

# HOUSTON PLANNING COMMISSION

## AGENDA

THURSDAY, JANUARY 20, 2022  
2:30 PM



IN-PERSON MEETING LOCATION: COUNCIL CHAMBER, CITY HALL ANNEX  
OR

VIRTUAL MEETING Via: [Join the Meeting via this link](#)

WEB: <https://bit.ly/3JqIsrK>

OR

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

CONFERENCE ID: 414 556 887#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

[speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov)

MAKE COMMENTS BY PHONE AT: 832-393-6624

(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  
Daimian Hines  
Randall L. Jones  
Lydia Mares  
Paul R. Nelson  
Linda Porras-Pirtle  
Kevin S. Robins  
Ileanna Rodriguez  
Ian Rosenberg  
Megan R. Sigler  
Zafar “Zaf” 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](mailto:Speakercomments.pc@houstontx.gov), 24 hours in advance.
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 24 hours in advance in writing will be made part of the agenda under- public comments.
4. Keep your phone or computer on "MUTE" unless identified by the Chair to speak. When your name is called, unmute your phone by pressing your mute button or \*6, or unmute your computer. State your name, spell your last name, and make your comments. When you are done, please mute yourself.
5. If the speaker wishes to discuss any subject not otherwise on the agenda, time will be allocated or allotted after all agenda items have been processed and "public comments" are taken.
6. For each item, the applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.
5. Speakers will be allowed two minutes each for specially called hearing items, replats with notice, variances, and special exceptions.
6. Speakers will be allowed 1 minute each for all consent agenda items.
7. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.
8. When an item has been deferred to a future agenda, speakers will be allowed to speak again when the item appears on the next agenda, but will be limited to one minute.

9. Time limits will not apply to elected officials.

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

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

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

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

### Limitations on the Authority of the Planning Commission

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

### Contacting the Planning Commission

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

### Contacting the Planning Department

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

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

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

E-mail us at:

Planning and Development

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

Plat Tracker Home Page:

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



## PLANNING & DEVELOPMENT DEPARTMENT

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

# SPEAKER GUIDELINES

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

**Virtual Electronic Meeting Rules:** See adjustments for remote meeting participation on our web pages at [www.houstonplanning.com](http://www.houstonplanning.com). Call 832-393-6624 for details or email comments to: [Speakercomments.pc@houston.tx.gov](mailto:Speakercomments.pc@houston.tx.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

The Houston Planning Commission will conduct this meeting both in-person and virtual via Microsoft Teams. The Commission will have the option of 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 who choose to attend virtually.

To join the January 20, 2022 Houston Planning Commission please see the following options:

- In-person meeting at: 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas
- Microsoft Teams by installing the Microsoft Teams app; or  
Web Browser: <https://bit.ly/3JqlsrK>; or
- Phone: +1 936-755-1521 Conference ID: 414 556 887#

**Visit website ([ftp://edrc.houstontx.gov/2022/2022-2\\_DraftAgenda.pdf](ftp://edrc.houstontx.gov/2022/2022-2_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 official agenda is posted at City Hall 72 hours prior to the Planning Commission meeting. Final detailed packets are available online at the time of the Planning Commission meeting.

## **Houston Planning Commission**

### **AGENDA**

**January 20, 2022 2:30 p.m.**

#### **Call to Order**

##### **Director's Report**

##### **Approval of the January 6, 2022 Planning Commission Meeting Minutes**

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

- a. Consent Subdivision Plats (Arum Lee)
- b. Replats (Arum Lee)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, John Cedillo and Devin Crittle)
- d. Subdivision Plats with Variance Requests (Devin Crittle, Muxian Fang, and Geoff Butler)
- e. Subdivision Plats with Special Exception Requests (Devin Crittle and John Cedillo)
- f. Reconsiderations of Requirement (Tammi Williamson and John Cedillo)
- g. Extensions of Approval (Tamara Fou)
- h. Name Changes (Tamara Fou)
- i. Certificates of Compliance (Tamara Fou)
- j. Administrative
- k. Development Plats with Variance Requests (Ramon Jaime-Leon, Nick Parker, and Jacqueline Brown)

#### **II. Establish a public hearing date of February 17, 2022**

- a. Denver Addition partial replat no 1
- b. Hester Tract partial replat no 1
- c. Kentshire Place Sec 1 partial replat no 2
- d. Melanie Heights partial replat no 2
- e. Melbourne Place Sec 1 partial replat no 4
- f. Neuen Manor partial replat no 25
- g. Reed Terrace partial replat no 2
- h. Reed Terrace partial replat no 3
- i. Userner Addition partial replat no 3 and extension
- j. Wildwood Glen Sec 1 partial replat no 2 and extension

#### **III. Excuse the absences of Commissioner Lisa Clark**

#### **IV. Public Comment**

#### **V. Adjournment**

## **Minutes of the Houston Planning Commission**

**January 6, 2022**

Meeting held in Council Chambers, Public Level, City Hall Annex,  
with telephonic/video conference via Microsoft Teams <https://bit.ly/3JqlsrK>  
2:30 p.m.

### **CALL TO ORDER**

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

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Present virtually
Susan Alleman	Present virtually
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present virtually
Daimian S. Hines	Present
Randall L. Jones	Present virtually
Lydia Mares	Present virtually
Paul R. Nelson	Present virtually
Linda Porras-Pirtle	Present virtually at 2:36 p.m. after Director's Report
Kevin Robins	Present virtually
Ileana Rodriguez	Present virtually
Ian Rosenberg	Present virtually at 2:36 p.m. after Director's Report
Megan R. Sigler	Present virtually
Zafar Tahir	Present virtually
Meera D. Victor	Present
Scott Cain for	Present virtually
Commissioner James Noack	
Maggie Dalton for	Present virtually
The Honorable KP George	
Loyd Smith for	Present virtually
The Honorable Lina Hidalgo	

### **Ex Officio Members**

Carol A. Lewis  
Carol Haddock  
Yuhayna H. Mahmud  
Alan R. Black

### **Executive Secretary**

Margaret Wallace Brown, Director, Planning and Development Department

### **CHAIR'S REPORT**

Chair Martha L. Stein reported on meeting procedures and stated that several items were withdrawn.

### **DIRECTOR'S REPORT**

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

## **APPROVAL OF THE DECEMBER 16, 2021 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the December 16, 2021 Planning Commission meeting minutes.

Motion: **Garza**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

### **I. LIVABLE PLACES ACTION COMMITTEE UPDATE**

Report was presented by Suvidha Bandi, Planning and Development Department.

### **II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 115)**

Items removed for separate consideration: **3, 4, 5, 7, 8, 19, 20, 21, 23, 33, 34, 42, 46, 55, 62, 63 and 64.**

Staff recommendation: Approve staff's recommendations for item(s) 1 – 115 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 115 subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **3, 4, 5, 7, 8, 19, 20, 21, 23, 33, 34, 42, 46, 55, 62, 63 and 64**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **3, 4, 5, 7, 8, 19, 20, 21, 23, 33, 34, 42, 46, 55, 62, 63 and 64**, subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Mares**

Vote: **Carried**

Abstaining: **Dalton, Heisch, and Sigler**

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

#### **116 Broad Oaks partial replat no 12**

**C3N**

**Defer**

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

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

Motion: **Hines**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

#### **117 Canterbury Estates Sec 1 partial replat no 2**

**C3N**

**Withdrawn**

#### **118 Foster Place partial replat no 23**

**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: **Mares**

Second: **Hines**

Vote: **Unanimous**

Abstaining: **None**

#### **119 Foster Place partial replat no 24**

**C3N**

**Approve**

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

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

Motion: **Garza**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

#### **120 Glenhaven Estates Sec 2 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: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

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: **Hines**      Second: **Jones**      Vote: **Unanimous**      Abstaining: **None**

<b>123</b>	<b>Pelham Place Sec 3 partial replat no 1</b>	<b>C3N</b>	<b>Approve</b>
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: <b>Baldwin</b>	Second: <b>Heisch</b>	Vote: <b>Unanimous</b>	Abstaining: <b>None</b>

<b>125</b>	<b>Southgate partial replat no 5</b>	<b>C3N</b>	<b>Defer</b>
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: <b>Baldwin</b>		Second: <b>Tahir</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>
Speakers: Edward Aviles and Jenny Beech – opposed.			

<b>127</b>	<b>Views at Radio Road replat no 1</b>	<b>C3N</b>	<b>Approve</b>
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: <b>Jones</b>		Second: <b>Mares</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>

<b>128</b>	<b>West Houston Addition partial replat no 1</b>	<b>C3N</b>	<b>Approve</b>
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: <b>Sigler</b>		Second: <b>Alleman</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>

## **D VARIANCES**

**Items 129 and 130 were taken together at this time.**

<b>129</b>	<b>Chamon Power GP</b>	<b>GP</b>	<b>Approve</b>
<b>130</b>	<b>Chamon Power Sec 1</b>	<b>C2</b>	<b>Approve</b>

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: **Tahir**                      Second: **Hines**                      Vote: **Unanimous**                      Abstaining: **None**

**Items 131 and 132 were taken together at this time.**

<b>131</b>	<b>Chew CRC GP</b>	<b>GP</b>	<b>Defer</b>
<b>132</b>	<b>Chew CRC Commercial</b>	<b>C2R</b>	<b>Defer</b>

Staff recommendation: Defer the applications for two weeks to give applicant time to submit revised information.

Commission action: Deferred the applications for two weeks to give applicant time to submit revised information.

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

<b>133</b>	<b>East Aldine Estates</b>	<b>C3R</b>	<b>Approve</b>
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Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

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

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

Speaker: Chris Browne, applicant – supportive.

<b>134</b>	<b>Gardens of Troy</b>	<b>C3R</b>	<b>Approve</b>
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Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

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

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

<b>135</b>	<b>Glendale partial replat no 1</b>	<b>C2R</b>	<b>Approve</b>
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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: **Abraham**                      Second: **Hines**                      Vote: **Unanimous**                      Abstaining: **None**

Speakers: Bridgette Murray and Mary Fontenot – supportive.

**Items 136 and 137 were taken together at this time.**

<b>136</b>	<b>Harris County MUD No 560 Wastewater Treatment Plant</b>	<b>C2</b>	<b>Approve</b>
<b>137</b>	<b>Harris County MUD no 560 Water Plant</b>	<b>C2R</b>	<b>Approve</b>

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: **Mares**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

**138 Ismaili Center Houston**

**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: **Baldwin**

Second: **Hines**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Spencer Rivers, applicant and Steve Dunn – supportive.

**139 Jehovah Rapha House of Healing**

**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: **Hines**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

**140 JWACSAI Estates**

**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: **Nelson**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

**141 Nine Thirteen McKee**

**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: **Garza**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

**142 Peachleaf Commercial Center**

**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: **Porras-Pirtle**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

**143 Reserve at Nursery Road**

**C2**

**Approve**

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

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

Motion: **Baldwin**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**



<b>144</b>	<b>Rose Bui Place replat no 1 and extension</b>	<b>C2R</b>	<b>Defer</b>
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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: **Garza** Vote: **Unanimous** Abstaining: **None**

Speakers: Abby Harrison Malot and Enrique Morales, applicant – supportive.

<b>145</b>	<b>Serrano Estates</b>	<b>C2</b>	<b>Defer</b>
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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: **Smith** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

## **E SPECIAL EXCEPTIONS**

Items 146 and 147 were taken together at this time.

<b>146</b>	<b>Avalon at Cypress West GP</b>	<b>GP</b>	<b>Approve</b>
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<b>147</b>	<b>Avalon Landing Lane Street Dedication Sec 1</b>	<b>C3P</b>	<b>Approve</b>
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Staff recommendation: Grant the special exception(s) and approve the plats subject to the CPC 101 form conditions.

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

Motion: **Alleman** Second: **Jones** Vote: **Carried** Abstaining: **Dalton and Heisch**

<b>148</b>	<b>Telge Ranch North GP</b>	<b>GP</b>	<b>Approve</b>
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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: **Sigler** Vote: **Unanimous** Abstaining: **None**

## **F RECONSIDERATION OF REQUIREMENTS NONE**

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

## **G EXTENSIONS OF APPROVAL**

<b>149</b>	<b>Aldine Pines Sec 1</b>	<b>EOA</b>	<b>Approve</b>
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<b>150</b>	<b>Aurora Sec 3</b>	<b>EOA</b>	<b>Approve</b>
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<b>151</b>	<b>Bridgeland Prairieland Village Sec 16</b>	<b>EOA</b>	<b>Approve</b>
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<b>152</b>	<b>Bridgeland Westgreen Boulevard Street Dedication Sec 6</b>	<b>EOA</b>	<b>Approve</b>
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<b>153</b>	<b>Harlem Road Reserves replat no 1</b>	<b>EOA</b>	<b>Approve</b>
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<b>154</b>	<b>Marvida Sec 9</b>	<b>EOA</b>	<b>Approve</b>
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<b>155</b>	<b>Miramesa Commercial Reserve Sec 4</b>	<b>EOA</b>	<b>Approve</b>
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<b>156</b>	<b>Stone Creek Ranch Mound Road Street Dedication Sec 1</b>	<b>EOA</b>	<b>Approve</b>
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<b>157</b>	<b>Telge Roofing</b>	<b>EOA</b>	<b>Approve</b>
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## **H NAME CHANGES**

<b>158</b>	<b>Caroline Development</b> (prev. Caroline Development)	<b>NC</b>	<b>Approve</b>
<b>159</b>	<b>Escobar Reserve</b> (prev. Iglesia de Dios Reserve)	<b>NC</b>	<b>Approve</b>

## **I CERTIFICATES OF COMPLIANCE**

**None**

Staff recommendation: Approve staff's recommendations for items 149 – 159.

Commission action: Approved staff's recommendations for items 149 – 159.

Motion: **Garza** Second: **Baldwin** Vote: **Carried** Abstaining: **Heisch 151, 152 and 156; Sigler 151, 152 and 154**

## **J ADMINISTRATIVE NONE**

## **K DEVELOPMENT PLATS WITH VARIANCE REQUESTS OMIT**

## **III. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 3, 2022**

- a. Breckenridge West Sec 10 partial replat no 1**
- b. Clairmont Place Sec 1 partial replat no 2**
- c. Clairmont Place Sec 1 partial replat no 3**
- d. Clairmont Place Sec 1 partial replat no 4**
- e. Clear Creek ISD Whitcomb Elementary School**
- f. Cruz Ranch**
- g. Foster Place partial replat no 25**
- h. Foster Place partial replat no 26**
- i. Hyde Park Main Third Addition partial replat no 1**
- j. June Gardens partial replat no 1**
- k. Lindale Park Sec 2 partial replat no 2**
- l. RH Eleventh Street Sec 1 partial replat no 1**
- m. Spring Oaks replat no 1 partial replat no 6**
- n. Truxillo Gardens partial replat no 1**
- o. Willowcreek Ranch Sec 4 partial replat no 2**

Staff recommendation: Establish a public hearing date of February 3, 2022 for item III a-o.

Commission action: Established a public hearing date of February 3, 2022 for item III a-o.

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

## **IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 3001 CANAL STREET**

Staff recommendation: Grant the off-street parking variance(s) to reduce the number of off-street parking spaces required by the ordinance; to allow an off-site parking facility with valet services outside of the maximum distance requirement, and to allow less than 25% of the code-required parking to be provided on-site.

Commission action: Granted the off-street parking variance(s) to reduce the number of off-street parking spaces required by the ordinance; to allow an off-site parking facility with valet services outside of the maximum distance requirement, and to allow less than 25% of the code-required parking to be provided on-site.

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

**V. EXCUSE THE ABSENCES OF COMMISSIONERS DAVID ABRAHAM, LINDA PORRAS-PIRTLE AND MEERA VICTOR**

No Commission action was required.

**VI. PUBLIC COMMENT**

Raymond Miller asked about a prior application.

Alex Van Dusen asked a question about a development plat which was deemed approved.

**ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:33 p.m.

Motion: **Hines**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
<b>A-Consent</b>				
1	Agua Estates Commercial	C3F		Approve the plat subject to the conditions listed
2	Akadia Event Center	C2		Approve the plat subject to the conditions listed
3	Anniston GP	GP		Approve the plat subject to the conditions listed
4	Antoine Drive Real Estate Venture	C2		Defer Additional information reqd
5	Art Colony at Museum District partial replat no 1	C3F		Approve the plat subject to the conditions listed
6	Avalon at Cypress West Sec 2	C3P	DEF1	Approve the plat subject to the conditions listed
7	AWAD Properties Warehouse at Dorsett	C2		Defer for further study and review
8	Breckenridge East Sec 8	C3P		Approve the plat subject to the conditions listed
9	Bridgeland Pocket Prairie Drive Street Dedication and Reserve	SP		Defer Additional information reqd
10	Capital RV and Boat Katy Hockley GP	GP	DEF1	Defer for further study and review
11	Champions Park Logistics	C2		Defer Chapter 42 planning standards
12	Citrine Estates	C3F	DEF1	Defer Additional information reqd
13	Cloverdale	C3F		Approve the plat subject to the conditions listed
14	Cypress Green School Reserve	C2	DEF1	Approve the plat subject to the conditions listed
15	District Administration Office and Elevated Storage Tank Site	C2		Approve the plat subject to the conditions listed
16	Donnchadh Meadow Sec 1	C3F		Approve the plat subject to the conditions listed
17	El Rancho	C2	DEF1	Approve the plat subject to the conditions listed
18	Elyson Sec 45	C3F		Approve the plat subject to the conditions listed
19	Enclaves on Cullen	C3P		Approve the plat subject to the conditions listed
20	Fairbanks North Houston Center GP	GP		Defer for further study and review
21	Fresno Mart	C2		Approve the plat subject to the conditions listed
22	Grand West Sec 2	C3F		Approve the plat subject to the conditions listed
23	Hopfe Road Tract GP	GP	DEF1	Approve the plat subject to the conditions listed
24	Hopfe Road Tract Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
25	Inner Me Estates	C2		Approve the plat subject to the conditions listed
26	KZ Road Estates	C3F		Approve the plat subject to the conditions listed
27	Laird partial replat no 1 and extension	C3F	DEF1	Approve the plat subject to the conditions listed
28	Laverne Yards	C3F	DEF1	Approve the plat subject to the conditions listed
29	Light Haven at District West Sec 1	C3F	DEF1	Approve the plat subject to the conditions listed
30	Lilly and Lane Estates	C3F		Approve the plat subject to the conditions listed
31	Mansfield Villas	C3F		Defer Additional information reqd

**Platting Summary****Houston Planning Commission****PC Date: January 20, 2022**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
32	Maple Estate	C2	DEF1	Approve the plat subject to the conditions listed
33	McAlister Opportunity Fund 2012 Sec 1	C2		Defer Additional information reqd
34	Mitro Group	C2		Defer Chapter 42 planning standards
35	Monarca	C3P		Approve the plat subject to the conditions listed
36	Mueschke Road at Dunham Pointe Street Dedication Sec 2	SP		Defer Applicant request
37	Northgrove Sec 20	C3F		Defer Additional information reqd
38	Oasis at Clodine partial replat no 1 and extension	C3F		Approve the plat subject to the conditions listed
39	Old Richmond Hills	C3P	DEF1	Approve the plat subject to the conditions listed
40	Orem Meadows	C3F		Approve the plat subject to the conditions listed
41	Regency Square Garden Homes	C3P		Defer Chapter 42 planning standards
42	Reserve in Memorial Sec 2	C3F		Approve the plat subject to the conditions listed
43	Shiloh Homes at De Soto	C2		Defer Chapter 42 planning standards
44	Shops at Bauer Landing	C2		Approve the plat subject to the conditions listed
45	Southeast Wastewater Treatment Plant	C2		Approve the plat subject to the conditions listed
46	Spring Cypress Commerce Place GP	GP		Defer Additional information reqd
47	Spring Cypress Commerce Place Sec 1	C2		Defer Chapter 42 planning standards
48	SRPF C Fairbanks Industrial	C2	DEF1	Approve the plat subject to the conditions listed
49	Sundance Lakes Drive Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
50	Tomball ISD Juergen Road Educational Campus	C3F		Defer Chapter 42 planning standards
51	Views at Radio Road replat no 1	C3F		Approve the plat subject to the conditions listed
52	West Houston Addition partial replat no 1	C3F		Approve the plat subject to the conditions listed
53	Westheimer Estates partial replat no 13	C3F		Approve the plat subject to the conditions listed
54	Woodland Lakes Sec 6	C3P		Approve the plat subject to the conditions listed

**B-Replats**

55	Balderas	C2R		Approve the plat subject to the conditions listed
56	Big Star Hyundai	C2R		Approve the plat subject to the conditions listed
57	Bridgestone MUD Rhodes Reserve	C2R		Approve the plat subject to the conditions listed
58	Brinkman Views	C2R		Approve the plat subject to the conditions listed
59	Cary Landing	C2R		Defer Chapter 42 planning standards
60	Chelsea Towne Apartments partial replat no 1	C2R		Approve the plat subject to the conditions listed
61	Cisneros Estates	C2R		Approve the plat subject to the conditions listed
62	De Soto Crossing	C2R		Approve the plat subject to the conditions listed
63	De Soto Villas	C3R	DEF1	Defer Applicant request

**Platting Summary****Houston Planning Commission****PC Date: January 20, 2022**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
64	Dennis Manor	C2R		Approve the plat subject to the conditions listed
65	Drennan Square	C2R	DEF1	Approve the plat subject to the conditions listed
66	East End Campus Manchester	C2R		Approve the plat subject to the conditions listed
67	Edmund Green	C2R		Approve the plat subject to the conditions listed
68	Fairbanks North Houston Center Sec 1	C3R		Defer for further study and review
69	Goforth Homes	C2R		Defer Applicant request
70	Goodhope Street Homes	C2R		Approve the plat subject to the conditions listed
71	Houston Heights Estates	C2R		Defer for further study and review
72	Houstonian Homes at East 33rd Street	C2R		Approve the plat subject to the conditions listed
73	Houstonian Homes at Thomas Street	C2R		Approve the plat subject to the conditions listed
74	Jacquelyn Villa	C2R		Defer Applicant request
75	Kenchester Garden	C2R		Defer for further study and review
76	Kroozin Real Estate 529 LLC	C2R		Approve the plat subject to the conditions listed
77	Live Oak Plaza	C2R		Approve the plat subject to the conditions listed
78	Lonnie Lane Estates	C2R	DEF1	Defer for further study and review
79	Luthe Properties	C2R	DEF1	Approve the plat subject to the conditions listed
80	Lydia Estates	C2R		Approve the plat subject to the conditions listed
81	Maggie Meadows	C2R	DEF1	Defer LGL deed rests review pending
82	Mitsubishi Logisnext Americas	C2R		Approve the plat subject to the conditions listed
83	Modern On Nagle	C2R		Approve the plat subject to the conditions listed
84	Parkwest Central Townhomes	C3R		Defer Applicant request
85	Pickens Estate	C2R		Approve the plat subject to the conditions listed
86	Reyna Industries	C2R		Defer Additional information reqd
87	Shaz Momin Investments Inc Development	C2R	DEF1	Approve the plat subject to the conditions listed
88	Sherbourne Court	C2R	DEF1	Defer further deed rests review reqd
89	Shiraz Heights	C3R	DEF1	Approve the plat subject to the conditions listed
90	Skyline Homes At Elysian	C2R		Approve the plat subject to the conditions listed
91	South Side Buffalo Bayou Blocks 436 and 437 partial replat no 1	C2R	DEF1	Approve the plat subject to the conditions listed
92	Tigeriyen Lehall Cubes	C2R		Approve the plat subject to the conditions listed
93	Villas at Altic	C2R		Defer Chapter 42 planning standards
94	Waverly Trail	C2R		Approve the plat subject to the conditions listed
95	Webster Plaza at Shepherd	C2R		Defer Chapter 42 planning standards
96	Whitewater Express Carwash Richmond	C2R		Defer Applicant request
97	Willow Park Estates	C2R	DEF1	Defer Chapter 42 planning standards
98	Wunder Villas	C2R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
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**C-Public Hearings Requiring Notification**

