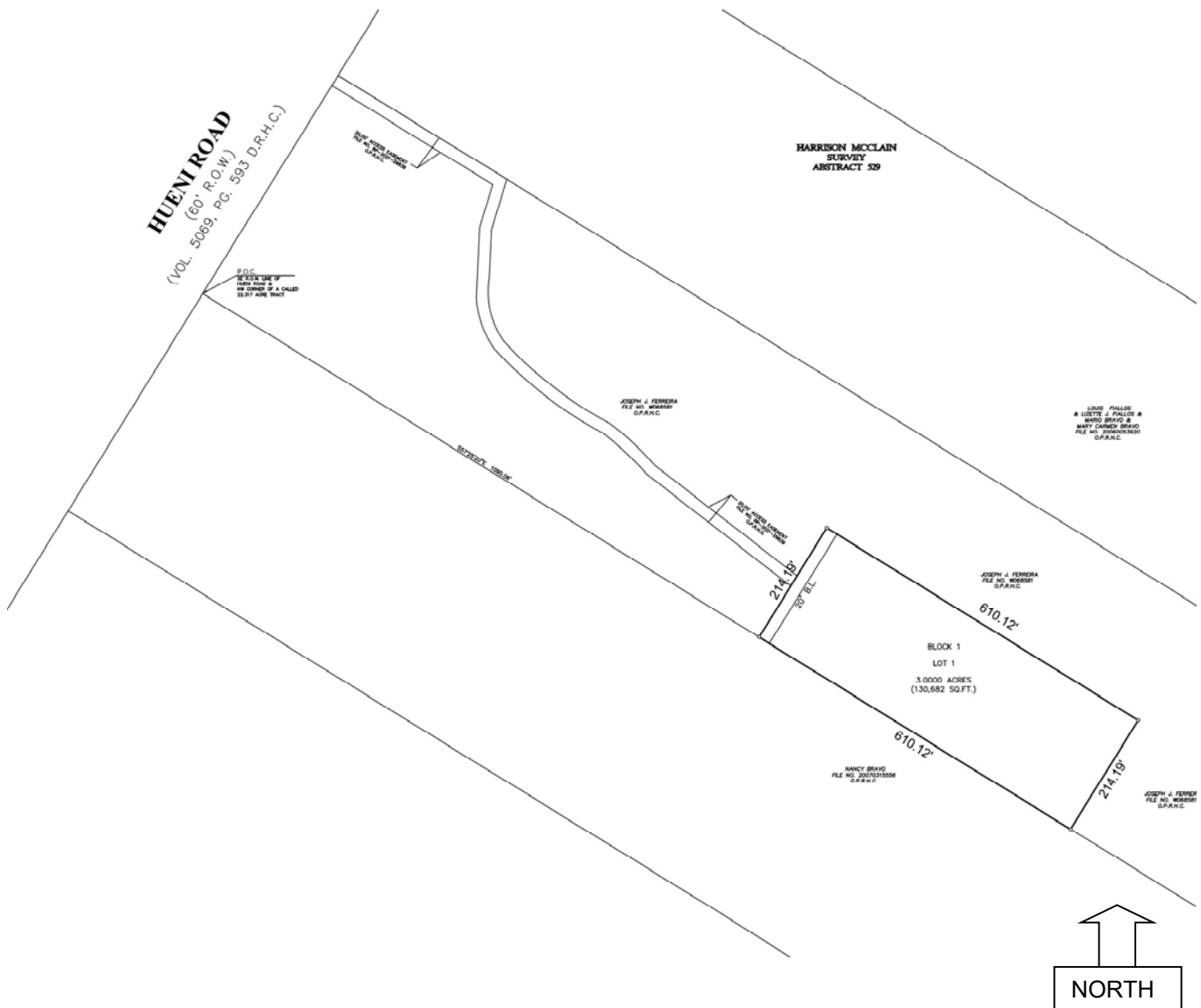
ITEM: 114

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Donnchadh Meadow

Applicant: Survey 1, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

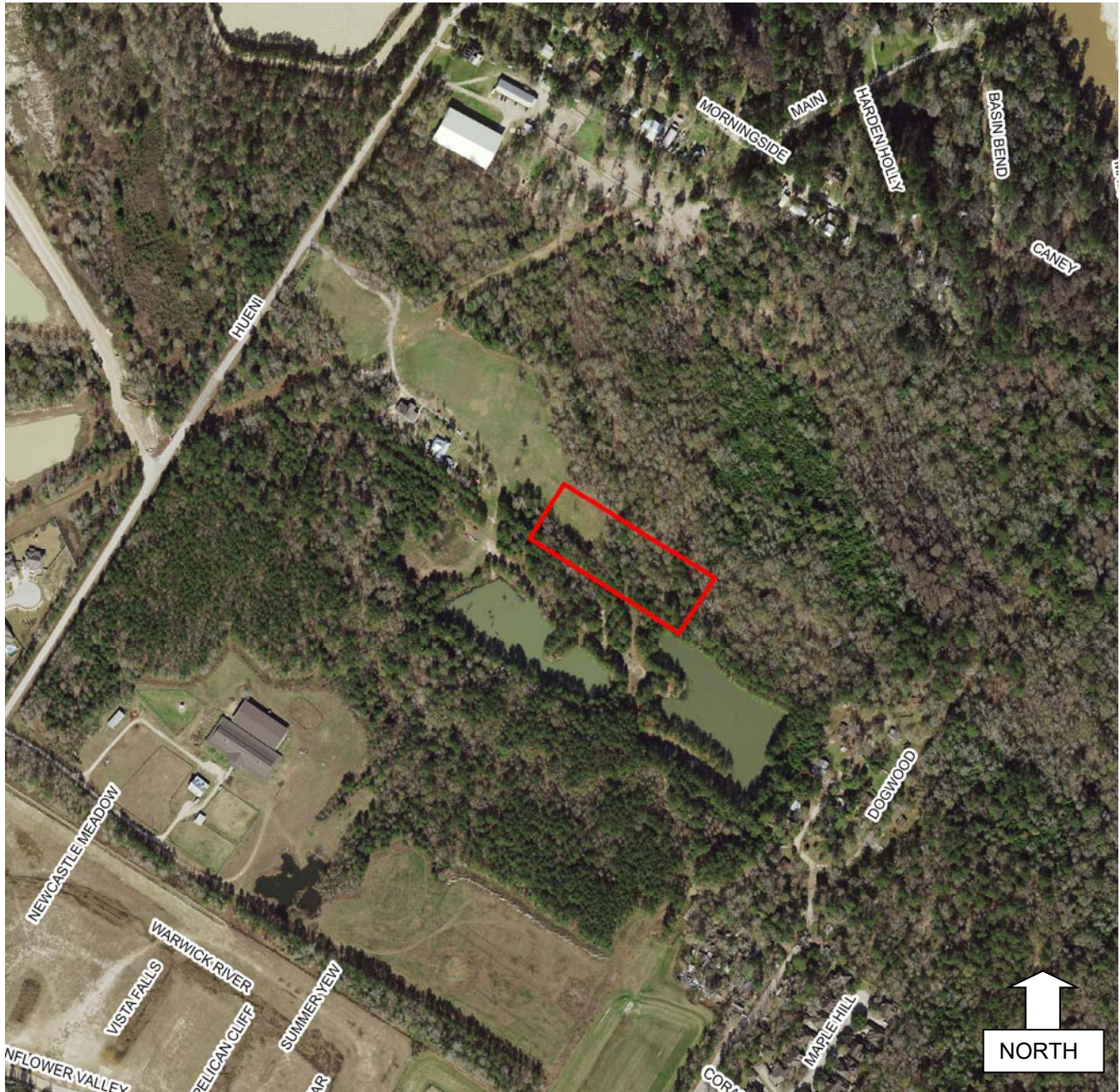
ITEM: 114

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Donnchadh Meadow

Applicant: Survey 1, Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2021-1500

Plat Name: Donnchadh Meadow

Applicant: Survey 1, Inc.

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:

The variance that is being requested is access from Hueni Road to the subject tract via an access easement.

Chapter 42 Section: 42-180

Chapter 42 Reference:

(a) Each lot in a subdivision shall be of sufficient size and shape to: (3) Ensure that direct vehicular access is provided from a street, shared driveway, or alley.

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 in question is 3.0000 acres in size and is surrounded by large acreage tracts. Due to the location of the property and the surrounding area, a 20' access easement was granted and recorded (File No. RP-2021-29839) as an uninterrupted pedestrian and vehicular ingress and egress from Hueni Road for all property owners located along said access easement.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

This variance would not create a hardship by the applicant; however, it will allow for the property owners and adjacent property owners the use of their land without creating an impractical development. The area of the property in question consists of multiple large acreage tracts with many of them being inhabited. Each of these tracts have been utilizing the same access point to gain access to their property. The said access easement was recorded as such to ensure the proper use and availability to the surrounding areas.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of this chapter will be preserved and maintained. The property owners have allowed for this property, as well as the surrounding properties, access via an access easement. The easement is 20 feet in width and meanders throughout a larger tract of land to a point on the subject tract's northern boundary line.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance will not be injurious to the public. It will allow for the current property owners the ability to maintain the use of their property as is. The access easement to this property was previously recorded with the intentions to providing proper access to the subject tract and its adjacent property.

(5) Economic hardship is not the sole justification of the variance.

The sole justification for the variance is to allow access to the subject tract by way of a recorded access easement from Hueni Road.



Application No: 2021-1500

Agenda Item: 114

PC Action Date: 08/19/2021

Plat Name: Donnchadh Meadow

Applicant: Survey 1, Inc.

Staff Recommendation: [Defer for further study and review](#)

Chapter 42 Sections: 42-180

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[The variance that is being requested is access from Hueni Road to the subject tract via an access easement. ;](#)

Basis of Recommendation:

[Defer to allow time for the applicant 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](#)



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
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www.houstontx.gov

August 12, 2021

NOTICE OF VARIANCE

PROJECT NAME: Donnchadh Meadow

REFERENCE NUMBER: 2021-1500



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located southeast of Hueni Street, north of Mills Branch Drive and east of West lake Houston Parkway. 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.

Survey 1, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to take access via an access easement instead of having frontage or access from a public street. 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 19 2021, at 2:30 p.m.

Due to health and safety concerns related to COVID-19, the Planning Commission meeting is expected to be conducted virtually via Microsoft Teams, a web-conferencing platform. In the event the Governor does not continue the suspension of the provisions of the Texas Open Meetings Act, Chapter 552, Texas Government Code, the Planning Commission meeting will be held in person in accordance with the Texas Open Meetings Act. To confirm the meeting format, interested persons are advised to check our website one week prior to the Planning Commission meeting:

www.houstonplanning.com

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Greg Travis
Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

Potential meeting formats:

1. Virtual meeting: The video conference via Microsoft Teams will allow for a two-way video/ audio communication with Houston Planning Commission. For instructions to join the meeting, visit our website:
www.houstonplanning.com
2. Face-to-face meeting: Members of the public may attend on the date of the Planning Commission meeting at City Hall Annex Building, 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas 77002.

For either virtual or in-person attendance, members of the public may also submit written comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov; or
2. Call the Planning Department at: 832-393-6624.

The deadline to submit comments or signing up to speak is the end of the day Wednesday before the planning commission meeting. All comments are made part of the public meeting record. This must be done before the end of the day Wednesday before the Planning Commission meeting.

For additional information regarding this project, please call Cathy Fontenot with Survey 1, Inc. at 281-393-1382. You may also contact John Cedillo with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Agenda Item: 115
Action Date: 08/19/2021
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:

046. General Plan approval is for street patterns as shown on the plat only. (24)

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

047. Make minor corrections and additions as indicated on the marked file copy.

143. Minimum intersection spacing along a local street shall be 75 feet. (128)

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)

164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (127)

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:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
Planning Commission granted the requested variance to exceed intersection spacing requirements between Park South View and State Highway 288.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 08/19/2021
Plat Name: Grand West GP
Developer: DR Horton
Applicant: Meta Planning + Design LLC
App No / Type: 2021-1434 GP



Action Date:
08/19/2021

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: 115
Action Date: 08/19/2021
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

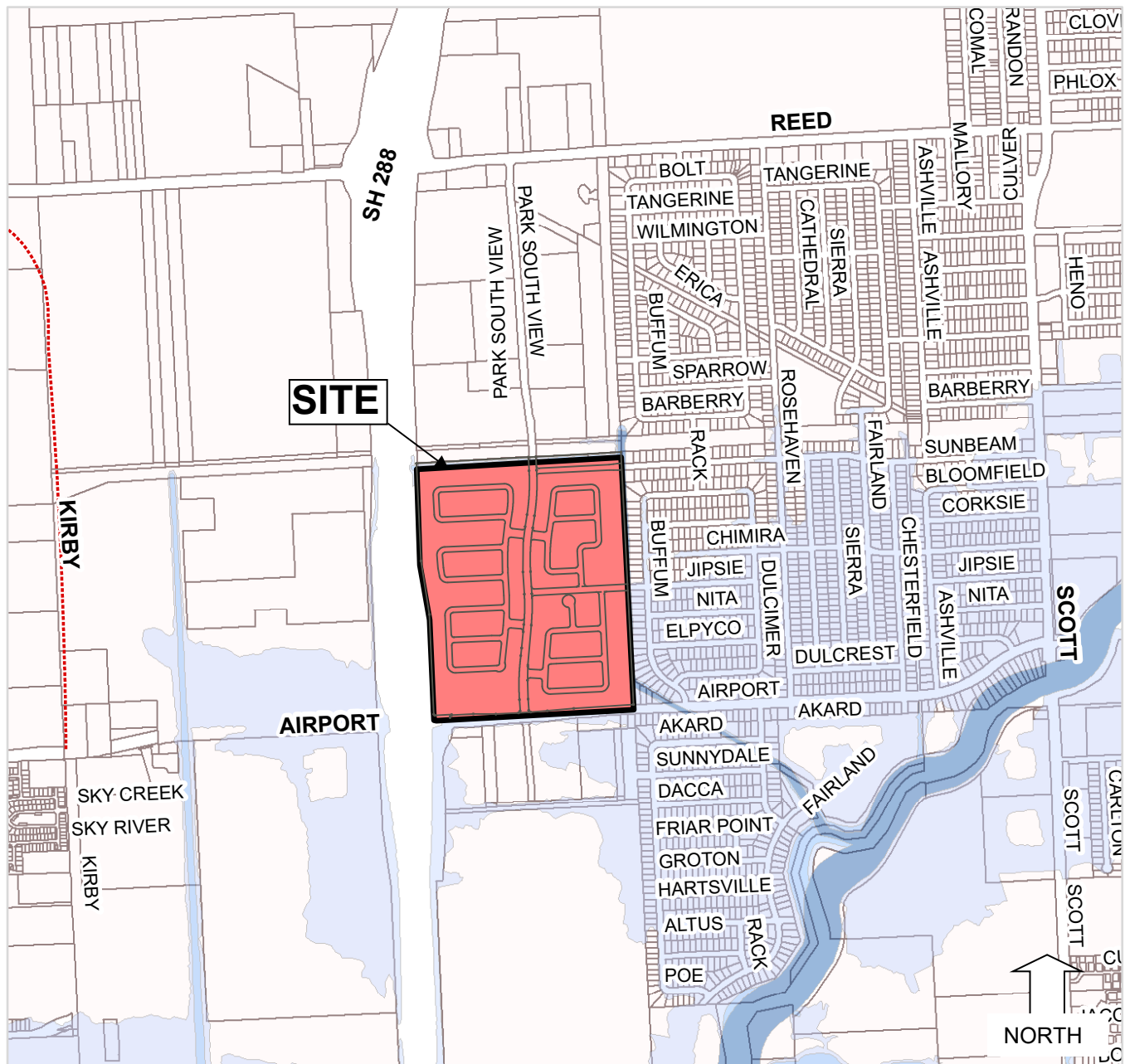
ITEM: 115

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Grand West GP (DEF 2)

Applicant: Meta Planning + Design LLC



D – Variances

Site Location

Houston Planning Commission

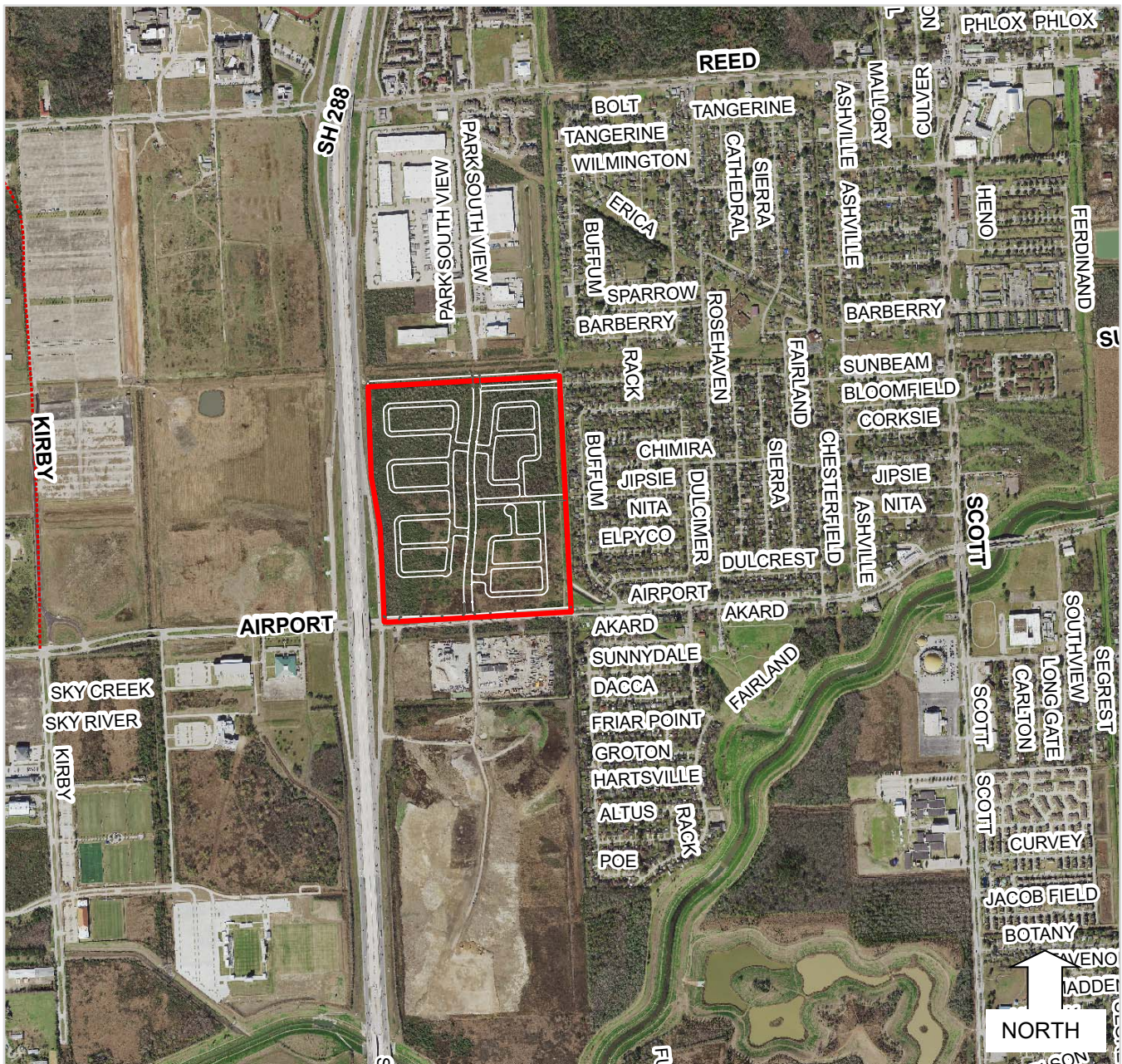
ITEM: 115

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Grand West GP (DEF)

2) Applicant: Meta Planning + Design LLC



D – Variances

Aerial



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.



Application No: 2021-1434

Agenda Item: 115

PC Action Date: 08/19/2021

Plat Name: Grand West GP

Applicant: Meta Planning + Design LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

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:

The site is located within Houston's corporate limit Along Airport Boulevard, east of State Highway 288 and South of Reed Road.

The applicant proposes a general plan of single-family lots along Type 1 PAEs. The applicant is requesting a variance to exceed intersection spacing along the west side of Park South View, east of Sate Highway 288.

Staff is in support of this request.

The site is located at the northeastern intersection of 288 and Airport west of the Reedwoods Subdivision. The general plan consists of mostly single-family lots along 50' wide private streets. The applicant proposes to extend two stub streets, along the eastern boundary, to connect with Park South View, a local street bisecting the tract. The requested variance is to exceed intersection spacing requirements along the west side of Park South View east of State Highway 288.

Strict interpretation of Chapter 42 would require an additional public street to the west of Park South View. However, the adjacent segment of 288 does not feature a feeder road and would not offer any opportunity for local public street connections. In addition, the proposed street connections to the east allow for multiple opportunities for traffic dispersion, making a direct connection to the west unnecessary. Staff finds GP to be consistent with the intent of Chapter 42's local street intersection spacing and street extension requirements.

Staff recommends granting the variance and approving the GP per the CPC 101 form conditions.

Staff has received numerous written comments on this item with concerns expressed over safety, traffic and flooding. This concludes staff's presentation.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict interpretation of Chapter 42 would require an additional public street to the west of Park South View. However, the adjacent segment of 288 does not feature a feeder road and would not offer any opportunity for local public street connections. In addition, the proposed street connections to the east allow for multiple opportunities for traffic dispersion, making a direct connection to the west unnecessary.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Granting the variance is justified by the lack of a frontage road along 288. This does not represent a hardship created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Staff finds GP to be consistent with the intent of Chapter 42's local street intersection spacing and street extension requirements. If the portion of the GP west of Park South View were a single tract fronting 288, a variance would not be required because the distance to Airport is less than 2600' and because freeways with no frontage roads are exempt from intersection spacing requirements.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The GP is providing the required public street connections to the east. This will facilitate safe traffic circulation where local traffic can use local streets to nearby destinations, freeing the thoroughfares and freeway to accommodate through traffic.

(5) Economic hardship is not the sole justification of the variance.

Granting the variance is justified by the lack of a frontage road along 288. 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 14, 2021

NOTICE OF VARIANCE

PROJECT NAME: Grand West GP

REFERENCE NUMBER: 2021-1434

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Airport Boulevard east of State Highway 288. 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.

Meta Planning + Design LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend Sunbeam Street through this site, nor to terminate it with cul-de-sac and to exceed intersection spacing requirements by not creating an east-west public through street. 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, July 22, 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: 116
Action Date: 08/19/2021
Plat Name: Invision Business Park
Developer: Invision Investments LLC
Applicant: The Pinnell Group, LLC
App No / Type: 2021-1801 C2

Total Acreage:	8.9101	Total Reserve Acreage:	8.9101
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 82
County	Zip	Key Map ©	City / ETJ
Harris	77373	293S	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for 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 10' building line and deny access note to stub street. Remove 1' reserve.

The Planning Commission granted a variance to allow Chester Fort Drive to be terminated subject to specific conditions on 08/19/2021. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat. (Sec 42-81)

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted the requested variance to not extend Chester Fort Drive nor 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.**

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 116
Action Date: 08/19/2021
Plat Name: Invision Business Park
Developer: Invision Investments LLC
Applicant: The Pinnell Group, LLC
App No / Type: 2021-1801 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. (HC) (COH-Chapter 42)

Limited scope TIA required to determine driveway location, median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)

County has no objections to variance (chapter 42)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

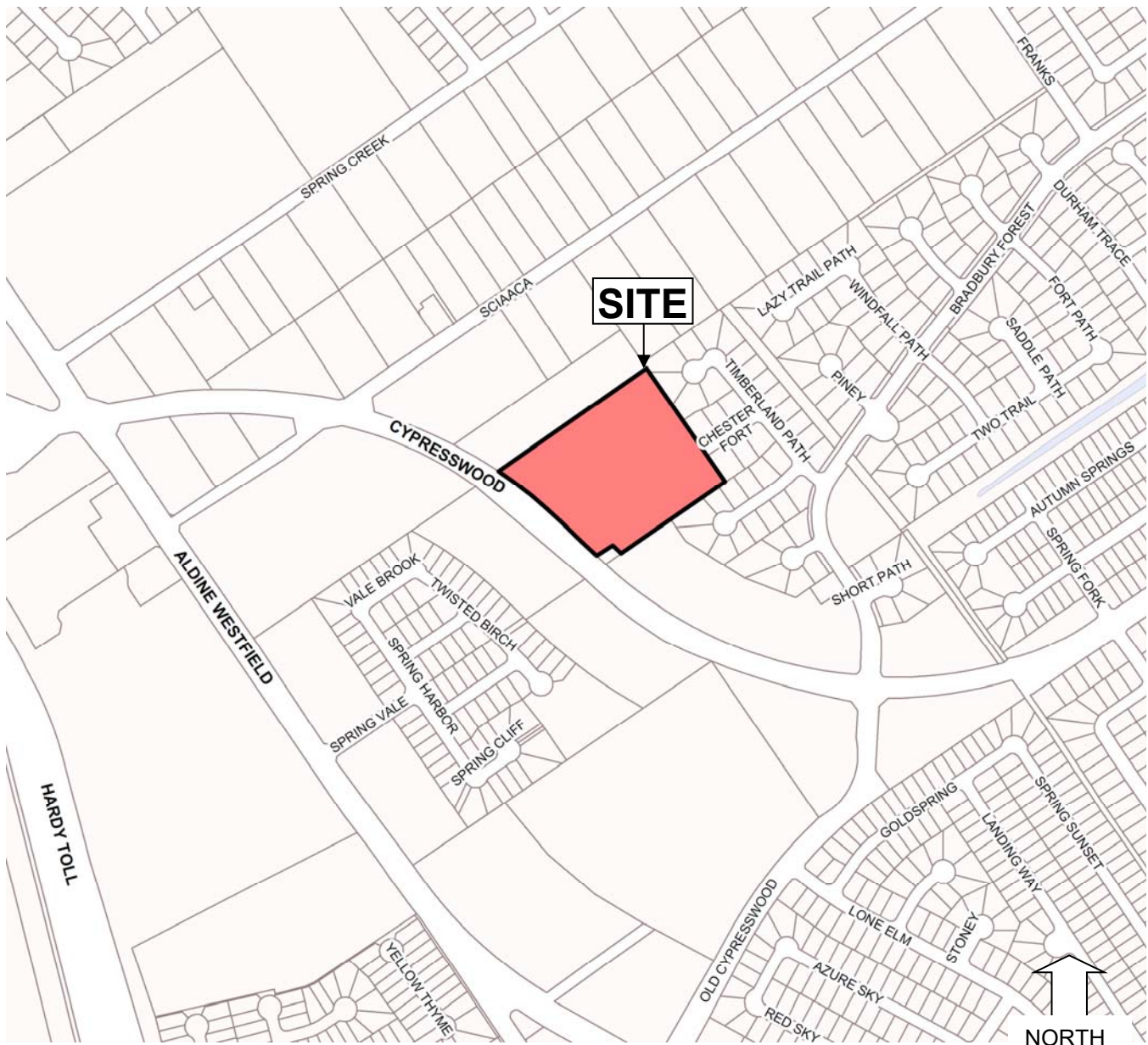
ITEM: 116

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Invision Business Park

Applicant: The Pinnell Group, LLC



D – Variances

Site Location

Houston Planning Commission

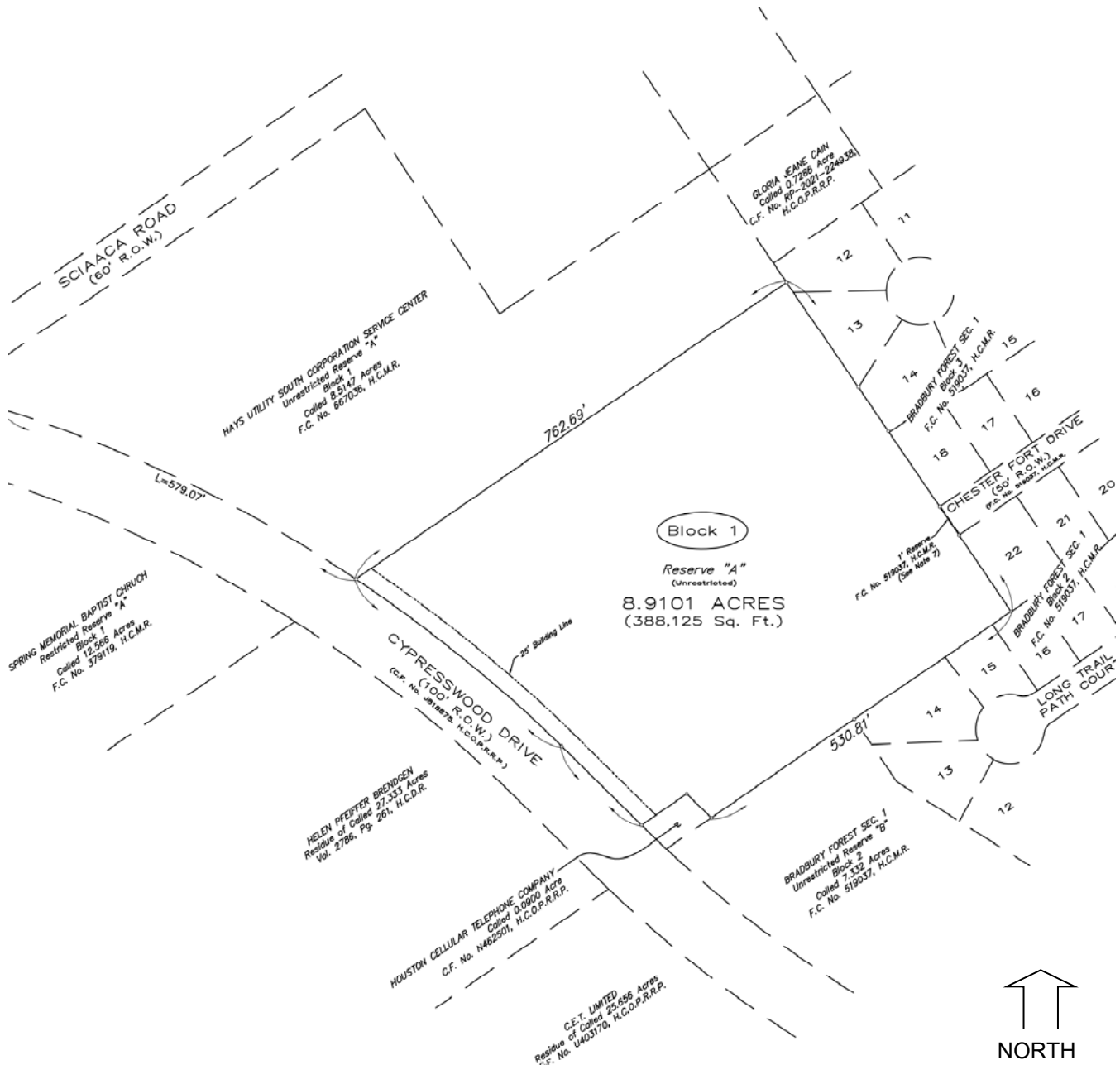
ITEM: 116

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Invision Business Park

Applicant: The Pinnell Group, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 116

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Invision Business Park

Applicant: The Pinnell Group, LLC



D – Variances

Aerial



Application Number: 2021-1801

Plat Name: Invision Business Park

Applicant: The Pinnell Group, LLC

Date Submitted: 08/06/2021

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:

Section Number (42-134 Street Extension); We are seeking a variance to prohibit the right-of-way extension of Chester Fort Drive through the subject property and prohibit the dedication of a cul-de-sac bulb into the property at the dead end of Chester Fort Drive.

Chapter 42 Section: 42-134

Chapter 42 Reference:

Section Number (42-134 Street Extension)

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The owners of this 8.9101 acres of land are platting the subject property into a single Block and single Reserve to create a commercial and light industrial development. Most of the 8.9101 acres will be made up of building, paving and a detention pond. Chester Fort Drive is an existing 50 feet wide dedicated residential street that terminates at the northeast boundary line of proposed subdivision. I'm sure the developer of Bradbury Forest, Section 1 intended to extend Chester Fort Drive into the subject property to access future residential housing. Access to Chester Fort Drive will not benefit this new commercial and light industrial development, nor will it improve local traffic circulation inside Bradbury Forest, Section 1 to Cypresswood Drive. Moreover, the residents of Bradbury Forest would not appreciate the additional commercial, or light industrial, traffic commuting in and out of their residential community.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The developer of Bradbury Forest dedicated Chester Fort Drive in anticipation of a future residential Section to be built where the subject property lies; However, the owner of the subject property plans on building a commercial, light industrial development and Chester Fort Drive will impede the layout of proposed improvements and serve no purpose if extended into or through the property. The circumstances supporting the granting of the variance are logical. The residents of Bradbury Forest don't want to mix residential traffic with commercial traffic, and the owner of the subject property does not need access to Chester Fort Drive. If the subject property was created as a residential development, then the extension of Chester Fort Drive would be logical and would benefit the property.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The granting of this variance will not devalue this Chapter. If the owner was developing a residential subdivision, he would gladly extend the Chester Fort Drive as another ingress/egress point for traffic circulation; However, mixing commercial traffic with a residential community is never a good idea.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Currently, there is nothing injurious to the public health, safety and welfare at the end of Chester Fort Drive, and by granting the requested variance, there will continue to be nothing injurious to the public health, safety and welfare; However, if Chester Fort Drive is extended and open to commercial traffic, that could create public health and safety hazard, and potentially damage the infrastructure within Bradbury Forest, Section 1.

(5) Economic hardship is not the sole justification of the variance.

This request is not based on economic reasons. It is a matter of a logistical solution not to extend Chester Fort Drive.



Application No: 2021-1801

Agenda Item: 116

PC Action Date: 08/19/2021

Plat Name: Invision Business Park

Applicant: The Pinnell Group, LLC

Staff Recommendation:

Chapter 42 Sections: 42-134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Section Number (42-134 Street Extension); We are seeking a variance to prohibit the right-of-way extension of Chester Fort Drive through the subject property and prohibit the dedication of a cul-de-sac bulb into the property at the dead end of Chester Fort Drive.;

Basis of Recommendation:

The site is located within Houston's ETJ Harris County along Cypresswood Drive, east of Aldine Westfield Road and the Hardy Toll road. The applicant is proposing an unrestricted reserve for future commercial and light industrial uses. The is requesting a variance to not provide the right-of-way extension of Chester Fort Drive though the subject property and not to terminate the street with a cul-de-sac.

Staff is in support of this request

The site is located along Cypresswood Drive west of the Bradbury Forest community. The site is affected by a stub portion of Chester Fort Drive which was established through the Bradbury Forest Sec 1 in 2002. The termination of Chester Fort Drive is being proposed to not extend into the proposed unrestricted reserve. This street has 6 single family lots that use the street for access and has an established street network. The access for the lots come from Bradbury Forest Drive which connect to Cypresswood which is a major throughfare. There are no intersection spacing issues as Cypresswood between Sciaca and Bradbury forest drive which is approximately 2,400 feet.

The unrestricted reserve is proposing commercial and light industrial uses with a carwash, water plant and a drainage reserve where Chester Fort Drive is terminating. Granting the requested variance will allow the nearby neighborhood to remain physically separated from an incompatible use while allowing for practical development of this site.

Staff recommends granting the variance and approving the plat per the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The unrestricted reserve is proposing commercial and light industrial uses with a carwash, water plant and a drainage reserve where Chester Fort Drive is terminating. Granting the requested variance will allow the nearby neighborhood to remain physically separated from an incompatible use while allowing for practical development of this site.

(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 proposed use and that there is no need to address intersection spacing requirements. These do not represent a hardship created by or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The site is located along Cypresswood Drive west of the Bradbury Forest community. The site is affected by a stub portion of Chester Fort Drive which was established through the Bradbury Forest Sec 1 in 2002. The termination of Chester Fort Drive is being proposed to not extend into the proposed unrestricted reserve. This street has 6 single family lots that use the street for access and has an established street network. The access for the lots come from Bradbury Forest Drive which connect to Cypresswood which is a major thoroughfare. There are no intersection spacing issues as Cypresswood between Sciaca and Bradbury forest drive which is approximately 2,400 feet.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The existing street system meets intersection spacing requirements and can safely accommodate the proposed development.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified by the proposed use and that there is no need to address intersection spacing requirements. These do not represent an economic hardship.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 117
Action Date: 08/19/2021
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: 117
Action Date: 08/19/2021
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

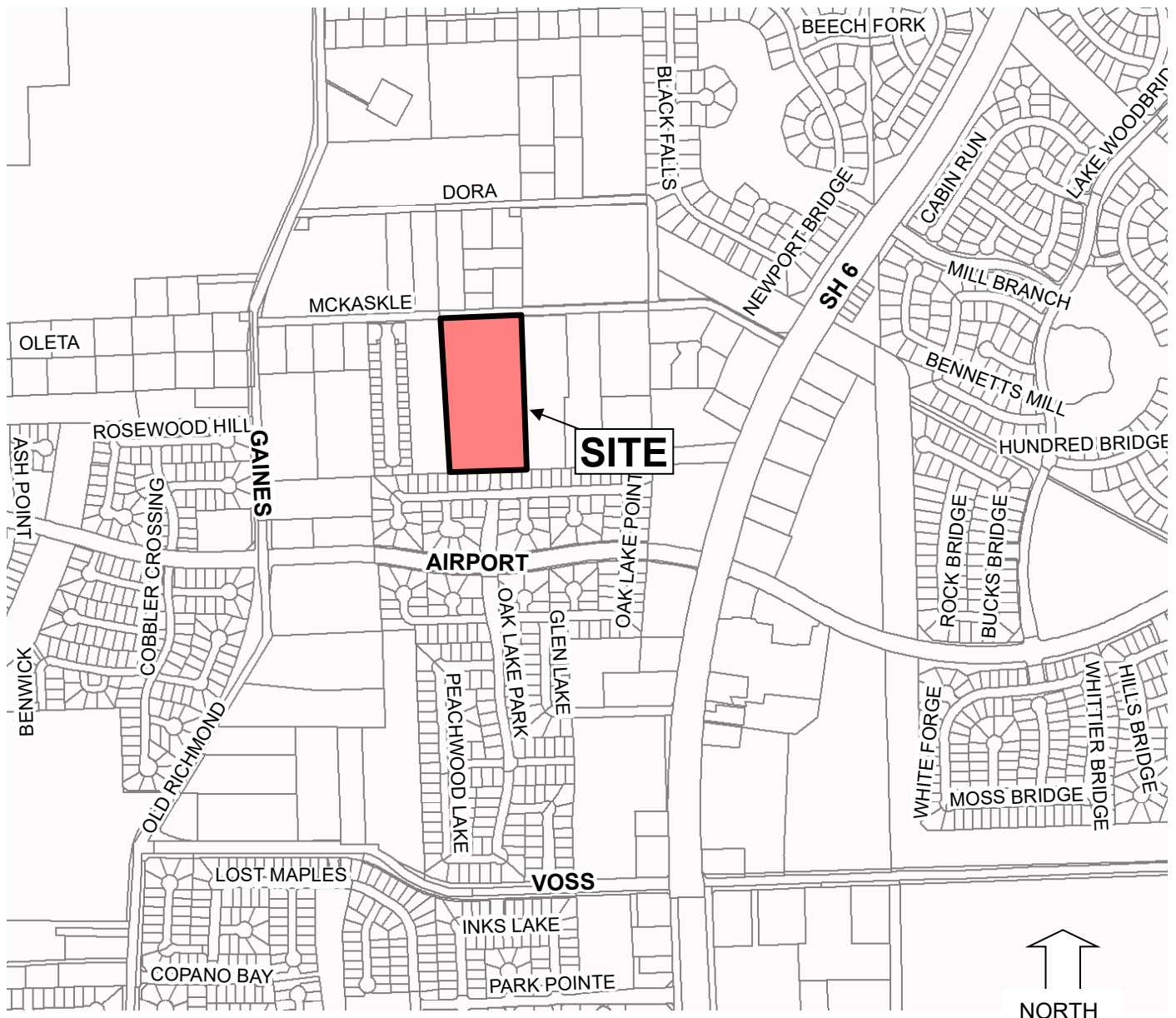
ITEM: 117

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Nijadhar McKaskle Road Development (DEF 1)

Applicant: Doshi Engineering & Surveying Company



D – Variances

Site Location

Houston Planning Commission

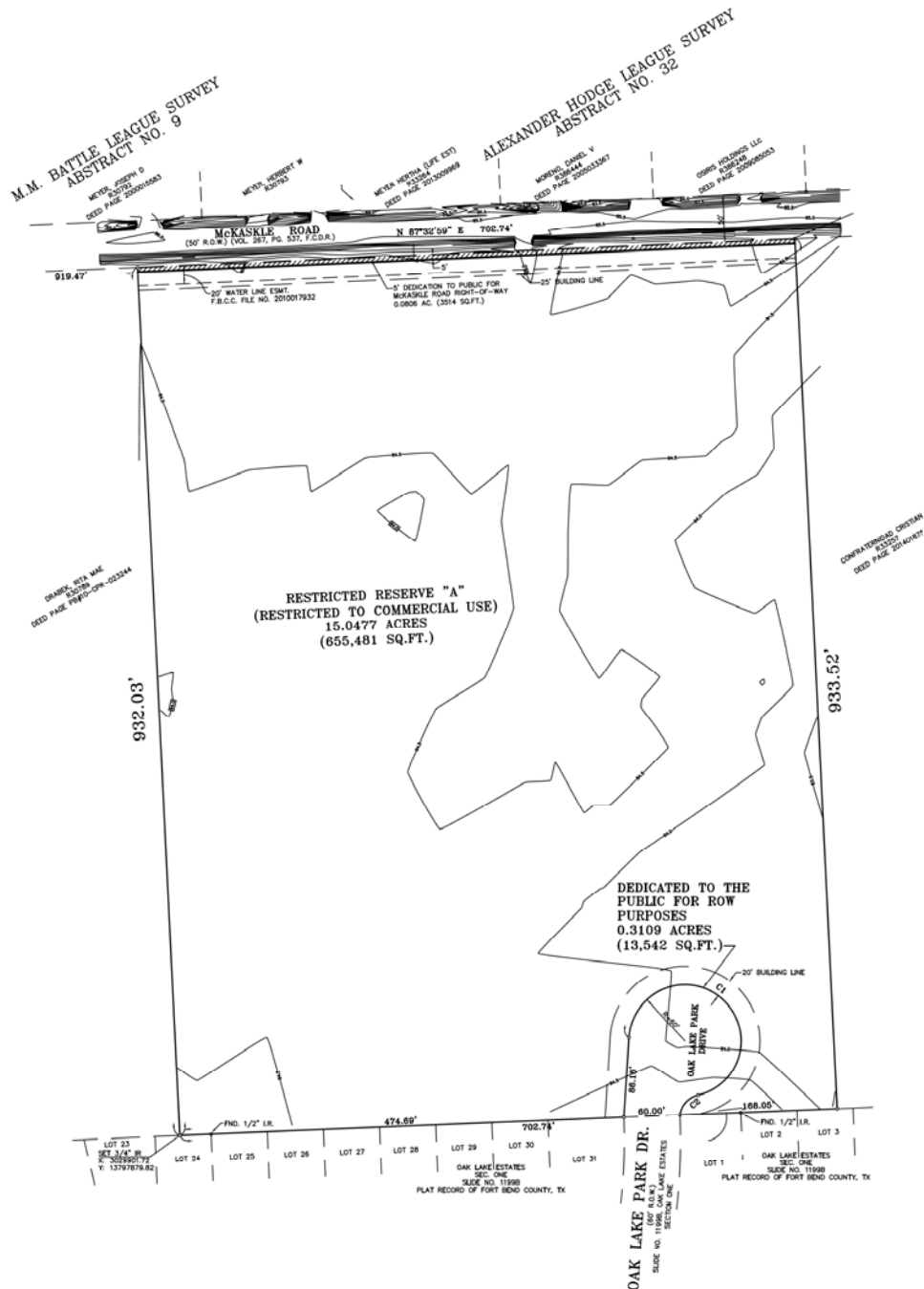
ITEM: 117

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Nijadhar McKaskle Road Development (DEF 1)