99	Broad Oaks partial replat no 12	C3N	DEF1	Approve the plat subject to the conditions listed
100	Foster Place partial replat no 22	C3N		Withdraw
101	Hollywood Gardens partial replat no 8	C3N		Approve the plat subject to the conditions listed
102	Melanie Heights partial replat no 1	C3N		Defer for further study and review
103	Oak Forest Sec 1 partial replat no 4	C3N		Defer Applicant request
104	Rosewood Estates Sec 2 partial replat no 3	C3N	DEF1	Approve the plat subject to the conditions listed
105	Ruburfield No 66 partial replat no 6	C3N		Disapprove
106	Southern Terrace Replat partial replat no 1	C3N		Defer Applicant request
107	Southgate partial replat no 5	C3N	DEF1	Defer further deed rests review reqd
108	Upper West End Sec 14 partial replat no 1	C3N	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
109	Vernas Garden	C3N		Defer Applicant request
110	Willowcreek Ranch Sec 11	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed

**D-Variances**

111	Breckenridge Forest North GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
112	Breckenridge Forest North Sec 3	C3P	DEF1	Approve the plat subject to the conditions listed
113	Chew CRC GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
114	Chew CRC Commercial	C2R	DEF1	Approve the plat subject to the conditions listed
115	Chew CRC Residential	C2R		Defer Chapter 42 planning standards
116	Elyson GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
117	Generation Park South GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
118	Generation Park West Sec 7	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
119	Haven Mission Trace	C2		Defer Additional information reqd
120	Rose Bui Place replat no 1 and extension	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
121	Serrano Estates	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
122	Solid Rock Village GP	GP		Defer Additional information reqd
123	Solid Rock Village Sec 1	C3R		Defer Chapter 42 planning standards

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
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### E-Special Exceptions

None

### F-Reconsideration of Requirements

124	Highland Heights Manor	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
125	Reserve on Katy Hockley	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed

### G-Extensions of Approval

126	Eastwood Grove	EOA		Approve
127	Enchanted Oaks Sec 2 partial replat no 1 and extension	EOA		Approve
128	Jones Road Boutique Apartments	EOA		Approve
129	Peek Entrepreneurs replat no 1	EOA		Approve
130	Terra Grezza Reserves	EOA		Approve
131	Walhof Global Logistics Center replat no 1	EOA		Approve

### H-Name Changes

None

### I-Certification of Compliance

132	21030 S Sabine Drive	COC		Approve
133	19215 Yorkshire	COC		Approve

### J-Administrative

None

### K-Development Plats with Variance Requests

134	2719 Houston Avenue	DPV		Defer for further study and review
135	4502 Kingsbury Street	DPV		Approve
136	408 Pecore Street	DPV		Deny
137	3415 White Oak Drive	DPV		Defer





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 01/20/2022  
**Plat Name:** Agua Estates Commercial  
**Developer:** Crown Castle  
**Applicant:** Vincent Gerard & Associates, Inc.  
**App No/Type:** 2022-0027 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.1140	Total Reserve Acreage:	0.1140
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77045	571H	City

#### ***Conditions and Requirements for Approval***

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 01/20/2022  
**Plat Name:** Agua Estates Commercial  
**Developer:** Crown Castle  
**Applicant:** Vincent Gerard & Associates, Inc.  
**App No/Type:** 2022-0027 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 01/19/2022

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 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. 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>

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

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

#### 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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

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

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

#### 3. Proposed Driveway at or near Median Opening. (Along Hiram Clarke Rd)

Driveways located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose. (COH IDM Chapter 15, sec 15.08-C.3.7)

CenterPoint: 1. Title report references easements that are not shown or cited on the plat:

RP-2020-12917 RP-2020-15482.

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

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

HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention and Master W.M.E..



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 2  
**Action Date:** 01/20/2022  
**Plat Name:** Akadia Event Center  
**Developer:** No Company  
**Applicant:** HRS and Associates, LLC  
**App No/Type:** 2022-0028 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	7.0090	Total Reserve Acreage:	7.0090
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
Fort Bend	77489	570V	City

#### ***Conditions and Requirements for Approval***

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 2  
**Action Date:** 01/20/2022  
**Plat Name:** Akadia Event Center  
**Developer:** No Company  
**Applicant:** HRS and Associates, LLC  
**App No/Type:** 2022-0028 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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HPW- TDO- Traffic: 01/18/2021

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 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. 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>

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

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

#### 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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

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

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

#### 3. Driveway Placement on Corner Lot for Commercial

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

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

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

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

Stormwater quality permit is required.

Addressing: STONE PARK STREET - Please change street type to Road.

HILLCROFT STREET - Please change street type to Avenue.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 3  
**Action Date:** 01/20/2022  
**Plat Name:** Anniston GP  
**Developer:** Friendswood Development Company  
**Applicant:** BGE, Inc. - Land Planning  
**App No/Type:** 2022-0007 GP

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	724.9000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404T	ETJ

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#### ***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)

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 3  
**Action Date:** 01/20/2022  
**Plat Name:** Anniston GP  
**Developer:** Friendswood Development Company  
**Applicant:** BGE, Inc. - Land Planning  
**App No/Type:** 2022-0007 GP

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - the whole plat is in the Floodplain it needs to show and label Drainage Channel U101-00-00 'South Mayde Creek' at the eastern boundary of the plat.

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)

Realignment will be needed for Pitts Road south of FM 529 to match ROW to the north

Verify water plant access

TxDOT approval may be needed for street tie-ins along FM 529 (HC permit regs, 5.06)

TxDOT may require a traffic impact analysis. If so, Harris County requests to be included in a joint scoping meeting. ((HC-permit regs, 12.02)

Variances may be needed along Pitts Road to not dedicate 10' of ROW (chapter 42)

TIA will be required to determine driveway location, median openings and left turn lane requirements on Pitts Rd, Beckendorff Road, katy hockley road for future development (HC-permit regs, 12.02)

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 4  
**Action Date:** 01/20/2022  
**Plat Name:** Antoine Drive Real Estate Venture  
**Developer:** SEM SERVICES  
**Applicant:** SEM SERVICES  
**App No/Type:** 2022-0046 C2

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	0.9320	Total Reserve Acreage:	0.9320
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451T	City

#### ***Conditions and Requirements for Approval***

047.1. Make minor corrections and additions as indicated on scanned image file attached to the application.

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.

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 4  
**Action Date:** 01/20/2022  
**Plat Name:** Antoine Drive Real Estate Venture  
**Developer:** SEM SERVICES  
**Applicant:** SEM SERVICES  
**App No/Type:** 2022-0046 C2

**Staff Recommendation:**  
Defer Additional  
information reqd

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

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

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

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

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

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

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

2. Sidewalks (October 1, 2020) along both streets. (Harland Street and Antoine Drive)

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

Planning Department Information

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

Planner of the day phone #: 832-394-6600

3. Driveway at median (COH IDM Chapter 15, sec 15.08-C.3.7) page 15-42

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.

(For Unrestricted Reserve B along Antoine Road)

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.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 5  
**Action Date:** 01/20/2022  
**Plat Name:** Art Colony at Museum District partial replat no 1  
**Developer:** ROC Homes  
**Applicant:** MOMENTUM ENGINEERING  
**App No/Type:** 2022-0008 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.2066	Total Reserve Acreage:	0.0000
Number of Lots:	3	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	77004	533B	City

#### ***Conditions and Requirements for Approval***

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

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 5  
**Action Date:** 01/20/2022  
**Plat Name:** Art Colony at Museum District partial replat no 1  
**Developer:** ROC Homes  
**Applicant:** MOMENTUM ENGINEERING  
**App No/Type:** 2022-0008 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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

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

Planning Department Information

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

Planner of the day phone #: 832-394-6600

2. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g]) All lots.

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

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

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

HPW-HW- IDS: APPROVE

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 01/20/2022  
**Plat Name:** Avalon at Cypress West Sec 2  
**Developer:** VPTM AVALON LB LLC  
**Applicant:** Meta Planning + Design LLC  
**App No/Type:** 2021-3081 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	15.9000	Total Reserve Acreage:	1.7000
Number of Lots:	80	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 438; Harris County MUD 437
County	Zip	Key Map ©	City / ETJ
Harris	77433	405D	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

052. Avalon Landing Lane Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

1.) Drill site to northwest must be recorded prior to/simultaneously with Section to north.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 01/20/2022  
**Plat Name:** Avalon at Cypress West Sec 2  
**Developer:** VPTM AVALON LB LLC  
**Applicant:** Meta Planning + Design LLC  
**App No/Type:** 2021-3081 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)  
Avalon Landing Ln will need to be recorded prior to or simultaneously with this PLAT (Chapter 42-120)  
UVE should be checked at Raven Cypress Rd and Avalon Landing 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)

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 add all abbreviation on plat to Legend.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 7  
**Action Date:** 01/20/2022  
**Plat Name:** AWAD Properties Warehouse at Dorsett  
**Developer:** CAS Consultants, LLC  
**Applicant:** CAS Consultants, LLC  
**App No/Type:** 2022-0002 C2

**Staff Recommendation:**  
Defer for further study and review

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Total Acreage:	14.3570	Total Reserve Acreage:	14.3570
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77029	495E	City

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#### ***Conditions and Requirements for Approval***

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

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.

existing conditions report must show full row length extending to fronting property.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 7  
**Action Date:** 01/20/2022  
**Plat Name:** AWAD Properties Warehouse at Dorsett  
**Developer:** CAS Consultants, LLC  
**Applicant:** CAS Consultants, LLC  
**App No/Type:** 2022-0002 C2

**Staff Recommendation:**  
Defer for further study and  
review

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HPW- TDO- Traffic: 01/19/2022

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 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. 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>

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

PWEACCESSFORM@HOUSTONTX.GOV

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

#### 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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

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

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

#### 3. Any pavement or work on top of an easement must be coordinate with the corresponding department.

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

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

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

Stormwater quality permit is required.

Missing B.L.

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

CenterPoint: Transmission Review required.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 8  
**Action Date:** 01/20/2022  
**Plat Name:** Breckenridge East Sec 8  
**Developer:** D.R. HORTON - TEXAS, LTD.  
**Applicant:** DHI Engineering, LLC  
**App No/Type:** 2022-0019 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	25.0720	Total Reserve Acreage:	3.0616
Number of Lots:	142	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

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#### ***Conditions and Requirements for Approval***

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Detention reserve to the north, Sec 1 and Sec 2 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)
148. Change street name(s) as indicated on the marked file copy. (133-134)

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

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



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 8  
**Action Date:** 01/20/2022  
**Plat Name:** Breckenridge East Sec 8  
**Developer:** D.R. HORTON - TEXAS, LTD.  
**Applicant:** DHI Engineering, LLC  
**App No/Type:** 2022-0019 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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HPW-HW- IDS: approve

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

Addressing: PINE MESA DRIVE - Sound-alike duplicate streets found: PINE MAZE

ANDOVER FOREST DRIVE - Ch. 41 Code of Ordinance states that a street name shall change at a 90, or near 90, degree bend. Therefore, please change street name on either side of 90 degree bend.

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 and 2 will need to be recorded prior to or simultaneously with this PLAT (Chapter 42-120)

UVE should be checked at Cayman Heights Ln and Pine Mesa Dr. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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





<b>Agenda Item:</b>	9	<b>Staff Recommendation:</b>	Defer Additional information reqd
<b>Action Date:</b>	01/20/2022		
<b>Plat Name:</b>	Bridgeland Pocket Prairie Drive Street Dedication and Reserve		
<b>Developer:</b>	Bridgeland Development, LP		
<b>Applicant:</b>	McKim & Creed, Inc.		
<b>App No/Type:</b>	2021-3023 SP		

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Total Acreage:	7.0330	Total Reserve Acreage:	0.3460
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 490
County	Zip	Key Map ©	City / ETJ
Harris	77447	365K	ETJ

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***Conditions and Requirements for Approval***

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

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

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

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

The class of plat must be changed to 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

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)

Cyna Blue Lane is a soundalike to China Blue Lane. Change street name.(Chapter 41) Same comment made for Bridgeland Prairieland village Secs 20 and 21 (LJA)(

Pocket Prairie Drive or Flowering Ivy Drive will need to be recorded prior to or simultaneously with this plat (chapter 42-120)

limited scope TIA required to determine left turn lane requirements on Pocket Prairie Dr before review of site development plan (HC-permit regs, 12.02)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 10  
**Action Date:** 01/20/2022  
**Plat Name:** Capital RV and Boat Katy Hockley GP  
**Developer:** Memorial Capital Investments, LLC  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2021-2986 GP

**Staff Recommendation:**  
Defer for further study and review

Total Acreage:	13.5329	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	404C	ETJ

#### ***Conditions and Requirements for Approval***

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

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

- 1.) Coordinate with Centerpoint regarding agency comments prior to section submissions.
- 2.) GP should include Acreage to north and east and include any documentation of property ownership. GP boundary does not appear to include all contiguous property. Property owner, Memorial Capital Investments did a land trade with Katy Investments and confirmation is required for All common interest property.
- 3.) Address 2600' Major Thoroughfare intersection spacing requirements.

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

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



**Agenda Item:** 10  
**Action Date:** 01/20/2022  
**Plat Name:** Capital RV and Boat Katy Hockley GP  
**Developer:** Memorial Capital Investments, LLC  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2021-2986 GP

**Staff Recommendation:**  
Defer for further study and review

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CenterPoint: 1. CNP requires a 10' BL adjacent to road ROW with overhead facilities which applies to: Katy Hockley Road

2. The following note is required for any subdivision plat that falls within the City of Houston (COH):

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

3. Dedication page missing with the following AE language:

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

HPW-HW- IDS: APPROVE

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

Missing B.L.

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

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

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

Limited scope TIA incl. LTL warrant analysis needed prior to plan approval (HC-permit regs, 12.02)

Appropriate truck turning templates need to be applied for trucks using the site

Dedicate additional 20' of ROW at two locations when section plat is submitted (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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 11  
**Action Date:** 01/20/2022  
**Plat Name:** Champions Park Logistics  
**Developer:** Ward, Getz & Associates, LLP  
**Applicant:** Windrose  
**App No/Type:** 2022-0073 C2

**Staff Recommendation:**  
Defer Chapter 42 planning standards

Total Acreage:	14.0180	Total Reserve Acreage:	14.0180
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County Utility District 15
County	Zip	Key Map ©	City / ETJ
Harris	77066	371P	ETJ

#### ***Conditions and Requirements for Approval***

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

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41) Provide record info for Antoine Drive and ROW width along plat boundary.

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.

HCAD shows that the property owner own more property that he is platting. Include all contiguous property owned by the property in the plat boundary or provide a General Plan of all contiguous property owned by the property and in common ownership and interest.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 11  
**Action Date:** 01/20/2022  
**Plat Name:** Champions Park Logistics  
**Developer:** Ward, Getz & Associates, LLP  
**Applicant:** Windrose  
**App No/Type:** 2022-0073 C2

**Staff Recommendation:**  
Defer Chapter 42 planning  
standards

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

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

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

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)

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)

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 12  
**Action Date:** 01/20/2022  
**Plat Name:** Citrine Estates  
**Developer:** Vera Living Soho LP, a Texas limited partnership  
**Applicant:** Windrose  
**App No/Type:** 2021-2977 C3F

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	2.1670	Total Reserve Acreage:	0.1927
Number of Lots:	30	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533Q	City

#### ***Conditions and Requirements for Approval***

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

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)

107. Parking space arrangements, size of spaces and driveway openings shall be in conformance with the building code. (234)

110. Off-street parking shall be numbered and typical dimensions shall be provided. (230)

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

- 1.) Coordinate with Centerpoint during deferral period regarding agency comments.
- 2.) Provide Fire Hydrant layout on face of plat.
- 3.) Provide parking Exhibit and correctly show intended parking space count on face of plat.
- 4.) Provide Adequate wastewater note.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 12

**Action Date:** 01/20/2022

**Plat Name:** Citrine Estates

**Developer:** Vera Living Soho LP, a Texas limited partnership

**Applicant:** Windrose

**App No/Type:** 2021-2977 C3F

**Staff Recommendation:**

Defer Additional  
information reqd

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HPW- TDO- Traffic: 01/04/2022

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 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. 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>

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

PWEACCESSFORM@HOUSTONTX.GOV

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

#### 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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

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

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

#### 3. Driveway at or near Median Opening

Driveways located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose. (COH IDM Chapter 15, sec 15.08-C.3.7)

CenterPoint: 1. CNP records show an unrecorded existing UE that should be included on the current plat: Easement\_019Z008

\* Said 10'UE is on the south line of subdivision. Release of Easement Application Form also provided.

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

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

Stormwater quality permit is required.

Callout the private F.H.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 13  
**Action Date:** 01/20/2022  
**Plat Name:** Cloverdale  
**Developer:** LJA Engineering  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No/Type:** 2022-0065 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Total Acreage:	14.9680	Total Reserve Acreage:	2.8550
Number of Lots:	154	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	573L	City

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#### ***Conditions and Requirements for Approval***

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

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

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

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

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 13  
**Action Date:** 01/20/2022  
**Plat Name:** Cloverdale  
**Developer:** LJA Engineering  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No/Type:** 2022-0065 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 01/19/2021

No comments.

Addressing: CLOVER CRESCENT WAY - Ch. 41 Code of Ordinance states that an extension of another street shall possess the same street name. Therefore, please check with Planner if need to rename street to match that of BESSIE SWINDLE WAY, an existing street across the intersection of SCOTT STREET.

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

Storm water quality permit is required.

Harris County Flood Control District: Flood Control review - The entire plat is in the 500 Yr. Floodplain, otherwise: No comments.

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 14  
**Action Date:** 01/20/2022  
**Plat Name:** Cypress Green School Reserve  
**Developer:** LT Cypress Green 634, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2021-3067 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	15.2900	Total Reserve Acreage:	14.9700
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	77377	285U	ETJ

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
052. Tuscan Terrace Drive and Holderrieth Road Street Dedication and Reserves must be recorded prior to or simultaneously with this plat.
116. Add BL plat note: "Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time." (Sec 42-150(a))
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc) (Sec 42-45)
204. Provide current title opinion in complete agreement with the plat dedication. (Sec 42-45(2))

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 14  
**Action Date:** 01/20/2022  
**Plat Name:** Cypress Green School Reserve  
**Developer:** LT Cypress Green 634, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2021-3067 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW-HW- IDS: APPROVE

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

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

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

UVE should be checked at Hopfe Road and Holderrieth road. 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)

TIA required to evaluate driveway locations, school circulation and onsite storage capacity, traffic signal modifications, pedestrian access and any necessary turn lanes. (HC-permit regs, 12.02)

Sanitary sewer easement will need to be recorded prior to or simultaneously with this plat (chapter 42-212)

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

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

Holderrieth Road 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 15  
**Action Date:** 01/20/2022  
**Plat Name:** District Administration Office and Elevated Storage Tank Site  
**Developer:** LJA Engineering, Inc.  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No/Type:** 2022-0024 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	5.0860	Total Reserve Acreage:	5.0860
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	New Caney MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256U	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.

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

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

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

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

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

HPW- TDO- Traffic: 01/18/2021

Fail to include the map within location of the plat in the map.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 16  
**Action Date:** 01/20/2022  
**Plat Name:** Donnchadh Meadow Sec 1  
**Developer:** Colin and Angela  
**Applicant:** Survey 1, Inc.  
**App No/Type:** 2022-0003 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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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):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77365	297L	City

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#### ***Conditions and Requirements for Approval***

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

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

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)

#### **Add Variance granted note:**

The Planning Commission granted a variance to allow one lot to take access from a 20' access easement rather than direct ROW frontage. subject to specific conditions on 12/02/2021. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 16  
**Action Date:** 01/20/2022  
**Plat Name:** Donnchadh Meadow Sec 1  
**Developer:** Colin and Angela  
**Applicant:** Survey 1, Inc.  
**App No/Type:** 2022-0003 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

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

HPW- TDO- Traffic: 01/19/2022

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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

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

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

#### 2. Driveway approach for Residential

Driveway width and radius must comply with the Infrastructure Design Manual (IDM) Ch. 15 sec 15.08.C. The dimensions in the right of way must comply with table 15.08.01 and the driveway radius shall not extend past the property 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](http://houstonpermittingcenter.org)

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

Stormwater quality permit is required.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 17  
**Action Date:** 01/20/2022  
**Plat Name:** El Rancho  
**Developer:** Rogelio Bermea Zertuche and Maria Delaluz Zertuche  
**Applicant:** Survey 1, Inc.  
**App No/Type:** 2021-3014 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	3.9993	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77532	339S	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 17  
**Action Date:** 01/20/2022  
**Plat Name:** El Rancho  
**Developer:** Rogelio Bermea Zertuche and Maria Delaluz Zertuche  
**Applicant:** Survey 1, Inc.  
**App No/Type:** 2021-3014 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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CenterPoint: 1. Utility Easements (UEs) should be dedicated (minimum of 14' or 16') for subdivisions in rear or front of lots for subdivision.

a. 14' utility easements should be used for any dry utilities, exclusive to CNP facilities and shared.

b. 16' utility easements should be used when it is anticipated that wet utilities are to share the easement (i.e., water or sewer pipes)

c. Side-lot easements should be 10' wide perimeter or 5' on either side of lot line.

HPW- TDO- Traffic: 12/29/2021

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)

Any utility easements will need to be dedicated by separate instrument prior to plat recordation (chapter 42-120)

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 18  
**Action Date:** 01/20/2022  
**Plat Name:** Elyson Sec 45  
**Developer:** Nash FM 529, LLC. a Delaware limited liability company  
**Applicant:** BGE, Inc.  
**App No/Type:** 2022-0089 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	29.7000	Total Reserve Acreage:	10.8300
Number of Lots:	46	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	405J	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 18  
**Action Date:** 01/20/2022  
**Plat Name:** Elyson Sec 45  
**Developer:** Nash FM 529, LLC. a Delaware limited liability company  
**Applicant:** BGE, Inc.  
**App No/Type:** 2022-0089 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW-HW- IDS: Approved  
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)  
easements dedicated by separate instrument need to be recorded prior to or simultaneously with this 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)  
Provide off-street parking analysis with site plans for the recreational site  
UVE should be checked at Purple Prairie Rd and Longenbaugh Rd. (chapter 10-COH geometric design guidelines, 10-23)  
UVE should be checked at Purple Prairie Rd and Beebalm Trl. (chapter 10-COH geometric design guidelines, 10-23)  
UVE should be checked at Purple Prairie Rd and Celestial Lily Dr. (chapter 10-COH geometric design guidelines, 10-23)  
UVE should be checked at Bush Honeysuckle Way and Celestial Lily Dr. (chapter 10-COH geometric design guidelines, 10-23)  
UVE should be checked at Bush Honeysuckle Way and Elyson Blvd. (chapter 10-COH geometric design guidelines, 10-23)  
UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) and if UVE is required we recommend that it be dedicated as a public roadway easement

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19  
**Action Date:** 01/20/2022  
**Plat Name:** Enclaves on Cullen  
**Developer:** CE Engineers & Development Consultants, Inc  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No/Type:** 2022-0090 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	2.9250	Total Reserve Acreage:	0.6240
Number of Lots:	40	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	573R	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)

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)

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19  
**Action Date:** 01/20/2022  
**Plat Name:** Enclaves on Cullen  
**Developer:** CE Engineers & Development Consultants, Inc  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No/Type:** 2022-0090 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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HPW- TDO- Traffic: 01/18/2021

Vicinity map does not match with proposed location along Cullen, please include the correct vicinity map to review any impact to driveway entrance and median openings that could be impacted.

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

Storm water quality permit is required.

Callout the private F.H.

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

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

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

CenterPoint: It appears that the attached Easement may affect this plat. I have attached it for your review.