Applicant: Doshi Engineering & Surveying Company



D – Variances

Subdivision

Houston Planning Commission

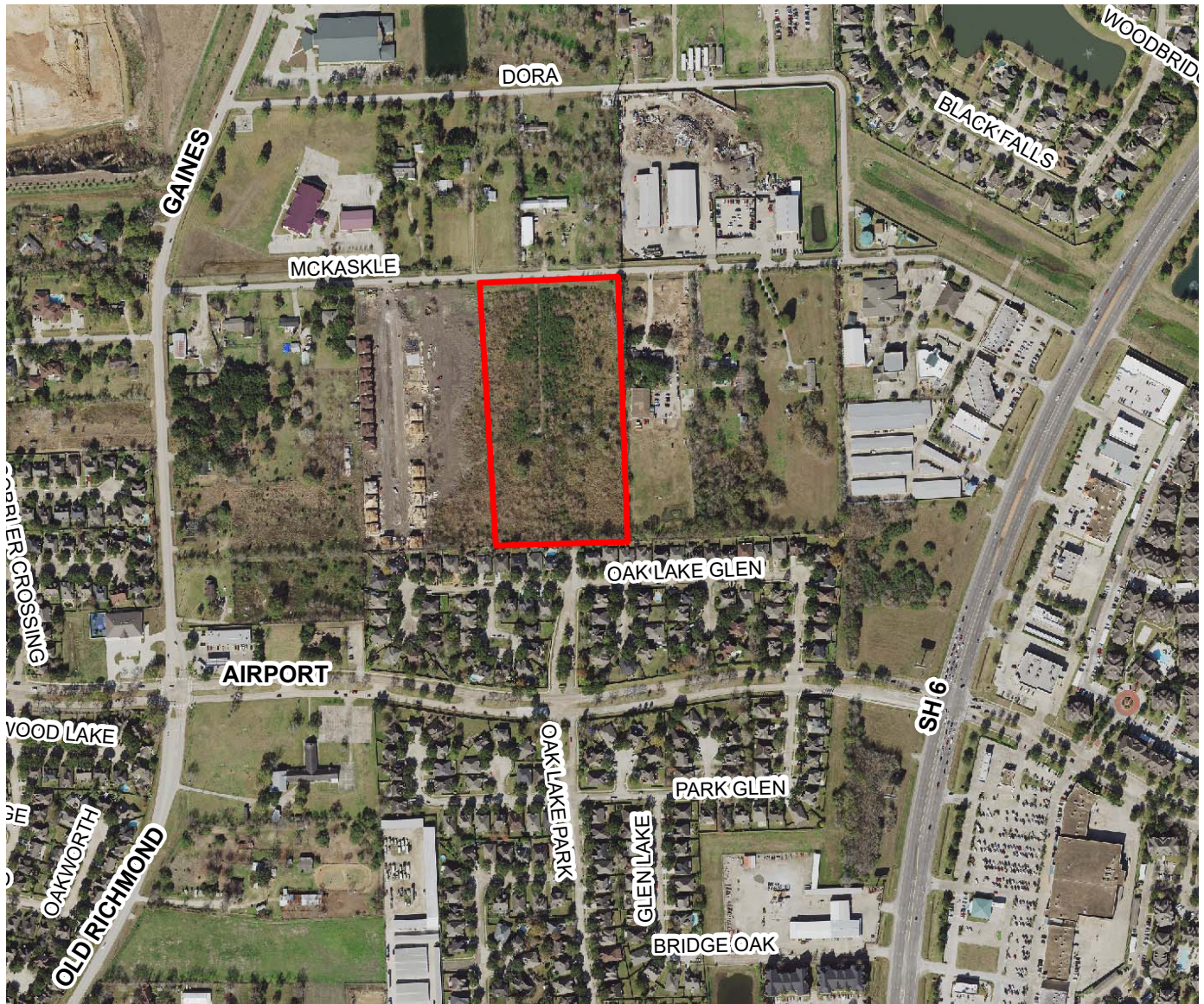
ITEM: 117

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Nijadhar McKaskle Road Development (DEF 1)

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: 117

PC Action Date: 08/19/2021

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: 118
Action Date: 08/19/2021
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.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Add the following note on face of the plat: The Planning Commission granted a variance to allow not extend Chester Grove Crossing nor terminate it with a cul-de-sac subject to specific conditions on 08/19/2021. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may required a replat.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 The Planning Commission granted the requested variance to not extend Chester Grove Crossing nor terminate it with a cul-de-sac and approved the plat subject to the conditions listed.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 08/19/2021
Plat Name: Shaw Reserve
Developer: DCM Commercial
Applicant: Morales Engineering Associates, LLC
App No / Type: 2021-1677 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

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.

Houston Planning Commission

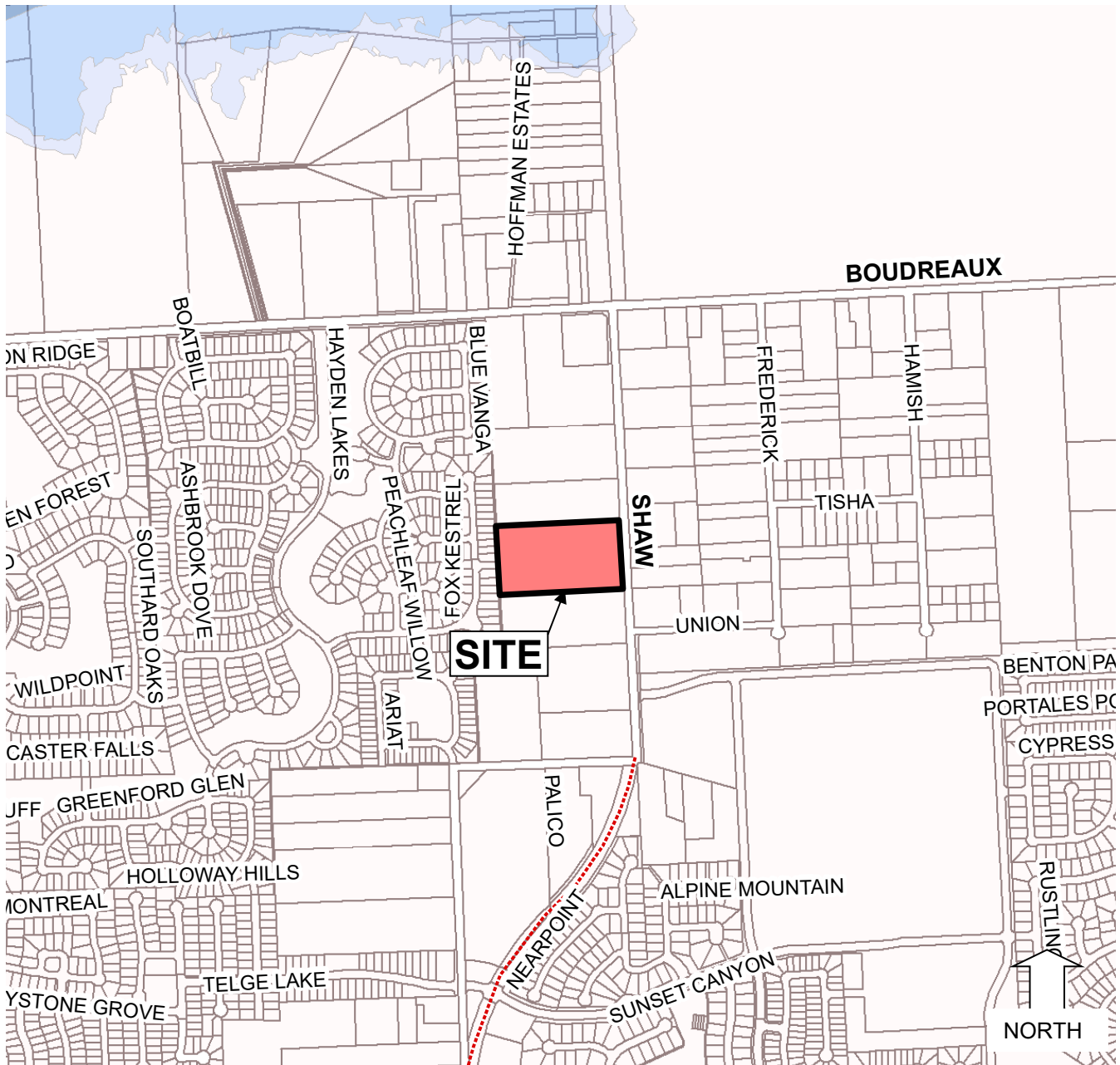
ITEM: 118

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Shaw Reserve (DEF 1)

Applicant: Morales Engineering Associates, LLC



D – Variances

Site Location

Houston Planning Commission

ITEM: 118

Houston Planning Commission

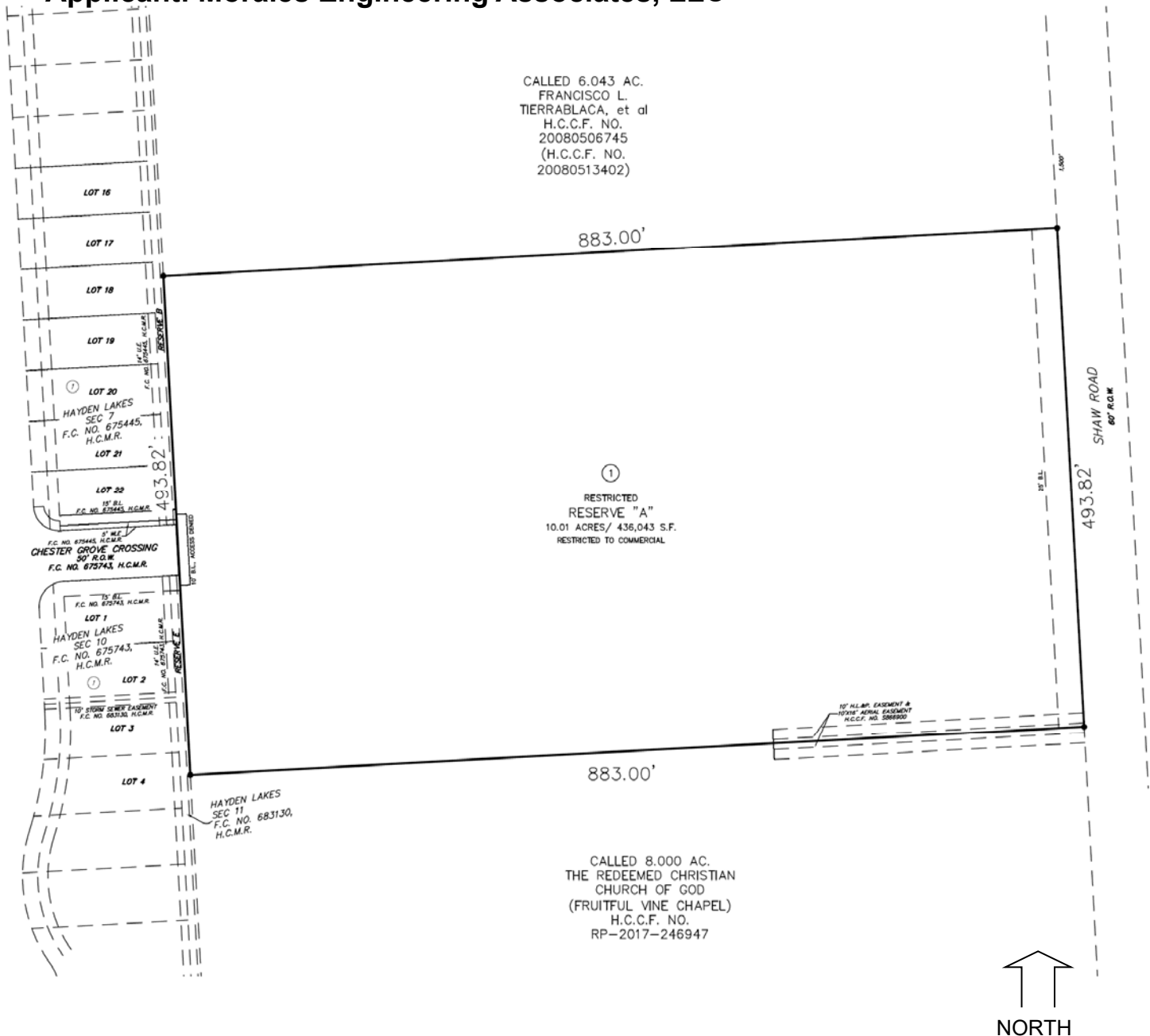
ITEM: 118

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Shaw Reserve (DEF 1)

Applicant: Morales Engineering Associates, LLC



D – Variances

Subdivision

Houston Planning Commission

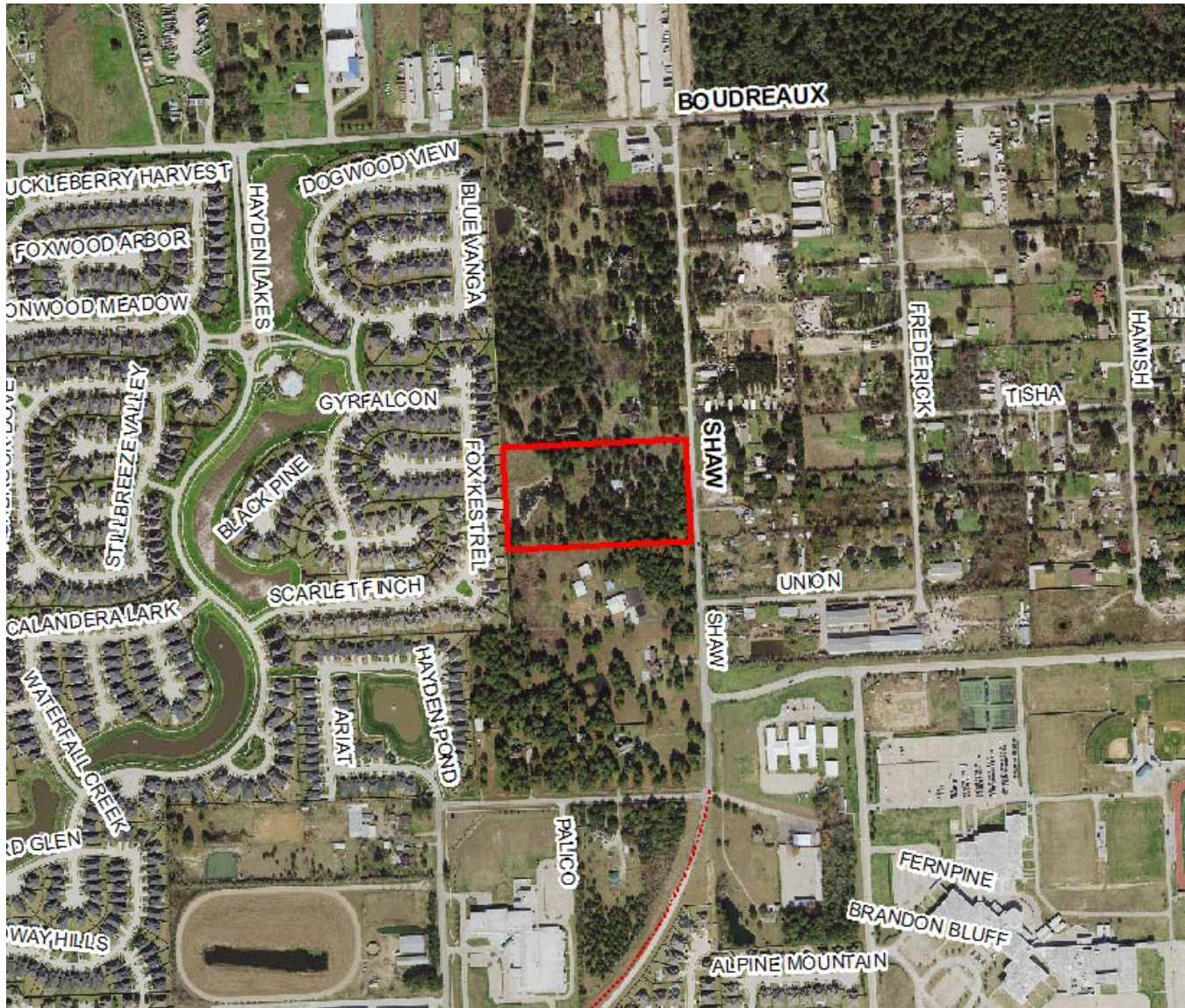
ITEM: 118

Planning and Development Department

Meeting Date: 08/19/2021

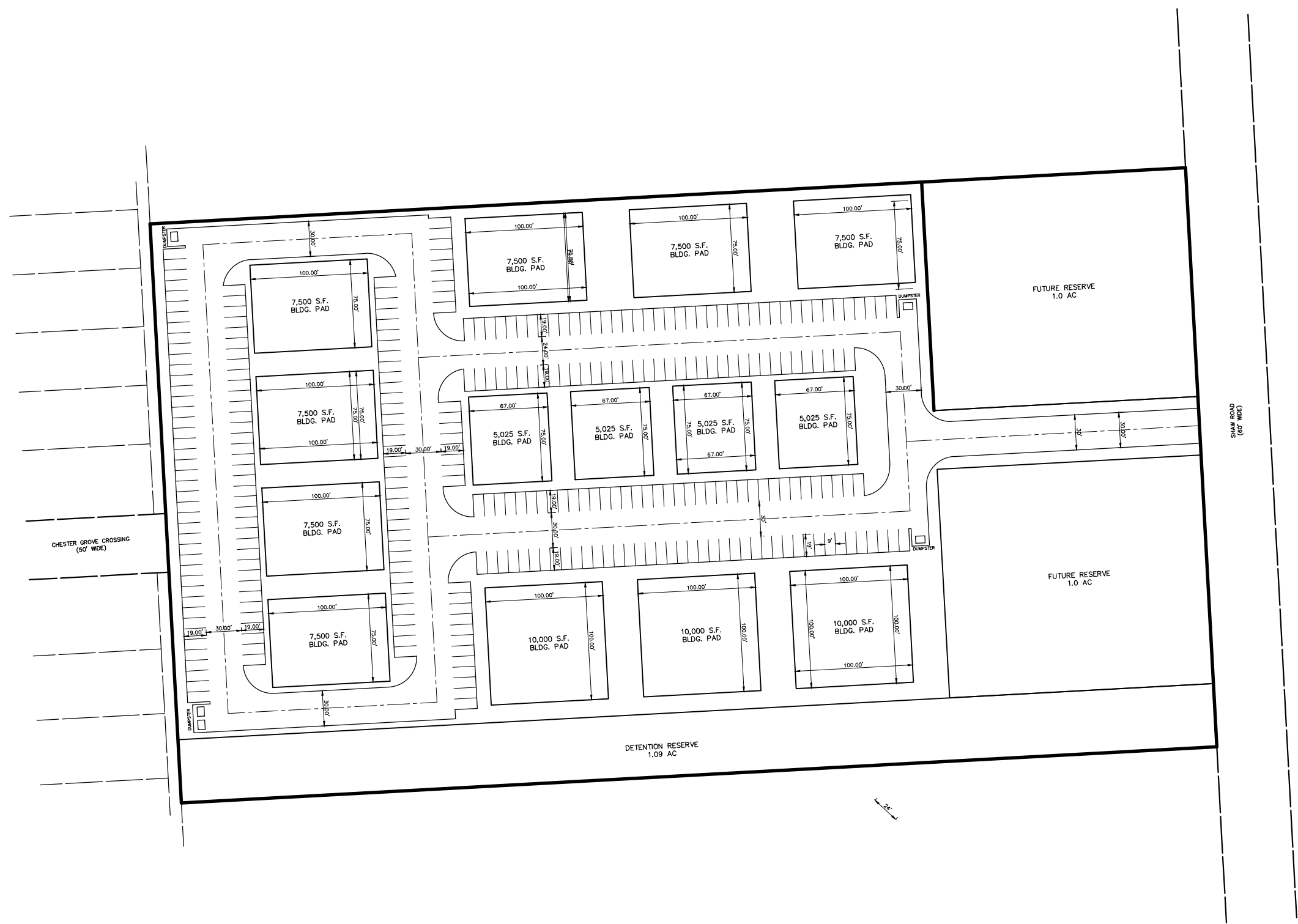
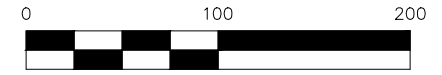
Subdivision Name: Shaw Reserve (DEF 1)

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: 118

PC Action Date: 08/19/2021

Plat Name: Shaw Reserve

Applicant: Morales Engineering Associates, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

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 in Harris County ETJ. 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 supports the requested variances.

The site is proposed to be developed with industrial warehouses. Chester Grove Crossing is a stub street created by Hayden Lakes GP, a single-family residential community. The current intersection spacing along Shaw Road is about 3100'. Extending Chester Grove Crossing to connect with Shaw Road would address excessive intersection spacing along Shaw Road and provide an additional point of access for Hayden Lakes community. However, according to Harris County Engineer's Office, extending Chester Grove Crossing may create drainage issues for the overall area as the elevations and size of the existing ditches along Shaw Road may not accommodate the additional drainage. Conveying public water into the private detention basin on the subject site would be against County regulations.

Therefore, based on Harris County Engineer's Office's recommendation, staff recommends granting the requested variance and approve the plat subject to CPC 101 Form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

According to Harris County Engineer's Office, extending Chester Grove Crossing may create drainage issues for the overall area as the elevations and size of the existing ditches along Shaw Road may not accommodate the additional drainage. Conveying public water into the private detention basin on the subject site would be against County regulations.

(3) The intent and general purposes of this chapter will be preserved and maintained;

According to Harris County Engineer's Office, extending Chester Grove Crossing may create drainage issues for the overall area. Granting the requested variance will preserve and maintain the intent and general purposes of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The 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.
Potential drainage issues created by extending the street is the main justification of the variance.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 119
Action Date: 08/19/2021
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:

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 208. Staff requests a two week deferral per Harris County Engineering and Harris County Attorney's Office request.

Modify "Unrestricted Reserve" to "Reserve restricted to Residential Purposes".

**

Provide variance plat note (if granted): The Planning Commission granted a variance to allow the reserve to have frontage and access solely from an access easement and not to dedicate right-of-way subject to specific conditions on 08/19/2021. The variance approval was contingent on the proposed land use. Any change of land use may make the variance approval invalid and may require a replat.

Commission Action:

Defer per Harris County 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: 119
Action Date: 08/19/2021
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

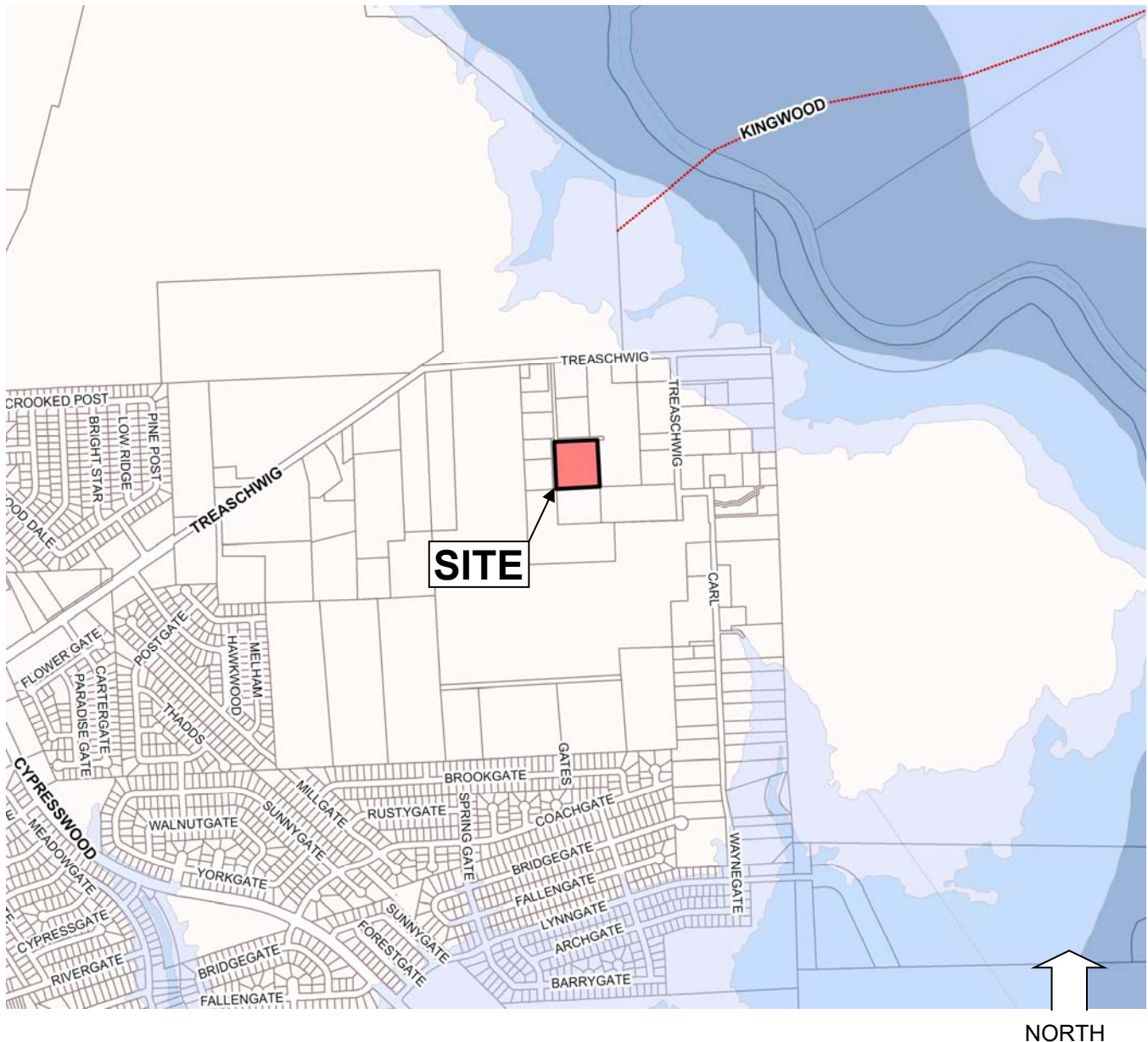
ITEM: 119

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Spurling Estates (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

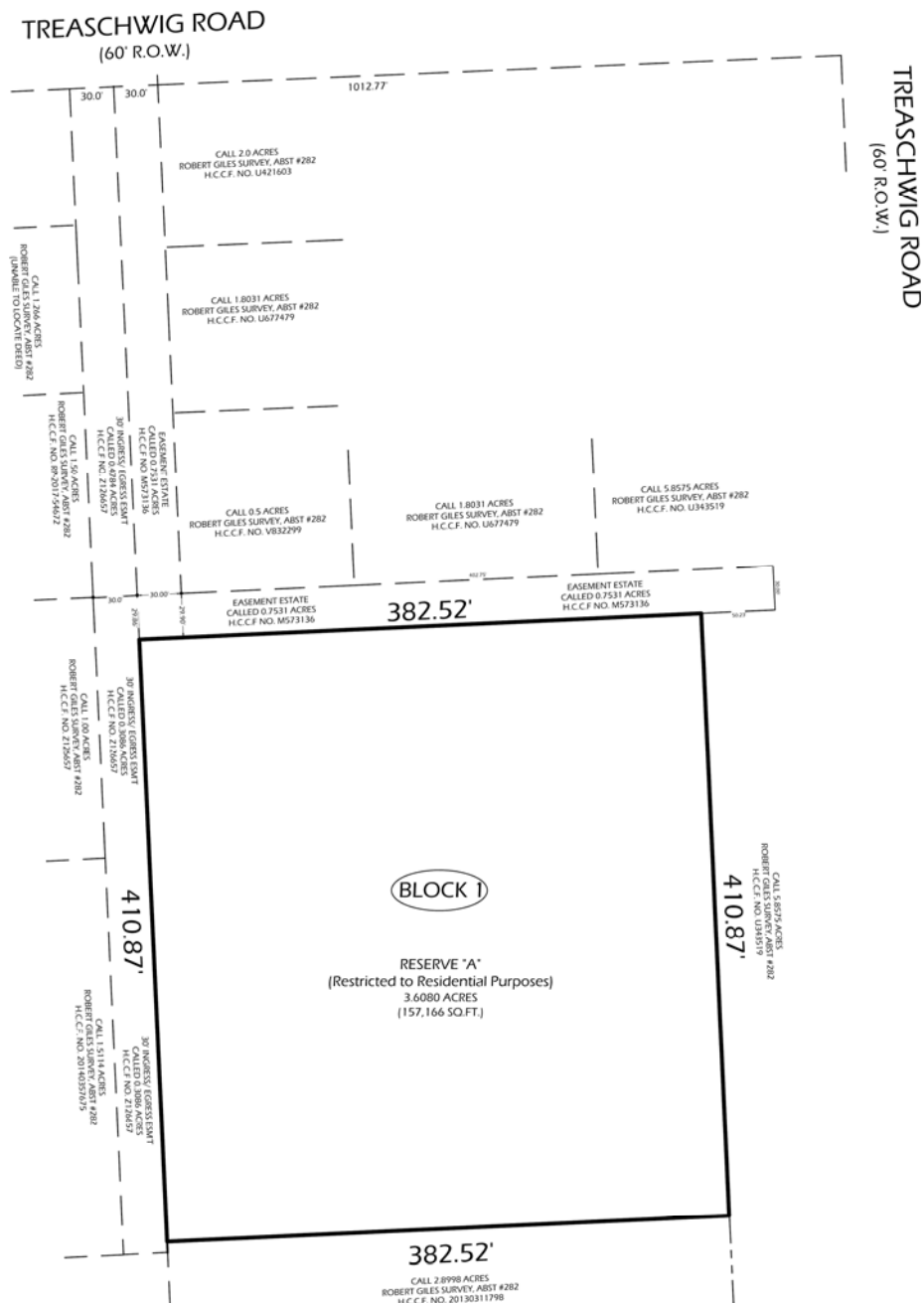
ITEM: 119

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Spurling Estates (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Spurling Estates (DEF 1)

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:

Variances are sought for 1) to allow a reserve to take access from a private access easement and 2) intersection spacing to exceed 1400 feet.

Chapter 42 Section: 190, 128

Chapter 42 Reference:

Sec 42-190: (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:
Unrestricted reserve - Minimum Size: 5,000 sq.ft.; Type of Street: public street; Minimum Street Width: 60 feet; Minimum Street Frontage: 60 feet. Sec 42-128: (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; 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

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;

Carl Road is a minor collector to the east of the site. A minor collector is proposed to the west along the west edge of the Flores and Hildebrandt tracts. North-south public ROW dedication in this location would not improve vehicular circulation.

(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: 119

PC Action Date: 08/19/2021

Plat Name: Spurling Estates

Applicant: Owens Management Systems, LLC

Staff Recommendation: [Defer per Harris County request](#)

Chapter 42 Sections: [190](#), [128](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[Variances are sought for 1\) to allow a reserve to take access from a private access easement and 2\) intersection spacing to exceed 1400 feet.;](#)

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 a reserve restricted to residential purposes and is requesting two variances: 1) to allow the proposed reserve to only have frontage and take access from a 30' access easement instead of the required public street; and 2) to exceed intersection spacing along Treaschwig Road. Staff is requesting this item be deferred for further coordination between Harris County Engineering Department, Harris County Attorney's Office, City of Houston Legal, the Owner's attorney, and the applicant.

This site was previously granted a variance in 2019 for a single-family residential lot to take access from an access easement and was proposing to dedicate toward a future north-south public street in line with the existing access easement. The owner, however, is proposing to convert the existing residence to a residential foster care home for youths, which requires the property to be platted as a reserve to meet Harris County Engineering Department's permitting requirements as a commercial project, and is requesting not to provide the right-of-way dedication.

Requiring the dedication of a portion of public right-of-way for a future north-south street, aligned with the existing access easement, is not needed at this time. The proposed congregate living facility would produce minimal traffic, similar to the existing low-density acreage-tracts that utilize the existing easements. The recorded access easements serve a similar purpose as public streets and provide sufficient access to Treaschwig Road. Additionally, according to Harris County Engineering Department and their future multimodal plan, they will propose a grid of minor collectors connecting major thoroughfare Treaschwig Road, existing Karl Road, and future east-west and north-south roadways, in which this site is within its center. This grid will help to circulate traffic around and through the area.

Further coordination is necessary between Harris County Engineering Department, County Attorney's Office, City Legal, and the owner's attorney to determine what use and reserve restriction is permitted based on the language on the access easement. Therefore, staff recommends to defer this application for two weeks.

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: 120
Action Date: 08/19/2021
Plat Name: Stallion Lakes GP
Developer: Stallion Lakes LLC
Applicant: BGE, Inc. - Land Planning
App No / Type: 2021-1803 GP

Total Acreage:	394.2000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris/Montgomery /Waller	77447	285E	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)

209. Applicant has requested that this item be deferred for two weeks.

1.) Applicant has requested deferral to add additional variance to address 1400' internal intersection spacing.

Commission Action:

Defer Applicant request



Action Date:
08/19/2021

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: 120
Action Date: 08/19/2021
Plat Name: Stallion Lakes GP
Developer: Stallion Lakes LLC
Applicant: BGE, Inc. - Land Planning
App No / Type: 2021-1803 GP

HPW-HW- IDS: Approve
Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

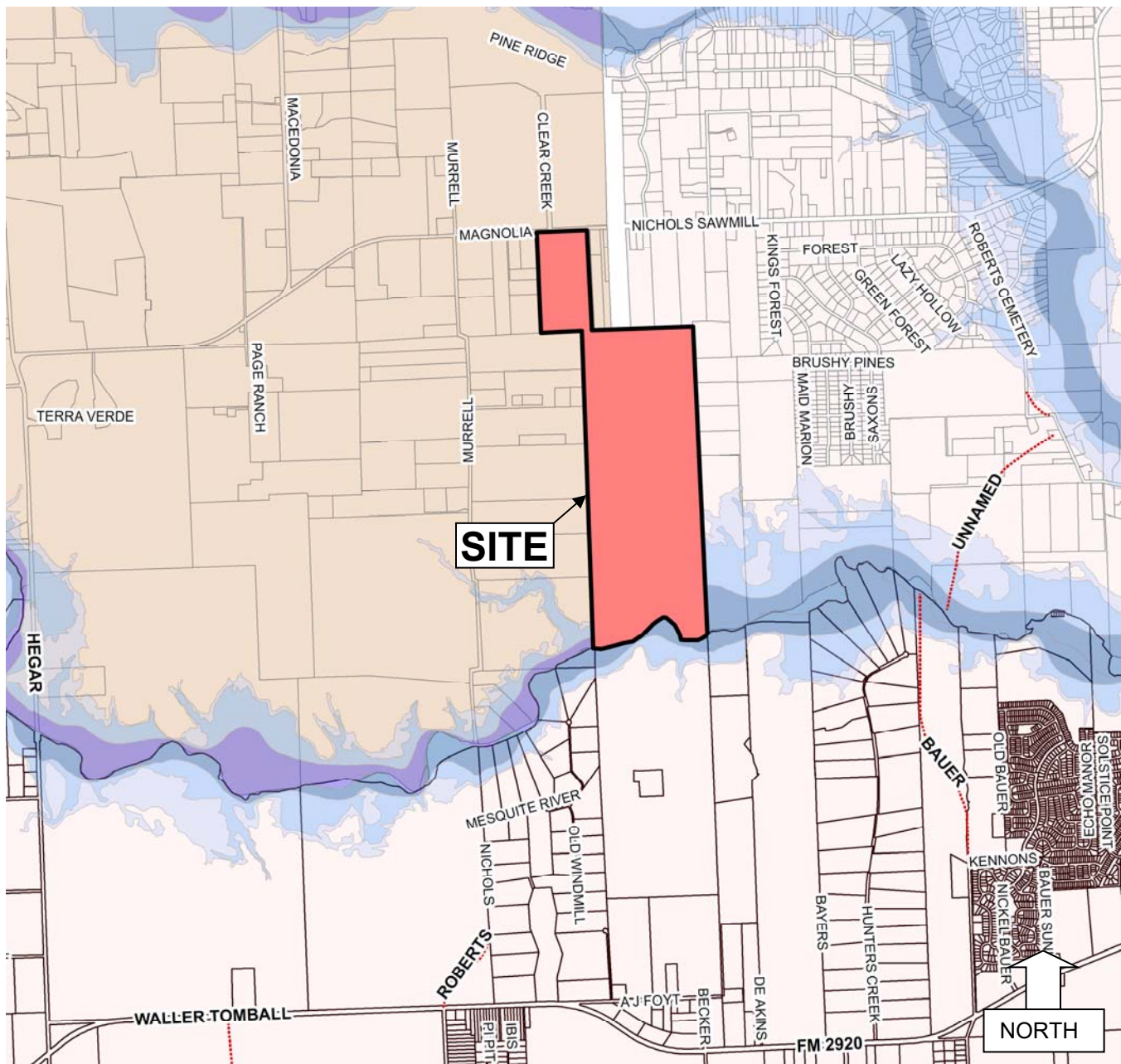
ITEM: 120

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Stallion Lakes GP

Applicant: BGE, Inc.- Land Planning



D – Variances

Site Location

Houston Planning Commission

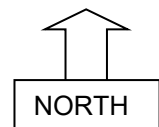
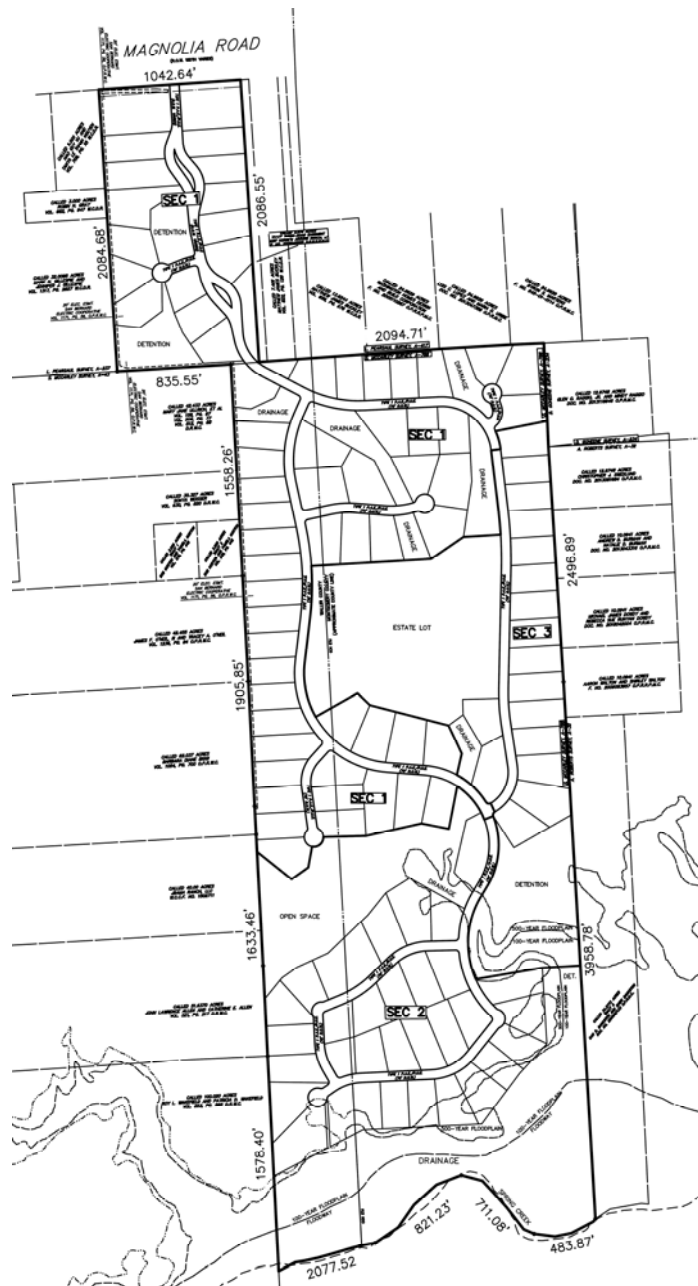
ITEM: 120

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Stallion Lakes GP

Applicant: BGE, Inc.- Land Planning



D – Variances

Subdivision

Houston Planning Commission

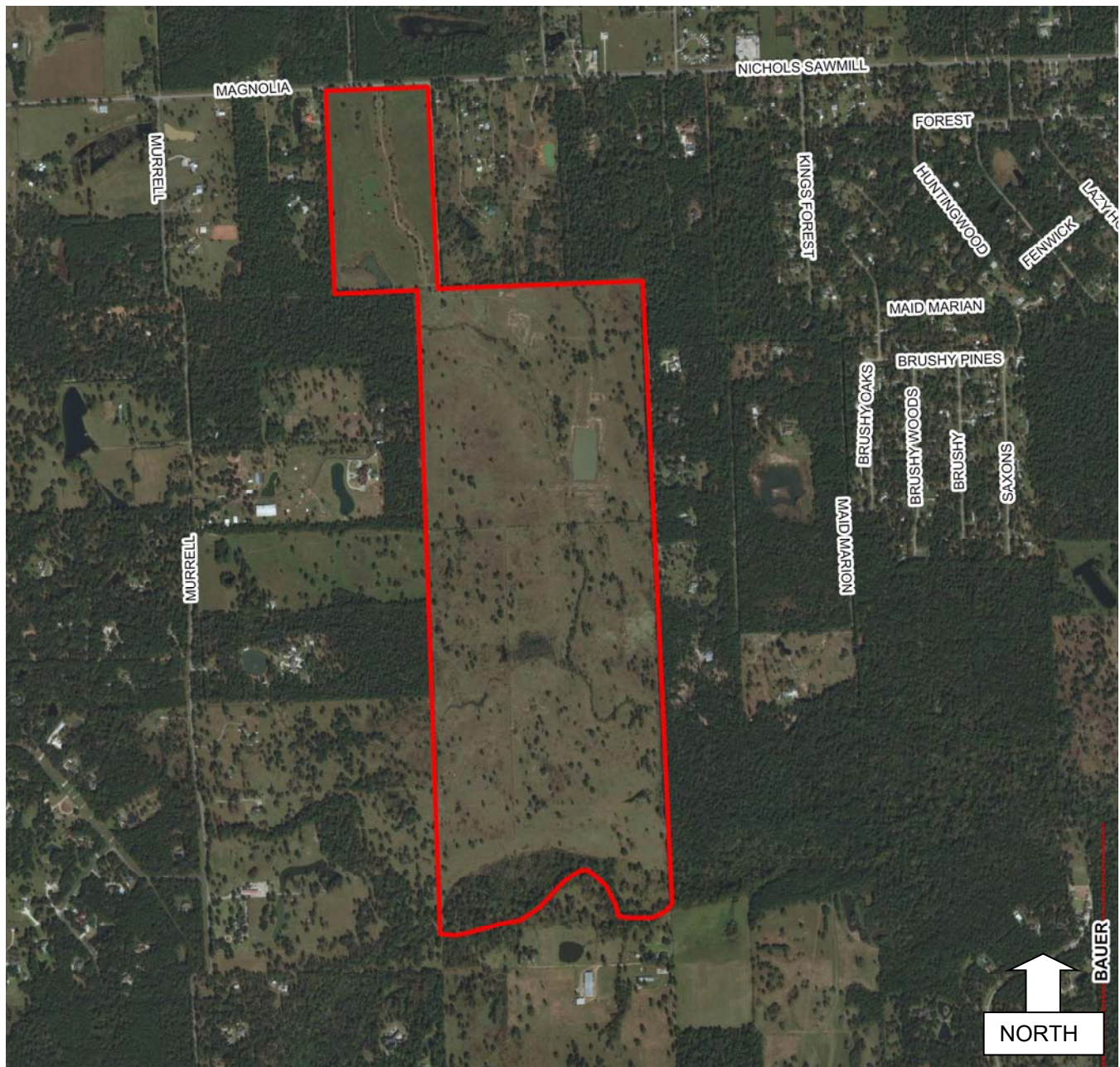
ITEM: 120

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Stallion Lakes GP

Applicant: BGE, Inc.- Land Planning



D – Variances

Aerial



Application Number: 2021-1803

Plat Name: Stallion Lakes GP

Applicant: BGE, Inc. - Land Planning

Date Submitted: 08/06/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed the maximum intersection spacing requirements along the northern general plan boundary that falls within the City of Houston Extraterritorial Jurisdiction, and to not provide any north-south streets along said general plan northern boundary for a distance of approximately 2,095 feet.