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

HPW-OCE-Traffic: TxDOT Approval

Please coordinate with TxDOT for any work along Cullen Blvd. Any items in the state right-of-way requires TxDOT review and approval.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 20

**Action Date:** 01/20/2022

**Plat Name:** Fairbanks North Houston Center GP

**Developer:** Transwestern Development Company

**Applicant:** Windrose

**App No/Type:** 2022-0075 GP

**Staff Recommendation:**

Defer for further study and review

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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.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. Sec 42-41(3)

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

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

151. Revise the public street system as indicated on the marked file copy. 42-120-121, 126-128

159. Provide centerline tie.

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

165. The minimum centerline radius for a major thoroughfare is 2000 feet. A tangent distance of at least 100 feet shall separate reverse curves. Sec 42-132

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

Provide information about the abandonment of the lots or show access to the platted lots abutting Prairie Avenue.

Provide an exhibit showing the extension of Hollister north and south of the property to an existing ROW.

Include property to the south into the GP as there is common legal interest.

**For Your Information:**

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 20

**Action Date:** 01/20/2022

**Plat Name:** Fairbanks North Houston Center GP

**Developer:** Transwestern Development Company

**Applicant:** Windrose

**App No/Type:** 2022-0075 GP

**Staff Recommendation:**

Defer for further study and review

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

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

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

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

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)

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

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

TIA will be required to determine driveway location, median openings and left turn lane requirements on

Fairbanks North Houston Road for future development (HC-permit regs, 12.02)

Houston Ave may need to be paved to County standards when section plat is submitted (HC-permit regs)

Second point of paved access may be needed for development (HC-fire code)

Civil road plans will be needed for Hollister for plan approval of section plat.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 21

**Action Date:** 01/20/2022

**Plat Name:** Fresno Mart

**Developer:** TN Associates

**Applicant:** Gruller Surveying

**App No/Type:** 2022-0080 C2

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

Total Acreage:	2.0000	Total Reserve Acreage:	2.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611W	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. Sec 42-41(3)

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)

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

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

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

Add Centerpoint Note.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 21

**Action Date:** 01/20/2022

**Plat Name:** Fresno Mart

**Developer:** TN Associates

**Applicant:** Gruller Surveying

**App No/Type:** 2022-0080 C2

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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HPW- TDO- Traffic: 01/18/2021

No comments.

Fort Bend Engineer: 1) Update county engineer and commissioner names

2) Revise to FBC plat format

3) Add 25' BL along Trammel Fresno

4) Update minimum slab note per Atlas 14 criteria

5) ID all dashed lines

6) Address all redline markups

7) Submit FP to FBC for formal review

8) This is not considered a formal review by FBC as not all review comments are provided in this portal

HPW-HW- IDS: Approved

CenterPoint: Please add the Absent Written Authorization language attached above to plat.

Please identify all abbreviations on plat in Legend on plat.

Any existing easements should be shown and/or noted in notes of plat with recording information.

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 22  
**Action Date:** 01/20/2022  
**Plat Name:** Grand West Sec 2  
**Developer:** D.R. HORTON - TEXAS, LTD.  
**Applicant:** DHI Engineering, LLC  
**App No/Type:** 2022-0009 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	16.6572	Total Reserve Acreage:	1.6090
Number of Lots:	147	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 451
County	Zip	Key Map ©	City / ETJ
Harris	77051	573E	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.

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 22  
**Action Date:** 01/20/2022  
**Plat Name:** Grand West Sec 2  
**Developer:** D.R. HORTON - TEXAS, LTD.  
**Applicant:** DHI Engineering, LLC  
**App No/Type:** 2022-0009 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

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

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

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

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

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

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

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

#### 2. Sidewalks (October 1, 2020)

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

Planning Department Information

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

Planner of the day phone #: 832-394-6600

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

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

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

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 23  
**Action Date:** 01/20/2022  
**Plat Name:** Hopfe Road Tract GP  
**Developer:** Tejas Engineering Management LLC  
**Applicant:** Meta Planning + Design LLC  
**App No/Type:** 2021-3077 GP

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Total Acreage:	60.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	285T	ETJ

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#### ***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.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 23  
**Action Date:** 01/20/2022  
**Plat Name:** Hopfe Road Tract GP  
**Developer:** Tejas Engineering Management LLC  
**Applicant:** Meta Planning + Design LLC  
**App No/Type:** 2021-3077 GP

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW-HW- IDS: Approve

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)

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

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

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

Recommend to field verify ROW width of Hopfe prior to section plat being approved

Additional ROW dedication and / or non-standard building lines will be required at the site's NW corner, to accommodate the future Bauer alignment as it approaches FM 2920. Please continue to coordinate with county after GP and section plat approval.

Prior to submitting a plat that includes the NW corner, submit a limited scope TIA. A joint scoping meeting with TxDOT will be required. (Reference: <https://www.txdot.gov/inside-txdot/projects/studies/houston/fm-2920.html>)

The TIA's alignment drawing needs to document the proposed Bauer centerline alignment and the associated ROW lines crossing this tract are coordinated with the future development of Bauer Road by Harris County and TxDOT's ongoing design of improvements at FM2920. A modest variance to Chapter 42's 2000 ft. radius rule will be considered.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 24  
**Action Date:** 01/20/2022  
**Plat Name:** Hopfe Road Tract Sec 1  
**Developer:** Tejas Engineering Management LLC  
**Applicant:** Meta Planning + Design LLC  
**App No/Type:** 2021-3093 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	34.2000	Total Reserve Acreage:	12.5700
Number of Lots:	130	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	77377	285U	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 24  
**Action Date:** 01/20/2022  
**Plat Name:** Hopfe Road Tract Sec 1  
**Developer:** Tejas Engineering Management LLC  
**Applicant:** Meta Planning + Design LLC  
**App No/Type:** 2021-3093 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)  
Recommend 20' x 20' corner cuts at Midgan road (COH geometric Design guidelines, 10-22)  
Limited scope TIA required to determine driveway location, and left turn lane requirements before review of site development plan. (HC-permit regs, 12.02) (traffic)  
UVE should be checked at Wolfshire Way and Corberry Park 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)  
See GP comments  
CenterPoint: When easements are split between two or more adjoining subdivisions, and those subdivisions are not recorded, they have two options. Put all the easement along the rear or side of the lot line as a perimeter easement in the subdivision being recorded or, take the other half of the easement by PUE, attached as Exhibit "X". Requestor will record the PUE with the appropriate County Clerk's office and place easement and recording information on plat being reviewed. New final copy of plat with the information shown is submitted again for review.

PLEASE ADD ALL ABBREVIATION ON PLAT TO 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 25  
**Action Date:** 01/20/2022  
**Plat Name:** Inner Me Estates  
**Developer:** New Era Development  
**Applicant:** New Era Development  
**App No/Type:** 2021-3020 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.3587	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493U	City

#### **Conditions and Requirements for Approval**

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

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

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

HPW-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 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. 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>

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

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

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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>  
Planning Department Information



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 25

**Action Date:** 01/20/2022

**Plat Name:** Inner Me Estates

**Developer:** New Era Development

**Applicant:** New Era Development

**App No/Type:** 2021-3020 C2

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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Email: [Planningdepartment@houston.tx.gov](mailto:Planningdepartment@houston.tx.gov)

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

#### 3. Driveway Placement on Corner Lot for 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 TDO at [Paula.Hunter2@houston.tx.gov](mailto:Paula.Hunter2@houston.tx.gov)

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

Option A: Widen the road to 18-ft in front of the property line with "No Parking" signs for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation). Please contact Ms. Paula Hunter from TDO at [Paula.Hunter2@houston.tx.gov](mailto:Paula.Hunter2@houston.tx.gov)

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

CenterPoint: 1. CenterPoint requires a 10' BL adjacent to Road ROW with OVH facilities which applies to: Emancipation Ave

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

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

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

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

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





**PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 26  
**Action Date:** 01/20/2022  
**Plat Name:** KZ Road Estates  
**Developer:** Kemell & Christina Kassim & Dionicio Ferrufino  
**Applicant:** Survey 1, Inc.  
**Ann No/Type:** 2022-0015 C3F

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	3.0000	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	326M	ETJ

#### **Conditions and Requirements for Approval**

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

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

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

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

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

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

HPW- TDO- Traffic: 01/19/2022

No comments.

HPW-HW- IDS: approve

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

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

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

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

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 27  
**Action Date:** 01/20/2022  
**Plat Name:** Laird partial replat no 1 and extension  
**Developer:** Cadillac Express MT LLC  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2021-2987 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.7744	Total Reserve Acreage:	0.7744
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	414T	ETJ

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#### ***Conditions and Requirements for Approval***

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

Change County Engineer to Loyd Smith, P.E., Interim County Engineer.

Add additional notes per Harris County Engineer's office mark up.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 27  
**Action Date:** 01/20/2022  
**Plat Name:** Laird partial replat no 1 and extension  
**Developer:** Cadillac Express MT LLC  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2021-2987 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW-HW- IDS: APPROVE

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

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

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

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

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

Documentation of COH driveway approval should be submitted with site plans (HC permit regs, 5.06)  
Plans and plat will need to be approved by Paola De La Torre 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.



**Agenda Item:** 28  
**Action Date:** 01/20/2022  
**Plat Name:** Laverne Yards  
**Developer:** B & U Construction  
**Applicant:** The Interfield Group  
**App No/Type:** 2021-3024 C3F

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	0.9320	Total Reserve Acreage:	0.0150
Number of Lots:	17	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450U	City

### ***Conditions and Requirements for Approval***

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.

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

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

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

Add the PVT/PAE paragraph in the dedicatory acknowledgement

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

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

#### **HPW-OCE-Traffic: 1. Turnaround**

Turnaround dimensions shall comply with figure 10.11 of the IDM. Applicant shall submit the turning template for the fire truck as their different layout with a 24 ft turnaround width when submitting to Traffic-OCE for permits.

#### **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 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. review may result in significant site plan revisions.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 28  
**Action Date:** 01/20/2022  
**Plat Name:** Laverne Yards  
**Developer:** B & U Construction  
**Applicant:** The Interfield Group  
**App No/Type:** 2021-3024 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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

#### 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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>  
Planning Department Information  
Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

#### 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 TDO at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@houstontx.gov)

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

Option A: Widen the road to 18-ft in front of the property line with "No Parking" signs for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation). Please contact Ms. Paula Hunter from TDO at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@houstontx.gov)

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

HPW- TDO- Traffic: 12/29/2021

No comments.

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

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

Parks and Recreation: Incorrect park sector in notes

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

Detention 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 29  
**Action Date:** 01/20/2022  
**Plat Name:** Light Haven at District West Sec 1  
**Developer:** D-W SOUTH TRACT, LLC  
**Applicant:** BGE, Inc.  
**App No/Type:** 2021-2990 C3F

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	11.5100	Total Reserve Acreage:	2.0000
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***

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.

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

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.

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

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

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)

Add PVT/PAE paragraph in Owners Acknowledgement.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 29  
**Action Date:** 01/20/2022  
**Plat Name:** Light Haven at District West Sec 1  
**Developer:** D-W SOUTH TRACT, LLC  
**Applicant:** BGE, Inc.  
**App No/Type:** 2021-2990 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Fort Bend Engineer: 1) This plat will require multiple variances through Fort Bend County  
2) Clearly delineate the ROW dedication at the corner of Park Westheimer and North Park  
3) Provide 30' radius or corner cutback at Park Westheimer and Leighton Meadow Lane  
4) Add contours at 1' intervals  
5) Update plat notes per the markup  
6) Submit FP to FBC for formal review  
7) This is not considered a formal review by FBC as not all review comments are provided in this portal  
CenterPoint: 1. No dedicated easements found. CNP requires a 14' UE in front/rear of lots, or a 16' UE if wet  
utilities are needed.  
HPW- TDO- Traffic: 12/29/2021  
Recommend providing a second point of access.  
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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 30  
**Action Date:** 01/20/2022  
**Plat Name:** Lilly and Lane Estates  
**Developer:** WHITNEY HOLMELIN-BURKES  
**Applicant:** Survey 1, Inc.  
**App No/Type:** 2022-0004 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Total Acreage:	16.7175	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	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	77532	379H	ETJ

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#### ***Conditions and Requirements for Approval***

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
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.
091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 30  
**Action Date:** 01/20/2022  
**Plat Name:** Lilly and Lane Estates  
**Developer:** WHITNEY HOLMELIN-BURKES  
**Applicant:** Survey 1, Inc.  
**App No/Type:** 2022-0004 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 01/19/2022

No comments.

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

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

Label 10' building line along Holmelin road (Chapter 42)

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 31

**Action Date:** 01/20/2022

**Plat Name:** Mansfield Villas

**Developer:** CE Engineers & Development Consultants, Inc

**Applicant:** CE Engineers & Development Consultants, INC

**App No/Type:** 2022-0082 C3F

**Staff Recommendation:**

Defer Additional  
information reqd

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Total Acreage:	0.9840	Total Reserve Acreage:	0.0161
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	City

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#### **Conditions and Requirements for Approval**

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

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

- 1.) Coordinate with OCE Storm to confirm open ditch can be ed to allow for 5' sidewalk outside of plat boundary during deferral period.
- 2.) Coordinate with Addressing regarding agency concerns over continuation of ROW name during deferral period.
- 3.) Coordinate with TDO Traffic regarding agency comments during deferral period.

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

The below comments were made by other agencies during this review period. These comments are 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: 01/18/2021

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.  
Review driveway entrance taking access along Mansfield Rd to be meeting IDM requirements.

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 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. 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>

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



**Agenda Item:** 31

**Action Date:** 01/20/2022

**Plat Name:** Mansfield Villas

**Developer:** CE Engineers & Development Consultants, Inc

**Applicant:** CE Engineers & Development Consultants, INC

**App No/Type:** 2022-0082 C3F

**Staff Recommendation:**

Defer Additional  
information reqd

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

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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

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

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

3) 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 TDO at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@houstontx.gov)

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

Option A: Widen the road to 18-ft in front of the property line with "No Parking" signs for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation). Please contact Ms. Paula Hunter from TDO at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@houstontx.gov)

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

- For roadways with widths of less than 15-ft, the roadway must be widened to 15-ft for the entire block and meet the requirements in number 2, options A or B above.

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

Callout private F.H.

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

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

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

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

Addressing: LYNDEN VILLAGE LANE - Existing street North of Mansfield Street intersection is MANSFIELD HEIGHTS LANE. Ch. 41 Code of Ordinance states that a street name shall continue with the previous street of which it will be an extension of.

CenterPoint: Please add the easement as listed on the Title Report with recording information on the plat.

Any existing easements should be shown and/or noted in notes of plat with recording information.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 32  
**Action Date:** 01/20/2022  
**Plat Name:** Maple Estate  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2021-3065 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.1446	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 26
County	Zip	Key Map ©	City / ETJ
Harris	77338	335N	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 32  
**Action Date:** 01/20/2022  
**Plat Name:** Maple Estate  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2021-3065 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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HPW-HW- IDS: APPROVE

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

CenterPoint: Please identify Aerial Easement on plat with recording information.

8' Houston Lighting & Power Company Easement together with a 7' aerial easement as recorded in Harris County Clerk's File No. H804761.

8' Utility Easement as set forth pe plat recorded in Film Code No. 303142 of the Map Records of Harris County, Texas.

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 33  
**Action Date:** 01/20/2022  
**Plat Name:** McAlister Opportunity Fund 2012 Sec 1  
**Developer:** 290 Betka LLC, A Texas Limited Liability Company  
**Applicant:** EHRA  
**App No/Type:** 2022-0013 C2

**Staff Recommendation:**  
Defer Additional  
information reqd

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Total Acreage:	162.5800	Total Reserve Acreage:	162.5800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	324K	ETJ

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#### ***Conditions and Requirements for Approval***

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

050. Revise plat boundary as indicated on the marked file copy.

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

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

- 1.) Change Reserve restriction to "Restricted to Office, warehouse distribution, commercial and retail use."
- 2.) Northwest intersection and detail must be corrected as the Betka Road should not touch the property. It must T into Badtke Road and then Badtke Road extends north.
- 3.) Coordinate with Harris County engineer regarding agency comments.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 33  
**Action Date:** 01/20/2022  
**Plat Name:** McAlister Opportunity Fund 2012 Sec 1  
**Developer:** 290 Betka LLC, A Texas Limited Liability Company  
**Applicant:** EHRA  
**App No/Type:** 2022-0013 C2

**Staff Recommendation:**  
Defer Additional  
information reqd

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CenterPoint: 1. CenterPoint records show an unrecorded existing utility easement that should be included on the current plat: Easement\_014-900  
HPW-HW- IDS: approve  
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)  
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)  
Jubilee Haven Blvd Street Dedication and Reserves Sec 1 needs to be recorded prior to or simultaneously with this PLAT (Chapter 42-120)  
West boundary line needs to be consistent with Jubilee Haven Blvd Street Dedication and Reserves Sec 1 PLAT  
TIA will be required to include but not limited to driveway location, median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 34  
**Action Date:** 01/20/2022  
**Plat Name:** Mitro Group  
**Developer:** MITROLAND, LLC  
**Applicant:** Miller Survey Group  
**App No/Type:** 2022-0026 C2

**Staff Recommendation:**  
Defer Chapter 42 planning standards

Total Acreage:	2.0682	Total Reserve Acreage:	2.0682
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:	Dowdell PUD
County	Zip	Key Map ©	City / ETJ
Harris	77375	289R	ETJ

#### **Conditions and Requirements for Approval**

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

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

1.) Correct plat name to align with GP name.

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

The below comments were made by other agencies during this review period. These comments are 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: 01/19/2022

No comments.

HPW-HW- IDS: APPROVE

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

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

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 35  
**Action Date:** 01/20/2022  
**Plat Name:** Monarca  
**Developer:** Garsan Carriers  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2021-3074 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	7.0000	Total Reserve Acreage:	6.7480
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77078	455C	City

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#### ***Conditions and Requirements for Approval***

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

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

- 1) Provide release letter from pipeline company at recordation
- 2) revised all dates to 2022

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 35  
**Action Date:** 01/20/2022  
**Plat Name:** Monarca  
**Developer:** Garsan Carriers  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2021-3074 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 01/19/2022

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 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. 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>

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

PWEACCESSFORM@HOUSTONTX.GOV

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

#### 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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

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

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

#### 3. Access from an Undeveloped Street

Applicant must submit plans for development of the street if there is any proposed access from an undeveloped street. Right of way must be improved to City Standards. Please refer to IDM Ch. 10 for ROW construction requirements.

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

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

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

Stormwater quality permit is required.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 36  
**Action Date:** 01/20/2022  
**Plat Name:** Mueschke Road at Dunham Pointe Street Dedication Sec 2  
**Developer:** Mason Westgreen, L.P., a Texas limited partnership  
**Applicant:** BGE, Inc.  
**App No/Type:** 2022-0023 SP

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	4.0890	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366C	ETJ

#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
052. Mueschke Road at Dunham Pointe Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.
209. Applicant has requested that this item be deferred for two weeks.

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

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

HPW-HW- IDS: approve  
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)  
Mueschke Rd at Dunham Pointe St Dedication Sec 1 needs to be recorded prior to or simultaneously with this PLAT (Chapter 42-120)  
easements outside of PLAT boundary need to be recorded prior to or simultaneously with this PLAT (Chapter 42-212)  
limited scope TIA required to determine left turn lane requirements on Mueschke Rd before review of site development plan (HC-permit regs, 12.02)

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 37  
**Action Date:** 01/20/2022  
**Plat Name:** Northgrove Sec 20  
**Developer:** Toll Houston TX, LLC  
**Applicant:** Costello, Inc.  
**App No/Type:** 2022-0081 C3F

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	9.4900	Total Reserve Acreage:	2.7713
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77354	249J	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.

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)

141. Provide for widening of Conroe Huffsmith Road, collector street. Reference Major Thoroughfare and Freeway Plan. (122)

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.) Coordinate with county regarding entrance, more effective access may come from Conroe Huffman.

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

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

HPW-HW- IDS: Approved

HPW-OCE- Drainage and Utility: 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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 01/20/2022  
**Plat Name:** Oasis at Clodine partial replat no 1 and extension  
**Developer:** Owais Developments LLC.  
**Applicant:** Benchmark Engineering Corporation  
**App No/Type:** 2022-0076 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	2.3178	Total Reserve Acreage:	0.5236
Number of Lots:	23	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County FWSD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527X	ETJ

#### **Conditions and Requirements for Approval**

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amenities Plan. Open Space Amenities Plan must be recorded with the subdivision plat. (Sec 42-192)

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

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

073.1. Legal description on face of the plat and in title must match.

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.

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

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

204. Provide current title opinion in complete agreement with the plat dedication. (Sec 42-45(2))

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

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

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



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 01/20/2022  
**Plat Name:** Oasis at Clodine partial replat no 1 and extension  
**Developer:** Owais Developments LLC.  
**Applicant:** Benchmark Engineering Corporation  
**App No/Type:** 2022-0076 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Fort Bend Engineer: 1) Variances required through Fort Bend County - building line, private street standards, building separation(?), lot size  
2) Add contours at 1' intervals  
3) Submit FP to FBC for formal review  
4) This is not considered a formal review by FBC as all review comments are not provided in this portal  
CenterPoint: 14'UE IS MISSING  
HPW-HW- IDS: Approved  
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.  
Callout private F.H.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 01/20/2022  
**Plat Name:** Old Richmond Hills  
**Developer:** Thieu LLC  
**Applicant:** Survey 1, Inc.  
**App No/Type:** 2021-3063 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	8.6124	Total Reserve Acreage:	2.1371
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:	18	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	77099	528U	City

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#### ***Conditions and Requirements for Approval***

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

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

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

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

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

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)

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 01/20/2022  
**Plat Name:** Old Richmond Hills  
**Developer:** Thieu LLC  
**Applicant:** Survey 1, Inc.  
**App No/Type:** 2021-3063 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW-OCE-Traffic: 1. Please coordinate with Harris County for any work and connection to Old Richmond Rd. Old Richmond Rd is outside of city limits.

HPW- TDO- Traffic: 12/28/2021

The plat shows only one point of access, would it be another emergency access?

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

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

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

Please add Building Lines/ Utility Easement to plat.

HPW-OCE- Drainage and Utility: Master W.M.E. is required.

In the floodplain, need approved drainage plan.

Stormwater quality permit is required.

Missing B.L.

Call out the Private F.H.

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

Solid Waste: The proposed development exceeds the maximum number of housing 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.





**Agenda Item:** 40  
**Action Date:** 01/20/2022  
**Plat Name:** Orem Meadows  
**Developer:** JL Trevino & Assoc. PLLC  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2022-0070 C3F

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	3.4060	Total Reserve Acreage:	0.3900
Number of Lots:	31	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	77048	574P	City

***Conditions and Requirements for Approval***

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (Sec 42-152 (a))
028. A minimum 5-foot building line is required adjacent to a private street or type 2 permanent access esmt. (Sec 42-158)
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))
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid. (Sec 42-41(12))
- 073.1. Replat Legal Descriptions shall follow guidelines and/or examples. Legal description on face of the plat and in title must match.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41(1))
115. Add Owners Certification of Restrictions note to face of replat or amending plat: Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.
155. All streets must have a name followed by a suffix. In addition, permanent access easements must have a suffix of "Private" or "PVT." (Sec 41-22, 42-133)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedictory Acknowledgements and Certifications for requirements. (Record.doc) (Sec 42-42(5), 44(6))
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc) (Sec 42-45)
204. Provide current title opinion in complete agreement with the plat dedication. (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](http://www.Fly2Houston.com). For more details call 281-233-1366 or email [Airport.Landuse.Regulations@houston.tx.gov](mailto:Airport.Landuse.Regulations@houston.tx.gov)
- 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. (Ch. 9)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 01/20/2022  
**Plat Name:** Orem Meadows  
**Developer:** JL Trevino & Assoc. PLLC  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2022-0070 C3F

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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

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

HPW- TDO- Traffic: 01/19/2021

Recommend in the future to analyze the split at Allison and Almeda-Genoa, currently there are drivers confusion with the split and possibly with the addition of more vehicles to the area might result in increase of crashes.