Chapter 42 Section: 128

Chapter 42 Reference:

Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Stallion Lakes is a ±394.2-acre master planned community in Waller County and Montgomery County, located along the south side of Magnolia Road and the north side of Spring Creek. The proposed development is located northwest of the Grand Parkway (TX-99), north of Highway 290, east of major thoroughfare Nichols Sawmill Road, and west of major thoroughfare Roberts Cemetery Road. Stallion Lakes is partially located within the City of Houston Extraterritorial Jurisdiction, as the Extraterritorial Jurisdiction line splits the tract, with approximately one-third of the site existing in Waller County and approximately two-thirds existing in Montgomery County. Formal variance approval for the proposed development was unanimously granted by Waller County Commissioners Court in a meeting on July 28, 2021. A Letter of No Objection from Montgomery County Precinct 2 Commissioner Charlie Riley has also been obtained concerning the requested intersection spacing variances. The portion of the general plan that falls within the City of Houston Extraterritorial Jurisdiction is bordered to the north by ranch-style single-family homes on multiple-acre lots that are primarily accessible by a private road, which creates a physical boundary for street connectivity. The proposed development is bordered to the south by Spring Creek which creates a floodway, 100-year floodplain, and 500-year floodplain that encroach upon the site from the south. Jurisdictional mapped wetlands present the need for development to be designed to avoid these environmentally sensitive areas. All these physical characteristics comprise approximately seventy-three acres of the general plan's total acreage and will be left in their natural condition. The portion of the general plan located within the City of Houston Extraterritorial Jurisdiction is encumbered by approximately twenty-four acres of drainage, detention, and floodplain mitigation requirements. These physical conditions create a limited opportunity for connectivity and circulation along the general plan's southern boundary that exists in the City of Houston Extraterritorial Jurisdiction. The private street network proposed within the general plan will create adequate internal connectivity and provide an external connection to Magnolia Road, while limiting disturbance to any environmentally sensitive areas. The site is encumbered by physical conditions including floodway and floodplain considerations, drainage, detention, floodplain mitigation requirements, and environmentally sensitive areas such as jurisdictional

mapped wetlands. Due to these, along with ranch-style single-family properties surrounding the site, the location of east-west street connections in compliance with Sec. 42-128 is constrained, necessitating a variance request.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant, as the floodway and floodplain considerations, drainage and detention requirements, jurisdictional mapped wetlands, and existing ranch-style single-family residential properties were existing prior to the development of the general plan.

(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 by upholding the circulation within the existing surrounding subdivisions and major thoroughfares Magnolia Road and Roberts Cemetery Road. Circulation will be provided within the development with adequate internal private street connectivity and an external connection to Magnolia 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 the general plan proposes an external connection to Magnolia Road and an internal private street system providing adequate connectivity for residents.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, as the existing environmental conditions of the proposed development created by Spring Creek, drainage and detention, floodplain mitigation requirements, and jurisdictional mapped wetlands, in addition to existing ranch-style single-family residential properties surrounding the site, are the supporting circumstances for this variance request.



Application Number: 2021-1803

Plat Name: Stallion Lakes GP

Applicant: BGE, Inc. - Land Planning

Date Submitted: 08/06/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed the maximum intersection spacing requirements along the eastern general plan boundary from Spring Creek in the south to the northeast corner of the boundary that falls within the City of Houston Extraterritorial Jurisdiction, and to not provide any east-west streets along said eastern general plan boundary for a distance of approximately 6,456 feet.

Chapter 42 Section: 128

Chapter 42 Reference:

Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Stallion Lakes is a ±394.2-acre master planned community in Waller County and Montgomery County, located along the south side of Magnolia Road and the north side of Spring Creek. The proposed development is located northwest of the Grand Parkway (TX-99), north of Highway 290, east of major thoroughfare Nichols Sawmill Road, and west of major thoroughfare Roberts Cemetery Road. Stallion Lakes is partially located within the City of Houston Extraterritorial Jurisdiction, as the Extraterritorial Jurisdiction line splits the tract, with approximately one-third of the site existing in Waller County and approximately two-thirds existing in Montgomery County. Formal variance approval for the proposed development was unanimously granted by Waller County Commissioners Court in a meeting on July 28, 2021. A Letter of No Objection from Montgomery County Precinct 2 Commissioner Charlie Riley has also been obtained concerning the requested intersection spacing variances. The portion of the general plan that falls within the City of Houston Extraterritorial Jurisdiction is bordered to the east by ranch-style single-family homes on multiple-acre lots that are primarily accessible by a private road, which creates a physical boundary for street connectivity. The proposed development is bordered to the south by Spring Creek, which creates a floodway, 100-year floodplain, and 500-year floodplain that encroach upon the site from the south. Jurisdictional mapped wetlands present the need for development to be designed to avoid these environmentally sensitive areas. All these physical characteristics comprise approximately seventy-three acres of the general plan's total acreage and will be left in their natural condition. The portion of the general plan located within the City of Houston Extraterritorial Jurisdiction is encumbered by approximately twenty-four acres of drainage, detention, and floodplain mitigation requirements. These physical conditions create a limited opportunity for connectivity and circulation along the general plan's southern boundary that exists in the City of Houston Extraterritorial Jurisdiction. The private street network proposed within the general plan will create adequate internal connectivity and provide an external connection to Magnolia Road, while limiting disturbance to any environmentally sensitive areas. The site is encumbered by physical conditions including floodway and floodplain considerations, drainage, detention, floodplain mitigation requirements, and environmentally sensitive areas such as jurisdictional

mapped wetlands. Due to these, along with ranch-style single-family properties surrounding the site, the location of east-west street connections in compliance with Sec. 42-128 is constrained, necessitating a variance request.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant, as the floodway and floodplain considerations, drainage and detention requirements, jurisdictional mapped wetlands, and existing ranch-style single-family residential properties were existing prior to the development of the general plan.

(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 by upholding the circulation within the existing surrounding subdivisions and major thoroughfares Magnolia Road and Roberts Cemetery Road. Circulation will be provided within the development with adequate internal private street connectivity and an external connection to Magnolia 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 the general plan proposes an external connection to Magnolia Road and an internal private street system providing adequate connectivity for residents.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, as the existing environmental conditions of the proposed development created by Spring Creek, drainage and detention, floodplain mitigation requirements, and jurisdictional mapped wetlands, in addition to existing ranch-style single-family residential properties surrounding the site, are the supporting circumstances for this variance request.



Application Number: 2021-1803

Plat Name: Stallion Lakes GP

Applicant: BGE, Inc. - Land Planning

Date Submitted: 08/06/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed the maximum intersection spacing requirements along the southern general plan boundary that borders Spring Creek and falls within the City of Houston Extraterritorial Jurisdiction, and to not provide any north-south streets along said general plan southern boundary for a distance of approximately 2,117 feet.

Chapter 42 Section: 128

Chapter 42 Reference:

Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Stallion Lakes is a ±394.2-acre master planned community in Waller County and Montgomery County, located along the south side of Magnolia Road and the north side of Spring Creek. The proposed development is located northwest of the Grand Parkway (TX-99), north of Highway 290, east of major thoroughfare Nichols Sawmill Road, and west of major thoroughfare Roberts Cemetery Road. Stallion Lakes is partially located within the City of Houston Extraterritorial Jurisdiction, as the Extraterritorial Jurisdiction line splits the tract, with approximately one-third of the site existing in Waller County and approximately two-thirds existing in Montgomery County. Formal variance approval for the proposed development was unanimously granted by Waller County Commissioners Court in a meeting on July 28, 2021. A Letter of No Objection from Montgomery County Precinct 2 Commissioner Charlie Riley has also been obtained concerning the requested intersection spacing variances. The portion of the general plan that falls within the City of Houston Extraterritorial Jurisdiction is bordered to the south by Spring Creek, which encumbers the proposed development with a floodway, 100-year floodplain, and 500-year floodplain. The site also encompasses environmentally sensitive areas such as jurisdictional mapped wetlands, which alter the design of development to avoid these areas. Altogether, these physical characteristics comprise approximately seventy-three acres of the general plan's total acreage and will be left in their natural condition. Additionally, the portion of the general plan located within the City of Houston Extraterritorial Jurisdiction is encumbered by approximately twenty-four acres of drainage, detention, and floodplain mitigation requirements. These environmental conditions create a physical boundary for connectivity and circulation along the general plan's southern boundary that exists in the City of Houston Extraterritorial Jurisdiction. The private street network proposed within the general plan will create adequate internal connectivity and provide an external connection to Magnolia Road, while limiting disturbance to any environmentally sensitive areas. Spring Creek carries flow from the northwest in Waller, down to the southern border of the general plan, and continues east where multiple creeks connect to it, before eventually flowing into Lake Houston. Due to the significant floodway and floodplain encroachments on the proposed development from Spring Creek, drainage, detention, and floodplain mitigation requirements, and

environmentally sensitive areas such as jurisdictional mapped wetlands, the location of north-south street connections in compliance with Sec. 42-128 is infeasible, necessitating a variance request.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant, as the floodway and floodplain considerations resulting from Spring Creek, drainage, detention, and floodplain mitigation requirements, and jurisdictional mapped wetlands were existing prior to the proposed 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 by upholding the circulation within the existing surrounding subdivisions and major thoroughfares Magnolia Road and Roberts Cemetery Road. Circulation will be provided within the development with adequate internal private street connectivity and an external connection to Magnolia 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 the general plan proposes an external connection to Magnolia Road and an internal private street system providing adequate connectivity for residents.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, as the existing environmental conditions of the proposed development created by Spring Creek, drainage, detention, and floodplain mitigation requirements, and jurisdictional mapped wetlands are the supporting circumstances for this variance request.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**STAFF REPORT
Variance Request Form**

Application No: 2021-1803

Agenda Item: 120

PC Action Date: 08/19/2021

Plat Name: Stallion Lakes GP

Applicant: BGE, Inc. - Land Planning

Staff Recommendation:

Chapter 42 Sections: 128; 128; 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed the maximum intersection spacing requirements along the northern general plan boundary that falls within the City of Houston Extraterritorial Jurisdiction, and to not provide any north-south streets along said general plan northern boundary for a distance of approximately 2,095 feet.;

To exceed the maximum intersection spacing requirements along the eastern general plan boundary from Spring Creek in the south to the northeast corner of the boundary that falls within the City of Houston Extraterritorial Jurisdiction, and to not provide any east-west streets along said eastern general plan boundary for a distance of approximately 6,456 feet.;

To exceed the maximum intersection spacing requirements along the southern general plan boundary that borders Spring Creek and falls within the City of Houston Extraterritorial Jurisdiction, and to not provide any north-south streets along said general plan southern boundary for a distance of approximately 2,117 feet. ;

Basis of Recommendation:

The site is in both the Montgomery County Extraterritorial Jurisdiction and Waller County, located along the south side of Magnolia Road and the north side of Spring Creek. Stallion Lakes is partially located within the City of Houston Extraterritorial Jurisdiction, as the Extraterritorial Jurisdiction line splits the tract, with the western one-third of the site existing in Waller County, outside of city jurisdiction and the eastern two-thirds existing in Montgomery County ETJ.

The applicant is requesting three (3) variances to exceed intersection spacing, the first being along the northern boundary to exceed up to 2,095', the second being along the eastern boundary to exceed up to 6,456', and the third being along the southern boundary to exceed up to 2,117'.

Review of the application requires that the 1,400' internal intersection spacing be addressed.

Staff's recommendation is to defer the plat for 2 weeks to allow applicant to address internal intersection spacing with a 4th variance and provide revised information by noon next Wednesday.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

N/A

(3) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

N/A

(5) Economic hardship is not the sole justification of the variance.

N/A



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 08/19/2021
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.

209. Applicant has requested that this item be deferred for two weeks.

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 Applicant request



Action Date:
08/19/2021

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: 121
Action Date: 08/19/2021
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

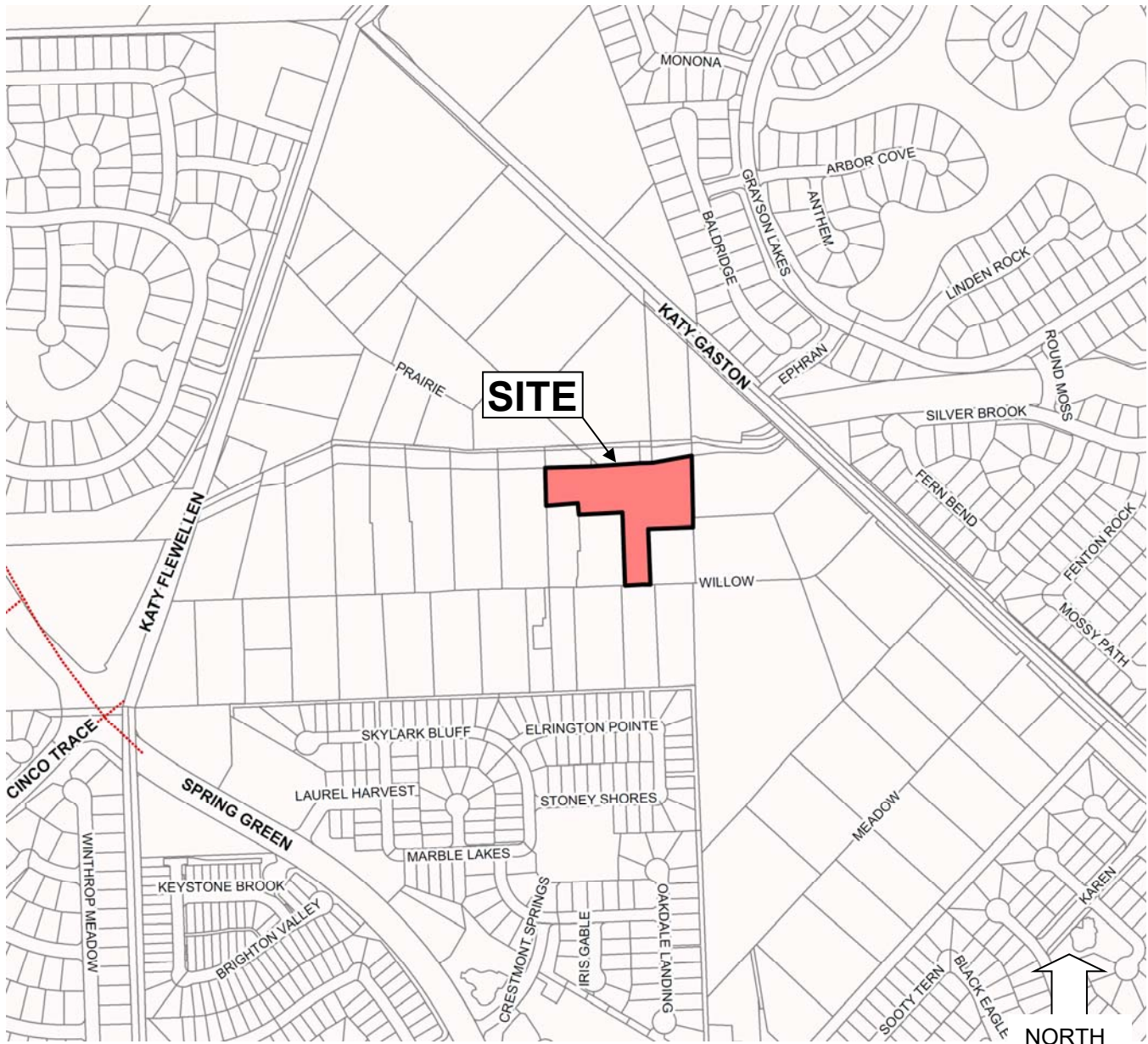
ITEM: 121

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Willow Lane Estates (DEF 1)

Applicant: Century Engineering, Inc



D – Variances

Site Location

Houston Planning Commission

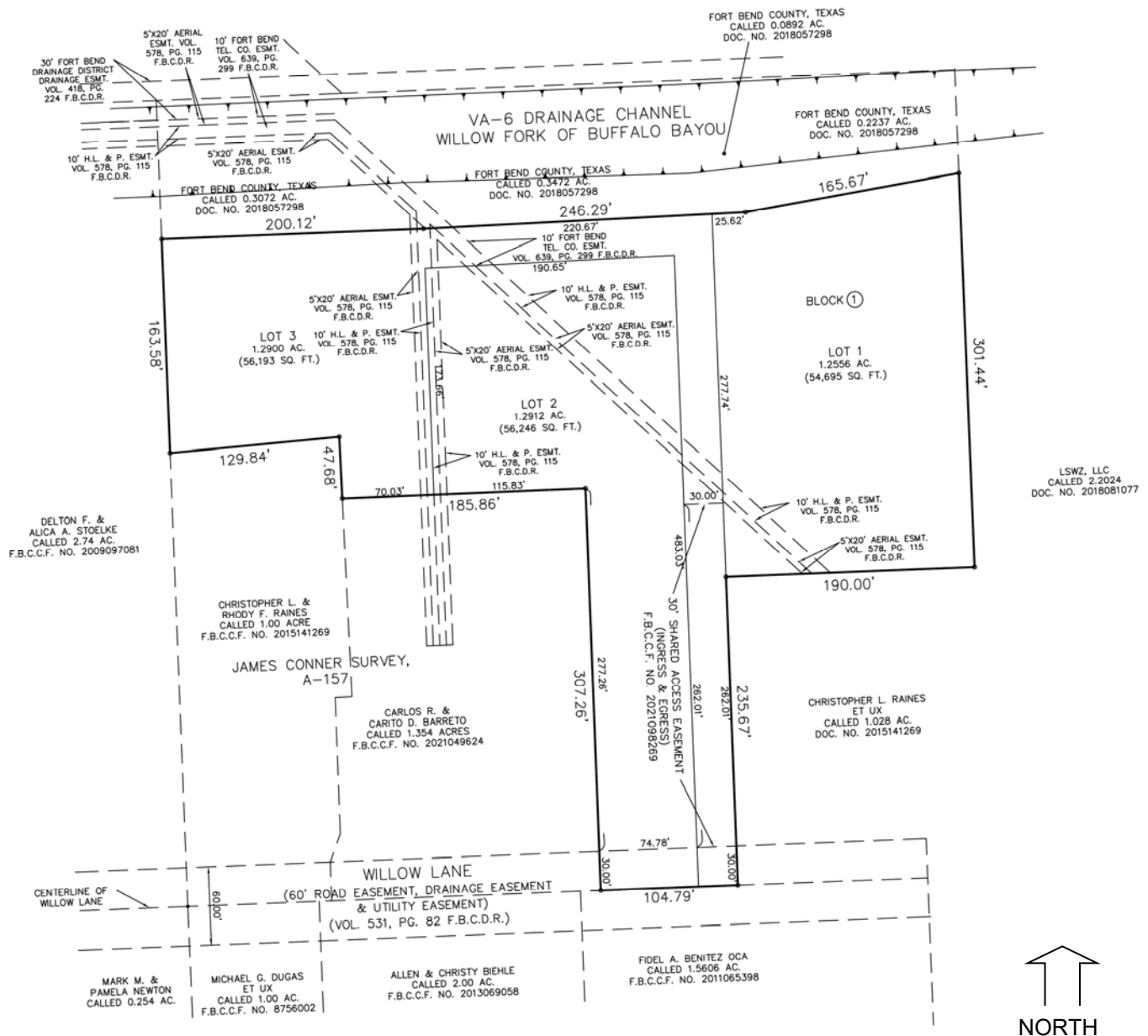
ITEM: 121

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Willow Lane Estates (DEF 1)

Applicant: Century Engineering, Inc



D – Variances

Subdivision

Houston Planning Commission

ITEM: 121

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Willow Lane Estates (DEF 1)

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: 121

PC Action Date: 08/19/2021

Plat Name: Willow Lane Estates

Applicant: Century Engineering, Inc

Staff Recommendation: [Defer Applicant request](#)

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: 122
Action Date: 08/19/2021
Plat Name: Cypresswood Point South
Developer: Ley Wilson Development Co., LLC.
Applicant: IDS Engineering Group
App No / Type: 2021-1868 C3R

Total Acreage:	30.1330	Total Reserve Acreage:	11.8350
Number of Lots:	111	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:	Hunter's Glen MUD
County	Zip	Key Map ©	City / ETJ
Harris	77338	334Q	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (Sec 42-191)
- 185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).
187. Appendix C: Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

Commission Action:

Grant the requested special exception(s) and Approve the plat subject to the conditions listed
 Planning Commission granted special exceptions (1) to allow an intersection spacing of about 1,462' along Old Cypress Landing and (2) to allow an intersection spacing of about 540' along Cypresswood Drive.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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: 122
Action Date: 08/19/2021
Plat Name: Cypresswood Point South
Developer: Ley Wilson Development Co., LLC.
Applicant: IDS Engineering Group
App No / Type: 2021-1868 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-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. (HC) (COH-Chapter 42)

limited scope TIA required to determine driveway location, median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)

UVE should be checked at Lost Cypress Pond Crossing and Maple 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 Old Cypress Landing Ln at Cypresswood 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)

20' X 20' corner cut at Cypresswood Drive/Old Cypress Landing Lane

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 08/19/2021

Applicant: IDS Engineering Group



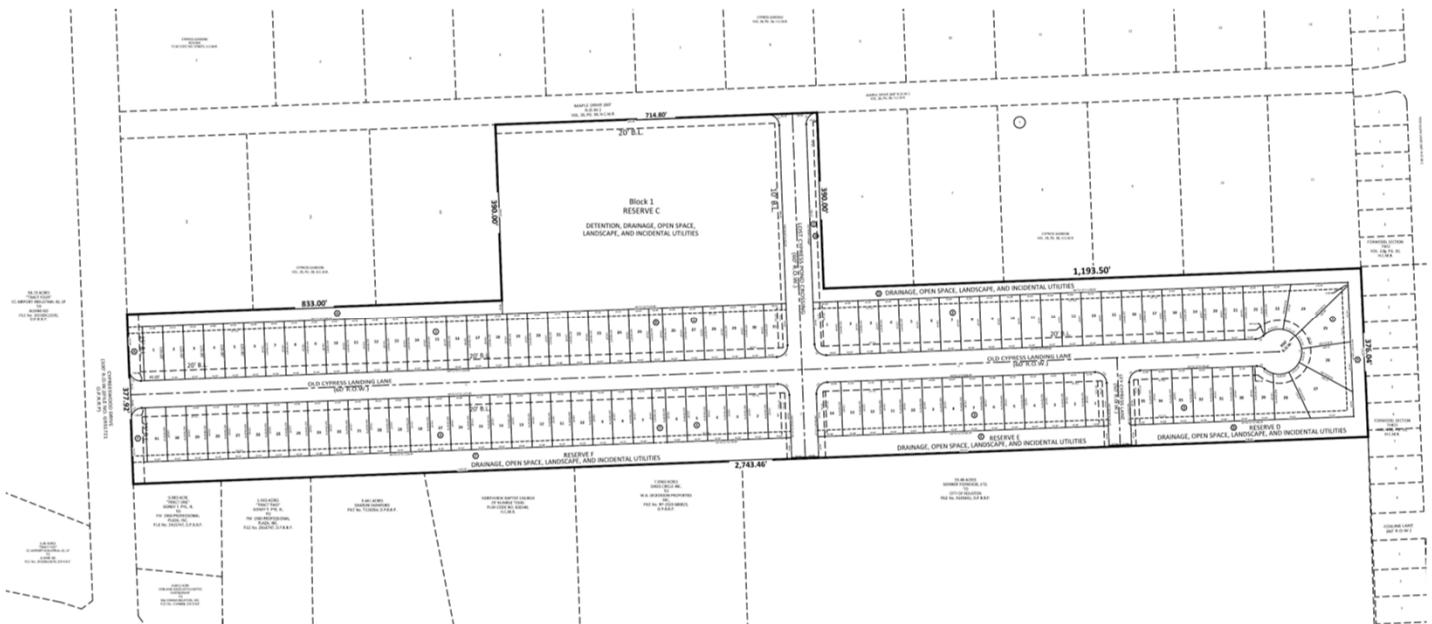
Planning and Development Department

ITEM: 122

Meeting Date: 08/19/2021

Subdivision Name: Cypresswood Point South

Applicant: IDS Engineering Group



E – Special Exceptions

Subdivision

Houston Planning Commission

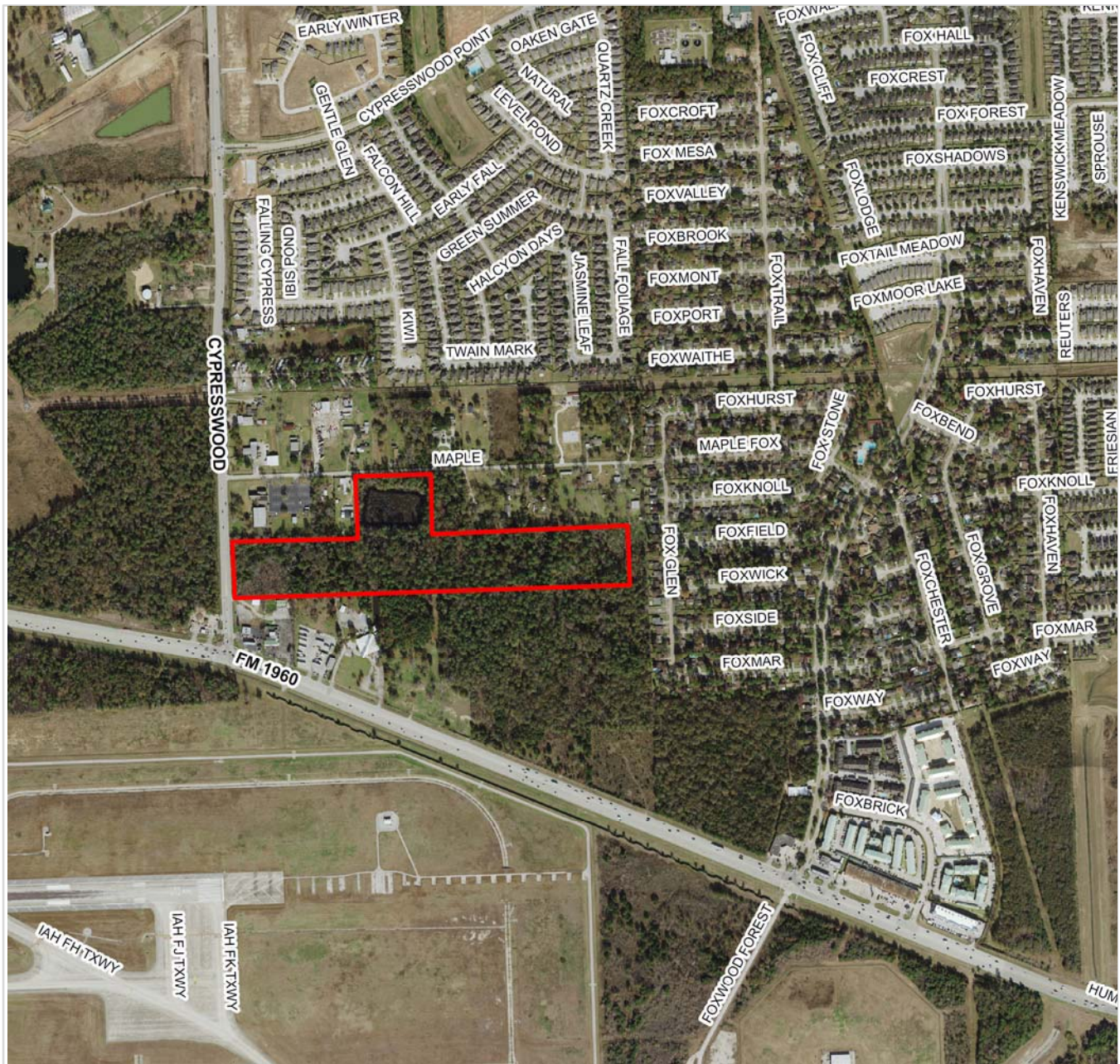
ITEM: 122

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Cypresswood Point South

Applicant: IDS Engineering Group



E – Special Exceptions

Aerial



Application Number: 2021-1868

Plat Name: Cypresswood Point South

Applicant: IDS Engineering Group

Date Submitted: 08/09/2021

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 address block length along major thoroughfares and local streets

Chapter 42 Section: 127 and 128

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. Sec. 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; 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;

The shape of this tract of land is such that the alignment of Lost Cypress Pond Crossing is dictated by the detention basin, which is located in an area not suitable for lot development but is suitable for a detention basin. The required detention volume and limited outfall depth require reserve C to be the size proposed. We are requesting a special exception from the 1,400-foot block length requirement to avoid an offset intersection at Old Cypress Landing Lane and Lost Cypress Pond Crossing. The resulting block length would be approximately 1,462 feet, or 4.4% over the maximum block length to achieve a symmetrical intersection. Also, Old Cypress Landing Lane is placed 540' from the ROW of Maple Drive. This is slightly closer than the required 600'. This constitutes a 10% reduction in the minimum separation. FM 1960 is approximately 486' south of the ROW of proposed Old Cypress Landing Lane. There is turn lane striping that extends north along Cypresswood Drive from FM 1960 so we believe it is best to set the proposed ROW slightly further north than the requirements to minimize impacts to the turn lane.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed special exceptions promote symmetrical intersections and minimize turn lane impacts.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

Both special exceptions request less than a 10% adjustment to the standards.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained.

(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 be injurious to the public health, safety or welfare.



Application No: 2021-1868
Agenda Item: 122
PC Action Date: 08/19/2021
Plat Name: Cypresswood Point South
Applicant: IDS Engineering Group

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127 and 128

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To address block length along major thoroughfares and local streets;

Basis of Recommendation:

The site is located in Houston's ETJ, in Harris County, along Cypresswood Drive, north of FM 1960.

The applicant is requesting two special exceptions:

- (1) to allow an intersection spacing of about 1,462' instead of the required 1400' along Old Cypress Landing, a local public street; and
- (2) to allow an intersection spacing of about 540' instead of the required 600' along Cypresswood Drive, a major thoroughfare.

Staff is in support of both requests.

The proposed intersection spacing along Old Cypress Landing is about 1,462' with 4.4% deviation to the standard. The intersection spacing along Cypresswood Drive is about 540' with 10% deviation to the standard. Both proposed modifications would not be disproportionate to the requirements.

Harris County Engineering Department is in support of the requests. Staff's recommendation is to grant the requested special exceptions and approve the plat 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;

The applicant is proposing to create a reserve, restricted to drainage and detention, to preserve a large detention basin that exists on the northern area of the property. With the proposed street layout and with the requested special exceptions, the applicant would be able to preserve the existing detention basin while providing an adequate street pattern with multiple points of access.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

With the proposed street layout and special exceptions, the applicant would still meet and preserve the intent of the ordinance by providing an adequate street pattern with multiple points of access to address future traffic circulation.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed intersection spacing along Old Cypress Landing is about 1,462' with 4.4% deviation to the standard. The intersection spacing along Cypresswood Drive is about 540' with 10% deviation to the standard. Both proposed modifications would not be disproportionate to the requirements.

(4) The intent and general purposes of this chapter will be preserved and maintained;

An adequate street pattern with multiple points of access is being proposed that will help to address future traffic circulation.

(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 be injurious to the public health, safety or welfare. An adequate street pattern is being proposed with multiple points of access.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 123
Action Date: 08/19/2021
Plat Name: Olympia Fields GP
Developer: Woodmere Development Co., LTD
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1871 GP

Total Acreage:	107.7000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611P	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)

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)

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (Sec 42-128)

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (Sec 42-127)

Commission Action:

Grant the requested special exception(s) and Approve the plat subject to the conditions listed
 Planning Commission granted a special exception to allow an intersection spacing of about 567' along Chimney Rock Road, a major thoroughfare.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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: 08/19/2021
Plat Name: Olympia Fields GP
Developer: Woodmere Development Co., LTD
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1871 GP

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: 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.

Houston Planning Commission

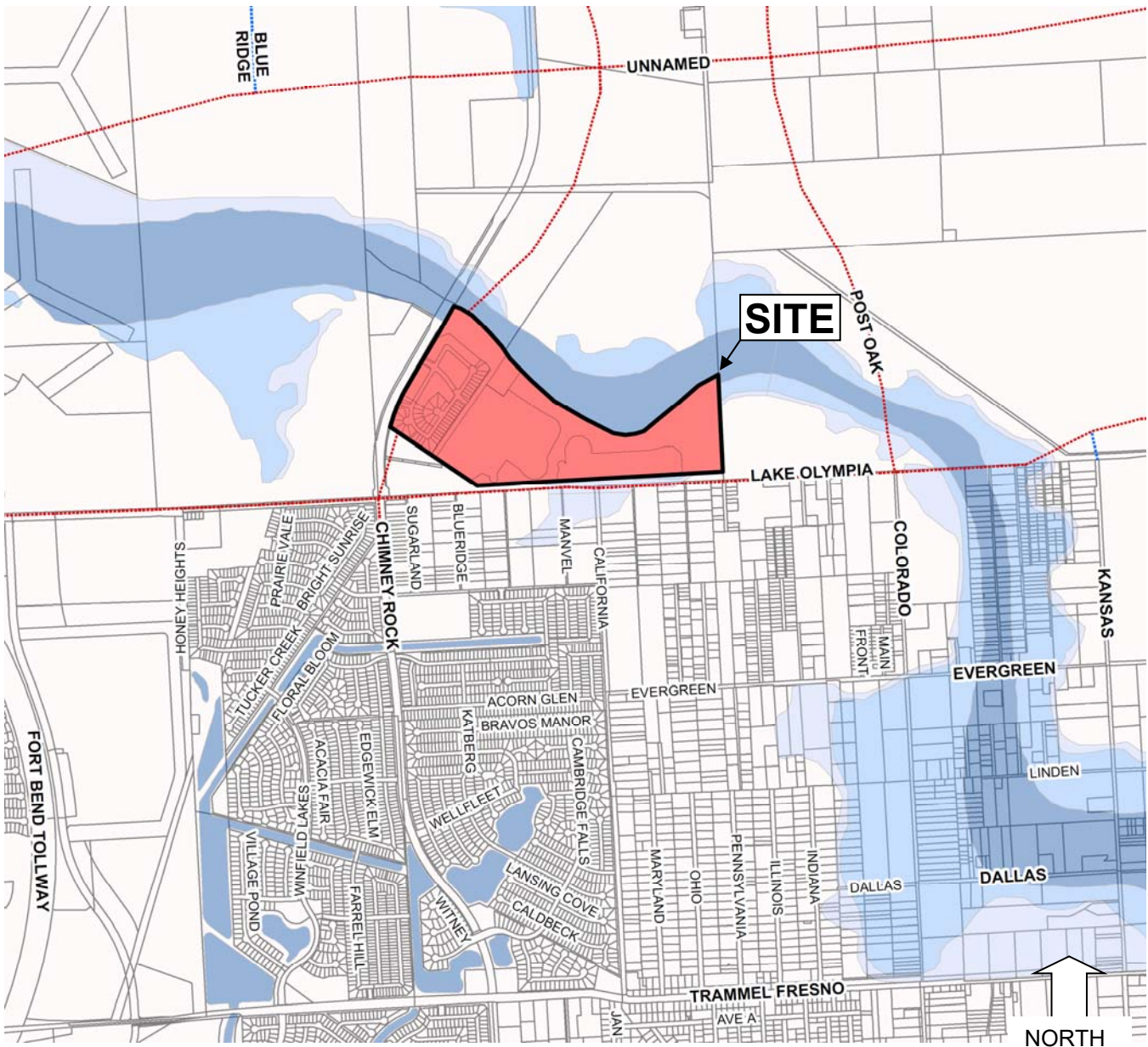
ITEM: 123

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Olympia Fields GP

Applicant: LJA Engineering, Inc.- (Houston Office)



E – Special Exceptions

Site Location

Houston Planning Commission

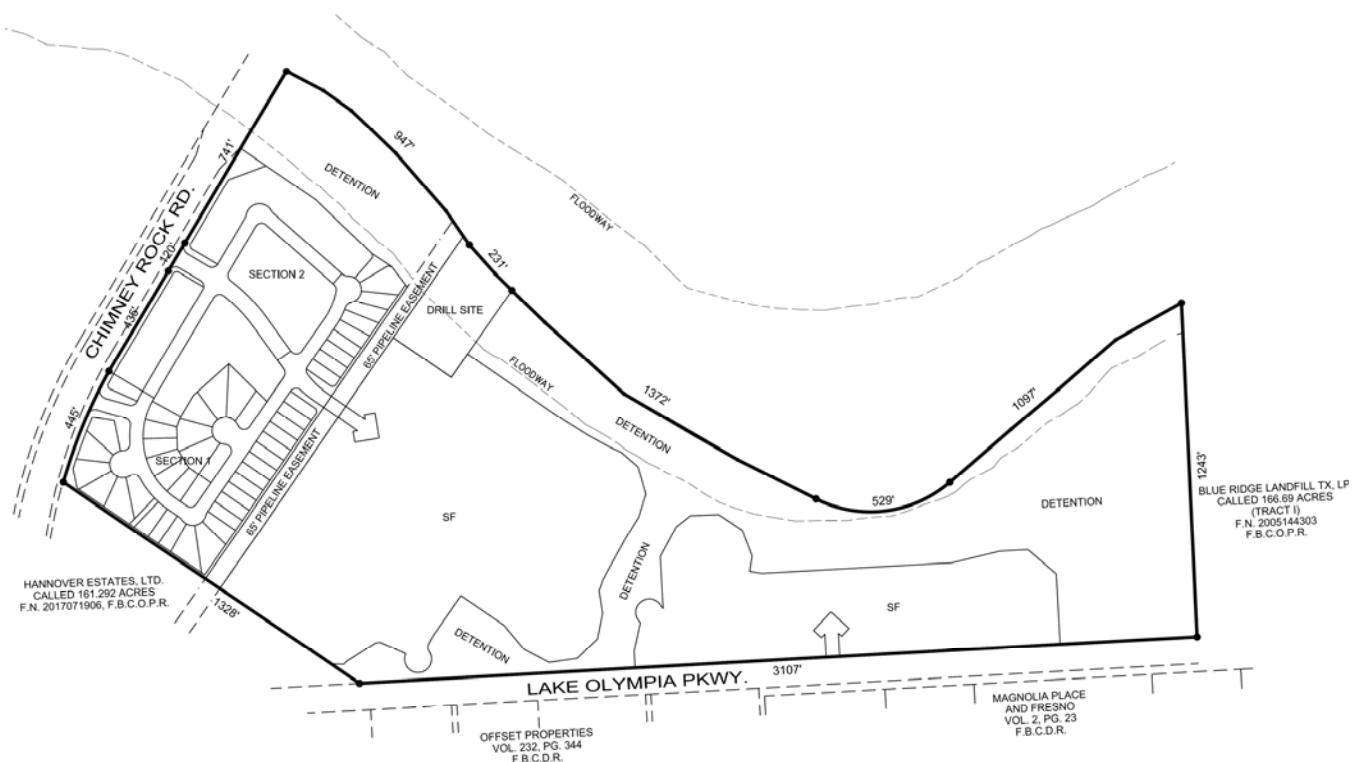
ITEM: 123

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Olympia Fields GP

Applicant: LJA Engineering, Inc.- (Houston Office)



E – Special Exceptions

Subdivision

Houston Planning Commission

ITEM: 123

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Olympia Fields GP

Applicant: LJA Engineering, Inc.- (Houston Office)



E – Special Exceptions

Aerial



Application Number: 2021-1871

Plat Name: Olympia Fields GP

Applicant: LJA Engineering, Inc.- (Houston Office)

Date Submitted: 08/09/2021

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 intersection spacing of less than 600' along a Major Thoroughfare.

Chapter 42 Section: 127

Chapter 42 Reference:

Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

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;

Olympia Fields is an approximately 108-acre residential subdivision located north of Lake Olympia Parkway, East of Chimney Rock Road, west of FM 521, and south of Mustang Bayou. It has access directly off Chimney Rock Road to the west and Lake Olympia Parkway to the south. There is a distance of 567 feet between the 2 main entrances located within sections 1 and 2 on Chimney Rock Road. Two entrances have been provided to promote connectivity and sufficient access to the site, as well as to comply with the minimum points of access requirements. Due to the existing floodway located along the northern boundary of the project and design constraints, the roads are located in the most efficient locations. There will be an additional access point located along Lake Olympia Parkway as development continues.

(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 achieve a result contemplated by the standard in article III of Chapter 42 because there will be adequate traffic flow and a means on ingress and egress throughout the site.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification of the standard requested is not disproportionate to the requirement of the standard because the intersection spacing will not exceed more than 10% from 600'.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained because the intersection spacing will not exceed more than 10% from 600'.

(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 be injurious to the public health, safety, or welfare because there will be adequate traffic flow provided with two means of ingress and egress located in sections 1 and 2 of the development.



Application No: 2021-1871
Agenda Item: 123
PC Action Date: 08/19/2021
Plat Name: Olympia Fields GP
Applicant: LJA Engineering, Inc.- (Houston Office)

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 allow intersection spacing of less than 600' along a Major Thoroughfare.;

Basis of Recommendation:

The site is located in Houston's ETJ, in Fort Bend County, along future Chimney Rock Road and north of future Lake Olympia Drive. The applicant is requesting a special exception to allow an intersection spacing of about 567' instead of the required 600' along Chimney Rock Road, a major thoroughfare. Staff is in support of the request.

Olympia Fields GP proposes a residential development with access to Chimney Rock Road to the west and to Lake Olympia Drive to the south.

Along Chimney Rock Road, the applicant proposes an intersection spacing of about 567' between two entries. This modification is about 5.5% deviation to the standard, which would not be disproportionate to the requirement. Granting of the special exception would still maintain the intent of the ordinance as the proposed subdivision would still have adequate access to a public street.

Fort Bend County Engineering Office poses no objections to the request. Staff's recommendation is to grant the special exception and approve the GP and section 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;

The applicant proposes two entries with an intersection spacing of about 567' along major thoroughfare Chimney Rock Road. This modification is about 5.5% deviation to the standard and would not be disproportionate to the requirement. Granting of the special exception would still maintain the intent of the ordinance as the proposed subdivision would still have adequate access to a public street.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The applicant is proposing to provide two street connections along Chimney Rock Road to provide adequate access to the subject site.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed intersection spacing along Chimney Rock Road is about 567'. This modification is about 5.5% deviation to the standard and would not be disproportionate to the requirement.