CenterPoint: 1.) Identify P.A.E. in Abbreviations.

2.) CNP requires a 10' BL adjacent to ROW w/OVH facilities which applies to: Orem Drive

3.) Vicinity Map is wrong

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

Storm water quality permit is required.

Harris County Flood Control District: Flood Control review – the Vicinity Map does not correspond with the actual location, please correct it other than this - No comments.

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 41  
**Action Date:** 01/20/2022  
**Plat Name:** Regency Square Garden Homes  
**Developer:** The Cornerbrook Companies  
**Applicant:** Windrose  
**App No/Type:** 2022-0067 C3P

**Staff Recommendation:**  
Defer Chapter 42 planning standards

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Total Acreage:	8.8068	Total Reserve Acreage:	3.6886
Number of Lots:	88	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Northwest Harris County MUD 9
County	Zip	Key Map ©	City / ETJ
Harris	77429	369E	ETJ

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### ***Conditions and Requirements for Approval***



**Agenda Item:** 41

**Action Date:** 01/20/2022

**Plat Name:** Regency Square Garden Homes

**Developer:** The Cornerbrook Companies

**Applicant:** Windrose

**App No/Type:** 2022-0067 C3P

**Staff Recommendation:**

Defer Chapter 42 planning standards

---

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)

028. A minimum 5-foot building line is required adjacent to a private street or type 2 permanent access esmt. (Sec 42-158)

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

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))

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

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

077. Minimum lot size in the suburban area is 5000 square feet without compensating open space. (Sec 42-181)

080. Add the Lot Size - Suburban Compensating Open Space Table and plat notes to the plat. (42-182, 183)

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

089. A reserve restricted to a drainage or detention shall have a minimum of 20 feet of frontage on a 50' public street, 20 feet of frontage on a PAE, or is adjacent to an existing reserve restricted to drainage or detention. (Sec 42-190)

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.

124. Add Permanent Access Easement plat note: "This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision." (Sec42-188(c))

159. Provide centerline tie.

174. Add Permanent Access Easement note to the plat and/or add PAE paragraph to the Appendix A: Owner's Acknowledgement. (Sec 42-188(c))

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

Add plat notes for lot size & lot width averaging: "This subdivision plat contains at least one lot that is less than 1,400 square feet in size. Any subsequent replat of a lot within this subdivision plat shall maintain an average lot size that is greater than or equal to 1,400 square feet. The average lot size for each subsequent replat shall be based on all lots within this subdivision plat. All subsequent replats of lots within this subdivision plat shall contain a plat notation stating these requirements." and "This subdivision plat contains at least one lot that is less than 20 feet in width. Any subsequent replat of a lot within this subdivision plat shall maintain an average lot width that is greater than or equal to 18 feet. The average lot width for each subsequent replat shall be based on all lots within this subdivision plat. All subsequent replats of lots within this subdivision plat shall contain a plat notation stating these requirements." (Sec 42-181 & 185)



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 41  
**Action Date:** 01/20/2022  
**Plat Name:** Regency Square Garden Homes  
**Developer:** The Cornerbrook Companies  
**Applicant:** Windrose  
**App No/Type:** 2022-0067 C3P

**Staff Recommendation:**  
Defer Chapter 42 planning  
standards

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

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

HPW-HW- IDS: Approved  
Harris County Flood Control District: Flood Control review - No comments.  
CenterPoint: Legend: Define PAE  
HPW-OCE- Drainage and Utility: 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. (HC) (COH-Chapter 42)  
Recommend UVEs be checked where PAEs connect to Regency Oak Ln for safety reasons  
County recommends minimum 26' lot width for lots fronting public ROW

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 42  
**Action Date:** 01/20/2022  
**Plat Name:** Reserve in Memorial Sec 2  
**Developer:** North Kirkwood Corp  
**Applicant:** Windrose  
**App No/Type:** 2022-0020 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	2.6863	Total Reserve Acreage:	0.4233
Number of Lots:	30	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77079	489J	City

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#### ***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.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1.) Show and label 25' BL along North Kirkwood Road

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 42  
**Action Date:** 01/20/2022  
**Plat Name:** Reserve in Memorial Sec 2  
**Developer:** North Kirkwood Corp  
**Applicant:** Windrose  
**App No/Type:** 2022-0020 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 01/19/2022

No comments.

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

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

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

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

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

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

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

#### 2. Sidewalks (October 1, 2020)

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

#### Planning Department Information

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

Planner of the day phone #: 832-394-6600

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

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

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

Need to callout WLE connected to F.H.E.. or remove all 10'x10' F.H.E. and change public F.H. to private F.H..

Harris County Flood Control District: Flood Control review - The whole plat is in the Floodplain, otherwise - No comments.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 43  
**Action Date:** 01/20/2022  
**Plat Name:** Shiloh Homes at De Soto  
**Developer:** CAS Consultants, LLC  
**Applicant:** CAS Consultants, LLC  
**App No/Type:** 2022-0016 C2

**Staff Recommendation:**  
Defer Chapter 42 planning standards

Total Acreage:	0.4120	Total Reserve Acreage:	0.0000
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	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))
141. Provide for widening of Carver Street, major collector street. Reference Major Thoroughfare and Freeway Plan. (Sec 42-122)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 43  
**Action Date:** 01/20/2022  
**Plat Name:** Shiloh Homes at De Soto  
**Developer:** CAS Consultants, LLC  
**Applicant:** CAS Consultants, LLC  
**App No/Type:** 2022-0016 C2

**Staff Recommendation:**  
Defer Chapter 42 planning standards

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HPW- TDO- Traffic: 01/19/2022

No Comments

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot (Residential) lot 8

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

2. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g]) All lots.

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

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

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. Sidewalks (October 1, 2020)

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

Planning Department Information

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

Planner of the day phone #: 832-394-6600

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 44  
**Action Date:** 01/20/2022  
**Plat Name:** Shops at Bauer Landing  
**Developer:** Hunnington  
**Applicant:** Tetra Land Services  
**App No/Type:** 2022-0053 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	2.2936	Total Reserve Acreage:	2.2936
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285Q	ETJ

#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat\_Legend.doc) (Sec 42-41)
- 190.3. Correct 'Margaret Wallace Brown, AICP, CNU-A., Secretary' as Secretary in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc) (Sec 42-45)
204. Provide current title opinion in complete agreement with the plat dedication. (Sec 42-45(2))
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (Sec 42-45)

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

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



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 44  
**Action Date:** 01/20/2022  
**Plat Name:** Shops at Bauer Landing  
**Developer:** Hunnington  
**Applicant:** Tetra Land Services  
**App No/Type:** 2022-0053 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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HPW-HW- IDS: Approved

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

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

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

be advised TXDOT is currently planning improvements to FM 2920 with potential ROW acquisition

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

UVE should be checked at Bauer Sunlight Dr and FM 2920. 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 Nickel Bauer Rd and FM 2920. 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 Gentle Shadow Dr and Bauer Sinlight Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 45  
**Action Date:** 01/20/2022  
**Plat Name:** Southeast Wastewater Treatment Plant  
**Developer:** Kuo & Associates, Inc  
**Applicant:** Kuo & Associates, Inc  
**App No/Type:** 2022-0021 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	63.1557	Total Reserve Acreage:	63.1557
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77089	576W	City/ETJ

#### ***Conditions and Requirements for Approval***

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
047. Make minor corrections and additions as indicated on the marked file copy.
146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.
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) Deny access to Sagemist Lane and provide 10' B.L

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

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



**Agenda Item:** 45  
**Action Date:** 01/20/2022  
**Plat Name:** Southeast Wastewater Treatment Plant  
**Developer:** Kuo & Associates, Inc  
**Applicant:** Kuo & Associates, Inc  
**App No/Type:** 2022-0021 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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HPW- TDO- Traffic: 01/19/2021

No comments.

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

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

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

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

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

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

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

2. Sidewalks (October 1, 2020)

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

Planning Department Information

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

Planner of the day phone #: 832-394-6600

CenterPoint: A 10' BL is requested along the Road Right of Way-Beltway 8.

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

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

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

Stormwater quality permit is required.

Missing B.L..

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:** 46

**Action Date:** 01/20/2022

**Plat Name:** Spring Cypress Commerce Place GP

**Developer:** KING'S LAND SURVEYING SOLUTIONS, LLC

**Applicant:** KING'S LAND SURVEYING SOLUTIONS, LLC

**App No/Type:** 2022-0056 GP

**Staff Recommendation:**

Defer Additional  
information reqd

Total Acreage:	53.1100	Total Reserve Acreage:	53.1100
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	77379	330A	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)

1) Identify flood plain within G.P boundary.

***For Your Information:***

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

HPW-HW- IDS: Approved

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

Missing B.L.

Harris County Flood Control District: Flood Control review - incomplete plat cannot locate it with the submitted drawings.

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 will be required to determine driveway location, median openings and left turn lane requirements on Spring Cypress Rd for future development

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 46

**Action Date:** 01/20/2022

**Plat Name:** Spring Cypress Commerce Place GP

**Developer:** KING'S LAND SURVEYING SOLUTIONS, LLC

**Applicant:** KING'S LAND SURVEYING SOLUTIONS, LLC

**App No/Type:** 2022-0056 GP

**Staff Recommendation:**

Defer Additional  
information reqd



**Agenda Item:** 47

**Action Date:** 01/20/2022

**Plat Name:** Spring Cypress Commerce Place Sec 1

**Developer:** KING'S LAND SURVEYING SOLUTIONS, LLC

**Applicant:** KING'S LAND SURVEYING SOLUTIONS, LLC

**App No/Type:** 2022-0059 C2

**Staff Recommendation:**

Defer Additional  
information reqd

Total Acreage:	5.2200	Total Reserve Acreage:	5.2200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	330A	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)

1) Identify flood plan within G.P boundary.

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

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

HPW-HW- IDS: Approved

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: There are numerous Easements listed in The Title Report. The recording information and the easement need to be noted on the plat. All abbreviations are to be listed in the Legend.

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

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

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

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

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





PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 47

**Action Date:** 01/20/2022

**Plat Name:** Spring Cypress Commerce Place Sec 1

**Developer:** KING'S LAND SURVEYING SOLUTIONS, LLC

**Applicant:** KING'S LAND SURVEYING SOLUTIONS, LLC

**App No/Type:** 2022-0059 C2

**Staff Recommendation:**

Defer Additional  
information reqd

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 48  
**Action Date:** 01/20/2022  
**Plat Name:** SRPF C Fairbanks Industrial  
**Developer:** SRPF C/Fairbanks Industrial, L.P.  
**Applicant:** Halff Associates, Inc.  
**App No/Type:** 2021-3070 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	10.6011	Total Reserve Acreage:	10.6011
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	77064	370X	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 48  
**Action Date:** 01/20/2022  
**Plat Name:** SRPF C Fairbanks Industrial  
**Developer:** SRPF C/Fairbanks Industrial, L.P.  
**Applicant:** Halff Associates, Inc.  
**App No/Type:** 2021-3070 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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HPW- TDO- Traffic: 12/28/2021

No comments.

HPW-HW- IDS: APPROVE

CenterPoint: PLEASE ADD THE ABOVE LANGUAGE TO THE PLAT.

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

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

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

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

UVE should be checked at Derrington Rd and Fairbanks N Houston Rd. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) and if UVE is required we recommend that it be dedicated as a public roadway easement

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



**Agenda Item:** 49  
**Action Date:** 01/20/2022  
**Plat Name:** Sundance Lakes Drive Street Dedication Sec 1  
**Developer:** Clay Road 628 Development, LP  
**Applicant:** EHRA  
**App No/Type:** 2022-0078 SP

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	5.3458	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 525
County	Zip	Key Map ©	City / ETJ
Harris	77532	378Q	ETJ

***Conditions and Requirements for Approval***

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

***For Your Information:***

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

Addressing: According to Ch. 41 Code of Ordinance a street name shall continue if an extension of another street. Therefore, SUNDANCE LAKES DRIVE shall be an extension of SUMMIT TRAIL ROAD (to the South of Foley Road).

Parks and Recreation: Add applicable parks/open space notes

CenterPoint: Any existing easements should be shown and/or noted in notes of plat with recording information.

HPW-HW- IDS: Approved

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)

ROW transition for Sundance Lakes Drive is recommended to be 1:15 (HC-permit regs)

Recommend 25' x 25' corner cuts at Sundance Lakes drive and Foley Road

Verify that centerlines align with paper street to the south



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50  
**Action Date:** 01/20/2022  
**Plat Name:** Tomball ISD Juergen Road Educational Campus  
**Developer:** Brooks and Sparks  
**Applicant:** West Belt Surveying, Inc.  
**App No/Type:** 2022-0083 C3F

**Staff Recommendation:**  
Defer Chapter 42 planning standards

Total Acreage:	205.7700	Total Reserve Acreage:	188.7830
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	326C	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.

091. Provide One-foot reserve as indicated on the plat.

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.

Submit current CPL for all areas being platted. Acreage in CPL is less than the total acreage shown on the plat.

Dimension ROW dedication and Juergen Road ROW width as indicated on the marked file copy. Portion of ROW dedication is less than 20'.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50  
**Action Date:** 01/20/2022  
**Plat Name:** Tomball ISD Juergen Road Educational Campus  
**Developer:** Brooks and Sparks  
**Applicant:** West Belt Surveying, Inc.  
**App No/Type:** 2022-0083 C3F

**Staff Recommendation:**  
Defer Chapter 42 planning standards

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HPW-HW- IDS: Approved

Addressing: CYPRESS HEIGHTS DRIVE - Please change street name to CYPRESS HILL ROAD, based on Major Thoroughfare Plan, on Plat.

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)

UVE should be checked at Cypress Heights Dr and Juergen 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) (traffic)

TIA required to evaluate driveway locations, school circulation and onsite storage capacity, traffic signal modifications, pedestrian access and any necessary turn lanes (HC-permit regs, 12.02)

UVEs should be checked at Berry Point Drive and Cypress Heights 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) (traffic)

Provide temporary turnaround roadway easement dedicated by separate instrument for Berry Point Drive prior to plat recordation (chapter 42-120)

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

UVE should be checked at Destination Dr and Cypress Heights Drive. 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) (traffic)

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 51  
**Action Date:** 01/20/2022  
**Plat Name:** Views at Radio Road replat no 1  
**Developer:** Rezcom  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2022-0060 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.2152	Total Reserve Acreage:	0.0000
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575M	City

#### ***Conditions and Requirements for Approval***

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (1 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. (Sec 42-45)

A01. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 1. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting [www.Fly2Houston.com](http://www.Fly2Houston.com). For more details call 281-233-1366 or email [Airport.Landuse.Regulations@houston.tx.gov](mailto:Airport.Landuse.Regulations@houston.tx.gov)

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.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 51  
**Action Date:** 01/20/2022  
**Plat Name:** Views at Radio Road replat no 1  
**Developer:** Rezcom  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2022-0060 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Parks and Recreation: - Number of dwelling units in park notes does not match parks table

HPW- TDO- Traffic: 01/19/2022  
No Comments

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

Planning Department Information  
Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-394-6600

2. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])  
Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

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

CenterPoint: 1. Legend: Define EAE

2. Shared driveways shown on a recorded plat and then eliminated on the replat, requires a Street/Alley Closure Application.

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 52  
**Action Date:** 01/20/2022  
**Plat Name:** West Houston Addition partial replat no 1  
**Developer:** First Chapel Development, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2022-0033 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.1377	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	492Y	City

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#### ***Conditions and Requirements for Approval***

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

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

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. (Sec 42-45)

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.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 52  
**Action Date:** 01/20/2022  
**Plat Name:** West Houston Addition partial replat no 1  
**Developer:** First Chapel Development, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2022-0033 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

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

HPW- TDO- Traffic: 01/19/2022  
No Comments

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

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

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-394-6600

2. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

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: 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 53  
**Action Date:** 01/20/2022  
**Plat Name:** Westheimer Estates partial replat no 13  
**Developer:** Multiplan Investments LLC  
**Applicant:** The Interfield Group  
**App No/Type:** 2022-0066 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.5225	Total Reserve Acreage:	0.0080
Number of Lots:	12	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	491T	City

#### ***Conditions and Requirements for Approval***

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

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

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

079. Revise the Lot Size and Coverage Table as indicated on the plat. (Sec 42-181)

203. Provide complete Recordation Package when submitting plat 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)

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.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 53  
**Action Date:** 01/20/2022  
**Plat Name:** Westheimer Estates partial replat no 13  
**Developer:** Multiplan Investments LLC  
**Applicant:** The Interfield Group  
**App No/Type:** 2022-0066 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 01/19/2021  
No comments.

CenterPoint: 1. Shared driveways require 5' Building Lines.

2. Rear lot line: The 3ft EAE will need to be moved as it cannot encroach on a 5ft UE with existing facilities.  
END

HPW-OCE- Drainage and Utility: Detention is required.  
Make sure that 10' clearance between public utility to the building foundation.

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 54  
**Action Date:** 01/20/2022  
**Plat Name:** Woodland Lakes Sec 6  
**Developer:** Lexington 26, LP  
**Applicant:** Meta Planning + Design LLC  
**App No/Type:** 2022-0069 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	16.0263	Total Reserve Acreage:	5.8087
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 518
County	Zip	Key Map ©	City / ETJ
Harris	77336	338L	City

#### ***Conditions and Requirements for Approval***

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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.

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 54  
**Action Date:** 01/20/2022  
**Plat Name:** Woodland Lakes Sec 6  
**Developer:** Lexington 26, LP  
**Applicant:** Meta Planning + Design LLC  
**App No/Type:** 2022-0069 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 1/19/2022  
No comments.

HPW-HW- IDS: Approved

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 55  
**Action Date:** 01/20/2022  
**Plat Name:** Balderas  
**Developer:** Delta Land Air and Marine Services  
**Applicant:** Delta Field Services  
**App No/Type:** 2021-2999 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Total Acreage:	5.6481	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77484	283J	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 55  
**Action Date:** 01/20/2022  
**Plat Name:** Balderas  
**Developer:** Delta Land Air and Marine Services  
**Applicant:** Delta Field Services  
**App No/Type:** 2021-2999 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW-HW- IDS: APPROVE

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

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

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

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 56  
**Action Date:** 01/20/2022  
**Plat Name:** Big Star Hyundai  
**Developer:** Cool Breeze Consultants, LLC  
**Applicant:** Gruller Surveying  
**App No/Type:** 2022-0064 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	11.3098	Total Reserve Acreage:	11.3098
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77546	617Q	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)

134.9 If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

203. Provide complete Recordation Package when submitting plat for 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 accurate legal description as identified in the markup.

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

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



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 56  
**Action Date:** 01/20/2022  
**Plat Name:** Big Star Hyundai  
**Developer:** Cool Breeze Consultants, LLC  
**Applicant:** Gruller Surveying  
**App No/Type:** 2022-0064 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 01/19/2021

No comments.

HPW-OCE-Traffic: 1.TxDOT approval required for the proposed driveways and proposed sidewalk along Highway 45 feeder road.

Any work in the state right-of-way requires TxDOT approval. Furnish copies of TxDOT driveway permit and sidewalk approval prior to traffic review. TxDOT Voice mail number is 713-802-5554. Provide a copy of TXDOT approval.

#### 2. Sidewalks (October 1, 2020)

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

#### Planning Department Information

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

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

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

Storm water quality permit is required.

HPW-HW- IDS: For the creation of a subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstontxpermittingcenter.org](http://houstontxpermittingcenter.org)

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 57  
**Action Date:** 01/20/2022  
**Plat Name:** Bridgestone MUD Rhodes Reserve  
**Developer:** Bridgestone MUD  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2022-0068 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	18.4100	Total Reserve Acreage:	18.4000
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:	Bridgestone MUD
County	Zip	Key Map ©	City / ETJ
Harris	77388	291W	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 57  
**Action Date:** 01/20/2022  
**Plat Name:** Bridgestone MUD Rhodes Reserve  
**Developer:** Bridgestone MUD  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2022-0068 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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CenterPoint: 1: Acreage in title block and dedication differ.

2: Prior easement (copy attached) to be included on plat:  
If you require a release, an application is attached.  
UnRec CNP File No. 010G113 dated 4-10-1951.

END

HPW-HW- IDS: Approved

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

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

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

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

Plan and PLAT need to be approved by project manager Omar Rodriguez-Arellano prior to recordation (HC-permit regs, 5.06)

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

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

UVE should be checked for making right on red by westbound traffic on Rhodes Rd onto Kuykendahl Rd. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) and if UVE is required we recommend that it be dedicated as a public roadway (chapter 10-COH geometric design guidelines, 10-23)

Off street parking analysis may be needed for any recreational facilities on site

Drainage easement will need to be dedicated by separate instrument prior to plat recordation (Chapter 42-212)

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58  
**Action Date:** 01/20/2022  
**Plat Name:** Brinkman Views  
**Developer:** Arcada Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2022-0035 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.2362	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452G	City

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#### ***Conditions and Requirements for Approval***

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58

**Action Date:** 01/20/2022

**Plat Name:** Brinkman Views

**Developer:** Arcada Homes, LLC

**Applicant:** Total Surveyors, Inc.

**App No/Type:** 2022-0035 C2R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

HPW- TDO- Traffic: 01/19/2022

No Comments

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

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

Planning Department Information

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

Planner of the day phone #: 832-394-6600

2. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59  
**Action Date:** 01/20/2022  
**Plat Name:** Cary Landing  
**Developer:** Ankur Sharma  
**Applicant:** Cobalt Engineering & Inspections LLC  
**App No/Type:** 2022-0037 C2R

**Staff Recommendation:**  
 Defer Chapter 42 planning standards

Total Acreage:	0.1287	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

#### **Conditions and Requirements for Approval**

012.2. Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713-207-0430.

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.

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

079. Add the Lot Size and Coverage Table and Dwelling Unit Density Table to the plat. (184)

139. Provide for widening of Cary local street. (122)

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.

175. Add Shared Driveway note to the plat. (159)

Provide a solid waste plan. Provide an existing conditions survey that show the dimensions between the property line and the paving section and label the paving section. The title report is out of date. Provide a title report within 30 days of this plat submittal.

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

The below comments were made by other agencies during this review period. These comments 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  
 - Incorrect park sector in notes

HPW- TDO- Traffic: 01/19/2022

Given the width of the shared driveway of 16-feet wide, it will be hard for vehicles to make a right-turn to enter



**Agenda Item:** 59  
**Action Date:** 01/20/2022  
**Plat Name:** Cary Landing  
**Developer:** Ankur Sharma  
**Applicant:** Cobalt Engineering & Inspections LLC  
**App No/Type:** 2022-0037 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning standards

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the new lots without using the entire available space of driveway.

HPW-OCE-Traffic: 1. The shared driveway approach must be a minimum 18 feet as per IDM manual. Taper the driveway back to 16 feet inside the property line. (Table 15.08.01)g (2) page 15-40.

## 2. Street Widening Requirements

All new commercial developments including shared driveway town-homes, subdivisions, and multiple single-family residences, with the exception of one single-family residence and duplexes shall follow the street widening requirements below.

1. 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 both sides (applicant is required to get approval from TDO for "No Parking" sign installation).

Please contact Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houston.tx.gov

2. 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).

Please contact Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houston.tx.gov

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

## 3. Sidewalks (October 1, 2020)

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

Planning Department Information

Email: [Planningdepartment@houston.tx.gov](mailto:Planningdepartment@houston.tx.gov)

Planner of the day phone #: 832-394-6600

CenterPoint: A 10' BL is requested along the Road Right of Way: Cary St. & a 5' BL for interior.

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

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

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

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.





**Agenda Item:** 60  
**Action Date:** 01/20/2022  
**Plat Name:** Chelsea Towne Apartments partial replat no 1  
**Developer:** KNT Development Inc  
**Applicant:** Core  
**App No/Type:** 2022-0032 C2R

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	0.5659	Total Reserve Acreage:	0.5659
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77071	570B	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.