(4) The intent and general purposes of this chapter will be preserved and maintained;

Granting of the special exception would still maintain the intent of the ordinance as the proposed subdivision would still have adequate access to a public street.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Staff coordinated with Fort Bend County Engineering and Fort Bend County poses no objections to the request.



Agenda Item: 124
Action Date: 08/19/2021
Plat Name: Olympia Fields Sec 1
Developer: Woodmere Development Co., LTD
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1876 C3P

Total Acreage:	12.2000	Total Reserve Acreage:	1.2000
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611N	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.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. Sec 42-40(c) & 44(1)

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 right of way, areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. Sec 42-41(14)

063. All appropriate engineering and surveying data shall be shown. Sec 42-42 & 44

064. Provide all dedication acknowledgements and certificates on the face of the plat. Sec 42-42(5) & 44(6)

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. Sec 42-41

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

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: 124
Action Date: 08/19/2021
Plat Name: Olympia Fields Sec 1
Developer: Woodmere Development Co., LTD
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2021-1876 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) Serapis Street and Porta Sarno Lane can be a single street name - continuous street
2) Submit FP to FBC for formal review
3) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

CenterPoint: PLEASE REMEMBER TO PUT RECORDING INFORMATION ON PLAT.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

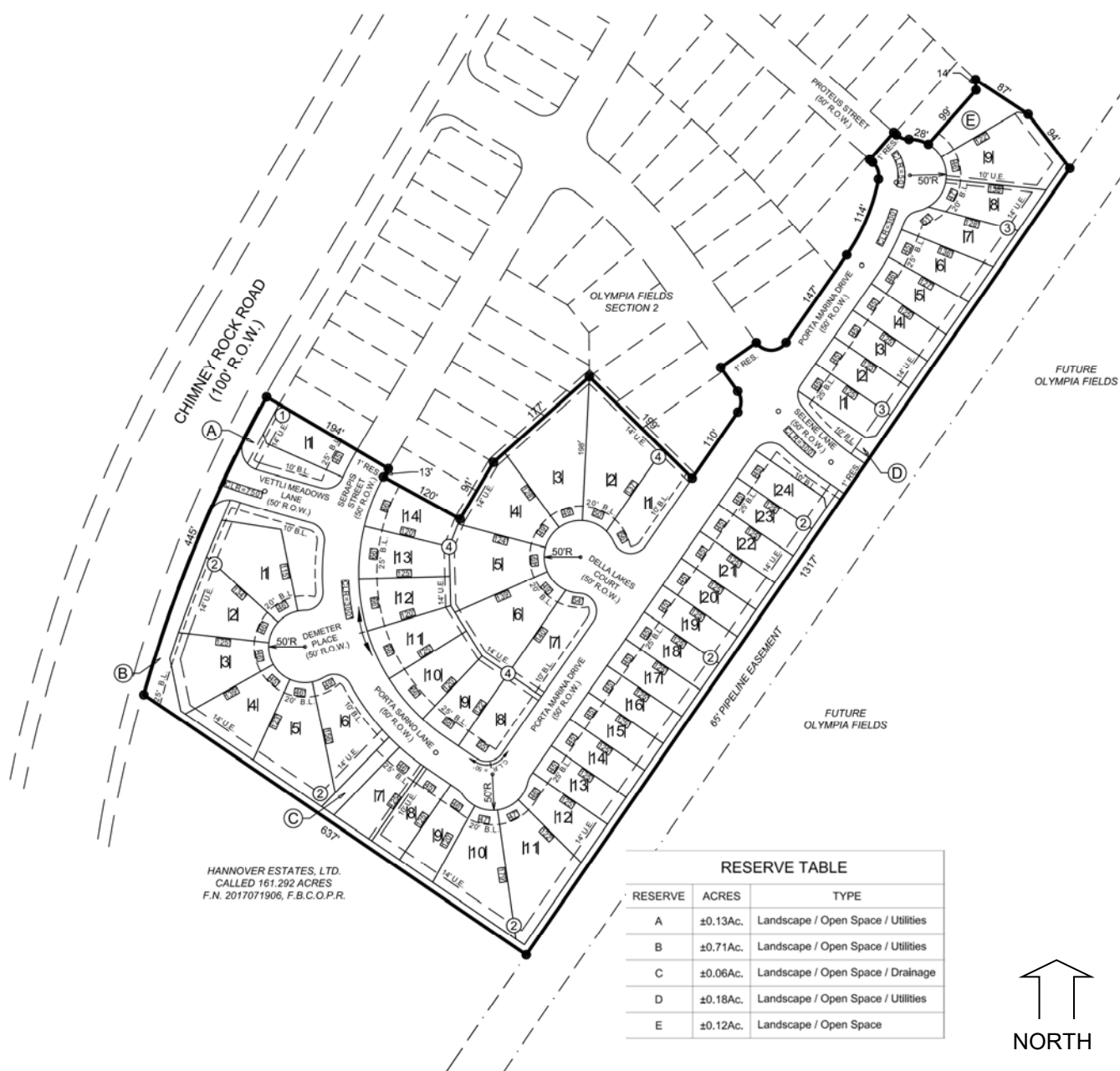
ITEM: 124

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Olympia Fields Sec 1

Applicant: LJA Engineering, Inc.- (Houston Office)



E – Special Exceptions

Subdivision



Agenda Item: 125
Action Date: 08/19/2021
Plat Name: Lake Elaine Estates Sec 1
Developer: Joan Murray Ministries
Applicant: Doshi Engineering & Surveying Company
App No / Type: 2021-1830 C3P

Total Acreage:	14.0000	Total Reserve Acreage:	5.7818
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77484	241H	ETJ

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

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. (Sec 42-41)

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41)

126. Add Single Family Residential plat notes:

1) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.

2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
(Sec 42-1)

146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.

Add the following note: The Planning Commission granted a variance to not provide north/south and east/west public streets through the site subject to specific conditions on 08/19/2021. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted a variance to not provide north/south and east/west public streets through the subject site.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 125
Action Date: 08/19/2021
Plat Name: Lake Elaine Estates Sec 1
Developer: Joan Murray Ministries
Applicant: Doshi Engineering & Surveying Company
App No / Type: 2021-1830 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

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)
 Civil plans required prior to recordation for residential subdivision with street (HC-permit regs)
 Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation (.TLGC-242.001h)
 Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06 (traffic))
 Provide TCEQ approval letter for public well at recordation
 Provide TCEQ exception letter at recordation for easement in ROW
 Record sanitary control easement by separate instrument prior to recordation (COH-Chapter 42-212)
 County has no objections to variances.
 Documentation of TXDOT approval for street tie-in should be submitted with construction plans. (HC permit regs, 5.06)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

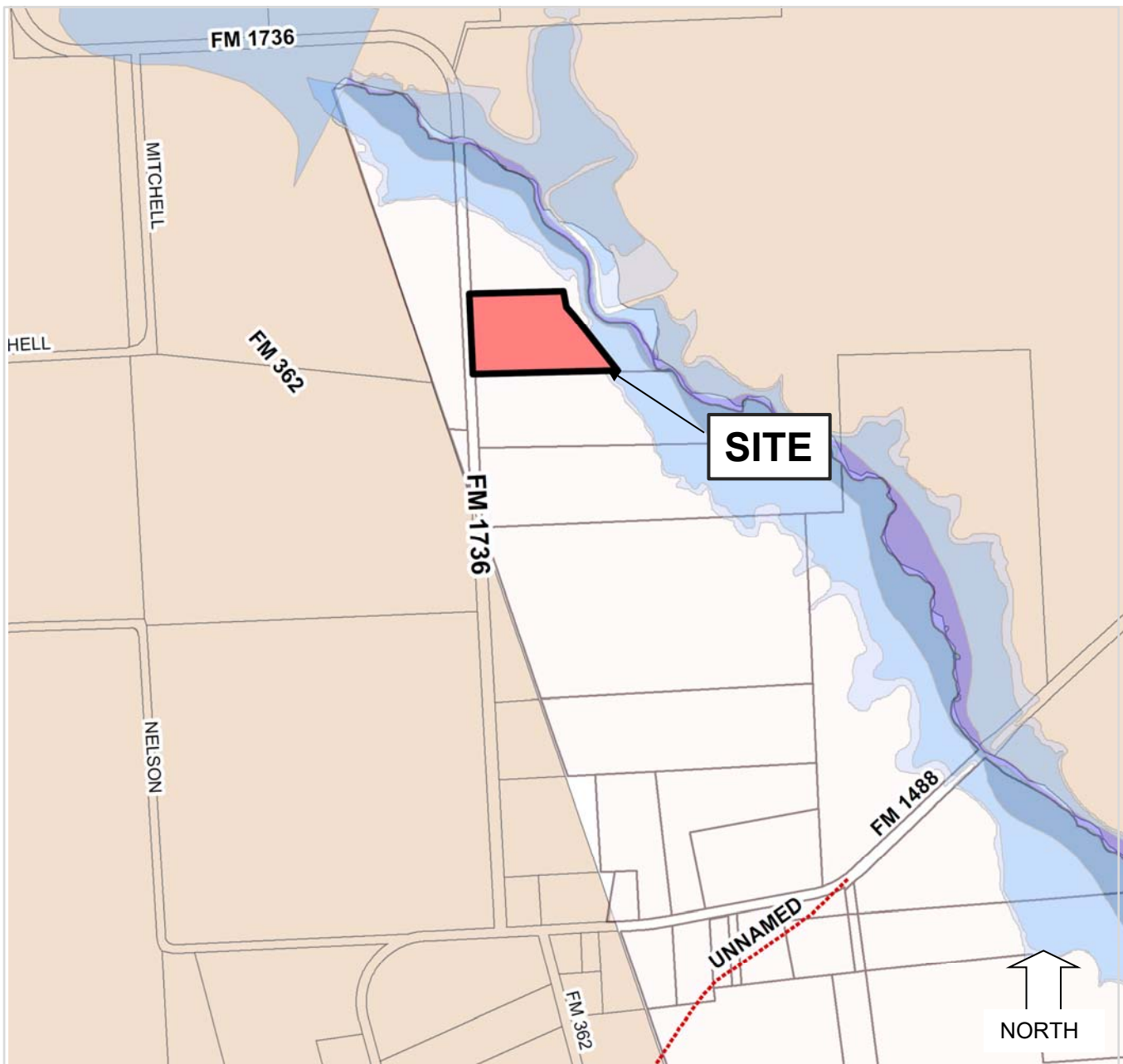
ITEM: 125

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Lake Elaine Estates Sec 1

Applicant: Doshi Engineering & Surveying Company



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

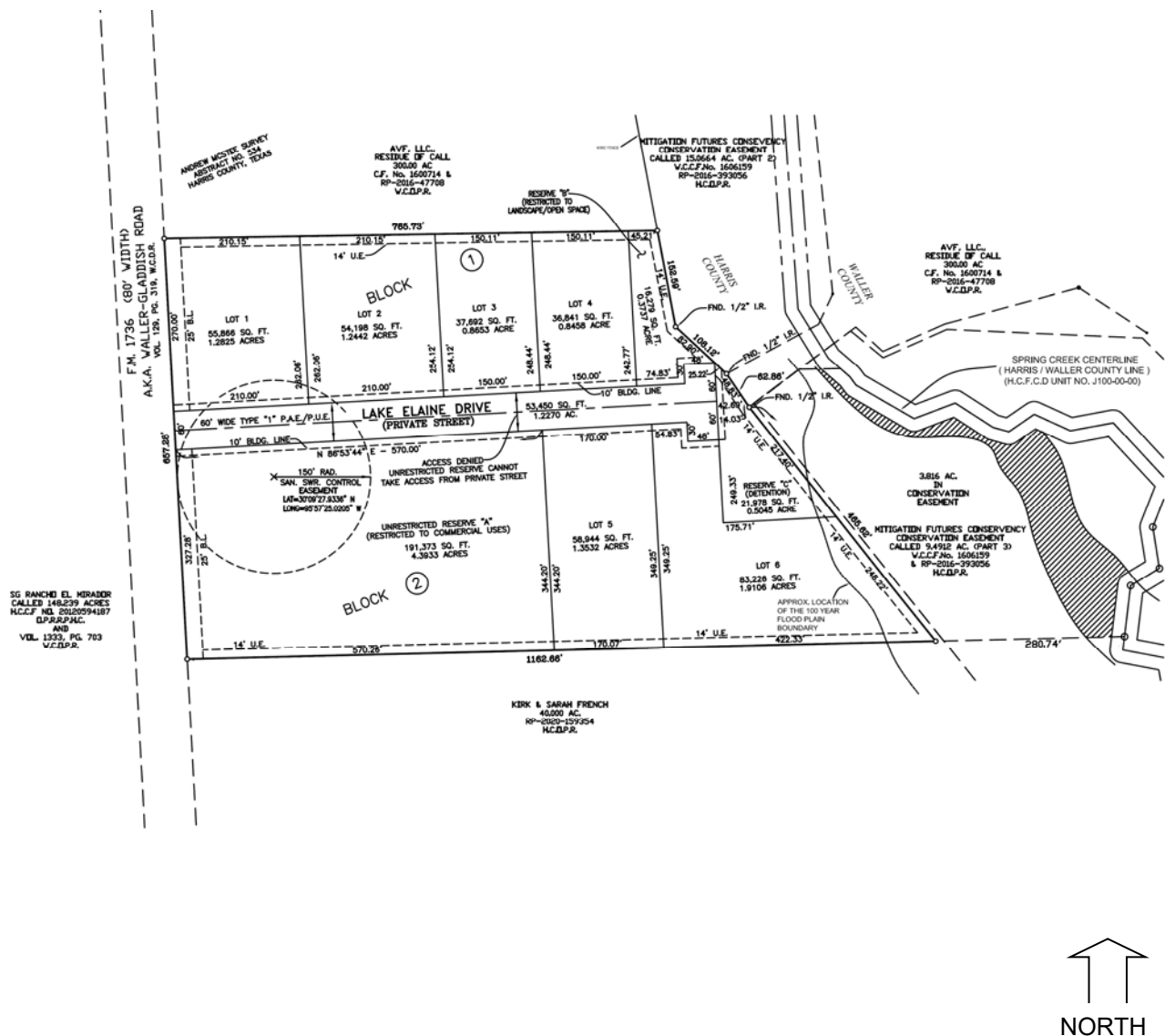
ITEM: 125

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Lake Elaine Estates Sec 1

Applicant: Doshi Engineering & Surveying Company



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 125

Planning and Development Department

Meeting Date: 08/19/2021

Subdivision Name: Lake Elaine Estates Sec 1

Applicant: Doshi Engineering & Surveying Company



F- Reconsideration of Requirements

Aerial



Application No: 2021-1830
Plat Name: Lake Elaine Estates Sec 1
Applicant: Doshi Engineering & Surveying Company
Date Submitted: 08/08/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

Not to provide Public Street in the North-South or East-West direction through the subject tract along F.M. 1736 within 1,400 feet of F.M. 1488 and Mitchell Rd.

Chapter 42 Section: 128

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.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

See variance request form.



Application Number: 2021-1830

Plat Name: Lake Elaine Estates Sec 1

Applicant: Doshi Engineering & Surveying Company

Date Submitted: 08/08/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Not to provide Public Street in the North-South or East-West direction through the subject tract along F.M. 1736 within 1,400 feet of F.M. 1488 and Mitchell Rd.

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

This area in the ETJ of Houston is extremely rural. Currently moving along FM 1736 it takes approximately 10,000 feet to reach the next intersection from FM 1488 passed our tract to Mitchell Rd. Chapter 42-128 states "Each class III plat and each general plan that shows local streets shall provide for internal circulation..." In this area extending a Public ROW through our small tract would not provide any internal circulation to anywhere. If we were to take the proposed Private Drive, that will provide access to 1 Reserve for a small Private Joan Murray Ministries Building, a pavilion and 6 private residential homes for the members of the community, and instead create a Public ROW, it would only provide access to our otherwise private community as there are no other public ROWs within many thousands of feet in ANY direction. The closest public ROW besides the closest intersection of FM 1488 and FM 1736 is Mitchell Rd which bends 90 degrees towards the west and would never intersect with the street we are proposing. The closest intersection that would cross our proposed street, if it were made public and extended in both directions, would be Nelson Rd that would intersect, in the opposite direction that our street would extend, about 8000 feet away. With our subject being so small in depth, the proposed street, if it extended completely through the subdivision, would extend only 800' which would not provide the additional circulation that the chapter intends to provide. When developing in the City of Houston or more urban areas of the ETJ, we believe that the 1400' block rule is important and helpful to the community. Additionally, when a large tract is being developed in a rural area it is important to provide public streets for internal circulation and vehicular access to the development and areas nearby. However, in this case where a relatively tiny area is being developed in an otherwise "void of development" area, extending a public ROW through this private religious community would only serve to confuse the local public and disturb the development being proposed. In this situation, strict application of the ordinance benefits no one, bothers the proposed development and creates impractical development that is contrary to sound public policy.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Since there is no commercial development being proposed or even anywhere nearby the need for internal circulation in this area is not applicable and would only provide a dead end at the end of the tract that wouldn't serve the community in any way. This is not the result of a hardship created or imposed by the applicant, it is simply an exception to the otherwise sound chapter 42-128 policy.

(3) The intent and general purposes of this chapter will be preserved and maintained;

As stated above, the general purpose of this chapter will be persevered as this tract is far too small to provide vehicular circulation in such a largely rural area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance would not be injurious to public health, safety or welfare. We actually have stated above how following the ordinance in this specific situation would be more injurious to public welfare than granting the variance request.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship does not factor into this variance request whatsoever. The proposed 60' Private Street is the exact same ROW width as a public street, and would have an identical cost to develop.



Application No: 2021-1830

Agenda Item: 125

PC Action Date: 08/19/2021

Plat Name: Lake Elaine Estates Sec 1

Applicant: Doshi Engineering & Surveying Company

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

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 in the North-South or East-West direction through the subject tract along F.M. 1736 within 1,400 feet of F.M. 1488 and Mitchell Rd.;

Basis of Recommendation:

The site is located in Houston's ETJ, in Harris County, along FM 1736 (AKA Waller Gladish Road) and north of FM 1488. The applicant is requesting a variance to not provide north/south and east/west public streets through the subject site. Staff is in support of the request.

The applicant is proposing a private development with 6 single-family residential lots and 1 unrestricted reserve in a very low-density area. Per the ordinance, the applicant is required to provide north/south and east/west public streets through the site to address excessive intersection spacings. However, due to the location of Spring Creek and the size of the property, it would be impractical to require these streets.

Staff also coordinated with Harris County Engineering Office and it was determined that it would be more feasible to require these streets when the adjacent tracts redevelop. The subject tract is part of Lake Elaine Estates GP containing about 300 acres. Whenever the future sections of the GP are platted, the applicant would be required to dedicate the east/west and north/south public streets throughout the GP. Eventually, the required north/south street would connect to FM 1488 to the south providing an adequate internal street connectivity.

Harris County Engineering Department is 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;

Per the ordinance, the applicant is required to provide north/south and east/west public streets through the site to address excessive intersection spacings. However, due to the location of Spring Creek and the size of the property, it would be impractical to require these streets.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

It would be impractical to require the north/south and east/west public streets through the site due to the size of the property and the location of Spring Creek.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The proposed subdivision is part of Lake Elaine Estates GP containing about 300 acres. Whenever the future sections of the GP redevelop, the applicant will be required to dedicate the north/south and east/west streets throughout the GP. The north/south street would eventually connect to FM 1488 to the south creating an adequate internal street connectivity.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

There will be another opportunity to provide the required public streets when the adjacent tracts to the south redevelop in the future.

(5) Economic hardship is not the sole justification of the variance.