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

100. Add note: If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time. Sec 42-251

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)

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

***For Your Information:***

The below comments were made by other agencies during this review period. These comments are 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: 01/19/2022

No comments.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 60  
**Action Date:** 01/20/2022  
**Plat Name:** Chelsea Towne Apartments partial replat no 1  
**Developer:** KNT Development Inc  
**Applicant:** Core  
**App No/Type:** 2022-0032 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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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 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. 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>

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

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

#### 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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

#### Planning Department Information

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

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

#### 3. Driveway Placement on Corner Lot for Commercial

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

#### 4. Driveway at or near Median Opening.(Gessner road)

Driveways located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose. (COH IDM Chapter 15, sec 15.08-C.3.7)

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

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

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

Harris County Flood Control District: Flood Control review - No comments.  
CenterPoint: GHBA Language missing.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 61  
**Action Date:** 01/20/2022  
**Plat Name:** Cisneros Estates  
**Developer:** Oc Plans & Permits  
**Applicant:** Oc Plans & Permits  
**App No/Type:** 2022-0001 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.1412	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	411Z	City

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#### ***Conditions and Requirements for Approval***

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

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

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)

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.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 61  
**Action Date:** 01/20/2022  
**Plat Name:** Cisneros Estates  
**Developer:** Oc Plans & Permits  
**Applicant:** Oc Plans & Permits  
**App No/Type:** 2022-0001 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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HPW- TDO- Traffic: 01/19/2022

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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

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

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

2. Driveway approach for Residential

Driveway width and radius must comply with the Infrastructure Design Manual (IDM) Ch. 15 sec 15.08.C. The dimensions in the right of way must comply with table 15.08.01 and the driveway radius shall not extend past the property line.

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 62  
**Action Date:** 01/20/2022  
**Plat Name:** De Soto Crossing  
**Developer:** DOSIS Investment LLC  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2022-0072 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	City

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#### ***Conditions and Requirements for Approval***

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

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

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 62  
**Action Date:** 01/20/2022  
**Plat Name:** De Soto Crossing  
**Developer:** DOSIS Investment LLC  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2022-0072 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Parks and Recreation: - Change "net" to "incremental" in parks table  
HPW- TDO- Traffic: 01/18/2022  
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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>  
Planning Department Information  
Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

2) Driveway approach for Residential

Driveway width and radius must comply with the Infrastructure Design Manual (IDM) Ch. 15 sec 15.08.C. The dimensions in the right of way must comply with table 15.08.01 and the driveway radius shall not extend past the property 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](http://houstonpermittingcenter.org)

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 63

**Action Date:** 01/20/2022

**Plat Name:** De Soto Villas

**Developer:** CE Engineers & Development Consultants, Inc

**Applicant:** CE Engineers & Development Consultants, INC

**App No/Type:** 2021-3094 C3R

**Staff Recommendation:**

Defer Applicant request

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Total Acreage:	0.9380	Total Reserve Acreage:	0.0144
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	411Z	City

---

#### ***Conditions and Requirements for Approval***

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

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

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

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)  
Provide complete recordation information for the street. Original plat only identifies it as 40' ROW.

059.1. Acreage in title and on plat must match and all of the property must be platted.

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 63

**Action Date:** 01/20/2022

**Plat Name:** De Soto Villas

**Developer:** CE Engineers & Development Consultants, Inc

**Applicant:** CE Engineers & Development Consultants, INC

**App No/Type:** 2021-3094 C3R

**Staff Recommendation:**

Defer Applicant request

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HPW- TDO- Traffic: 01/04/2022

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 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. 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>

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

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

#### 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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

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

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

#### 3. Driveway Approach and Visibility

Driveway approach must intersect city streets at approximately 90 degrees and the driveway radius shall not extend past the property 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](http://houstonpermittingcenter.org)

CenterPoint: Applicant should maintain a 10' BL where property is adjacent to Road ROW with primary overhead facilities installed. It appears the 10' BL stops where Reserve A begins, and a water meter easement is inside of the purposed area also.

Interior BI's must be a minimum of 5' and includes reserves.

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

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. 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.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 64  
**Action Date:** 01/20/2022  
**Plat Name:** Dennis Manor  
**Developer:** PALIETMA LLC  
**Applicant:** RED CONSULTANTS  
**App No/Type:** 2022-0044 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.1100	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	City

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#### ***Conditions and Requirements for Approval***

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

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

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 64  
**Action Date:** 01/20/2022  
**Plat Name:** Dennis Manor  
**Developer:** PALIETMA LLC  
**Applicant:** RED CONSULTANTS  
**App No/Type:** 2022-0044 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 01/19/2022

No Comments

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

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

Planning Department Information

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

Planner of the day phone #: 832-394-6600

2. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 65  
**Action Date:** 01/20/2022  
**Plat Name:** Drennan Square  
**Developer:** Projects and Designs  
**Applicant:** Windrose  
**App No/Type:** 2021-2860 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.1333	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

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#### ***Conditions and Requirements for Approval***

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 65  
**Action Date:** 01/20/2022  
**Plat Name:** Drennan Square  
**Developer:** Projects and Designs  
**Applicant:** Windrose  
**App No/Type:** 2021-2860 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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HPW- TDO- Traffic: 01/18/2022  
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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

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

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

2. Driveway approach for Residential

Driveway width and radius must comply with the Infrastructure Design Manual (IDM) Ch. 15 sec 15.08.C. The dimensions in the right of way must comply with table 15.08.01 and the driveway radius shall not extend past the property line.

3. Driveway Approach and Visibility

Driveway approach must intersect city streets at approximately 90 degrees and the driveway radius shall not extend past the property line. Driveways shall allow for an unobstructed line of sight for vehicles to observe approaching traffic.

CenterPoint: 1.) CNP requires a minimum 5'BL for shared driveways/interior roads.

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

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

HPW-OCE- Drainage and Utility: 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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 66  
**Action Date:** 01/20/2022  
**Plat Name:** East End Campus Manchester  
**Developer:** YES Prep Public Schools  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2021-3095 C2R

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	1.6200	Total Reserve Acreage:	1.6200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	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	77012	535B	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.

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc) 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](http://www.Fly2Houston.com). For more details call 281-233-1366 or email [Airport.Landuse.Regulations@houston.tx.gov](mailto:Airport.Landuse.Regulations@houston.tx.gov)

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 66  
**Action Date:** 01/20/2022  
**Plat Name:** East End Campus Manchester  
**Developer:** YES Prep Public Schools  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2021-3095 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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HPW- TDO- Traffic: 01/19/2022

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 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. 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>

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

PWEACCESSFORM@HOUSTONTX.GOV

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

#### 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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

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

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

#### 3. Driveway Placement on Corner Lot for Commercial

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

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

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

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

Stormwater quality permit is required.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 67  
**Action Date:** 01/20/2022  
**Plat Name:** Edmund Green  
**Developer:** Ultavillas, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2022-0034 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494L	City

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#### ***Conditions and Requirements for Approval***

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

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

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

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

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

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.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 67  
**Action Date:** 01/20/2022  
**Plat Name:** Edmund Green  
**Developer:** Ultavillas, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2022-0034 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 01/19/2022

No Comments

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

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

Planning Department Information

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

Planner of the day phone #: 832-394-6600

2. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

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

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

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

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 68  
**Action Date:** 01/20/2022  
**Plat Name:** Fairbanks North Houston Center Sec 1  
**Developer:** Transwestern Development Company  
**Applicant:** Windrose  
**App No/Type:** 2022-0074 C3R

**Staff Recommendation:**  
Defer for further study and  
review

Total Acreage:	63.9690	Total Reserve Acreage:	58.1881
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77064	410C	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.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. Sec 42-41(3)

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

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

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

146.1. Provide for dedication of cutback(s) as indicated on the marked file copy. 42-161

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

Revise the reason for replat in the title block.

Provide information about the abandonment of the lots or show access to the platted lots abutting Prairie Avenue.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 68  
**Action Date:** 01/20/2022  
**Plat Name:** Fairbanks North Houston Center Sec 1  
**Developer:** Transwestern Development Company  
**Applicant:** Windrose  
**App No/Type:** 2022-0074 C3R

**Staff Recommendation:**  
Defer for further study and review

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HPW- TDO- Traffic: 01/18/2022

Recommend providing multiple point of access and re-designing median left-turn bay accessing new subdivision.

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)

TIA will be required to determine driveway location, median openings and left turn lane requirements on Fairbanks North Houston Road for future development. To minimize industrial traffic into north subdivision, design a landscape buffer at seventh street south of steele ave for plan approval

Houston Ave may need to be paved to County standards

Provide second point of access for emergency purposes with gate at Fourth street and Grand Avenue

Recommend 15' x 15' corner cuts and 25' circular corner cuts. See markup.

UVE should be checked at Houston Ave and Fairbanks North Houston, Houston Ave at Fourth street, Houston Ave at Seventh street, Seventh street at Steele Ave, Grand Avenue at Seventh street, and Grand Ave at Fourth street. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23) County concurrence is needed for abandon existing ROW/alleys prior to recordation

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 69  
**Action Date:** 01/20/2022  
**Plat Name:** Goforth Homes  
**Developer:** Yu Zhu Chen  
**Applicant:** CGES|Bailey Planning  
**App No/Type:** 2022-0077 C2R

**Staff Recommendation:**  
Defer Applicant request

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Total Acreage:	0.2400	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533M	City

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#### ***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.

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

218. Add shared driveway plat notes: 4) Any fence or wall up to eight feet high shall be located at least two feet from the property line along the collector street or local street. This area shall be planted and maintained with landscaping.

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 69  
**Action Date:** 01/20/2022  
**Plat Name:** Goforth Homes  
**Developer:** Yu Zhu Chen  
**Applicant:** CGES|Bailey Planning  
**App No/Type:** 2022-0077 C2R

**Staff Recommendation:**  
Defer Applicant request

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HPW- TDO- Traffic: 01/18/2022  
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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

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

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

2) Driveway 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, pg. 15-40)

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 TDO at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@houstontx.gov)

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

Option A: Widen the road to 18-ft in front of the property line with "No Parking" signs for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation). Please contact Ms. Paula Hunter from TDO at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@houstontx.gov)

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

- For roadways with widths of less than 15-ft, the roadway must be widened to 15-ft for the entire block and meet the requirements in number 2, options A or B above.

CenterPoint: Please plot the 5' utility easement on the lot line by recording on the previous plat. Please put all recording information at the location.

Any existing easements should be shown and/or noted in notes of plat with recording information.

Interior Building Lines must be a minimum of 5 feet.

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

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.



**PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 70  
**Action Date:** 01/20/2022  
**Plat Name:** Goodhope Street Homes  
**Developer:** Next Tier USA  
**Applicant:** RP & Associates  
**App No/Type:** 2022-0062 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533P	City

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#### ***Conditions and Requirements for Approval***

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 70  
**Action Date:** 01/20/2022  
**Plat Name:** Goodhope Street Homes  
**Developer:** Next Tier USA  
**Applicant:** RP & Associates  
**App No/Type:** 2022-0062 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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HPW-OCE-Traffic: 1. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])  
Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-394-6600

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.  
Addressing: Please change cross-street name from SUGAR HILL STREET to SPRINGHILL STREET.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 71  
**Action Date:** 01/20/2022  
**Plat Name:** Houston Heights Estates  
**Developer:** 1018 Allston LLC  
**Applicant:** MOMENTUM ENGINEERING  
**App No/Type:** 2022-0014 C2R

**Staff Recommendation:**  
Defer for further study and  
review

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Total Acreage:	0.2525	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	492D	City

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#### ***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.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 71  
**Action Date:** 01/20/2022  
**Plat Name:** Houston Heights Estates  
**Developer:** 1018 Allston LLC  
**Applicant:** MOMENTUM ENGINEERING  
**App No/Type:** 2022-0014 C2R

**Staff Recommendation:**  
Defer for further study and review

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Parks and Recreation: - Incorrect park sector in notes

HPW-OCE-Traffic: 1. 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.

2. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g]) All lots.

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

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

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. New one way ADA ramp at the street intersection are required as per City (Detail # 02775-02). (crossing West 10 1/2 Street)

5. Sidewalks (October 1, 2020)

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

Planning Department Information

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

Planner of the day phone #: 832-394-6600

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

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

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 72  
**Action Date:** 01/20/2022  
**Plat Name:** Houstonian Homes at East 33rd Street  
**Developer:** CVR Homes  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2022-0054 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.0799	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453P	City

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#### ***Conditions and Requirements for Approval***

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 72  
**Action Date:** 01/20/2022  
**Plat Name:** Houstonian Homes at East 33rd Street  
**Developer:** CVR Homes  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2022-0054 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

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

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>  
Planning Department Information  
Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-394-6600

**2. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])**

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

**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%.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 73  
**Action Date:** 01/20/2022  
**Plat Name:** Houstonian Homes at Thomas Street  
**Developer:** CVR Homes  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2022-0051 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.2066	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493C	City

#### ***Conditions and Requirements for Approval***

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 73  
**Action Date:** 01/20/2022  
**Plat Name:** Houstonian Homes at Thomas Street  
**Developer:** CVR Homes  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2022-0051 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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HPW- TDO- Traffic: 01/19/2022

No Comments

HPW-OCE-Traffic: 1. Access from an Undeveloped Street(Thomas Street) for LOT 1.

Applicant must submit OCE plans for development of the street if there is any proposed access from an undeveloped street. Right of way public street must be improved to City Standards. Match existing roadway cross section. Please refer to 2021 IDM Ch. 10 for ROW construction requirements.

2. Sidewalks (October 1, 2020)

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

Planning Department Information

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

Planner of the day phone #: 832-394-6600

3. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 74  
**Action Date:** 01/20/2022  
**Plat Name:** Jacquelyn Villa  
**Developer:** Cunningham Development  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2022-0036 C2R

**Staff Recommendation:**  
Defer Applicant request

---

Total Acreage:	0.1280	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

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#### ***Conditions and Requirements for Approval***

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 74

**Action Date:** 01/20/2022

**Plat Name:** Jacquelyn Villa

**Developer:** Cunningham Development

**Applicant:** Total Surveyors, Inc.

**App No/Type:** 2022-0036 C2R

**Staff Recommendation:**

Defer Applicant request

---

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

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

Planning Department Information

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

Planner of the day phone #: 832-394-6600

2. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

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%.

Addressing: Please correct spelling of SHADY VILLA GARGEN to SHADY VILLA GARDEN 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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 75  
**Action Date:** 01/20/2022  
**Plat Name:** Kenchester Garden  
**Developer:** TBD  
**Applicant:** K. Chen Engineering  
**App No/Type:** 2021-3012 C2R

**Staff Recommendation:**  
 Defer for further study and  
 review

Total Acreage:	1.5067	Total Reserve Acreage:	1.5067
Number of Lots:	5	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	77073	332H	ETJ

#### ***Conditions and Requirements for Approval***

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

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

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

access easement needs to be recorded by separate instrument

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 76  
**Action Date:** 01/20/2022  
**Plat Name:** Kroozin Real Estate 529 LLC  
**Developer:** Kings Construction  
**Applicant:** Windrose  
**App No/Type:** 2022-0052 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	5.6960	Total Reserve Acreage:	5.6960
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 157
County	Zip	Key Map ©	City / ETJ
Harris	77449	406Q	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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

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

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 76  
**Action Date:** 01/20/2022  
**Plat Name:** Kroozin Real Estate 529 LLC  
**Developer:** Kings Construction  
**Applicant:** Windrose  
**App No/Type:** 2022-0052 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

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

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

Recommend additional ROW for 25' x 25' corner cut (COH geometric Design guidelines, 10-22)

UVE should be checked for making right on red by westbound traffic on FM 529. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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

TxDOT may require a traffic impact analysis. If so, Harris County requests to be included in a joint scoping meeting.

Any driveway fronting Enchanted Creek drive should line up with existing driveway on west side of street (HC-permit regs)

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 77

**Action Date:** 01/20/2022

**Plat Name:** Live Oak Plaza

**Developer:** CE Engineers & Development Consultants, Inc

**Applicant:** CE Engineers & Development Consultants, INC

**App No/Type:** 2022-0029 C2R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

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#### ***Conditions and Requirements for Approval***

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 77

**Action Date:** 01/20/2022

**Plat Name:** Live Oak Plaza

**Developer:** CE Engineers & Development Consultants, Inc

**Applicant:** CE Engineers & Development Consultants, INC

**App No/Type:** 2022-0029 C2R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

HPW- TDO- Traffic: 01/19/2022

No comments.

HPW-OCE-Traffic: 1. 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.

2. New one way ADA ramps at the street intersection are required as per City (Detail # 02775-02). (crossing only Rosalie Street)

3. Sidewalks (October 1, 2020)

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

Planning Department Information

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

Planner of the day phone #: 832-394-6600

4. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 78  
**Action Date:** 01/20/2022  
**Plat Name:** Lonnie Lane Estates  
**Developer:** American Pointe Realty  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2021-3008 C2R

**Staff Recommendation:**  
Defer for further study and  
review

Total Acreage:	0.7607	Total Reserve Acreage:	0.0000
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	412Y	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.

050. Revise plat boundary as indicated on the marked file copy.

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

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

Items were not provided in a timely manner, in order to review revised plans

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 78  
**Action Date:** 01/20/2022  
**Plat Name:** Lonnie Lane Estates  
**Developer:** American Pointe Realty  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2021-3008 C2R

**Staff Recommendation:**  
Defer for further study and  
review

---

**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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

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

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

**2. Driveway approach for Residential**

Driveway width and radius must comply with the Infrastructure Design Manual (IDM) Ch. 15 sec 15.08.C. The dimensions in the right of way must comply with table 15.08.01 and the driveway radius shall not extend past the property line.

HPW- TDO- Traffic: 12/29/2021

No comments.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 79  
**Action Date:** 01/20/2022  
**Plat Name:** Luthe Properties  
**Developer:** Individual Owner  
**Applicant:** Boundary One, LLC  
**App No/Type:** 2021-3086 C2R

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	1.1690	Total Reserve Acreage:	1.1690
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	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)

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

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

HPW-HW- IDS: Approve  
 HPW-OCE- Drainage and Utility: Detention is required.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 80

**Action Date:** 01/20/2022

**Plat Name:** Lydia Estates

**Developer:** CE Engineers & Development Consultants, Inc

**Applicant:** CE Engineers & Development Consultants, INC

**App No/Type:** 2022-0031 C2R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	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

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#### ***Conditions and Requirements for Approval***

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 80

**Action Date:** 01/20/2022

**Plat Name:** Lydia Estates

**Developer:** CE Engineers & Development Consultants, Inc

**Applicant:** CE Engineers & Development Consultants, INC

**App No/Type:** 2022-0031 C2R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

HPW- TDO- Traffic: 01/19/2021

No comments.

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

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

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

Planner of the day phone #: 832-394-6600

2. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

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

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

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

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

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

Missing B.L. on frontage.

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 81  
**Action Date:** 01/20/2022  
**Plat Name:** Maggie Meadows  
**Developer:** SEM SERVICES  
**Applicant:** SEM SERVICES  
**App No/Type:** 2021-3071 C2R

**Staff Recommendation:**  
Defer LGL deed rests  
review pending

---

Total Acreage:	0.6263	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	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.

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

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

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

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



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 81  
**Action Date:** 01/20/2022  
**Plat Name:** Maggie Meadows  
**Developer:** SEM SERVICES  
**Applicant:** SEM SERVICES  
**App No/Type:** 2021-3071 C2R

**Staff Recommendation:**  
Defer LGL deed rests  
review pending

---

Parks and Recreation: - Number of dwelling units in park notes does not match parks table

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

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

Planning Department Information

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

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

#### 2. Driveway approach for Residential

Driveway width and radius must comply with the Infrastructure Design Manual (IDM) Ch. 15 sec 15.08.C. The dimensions in the right of way must comply with table 15.08.01 and the driveway radius shall not extend past the property line.

HPW- TDO- Traffic: 12-21-2021

No Comments

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 82

**Action Date:** 01/20/2022

**Plat Name:** Mitsubishi Logisnext Americas

**Developer:** Mitsubishi Logisnext Americas (Houston)

**Applicant:** CobbFendley

**App No/Type:** 2021-2904 C2R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

Total Acreage:	49.8490	Total Reserve Acreage:	49.8490
Number of Lots:	0	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	449U	City

---

#### ***Conditions and Requirements for Approval***

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 82

**Action Date:** 01/20/2022

**Plat Name:** Mitsubishi Logisnext Americas

**Developer:** Mitsubishi Logisnext Americas (Houston)

**Applicant:** CobbFendley

**App No/Type:** 2021-2904 C2R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

HPW- TDO- Traffic: 01/19/2022

Recommend avoiding taking access through on Brittmore Rd instead recommending to take access through the Beltway Service Road. Currently there are NO THROU TRUCKS at the intersection of the residential neighborhood due to roadway damage, and its hard to enforce.

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 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. 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>

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

PWEACCESSFORM@HOUSTONTX.GOV

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

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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

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

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

3. Driveway Placement on Corner Lot for Commercial

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

4. Driveway at or near Median Opening

Driveways located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose. (COH IDM Chapter 15, sec 15.08-C.3.7)

5. TxDOT Approval

Please coordinate with TxDOT for any work along Beltway 8. Any items in the state right-of-way requires TxDOT review and approval.

6. Any paving on top of easement's must be coordinated with their respective department.

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

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

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

Stormwater quality permit is required.

CenterPoint: GHBA language needed.

Ownership and legal description does not match Title Report.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 83  
**Action Date:** 01/20/2022  
**Plat Name:** Modern On Nagle  
**Developer:** Syndicate Developers, LLC  
**Applicant:** Carranza Outsource Drafting  
**App No/Type:** 2021-2993 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.2295	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

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#### ***Conditions and Requirements for Approval***

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 83  
**Action Date:** 01/20/2022  
**Plat Name:** Modern On Nagle  
**Developer:** Syndicate Developers, LLC  
**Applicant:** Carranza Outsource Drafting  
**App No/Type:** 2021-2993 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 01/19/2022

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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

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

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

2. Driveway approach for Residential

Driveway width and radius must comply with the Infrastructure Design Manual (IDM) Ch. 15 sec 15.08.C. The dimensions in the right of way must comply with table 15.08.01 and the driveway radius shall not extend past the property line.

3. Driveway Placement on Corner Lot for Residential (Lot 3)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15 table 15.08.01 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 20 ft.

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

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

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

Parks and Recreation: Incorrect park sector in notes

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 84  
**Action Date:** 01/20/2022  
**Plat Name:** Parkwest Central Townhomes  
**Developer:** LJA Engineering  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No/Type:** 2022-0086 C3R

**Staff Recommendation:**  
 Defer Applicant request

Total Acreage:	14.1900	Total Reserve Acreage:	4.8660
Number of Lots:	122	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:	Combination	Utility District:	Harris County MUD 120
County	Zip	Key Map ©	City / ETJ
Harris	77082	527D	ETJ

#### ***Conditions and Requirements for Approval***

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amenities Plan. Follow the requirements established for a Open Space Amenities Plan.(Sec 42-192)

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

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

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

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))

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 \*\*\*\*\*.

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(5) & 44(6))

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 84  
**Action Date:** 01/20/2022  
**Plat Name:** Parkwest Central Townhomes  
**Developer:** LJA Engineering  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No/Type:** 2022-0086 C3R

**Staff Recommendation:**  
Defer Applicant request

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Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel D100-00-00 with top of banks on the plat.

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

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

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

CenterPoint: No UEs and/or CNP easements, whether existing or proposed, should be within Reserves restricted to any kind of wet usage areas (i.e., detention, drainage, lake, etc.).

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

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

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

UVE should be checked at Lazy Sound Dr and Parkwest Central Dr. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85  
**Action Date:** 01/20/2022  
**Plat Name:** Pickens Estate  
**Developer:** Rezcom  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2021-3033 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.1205	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492F	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. (Recd\_pkg.doc) (Sec 42-45)
204. Provide current title opinion in complete agreement with the plat dedication. (Sec 42-45(2))

Add 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(b))

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85  
**Action Date:** 01/20/2022  
**Plat Name:** Pickens Estate  
**Developer:** Rezcom  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2021-3033 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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HPW- TDO- Traffic: 01/19/2022

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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

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

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

2. Driveway approach for Residential

Driveway width and radius must comply with the Infrastructure Design Manual (IDM) Ch. 15 sec 15.08.C. The dimensions in the right of way must comply with table 15.08.01 and the driveway radius shall not extend past the property line.

3. Alley Access for Residential property (COH IDM Chapter 10, Section 10.3.03.G):

Residential properties can have access from either City Maintained alleys or Private Rights of access alley.

Refer to the IDM for requirements for alley access if providing access from the alley and coordinate with OCE.

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.



**Agenda Item:** 86

**Action Date:** 01/20/2022

**Plat Name:** Reyna Industries

**Developer:** SEM SERVICES

**Applicant:** SEM SERVICES

**App No/Type:** 2022-0045 C2R

**Staff Recommendation:**

Defer Additional  
information reqd

Total Acreage:	4.6260	Total Reserve Acreage:	4.6260
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77039	413H	ETJ

***Conditions and Requirements for Approval***

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

Coordinate with Harris County to determine the correct width of Aldine Mail Route.

***For Your Information:***

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

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

Plans and plat will need to be reviewed and approved by Tom Vu prior to recordation (HC-permit regs, 5.06)

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

UVE should be checked at Robertcrest St and Aldine Mail Route Rd. UVE exhibit should be emailed to TPDUE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 87  
**Action Date:** 01/20/2022  
**Plat Name:** Shaz Momin Investments Inc Development  
**Developer:** ADVANCE SURVEYING, INC  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2021-3025 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.4013	Total Reserve Acreage:	0.4013
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450R	City

#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
208. Staff requests a two week deferral (application is not a replat but promoted to agenda as replat).

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

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 87  
**Action Date:** 01/20/2022  
**Plat Name:** Shaz Momin Investments Inc Development  
**Developer:** ADVANCE SURVEYING, INC  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2021-3025 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal.

If 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. 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>

Provide completely filled Access Management Form and provide a dimension site plan to  
PWEACCESSFORM@HOUSTONTX.GOV

Email subject should read: Access Management Form Request / Project Number / Address

#### 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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

#### 3. Driveway Placement on Corner Lot for 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- TDO- Traffic: 12/29/2021

Recommend to ensure to allow the provide the easement from the signalized intersection of Hammerly and Hollister.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 88  
**Action Date:** 01/20/2022  
**Plat Name:** Sherbourne Court  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2021-3040 C2R

**Staff Recommendation:**  
Defer further deed rests  
review reqd

Total Acreage:	0.1928	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	455E	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.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

##### **HPW-OCE-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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

##### **2. Driveway approach for Residential**

Driveway width and radius must comply with the Infrastructure Design Manual (IDM) Ch. 15 sec 15.08.C. The dimensions in the right of way must comply with table 15.08.01 and the driveway radius shall not extend past the property line.

HPW- TDO- Traffic: 12/29/2021

No comments.

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 89  
**Action Date:** 01/20/2022  
**Plat Name:** Shiraz Heights  
**Developer:** Larian Pars elite home investment LLC  
**Applicant:** Hussam Ghuneim  
**App No/Type:** 2021-2699 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.9841	Total Reserve Acreage:	0.1171
Number of Lots:	13	Number of Multifamily Units:	13
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

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 01/20/2022  
**Plat Name:** Shiraz Heights  
**Developer:** Larian Pars elite home investment LLC  
**Applicant:** Hussam Ghuneim  
**App No/Type:** 2021-2699 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 01/04/2022

No comments.

HPW-OCE-Traffic: 1. Driveway Approach

Driveway approach must intersect city streets at approximately 90 degrees and the driveway radius shall not extend past the property line. Distance from the edge of the driveway to the adjacent property line must be at least 10 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 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. 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>

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

Email subject should read: Access Management Form Request / Project Number / Address

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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

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 TDO at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@houstontx.gov)

- For roadways with widths in the range of 15-ft to less than 18-ft, two street widening options are available:

Option A: Widen the road to 18-ft in front of the property line with "No Parking" signs for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation). Please contact Ms. Paula Hunter from TDO at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@houstontx.gov)

Option B: Widen the road to 20-ft (only in front of the property).

HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE.  
Detention is required.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 90  
**Action Date:** 01/20/2022  
**Plat Name:** Skyline Homes At Elysian  
**Developer:** SKYLINE HOME BUILDERS, LLC,  
**Applicant:** MOMENTUM ENGINEERING  
**App No/Type:** 2022-0011 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493D	City

#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 90

**Action Date:** 01/20/2022

**Plat Name:** Skyline Homes At Elysian

**Developer:** SKYLINE HOME BUILDERS, LLC,

**Applicant:** MOMENTUM ENGINEERING

**App No/Type:** 2022-0011 C2R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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HPW- TDO- Traffic: 01/19/2022

No Comments

HPW-OCE-Traffic: 1. 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.

2. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g]) All lots.

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

3. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5) All lots.

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. New ADA ramps at the street intersection are required as per City (Detail # 02775-02).

5. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-394-6600

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

CenterPoint: Ownership on subdivision plat does not match Title Report.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 91  
**Action Date:** 01/20/2022  
**Plat Name:** South Side Buffalo Bayou Blocks 436 and 437 partial replat no 1  
**Developer:** 1500 Gray Development LP  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2021-3049 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	1.4348	Total Reserve Acreage:	1.4348
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493U	City

#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2

1) add following notes: \_\_\_\_\_ is/are (a) designated Primary WP Street(s) established by Ordinance No. 2020 - 687. A \_\_\_\_\_ foot building line / pedestrian realm is required along the Primary WP Street. (Midtown WP)

2) \_\_\_\_\_ is/are (a) designated Secondary WP Street established by Ordinance No. 2020 - 687. A 10' / 25' building line is required unless a Pedestrian Realm Plan is submitted for Site Plan Review, the Pedestrian Realm Plan shall comply with all of the Enhanced Pedestrian Realm Standards pursuant to Sec 42-603, 621, 622, 651, 652, 653, and 654. (Midtown WP)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 91

**Action Date:** 01/20/2022

**Plat Name:** South Side Buffalo Bayou Blocks 436 and 437 partial replat no 1

**Developer:** 1500 Gray Development LP

**Applicant:** Vernon G. Henry & Associates, Inc.

**App No/Type:** 2021-3049 C2R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal.

If 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. 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>

Provide completely filled Access Management Form and provide a dimension site plan to  
PWEACCESSFORM@HOUSTONTX.GOV

Email subject should read: Access Management Form Request / Project Number / Address

#### 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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

#### 3. Driveway Placement on Corner Lot for 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- TDO- Traffic: 12/29/2021

Recommend to ensure the required number of parking spaces are met within the new development boundaries, parking is restricted on La Branch, Webster, and Crawford is a meter parking location, and Gray St has a high comfort bike lane.

CenterPoint: CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: CRAWFORD, LA BRANCH, WEBSTER

HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

Make sure that 10' clearance between public utility to the building foundation.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 92  
**Action Date:** 01/20/2022  
**Plat Name:** Tigeriyen Lehall Cubes  
**Developer:** No Company  
**Applicant:** HRS and Associates, LLC  
**App No/Type:** 2022-0017 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0057
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533Q	City

#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (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.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 92  
**Action Date:** 01/20/2022  
**Plat Name:** Tigeriyen Lehall Cubes  
**Developer:** No Company  
**Applicant:** HRS and Associates, LLC  
**App No/Type:** 2022-0017 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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HPW- TDO- Traffic: 01/19/2022

No comments.

HPW-OCE-Traffic: 1. The existing pavement width along Lehall Avenue shows existing 18.8 feet on the survey. Please follow the pavement widening rule 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 TDO at Paula.Hunter2@houston.tx.gov

2. The shared driveway approach in the right of way must be a minimum 18 feet in width, as per IDM manual. Taper the driveway back to 16 feet inside the property line. (Table 15.08.01)g (2) 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.houston.tx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houston.tx.gov](mailto:Planningdepartment@houston.tx.gov)

Planner of the day phone #: 832-394-6600

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

CenterPoint: Interior Building/Set Back lines must be a minimum of 5 feet.

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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 93  
**Action Date:** 01/20/2022  
**Plat Name:** Villas at Altic  
**Developer:** CE Engineers & Development Consultants, Inc  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No/Type:** 2022-0088 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning standards

Total Acreage:	0.2582	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	494U	City

#### **Conditions and Requirements for Approval**

010.3. Add the following note to the face of the plat (SWD): No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.

079. Revise the Lot Size and Coverage Table as indicated on the marked file copy. (Sec 42-181)

134.6. The then-current fee in lieu of dedication shall be applied to this number (4 units) of dwelling units.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

228. Shared driveway shall intersect with a public street at a 90-degree angle. (Sec 42-185)

Existing conditions survey must provide paving section with and dimension width of open ditch.

Add all applicable abbreviations to legend.

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.

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 93  
**Action Date:** 01/20/2022  
**Plat Name:** Villas at Altic  
**Developer:** CE Engineers & Development Consultants, Inc  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No/Type:** 2022-0088 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning standards

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Parks and Recreation: - Number of dwelling units in plat notes does not match parks table

HPW- TDO- Traffic: 01/18/2021  
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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

2) Trees in Right of Way (Chapter 28 & 33, Code of Ordinances)

Site plan shall show all existing trees in the right of way state whether they are to remain or to be removed and call out the caliper and species of the trees. Driveways/sidewalks/walkways near the trees shall be approved by parks department prior to traffic approval. All requests along with site plan must be submitted to [FORESTRYPLANREVIEW@HOUSTONTX.GOV](mailto:FORESTRYPLANREVIEW@HOUSTONTX.GOV) All proposed shrubs shall be planted inside the property line.

3) Driveway Approach

Driveway width and radius must comply with the Infrastructure Design Manual (IDM) Ch. 15 sec 15.08.C. The dimensions in the right of way must comply with table 15.08.01 and the driveway radius shall not extend past the property line.

HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

CenterPoint: Interior Building Line must be a minimum of 5 feet.

Please add all abbreviations on plat to Legend. (E.A.E., Vol., Pg., or any other abbreviation on plat.)

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

Make sure that 10' clearance between public utility to the building foundation.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 94

**Action Date:** 01/20/2022

**Plat Name:** Waverly Trail

**Developer:** SEM SERVICES

**Applicant:** SEM SERVICES

**App No/Type:** 2022-0047 C2R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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Total Acreage:	0.4040	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492D	City

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#### ***Conditions and Requirements for Approval***

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

203. Provide complete Recordation Package when submitting plat 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)

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.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 94

**Action Date:** 01/20/2022

**Plat Name:** Waverly Trail

**Developer:** SEM SERVICES

**Applicant:** SEM SERVICES

**App No/Type:** 2022-0047 C2R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

HPW- TDO- Traffic: 01/19/2022

No Comments

HPW-OCE-Traffic: 1. If only if proposing access from the existing alley. Alley Access for Residential property (COH IDM Chapter 10, Section 10.3.03.G):

Residential properties can have access from either City Maintained alleys or Private Rights of access alley. Refer to the IDM for requirements for alley access if providing access from the alley and coordinate with OCE.

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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

3. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. Driveways must remain tangential for a minimum of 20 ft. past the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

4. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**Agenda Item:** 95  
**Action Date:** 01/20/2022  
**Plat Name:** Webster Plaza at Shepherd  
**Developer:** New Era Development  
**Applicant:** New Era Development  
**App No/Type:** 2022-0039 C2R

**Staff Recommendation:**  
 Defer Chapter 42 planning standards

Total Acreage:	1.4143	Total Reserve Acreage:	1.4143
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	77018	452H	City

#### ***Conditions and Requirements for Approval***

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (Sec 42-150)

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)

139. Provide for widening of Oak local street. (Sec 42-122)

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.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are 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: 01/19/2022  
 No comments.

HPW-OCE-Traffic: 1. If proposing any new driveways along Oak Street, then an access management form submittal & review will be required.

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 95  
**Action Date:** 01/20/2022  
**Plat Name:** Webster Plaza at Shepherd  
**Developer:** New Era Development  
**Applicant:** New Era Development  
**App No/Type:** 2022-0039 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning standards

---

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. 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>

Provide completely filled Access Management Form and provide a dimension site plan to  
PWEACCESSFORM@HOUSTONTX.GOV

Email subject should read: Access Management Form Request / Project Number / Address

2. If proposing any new driveway along North Shepherd Drive, please contact TxDOT for a driveway and sidewalk permit.

TxDOT approval required

Any work in the state right-of-way requires TxDOT approval. Furnish copies of TxDOT driveway permit and sidewalk approval prior to traffic review. TxDOT Voice mail number is 713-802-5554. Provide a copy of TxDOT approval.

3. Driveway Placement on Corner Lot (Commercial) along Oak Street.

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.

4. Street Widening Requirements: If proposing a new driveway along Oak Street. (17.2' existing shown by the survey)

1. 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).??Please contact Ms. Paula Hunter from TDO at Paula.Hunter2@houstontx.gov

Option B: Widen the road to 20-ft (only in front of the property).??

5. Sidewalks (October 1, 2020)

Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-394-6600

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 95  
**Action Date:** 01/20/2022  
**Plat Name:** Webster Plaza at Shepherd  
**Developer:** New Era Development  
**Applicant:** New Era Development  
**App No/Type:** 2022-0039 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning standards

---

attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

CenterPoint: CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead primary facilities, which applies to: OAK STREET

HPW-OCE- Drainage and Utility: Detention is required.  
Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 96  
**Action Date:** 01/20/2022  
**Plat Name:** Whitewater Express Carwash Richmond  
**Developer:** Claymore Engineering, Inc.  
**Applicant:** Windrose  
**App No/Type:** 2022-0085 C2R

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	1.2900	Total Reserve Acreage:	1.2900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Fort Bend County MUD 194
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526W	ETJ

#### ***Conditions and Requirements for Approval***

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)

209. Applicant has requested that this item be deferred for two weeks.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approved

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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 97  
**Action Date:** 01/20/2022  
**Plat Name:** Willow Park Estates  
**Developer:** Flip Connections LLC  
**Applicant:** Chesterfield Development Services  
**App No/Type:** 2021-2829 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning standards

Total Acreage:	0.4999	Total Reserve Acreage:	0.0611
Number of Lots:	8	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	412P	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.

224. Maximum length of a shared driveway from the intersection of a public street shall not exceed 200 feet. (1)

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.

1) Shared driveway can't exceed 200'

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 97  
**Action Date:** 01/20/2022  
**Plat Name:** Willow Park Estates  
**Developer:** Flip Connections LLC  
**Applicant:** Chesterfield Development Services  
**App No/Type:** 2021-2829 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning standards

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#### HPW-OCE-Traffic: 1. Driveway Approach

Driveway approach must intersect city streets at approximately 90 degrees and the driveway radius shall not extend past the property line. Minimum distance from the edge of the driveway to the adjacent property line is 4 ft (for an 18 ft shared driveway) to prevent radius encroachment.

#### 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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

#### 3. 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 TDO at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@houstontx.gov)

- For roadways with widths in the range of 15-ft to less than 18-ft, two street widening options are available:

Option A: Widen the road to 18-ft in front of the property line with "No Parking" signs for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation). Please contact Ms. Paula Hunter from TDO at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@houstontx.gov)

Option B: Widen the road to 20-ft (only in front of the property).

CenterPoint: 1.) CNP requires a minimum 5'BL/GBL for shared driveway/interior road.

HPW-OCE- Drainage and Utility: Detention is required.

Master W.M.E. is required.

Make sure that 10' clearance between public utility to the building foundation.

Parks and Recreation: Number of dwelling units in park notes does not match parks table

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 98  
**Action Date:** 01/20/2022  
**Plat Name:** Wunder Villas  
**Developer:** Topaz Ventures, LLC  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2022-0058 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.1374	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452H	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)

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.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 98  
**Action Date:** 01/20/2022  
**Plat Name:** Wunder Villas  
**Developer:** Topaz Ventures, LLC  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2022-0058 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Parks and Recreation: - Change "net" to "incremental" in parks table

HPW- TDO- Traffic: 01/19/2022  
No Comments

HPW-OCE-Traffic: 1. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])  
Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. Driveways must remain tangential for a minimum of 20 ft. past the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

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](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-394-6600

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**Agenda Item:** 99  
**Action Date:** 01/20/2022  
**Plat Name:** Broad Oaks partial replat no 12  
**Developer:** BURGHER BUILDERS  
**Applicant:** replats.com  
**App No/Type:** 2021-2720 C3N

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	0.5025	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77056	491K	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.

***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-OCE-Traffic: 1. Please clarify if there is a PAE or the access for this development.

CenterPoint: 1.) Please identify PAE and PVT in notes or legend.

2.) Any private roads and/or private access easements (PAE) would be preferred to be also dedicated as Public Utility Easement (PUE) and identified as such within the notes or legend. CNP can not utilize a private easement.

Harris County Flood Control District: Flood Control review - No comments.

HPW- TDO- Traffic: 01/18/2022

No comments.

HPW-OCE-Traffic: 1. Please clarify if there is a PAE or the access for this development.

CenterPoint: 1.) Please identify PAE and PVT in notes or legend.

2.) Any private roads and/or private access easements (PAE) would be preferred to be also dedicated as Public Utility Easement (PUE) and identified as such within the notes or legend. CNP can not utilize a private easement.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

Make sure that the subdivision has the Master W.M.E.

Harris County Flood Control District: Flood Control review - No comments.

# Houston Planning Commission

**ITEM: 99**

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Broad Oaks partial replat no 12 (DEF 1)

Applicant: replats.com



**C – Public Hearings**

**Site Location**





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# Houston Planning Commission

## ITEM: 99

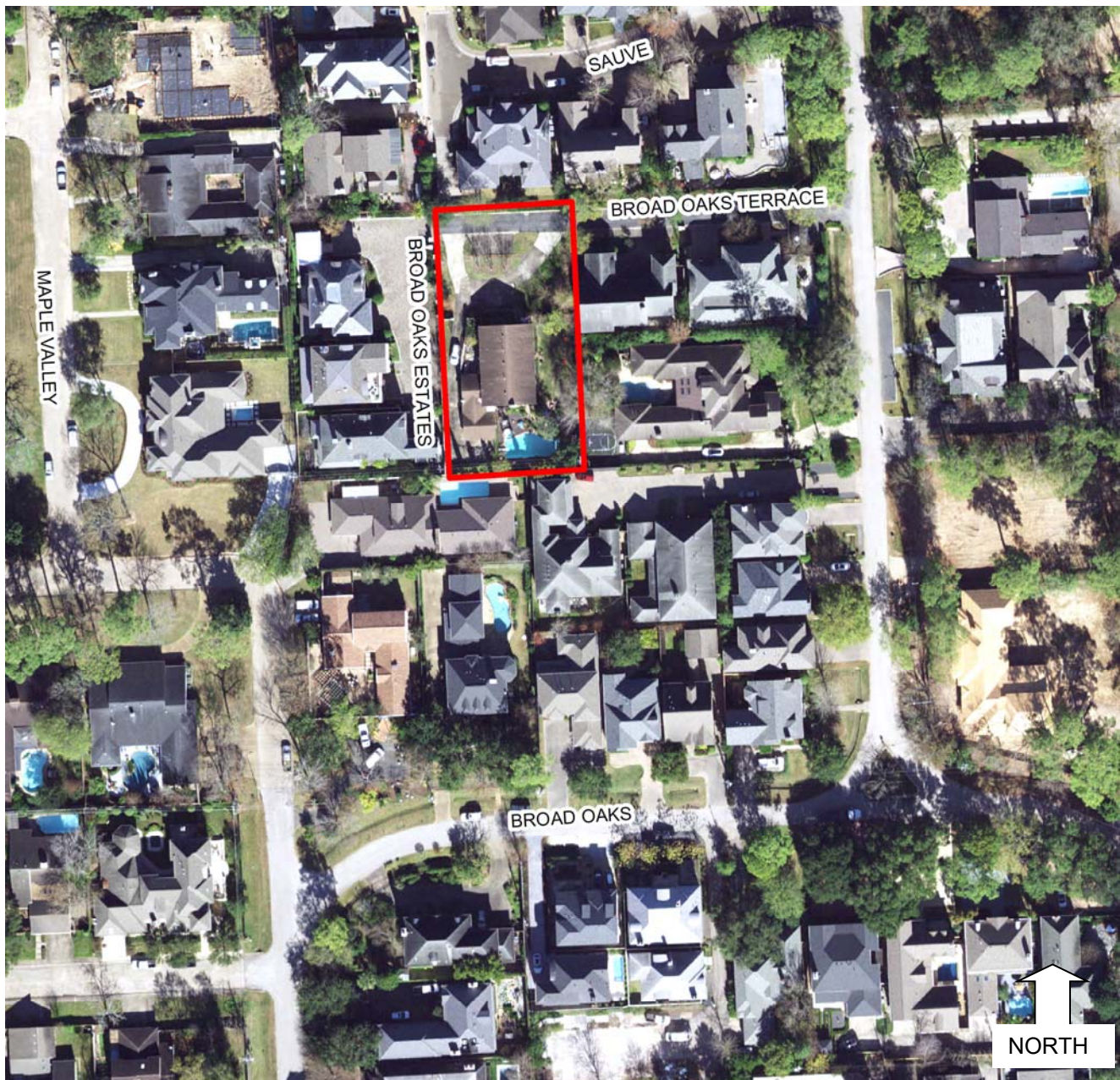
Planning and Development Department

Meeting Date: 01/20/2022

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Subdivision Name: Broad Oaks partial replat no 12 (DEF 1)

Applicant: replats.com



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 9, 2021

Dear Property Owner:

**Reference Number: 2021-2720; Broad Oaks partial replat no 12;** partial replat of **Broad Oaks**, being a portion of Lot 7, in Block 2, as recorded in Volume 17, Page 49 of the Harris County Map Records.

The property is located east of Broad Oaks Drive and south of Briar Drive. The purpose of the replat is to create one (1) single-family residential lot. The applicant, **Dave Strickland**, with [replats.com](http://replats.com), on behalf of the developer, Burgher Builders, can be contacted at **281-705-4297**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, January 6, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**



You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

**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.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 100

**Action Date:** 01/20/2022

**Plat Name:** Foster Place partial replat no 22

**Developer:** Cortina Custom Homes LLC

**Applicant:** Elda Cortina

**App No/Type:** 2021-2718 C3N

**Staff Recommendation:**

Withdraw

---

Total Acreage:	0.3547	Total Reserve Acreage:	0.0000
Number of Lots:	7	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

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#### ***Conditions and Requirements for Approval***

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 100

**Action Date:** 01/20/2022

**Plat Name:** Foster Place partial replat no 22

**Developer:** Cortina Custom Homes LLC

**Applicant:** Elda Cortina

**App No/Type:** 2021-2718 C3N

**Staff Recommendation:**

Withdraw

---

HPW- TDO- Traffic: 01/18/2021

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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

2. Driveway approach for Residential

Driveway width and radius must comply with the Infrastructure Design Manual (IDM) Ch. 15 sec 15.08.C. The dimensions in the right of way must comply with table 15.08.01 and the driveway radius shall not extend past the property line.