The existing location of the creek and the size of the property are justifications for granting the variance. Additionally, there will be another opportunity to provide the required public streets when the adjacent tracts redevelop.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 126
Action Date: 08/19/2021
Original Action Date: 09/17/2020
Plat Name: Anderson Lake Sec 3
Developer: Liberty DS Hiram Clarke LLC
Applicant: Meta Planning + Design LLC
App No : 2020-1551
App Type: C3R

Total Acreage:	20.1000	Total Reserve Acreage:	3.5200
Number of Lots:	116	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	77053	572W	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: 127
Action Date: 08/19/2021
Original Action Date: 09/03/2020
Plat Name: Avalon at Bridge Creek Sec 2
Developer: Taylor Morrison
Applicant: Meta Planning + Design LLC
App No : 2020-1513
App Type: C3P

Total Acreage:	13.4000	Total Reserve Acreage:	1.0700
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	406A	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 128
Action Date: 08/19/2021
Original Action Date: 09/03/2020
Plat Name: Avalon at Bridge Creek Sec 5
Developer: Taylor Morrison
Applicant: Meta Planning + Design LLC
App No : 2020-1510
App Type: C3P

Total Acreage:	5.7000	Total Reserve Acreage:	0.8900
Number of Lots:	23	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	405D	ETJ

Extension of Approval Notes:

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Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 129
Action Date: 08/19/2021
Original Action Date: 09/03/2020
Plat Name: Diamond Home Builders
Developer: Diamond Home Builders
Applicant: CGES|Bailey Planning
App No : 2020-1430
App Type: C2R

Total Acreage:	0.2798	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455T	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: 130
Action Date: 08/19/2021
Original Action Date: 08/20/2020
Plat Name: Gosling Road Apartments replat no 1
Developer: Cypressbrook Gosling, LP & Cypresswood Gosling Retail, LP
Applicant: Jones|Carter - Woodlands Office
App No : 2020-1394
App Type: C2R

Total Acreage:	16.4110	Total Reserve Acreage:	16.4110
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	77389	290H	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 131
Action Date: 08/19/2021
Original Action Date: 09/03/2020
Plat Name: Haas Villas
Developer: J B Thibodeaux Homes
Applicant: CGES|Bailey Planning
App No : 2020-1399
App Type: C2R

Total Acreage:	0.2801	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455T	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: 132
Action Date: 08/19/2021
Original Action Date: 09/17/2020
Plat Name: James C Leo Business Park
Developer: LT Lynch Cpmpany
Applicant: South Texas Surveying Associates, Inc.
App No : 2020-1443
App Type: C2

Total Acreage:	15.1337	Total Reserve Acreage:	15.1337
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 82
County	Zip	Key Map ©	City / ETJ
Harris	77373	293U	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 133
Action Date: 08/19/2021
Original Action Date: 09/03/2020
Plat Name: Katy Legacy Drive Street Dedication
Developer: cunningham interests ii, ltd
Applicant: Costello, Inc.
App No : 2020-1416
App Type: SP

Total Acreage:	1.9430	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		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	77493	445B	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 134
Action Date: 08/19/2021
Original Action Date: 09/03/2020
Plat Name: Westgreen Boulevard Street Dedication Sec 3
Developer: Beazer Homes Texas, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No : 2020-1431
App Type: SP

Total Acreage:	1.5010	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	406N	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

Subdivision Name Change Approval Conditions

Agenda Item: 135
Action Date: 08/19/2021
Plat Name: Ledezma Estate
Original Action Date: 07/08/2021
Original Plat Name: Ledezma Estate
Developer: Keeton Contract Services
Applicant: Owens Management Systems, LLC
App No : 2021-1507
App Type: C2

Total Acreage:	0.6280	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77013	456X	City

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item: 136
Action Date: 08/19/2021
Plat Name: Mock
Original Action Date: 04/29/2021
Original Plat Name: New North City Views
Developer: Treehouse-Development, LLC
Applicant: Pioneer Engineering, LLC
App No : 2021-0933
App Type: C2R

Total Acreage:	0.2295	Total Reserve Acreage:	0.0045
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493D	City

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/19/2021

ITEM: 137

Applicant: JHONATAN SERRATO

Contact Person: KAROLYN WILLIS

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	21-1595	77357	5974	258J	ETJ
EAST OF: DEER RUN LN NORTH OF: FM 1485					

ADDRESS: 27376 Coach Light Street

ACREAGE:

LEGAL DESCRIPTION:

LOTS 1634 AND 1635, PEACH CREEK FOREST, SECTION 6, AN UNRECORDED SUBDIVISION IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/19/2021

ITEM: 138

Applicant: RENE GARZA

Contact Person: TWO SONS ENVIRONMENTAL

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	21-1596	77357	5874	257L	ETJ
WEST OF: DEER RUN LN NORTH OF: FM 1485					

ADDRESS: 25665 Peach Creek Drive

ACREAGE:

LEGAL DESCRIPTION:

LOT OR TRACT NO. THREE HUNDRED SIXTY-SIX (366) OF PEACH CREEK FOREST, SECTION THREE (3), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO. 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Owens Management Systems, LLC – Joyce Owens		713-643-6333	jo@omsbuild.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3006 Columbia Street	21072031	77018	5359A	453N	H

HCAD ACCOUNT NUMBER(S):	021-111-000-0001
PROPERTY LEGAL DESCRIPTION:	Lot 1, Block 41, Independence Heights Annex
PROPERTY OWNER OF RECORD:	Brunson Home Builders, Inc.
ACREAGE (SQUARE FEET):	0.068 acres (3000 sf)
WIDTH OF RIGHTS-OF-WAY:	Columbia Street (50') & East 32 nd Street (50') & North Loop W. (varies)
EXISTING PAVING SECTION(S):	Columbia Street (16.1') & East 31 st (15.6') & North Loop W. (33')
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING REQUIREMENTS:	1 tree
LANDSCAPING PROVIDED:	4 - 4" caliper Live Oak trees

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Vacant

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Living – 2256 sf & Total 2832 sf

PURPOSE OF VARIANCE REQUEST: A variance is requested for a reduced 3-foot building line on 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

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The subject property is located west of N. Main Street, a minor collector and east of Yale Street. 3006 Columbia Street is at the southeast corner of E. 31st Street and Columbia Street. East 31st is 50' ROW 15.6' paved section with open ditch. Columbia Street is 50' ROW, 16.5' paved section and open ditch. The rear property line abuts the undeveloped portion of North Loop West feeder road with 33.0' paved section. The distance from the feeder road curb to the property line is 35.4', including a 4.2' sidewalk. E. 31st and Columbia Streets were dedicated in the Independence Heights Annex Addition per Volume 3, Page 48 HCMR, platted in 1910 with 25' x 120' lots.

The undeveloped right-of-way along N. Loop West is a remnant of Block 41 acquired in the 610 N. Loop West feeder road improvements. All of Block 42 and Lots 25-39, Block 41 were acquired for public right-of-way.

The owner is proposing to construct 1- 2-story home with 2149 sf living space and total 2720 sf. House fronts on E. 31st with 18-foot garage access from Columbia Street. There is no vehicular access to N. Loop West feeder 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**

Columbia and East 32nd Streets are both 50' rights-of-way with open ditches. The proposed development is a corner lot with 25' frontage on E. 31st Street as originally platted in 1910. Adherence to the 10' building line and 17'garage building line would make the lot infeasible to construct a single-family dwelling that would be consistent with the neighborhood

- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**
- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The original platted lots are 25' wide. This creates a hardship for corner lots to comply with 10' building line and 17' garage building line. A 10' building line along Columbia and 3' interior building line would create 12' x 120' - 1440 sf buildable space, depriving the owner of reasonable use of the land.

(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. Along Columbia Street, the distance from the edge of paving to the property line is 17.6'. A 3' building line will create 20.6' from the paved section. The original driveway on Columbia is close to E 31st Street. It will be abandoned and relocated at least 30 feet from the feeder road intersection hard corner. The house is set back 17' on E. 31st Street. This is consistent with 3 new houses with 17' garage setbacks. A 15' x 15' visibility triangle is included at the corner of Columbia and E 31st Street. The impervious lot coverage is 63.9% and complies with Code Enforcement requirements.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety, or welfare. The existing 4' sidewalk on N. Loop West will be widened to 6 feet. There are no existing sidewalks on E 31st or Columbia. New 5-foot concrete sidewalks will be installed along Columbia and E 32nd Street. Four – 4" caliper Live Oak trees will be planted on Columbia, along with shrubs. The landscaping and sidewalks will enhance the curb appeal coming into the neighborhood and create a safer environment for pedestrians. A solid wood fence will be constructed along the feeder road to match the 3 new home constructions adjacent to the site. There is no vehicular access to the major throughfare.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The reduced building line on Columbia allows for a practical residential development that compliments the existing new single-family development in the neighborhood. The 25' lot width frontage on E. 31st Street prohibits a driveway in compliance with current 20' minimum distance from the corner. Planning Commission granted a 3' building line variance for 3116 Columbia Street in 2020.

DEVELOPMENT PLAT VARIANCE



PLANNING &
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Houston Planning Commission

Aerial map

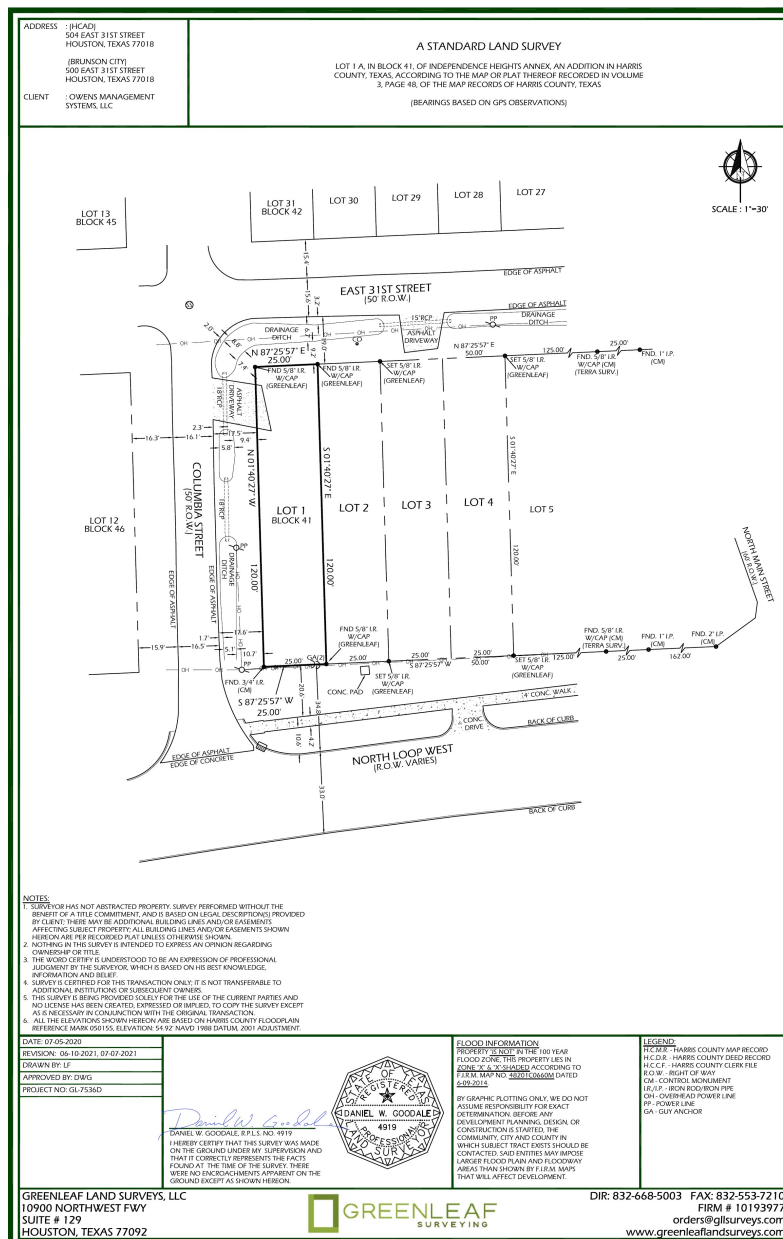


DEVELOPMENT PLAT VARIANCE

ITEM: 139

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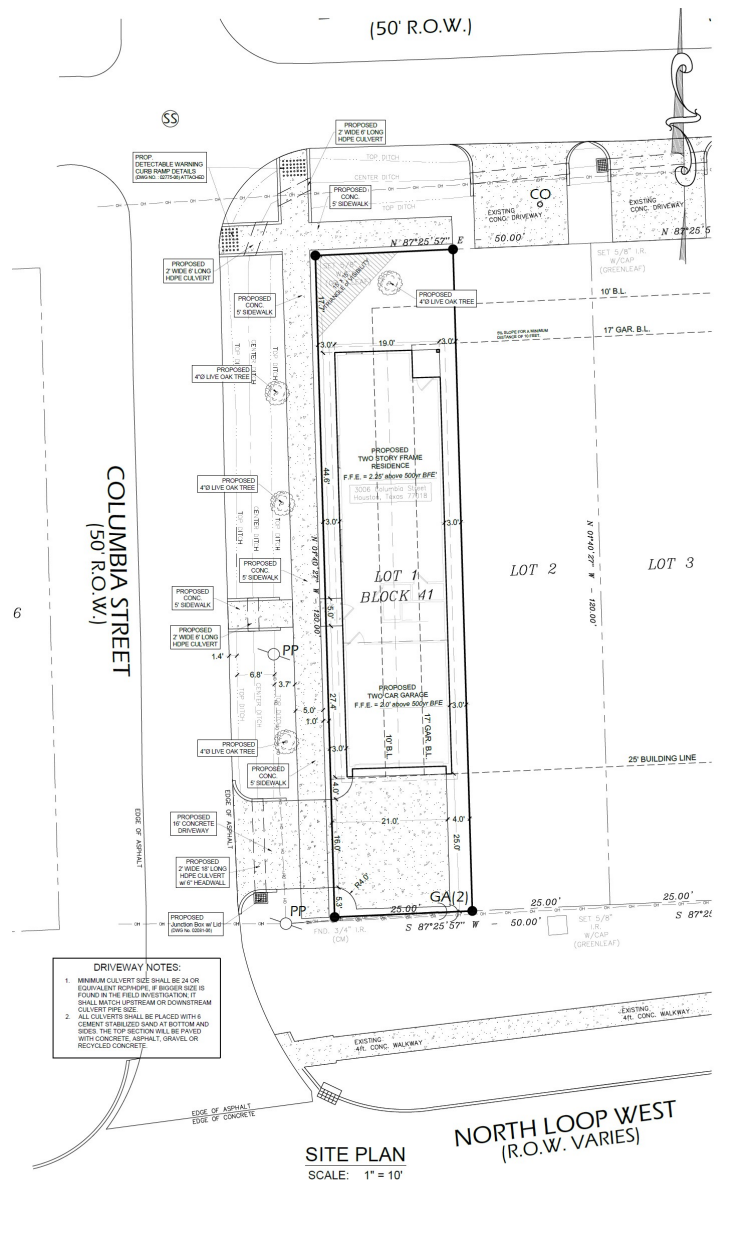
Survey



DEVELOPMENT PLAT VARIANCE



Site Plan



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevation



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located at the southeastern intersection of Columbia and 31st Street. 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 is in support of the request.

The applicant is proposing to construct a new single-family residence. The subject site is a corner lot that was created by the Independence Heights Annex Subdivision in 1910, with no platted building line along Columbia Street or 31st Street. The distance from back of curb to the proposed residence is approximately 20.5'. In addition, the garage door for the proposed residence will be parallel to Columbia street, preventing any vehicles from overhanging into the proposed 5' sidewalk. Columbia street is a 50' wide local street lined with mostly single-family residential lots. The proposed variance is consistent with the neighborhood and would not disrupt the public right of way or visibility and will not be injurious to public safety.

Staff recommends granting the requested variance, to allow a 3' building line along Columbia Street.



Planning Commission Action: Approve

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Owens Management Systems, LLC – Joyce Owens		713-643-6333	jo@omsbuild.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
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.

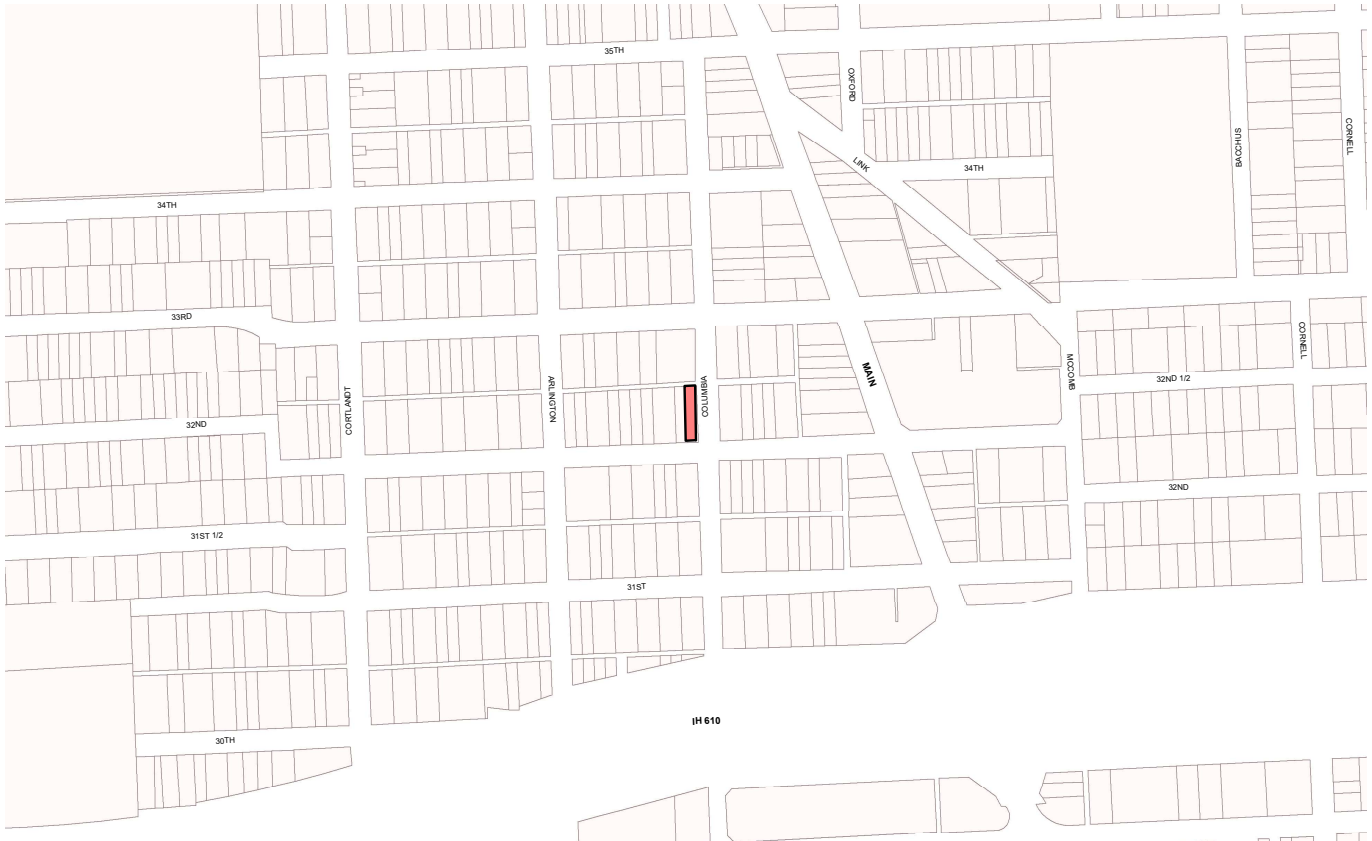
- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
Columbia and East 32nd are both 50' ROW with open ditch. The proposed development is on a corner lot with 25' 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



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



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Houston Planning Commission

Aerial Map



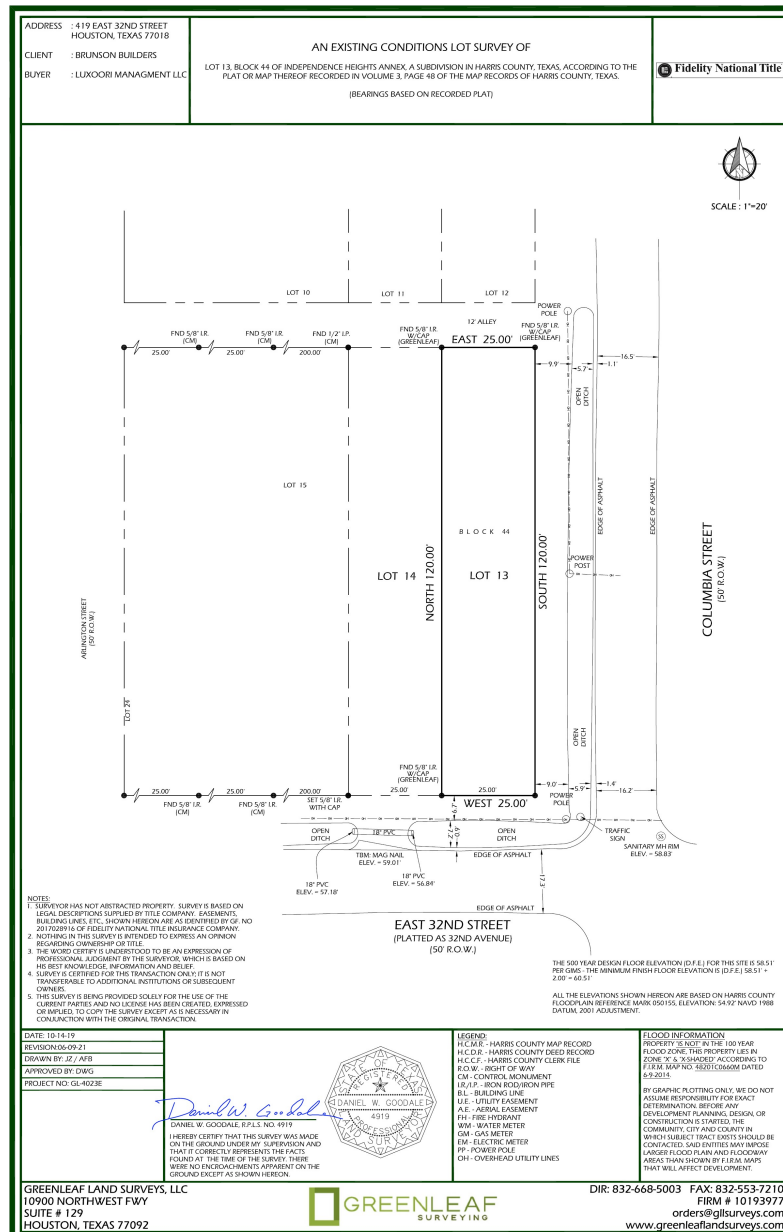
DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

ITEM: 140

Meeting Date: 08/19/2021

Survey



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

ITEM: 140

Meeting Date: 08/19/2021

Elevation



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located at the northwest intersection of Columbia and 32nd Street. The applicant is requesting a variance to allow a 3-foot building line in lieu of the required 10-foot building line along Columbia Street for a new single-family residence. Staff is in support of the request.

The applicant is proposing to construct a new single-family residence. The subject site is a corner lot that was created by the Independence Heights Annex Subdivision in 1910, with no platted building line along Columbia Street & 32nd Street. Columbia street is a 50' wide local street lined with mostly single-family residential lots. The distance from back of curb to the proposed residence is approximately 18.6 feet. In addition, the garage door for the proposed residence will be parallel to Columbia street, preventing any vehicles from overhanging into the proposed 5-foot sidewalk. The proposed variance is consistent with the neighborhood and would not disrupt the public right of way or visibility and will not be injurious to public safety.

Staff recommends granting the requested variance, to allow a 3-foot building line along Columbia Street.

Planning Commission Action: Approve

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:



DEVELOPMENT PLAT VARIANCE