3. Driveway Placement on Corner Lot for Residential (Lot 7)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15 table 15.08.01 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 20 ft.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

CenterPoint: The attached easement should be noted on the plat.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

**ITEM: 100**

Planning and Development Department

Meeting Date: 01/20/2022

**Subdivision Name: Foster Place partial replat no 22**

**Applicant: Elda Cortina**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

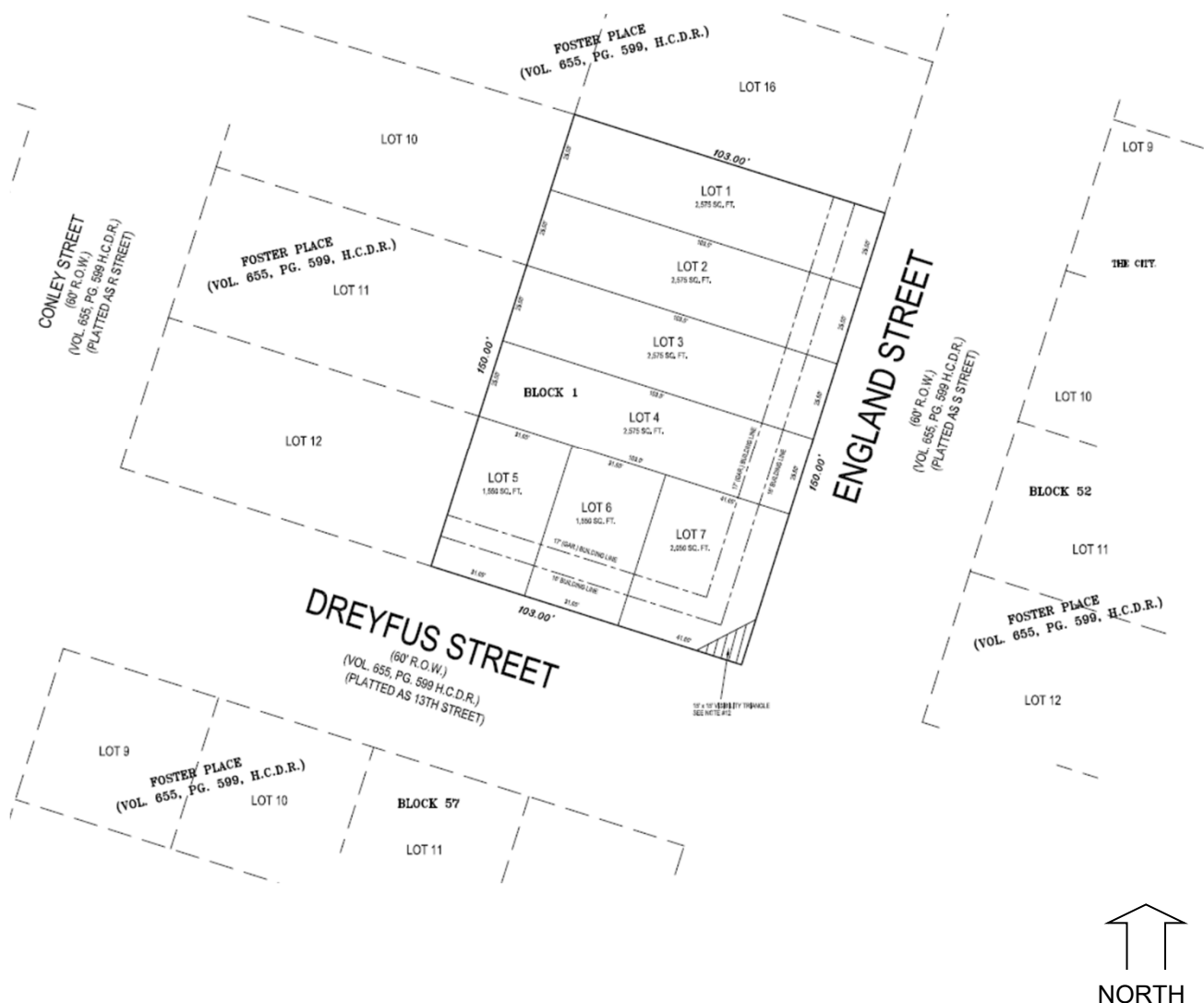
## ITEM: 100

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Foster Place partial replat no 22

Applicant: Elda Cortina



C – Public Hearings

Subdivision



---

# Houston Planning Commission

## ITEM: 100

Planning and Development Department

Meeting Date: 01/20/2022

---

Subdivision Name: Foster Place partial replat no 22

Applicant: Elda Cortina



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 20, 2021

Dear Property Owner:

**Reference Number: 2021-2718; Foster Place partial replat no 22;** partial replat of **Foster Place**, being Lots 13, 14 and 15, Block 51, as recorded in Volume 655, Pages 598-599 of the Harris County Deed Records.

The property is located at the northern intersection of Dreyfus Street and England Street. The purpose of the replat is to create seven (7) single-family residential lots. The applicant, **Elda Cortina**, with Cortina Custom Homes, LLC, can be contacted at **832-630-7508**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, January 20, 2022, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**



You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

**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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 101  
**Action Date:** 01/20/2022  
**Plat Name:** Hollywood Gardens partial replat no 8  
**Developer:** WEST CITY PROPERTIES, LLC  
**Applicant:** MOMENTUM ENGINEERING  
**App No/Type:** 2021-2917 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	1.3160	Total Reserve Acreage:	1.3160
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450V	City

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#### ***Conditions and Requirements for Approval***

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 101  
**Action Date:** 01/20/2022  
**Plat Name:** Hollywood Gardens partial replat no 8  
**Developer:** WEST CITY PROPERTIES, LLC  
**Applicant:** MOMENTUM ENGINEERING  
**App No/Type:** 2021-2917 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

HPW- TDO- Traffic: 01/19/2022

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 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. 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>

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

Email subject should read: Access Management Form Request / Project Number / Address

#### 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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

#### 3. Driveway Placement on Corner Lot for 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. Traffic-OCE does not grandfather any existing driveways. All driveways shall comply with the latest IDM requirements.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Metro: Coordination is required with METRO before a final plat can be submitted. Contact METRO at [busstops@ridemetro.org](mailto:busstops@ridemetro.org). After a final plat is approved, two weeks prior to project site mobilization, coordination with METRO is required for removal of existing bus stop Bus Stop ID 8669 and any transit amenities for impacts to bus operations during construction. Contractor shall notify METRO at least 72 hours prior to the construction of standard bus pad and landings per COH PWE Infrastructure Design Manual, 10-60. Contractor shall allow METRO to inspect the slab form foundation for the bus stop prior to placement of concrete and notify METRO at least 72 hours in advance. Contractor shall coordinate with METRO, as necessary, for installation of various amenities at finished bus stop locations.

HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

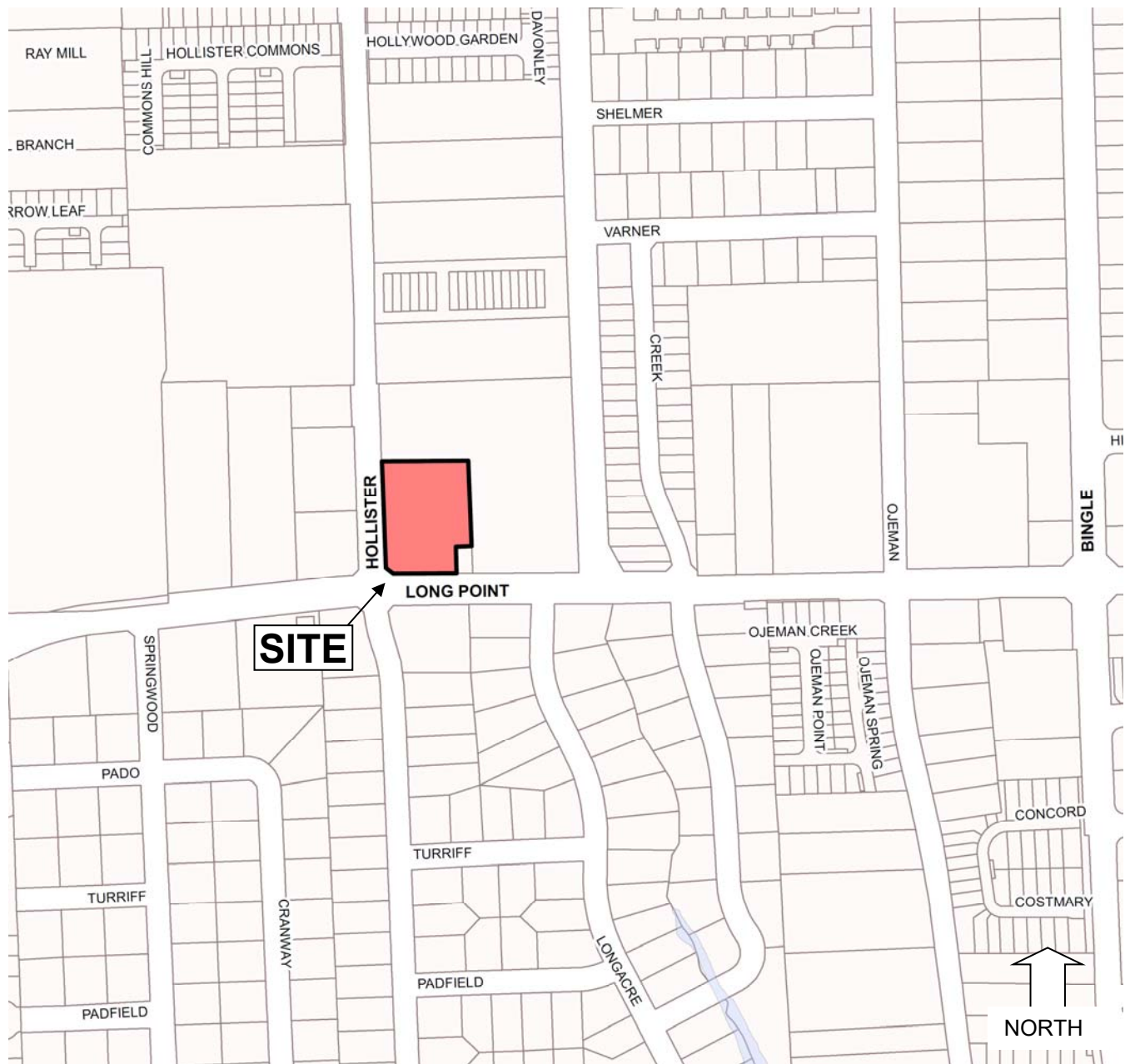
ITEM: 101

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Hollywood Gardens partial replat no 8

Applicant: MOMENTUM ENGINEERING



C – Public Hearings

Site Location

# Houston Planning Commission

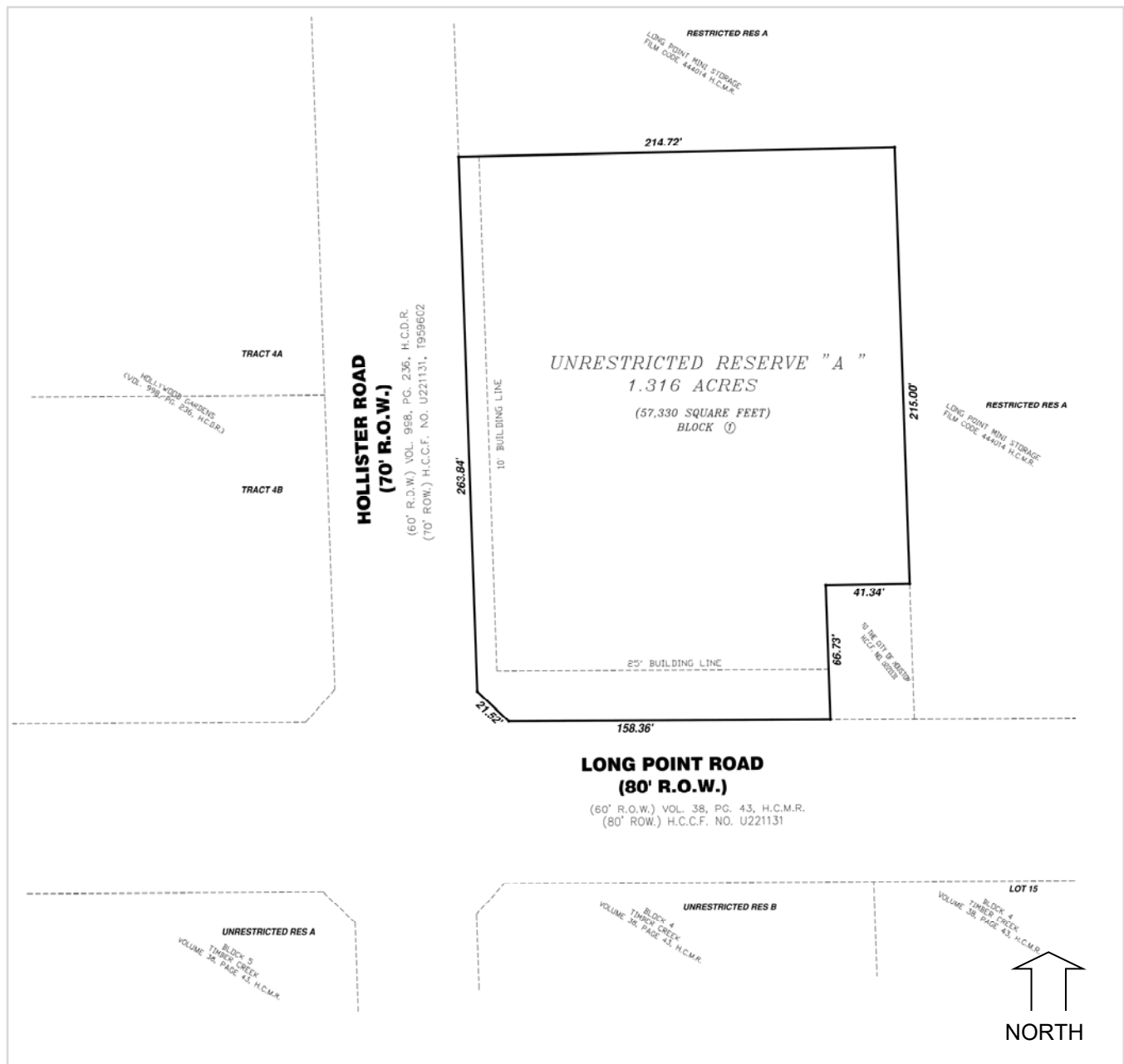
# ITEM: 101

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Hollywood Gardens partial replat no 8

Applicant: MOMENTUM ENGINEERING



C – Public Hearings

Subdivision



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# Houston Planning Commission      ITEM: 101

Planning and Development Department

Meeting Date: 01/20/2022

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Subdivision Name: Hollywood Gardens partial replat no 8

Applicant: MOMENTUM ENGINEERING



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
  
T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 22, 2021

Dear Property Owner:

**Reference Number: 2021-2917; Hollywood Gardens partial replat no 8;** partial replat of **Hollywood Gardens**, being part of and out of Lots 2 and 3, as recorded in Volume 998, Page 237 of the Harris County Deed Records.

The property is located at the northeast intersection of Hollister Street and Long Pont Road. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Shahnawaz Ghanchi**, with **MOMENTUM ENGINEERING**, on behalf of **West City Properties, LLC**, can be contacted at **281-741-1998 Ext 109**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, January 20, 2022, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**



You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houston.tx.gov](mailto:speakercomments.pc@houston.tx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

**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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 102  
**Action Date:** 01/20/2022  
**Plat Name:** Melanie Heights partial replat no 1  
**Developer:** RDZ Holdings  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2021-2891 C3N

**Staff Recommendation:**  
Defer for further study and review

Total Acreage:	0.3274	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	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.

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action, and email a picture to staff no later than Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: <https://www.houstontx.gov/planning/DevelopRegs/> )

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

The Plat is being recommended for deferral to coordinate with the applicant concerning alternative layout.

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 102  
**Action Date:** 01/20/2022  
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**App No/Type:** 2021-2891 C3N

**Staff Recommendation:**  
Defer for further study and review

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HPW- TDO- Traffic: 01/18/2021

When proposing more lots along a narrow streets that does not allow parking on the street, where visitors are expected to park?

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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

2. Driveway approach for Residential

Driveway width and radius must comply with the Infrastructure Design Manual (IDM) Ch. 15 sec 15.08.C. The dimensions in the right of way must comply with table 15.08.01 and the driveway radius shall not extend past the property 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](http://houstonpermittingcenter.org)

Parks and Recreation: Change "net" to "incremental" in parks table

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

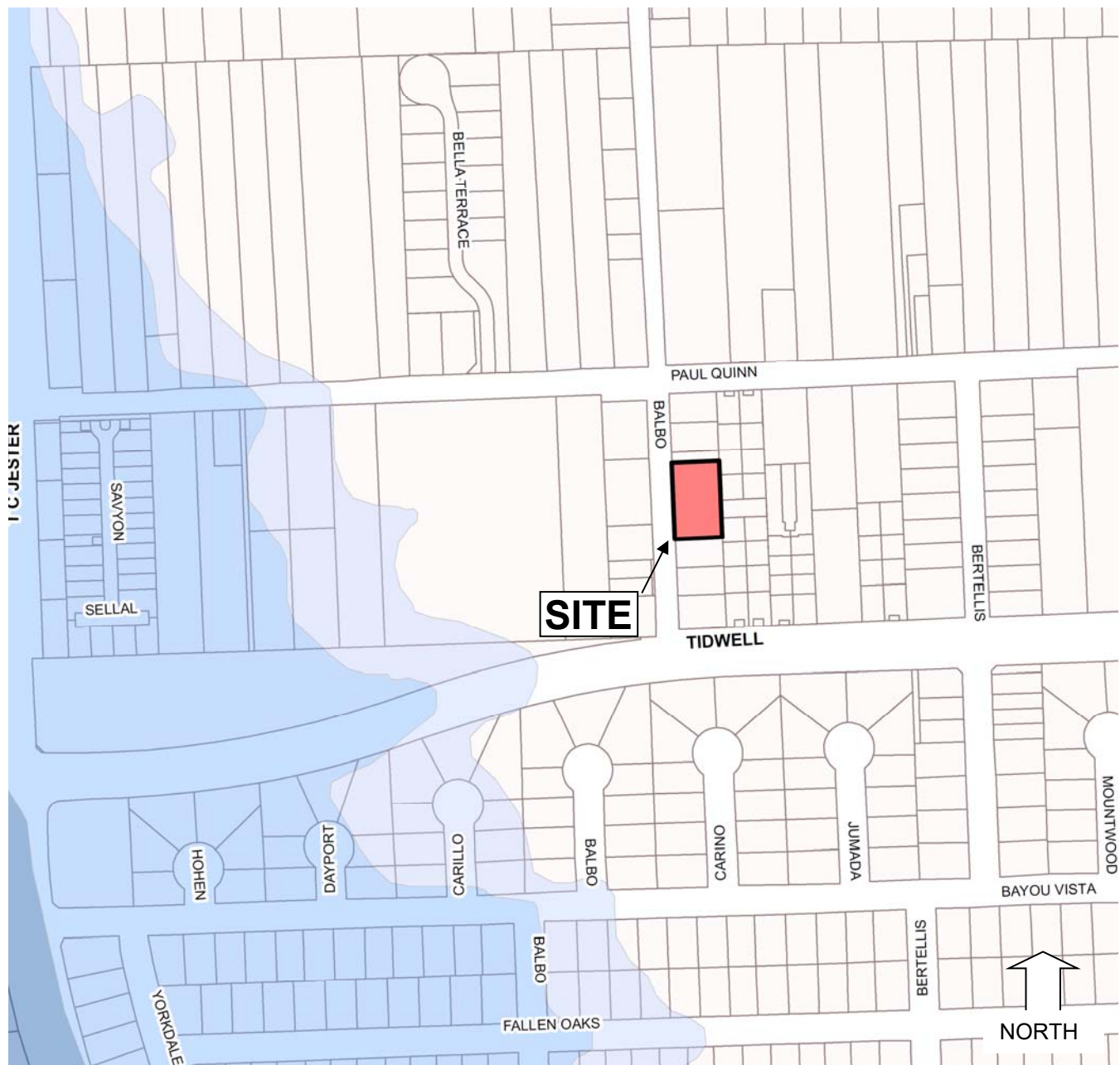
**ITEM: 102**

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Melanie Heights partial replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC



**C – Public Hearings**

**Site Location**

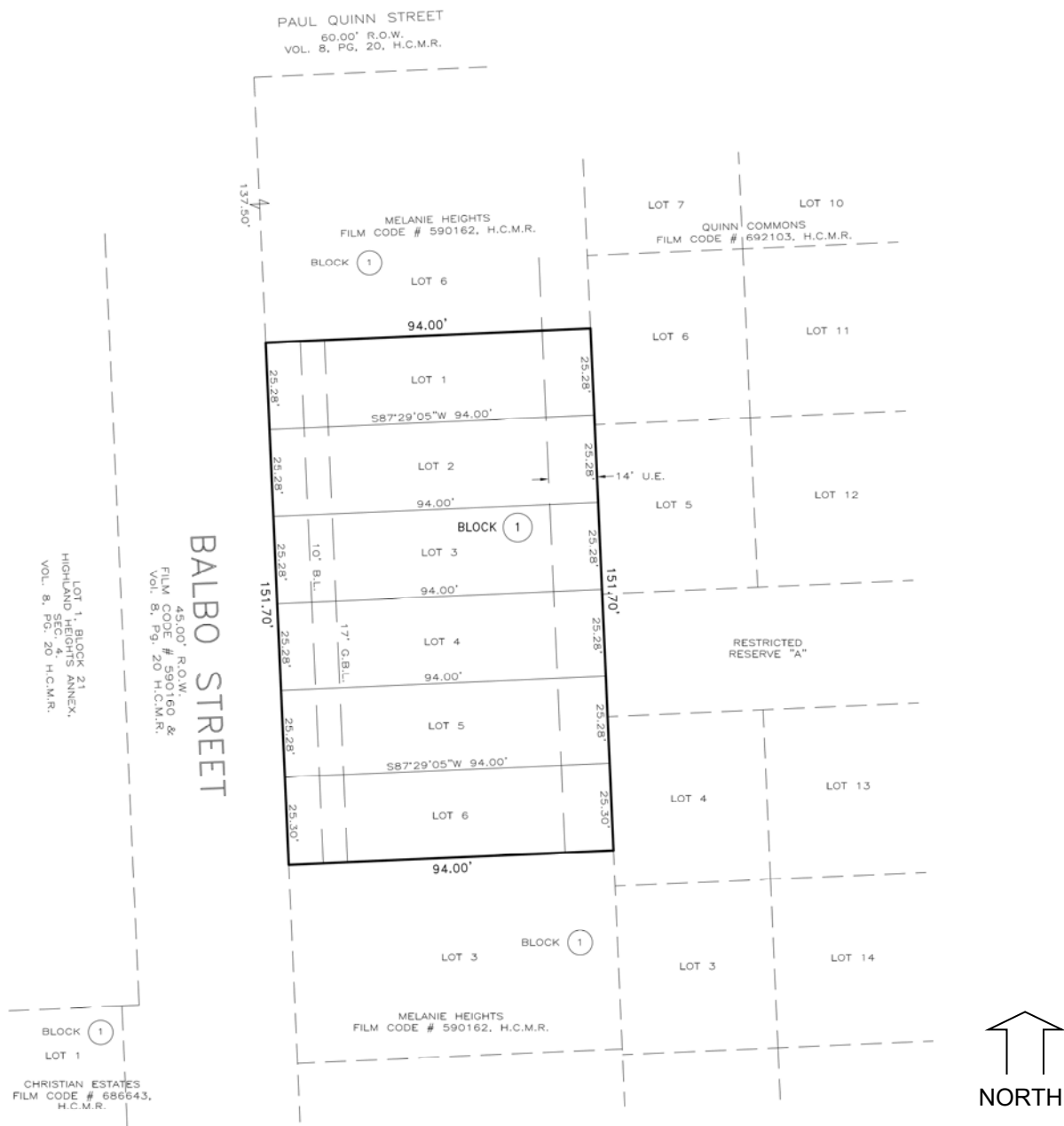
# Houston Planning Commission ITEM: 102

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Melanie Heights partial replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 102

Planning and Development Department

Meeting Date: 01/20/2022

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Subdivision Name: Melanie Heights partial replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 23, 2021

Dear Property Owner:

**Reference Number: 2021-2891; Melanie Heights partial replat no 1;** partial replat of **Melanie Heights**, being Lots 4, 5, and the southerly 36.10 ft of lot 6, Block 1, as recorded in Film Code 590160 of the Harris County Map Records.

The property is located east along Balbo Street north of Tidwell Road. The purpose of the replat is to create six (6) single-family residential lots. The applicant, **Uriel Figueroa**, with PLS Construction Layout, Inc., can be contacted at **713-480-4075**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

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City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

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**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

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### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 103  
**Action Date:** 01/20/2022  
**Plat Name:** Oak Forest Sec 1 partial replat no 4  
**Developer:** John Deakins  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2021-2892 C3N

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	0.4400	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452K	City

#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action, and email a picture to staff no later than Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: <https://www.houstontx.gov/planning/DevelopRegs/> )

049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.

Legal has determined that this plat will violate deed restrictions filed separately. . Per Legal review all lots to have a minimum 60' frontage eet of frontage for both lots along Kinley Avenue and proposed lot 1 block 1 frontage is only 56.29 feet.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 103  
**Action Date:** 01/20/2022  
**Plat Name:** Oak Forest Sec 1 partial replat no 4  
**Developer:** John Deakins  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2021-2892 C3N

**Staff Recommendation:**  
Defer Applicant request

---

Parks and Recreation: - Incorrect park sector in plat notes  
- Dwelling units in parks table does not match plat notes  
HPW- TDO- Traffic: 01/18/2021

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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

#### 2. Driveway approach for Residential

Driveway width and radius must comply with the Infrastructure Design Manual (IDM) Ch. 15 sec 15.08.C. The dimensions in the right of way must comply with table 15.08.01 and the driveway radius shall not extend past the property line.

#### 3. Driveway Placement on Corner Lot for Residential (Lot 1)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15 table 15.08.01 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 20 ft.

CenterPoint: 1. Acreage in title block and dedication differ.

2. Legend: Define AE, UE

END

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

No building is allowed within any public utility easement.

Harris County Flood Control District: Flood Control review - No comments.

Addressing: Please change street type of FISHER 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.

# Houston Planning Commission

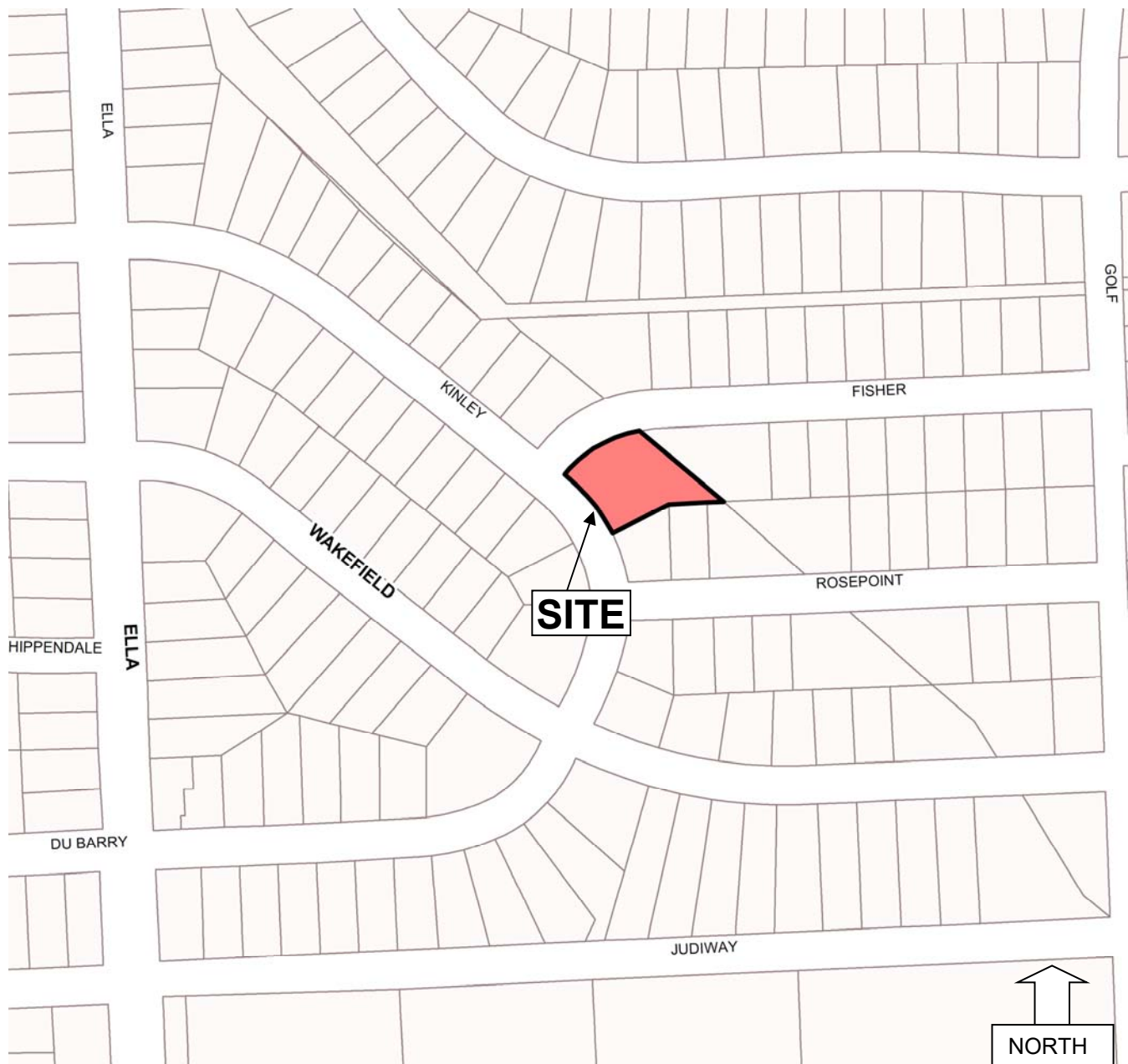
**ITEM: 103**

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Oak Forest Sec 1 partial replat no 4

Applicant: ICMC GROUP INC



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

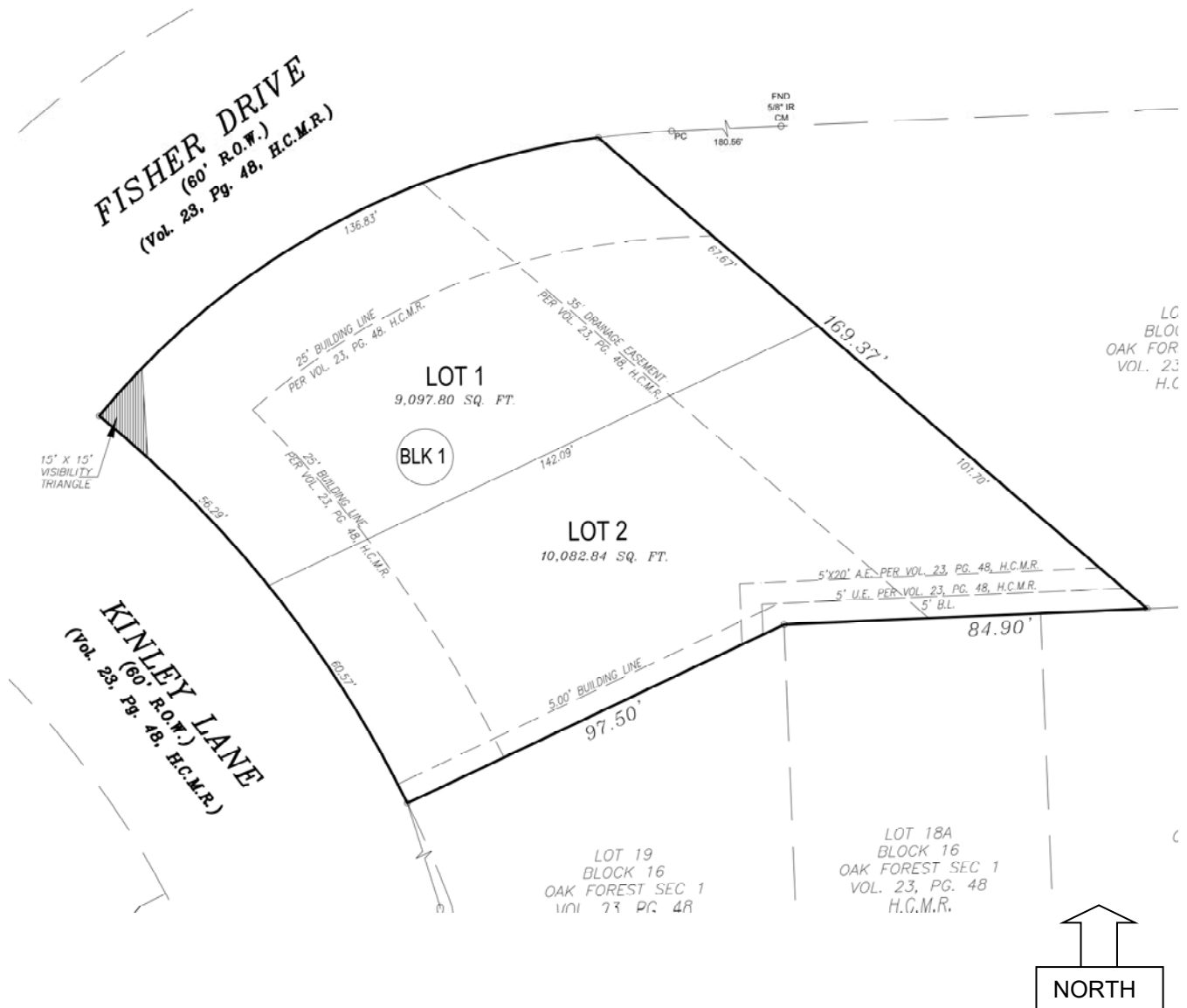
## ITEM: 103

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Oak Forest Sec 1 Partial Replat No 4

Applicant: ICMC GROUP INC



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 103

Planning and Development Department

Meeting Date: 01/20/2022

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Subdivision Name: Oak Forest Sec 1 partial replat no 4

Applicant: ICMC GROUP INC



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 23, 2021

Dear Property Owner:

**Reference Number: 2021-2892; Oak Forest Sec 1 partial replat no 4;** partial replat of **Oak Forest Sec 1**, being all of Lot 1, Block 16, as recorded in Volume 23, Page 48 of the Harris County Map Records.

The property is located at the southeast intersection of Fisher Street and Kinley Lane. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Gina Poveda**, with **ICMC Group Inc**, on behalf of the developer, can be contacted at **713-681-5757 Ext 103**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

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City Council Chamber, Public Level, Houston, Texas

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2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 104  
**Action Date:** 01/20/2022  
**Plat Name:** Rosewood Estates Sec 2 partial replat no 3  
**Developer:** Edward Romero  
**Applicant:** CGES|Bailey Planning  
**App No/Type:** 2021-2762 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.2000	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	455E	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)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are 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: 01/18/2021

No comments.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Questions concerning the informational comments should be directed to the agency's author. Planning 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

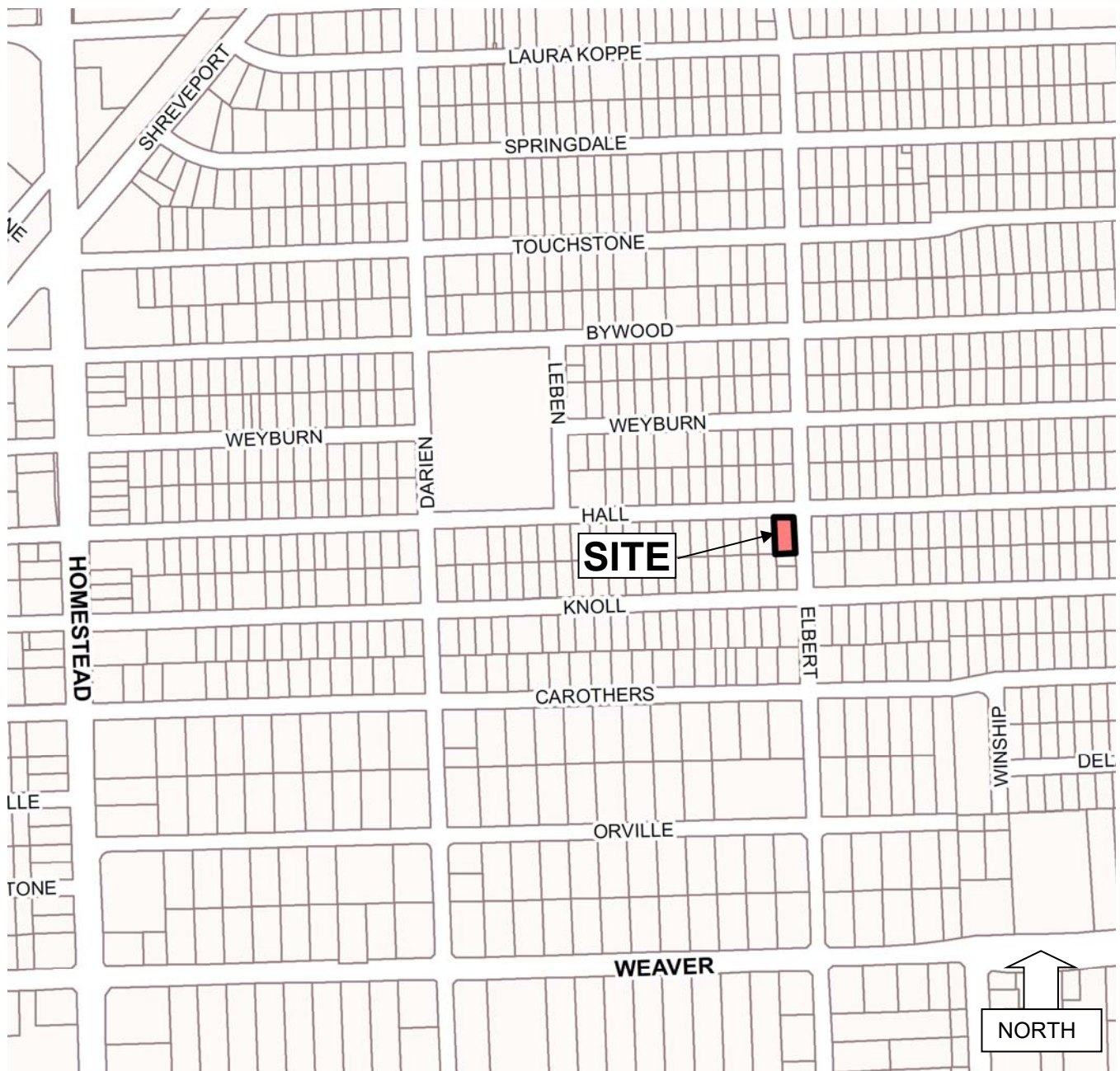
## ITEM: 104

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Rosewood Estates Sec 2 partial replat no 3 (DEF 1)

Applicant: CGES Bailey Planning



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

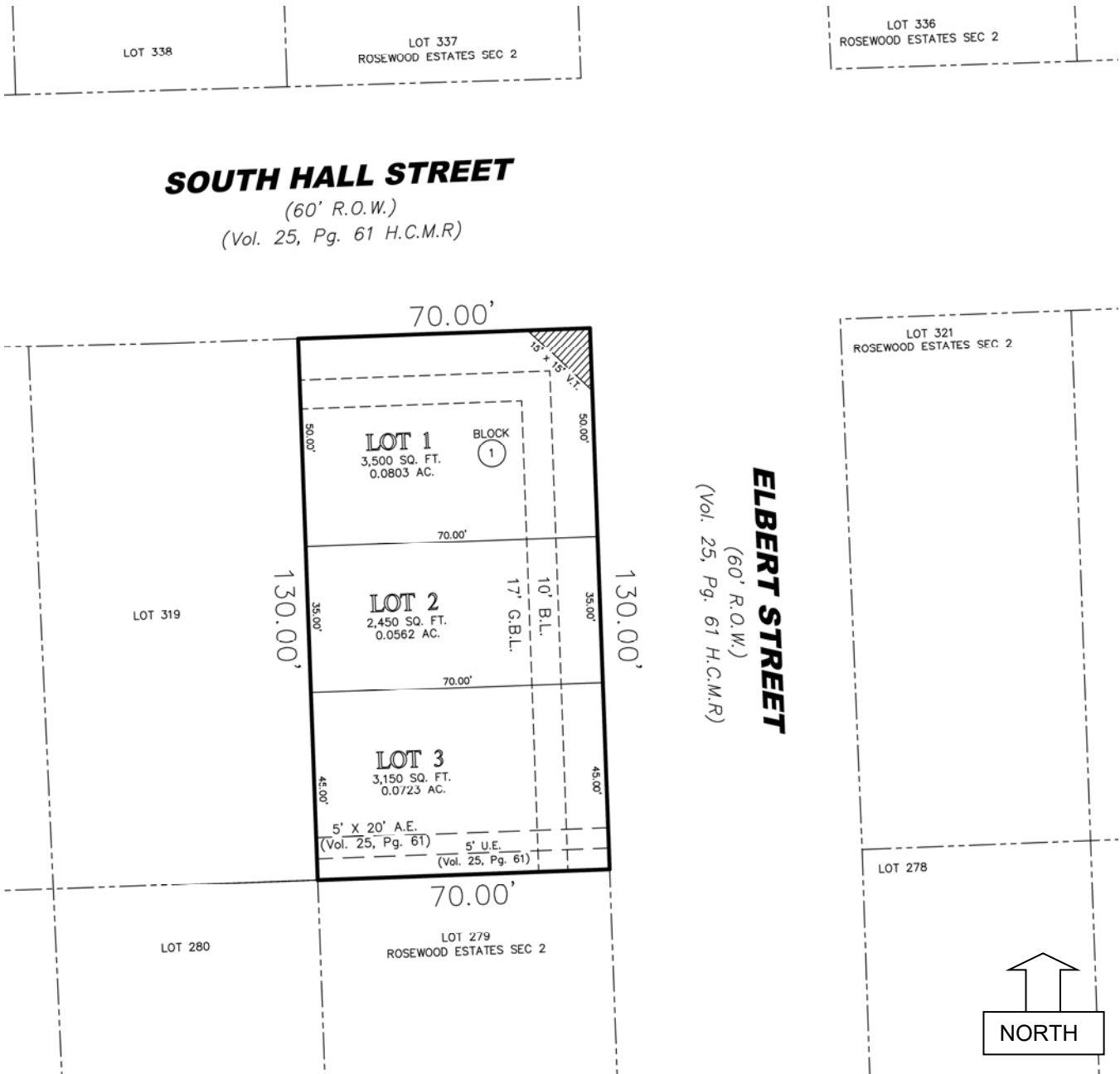
## ITEM: 104

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Rosewood Estates Sec 2 partial replat no 3 (DEF 1)

Applicant: CGES Bailey Planning



C – Public Hearings

Subdivision



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# Houston Planning Commission **ITEM: 104**

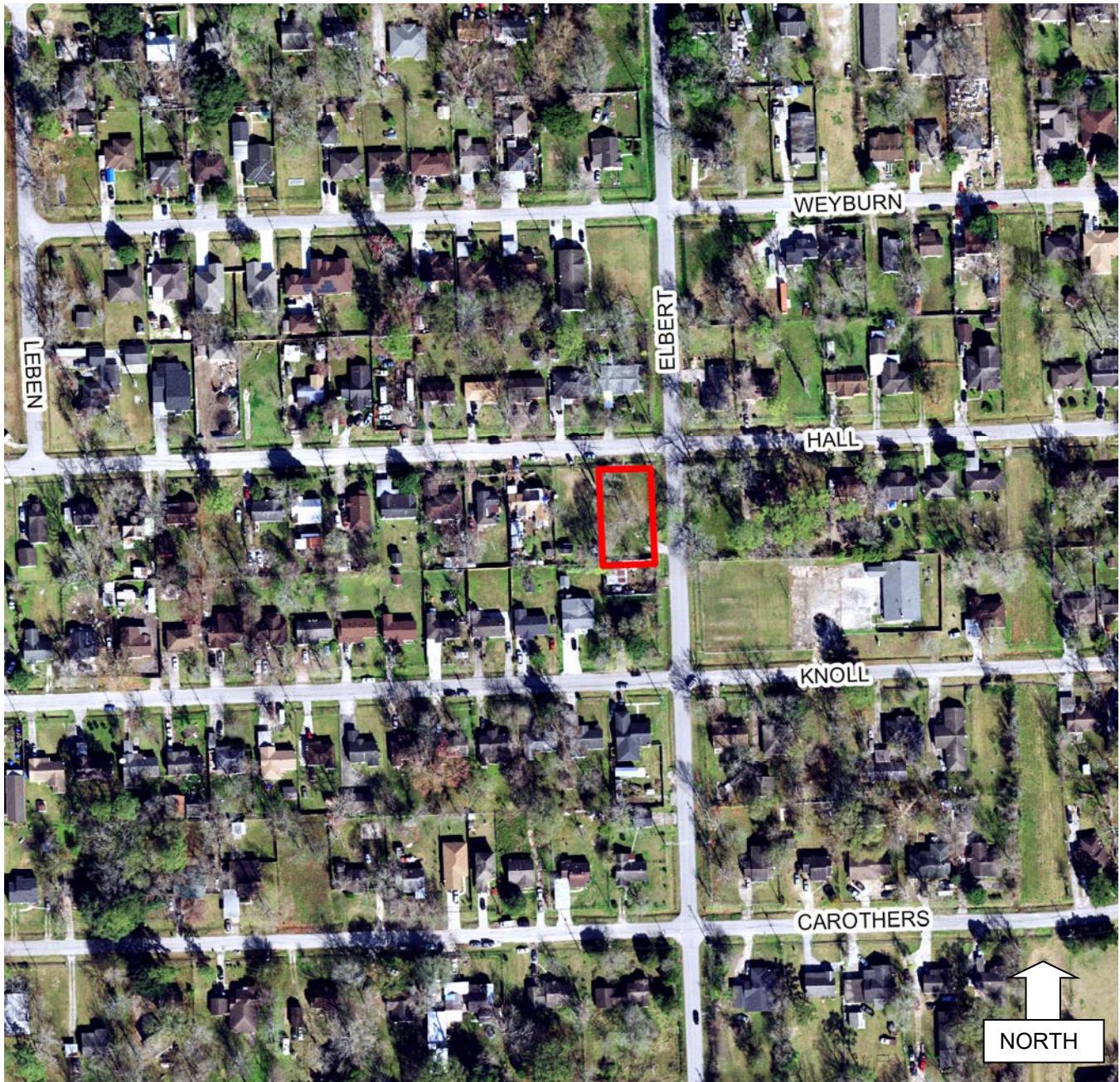
Planning and Development Department

Meeting Date: 01/20/2022

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Subdivision Name: Rosewood Estates Sec 2 partial replat no 3 (DEF 1)

Applicant: CGES Bailey Planning



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 6, 2021

Dear Property Owner:

**Reference Number: 2021-2762; Rosewood Estates Sec 2 partial replat no 3; partial replat of Rosewood Estates Sec 2**, being a replat of Lot 320, as recorded in Volume 25, Page 61 of the Harris County Map Records.

The property is located at the southwest intersection of South Hall Street and Elbert Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Arica Bailey**, with CGES|Bailey Planning, on behalf of the developer, Edward Romero, can be contacted at **713-965-7385**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, January 6, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

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### ***Planning Department Staff Authority and Obligation***

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 105

**Action Date:** 01/20/2022

**Plat Name:** Ruburfield No 66 partial replat no 6

**Developer:** L & F Designs

**Applicant:** L & F Designs

**App No/Type:** 2021-2596 C3N

**Staff Recommendation:**

Disapprove

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Total Acreage:	0.1799	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	City

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#### ***Conditions and Requirements for Approval***

206. Staff recommendation is disapproval for the following reasons. The applicant did not post the notice of the public hearing within the specified time in compliance with the notification requirements of Chapter 42 and Local Government code 212.015. The record information for the original map was incorrect on the sign and the notice advertisement in the newspaper.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are 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: 01/18/2021

No comments.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention 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.

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# Houston Planning Commission

## ITEM: 105

Planning and Development Department

Meeting Date: 01/20/2022

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Subdivision Name: Ruburfield No 66 partial replat no 6

Applicant: L & F Designs



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

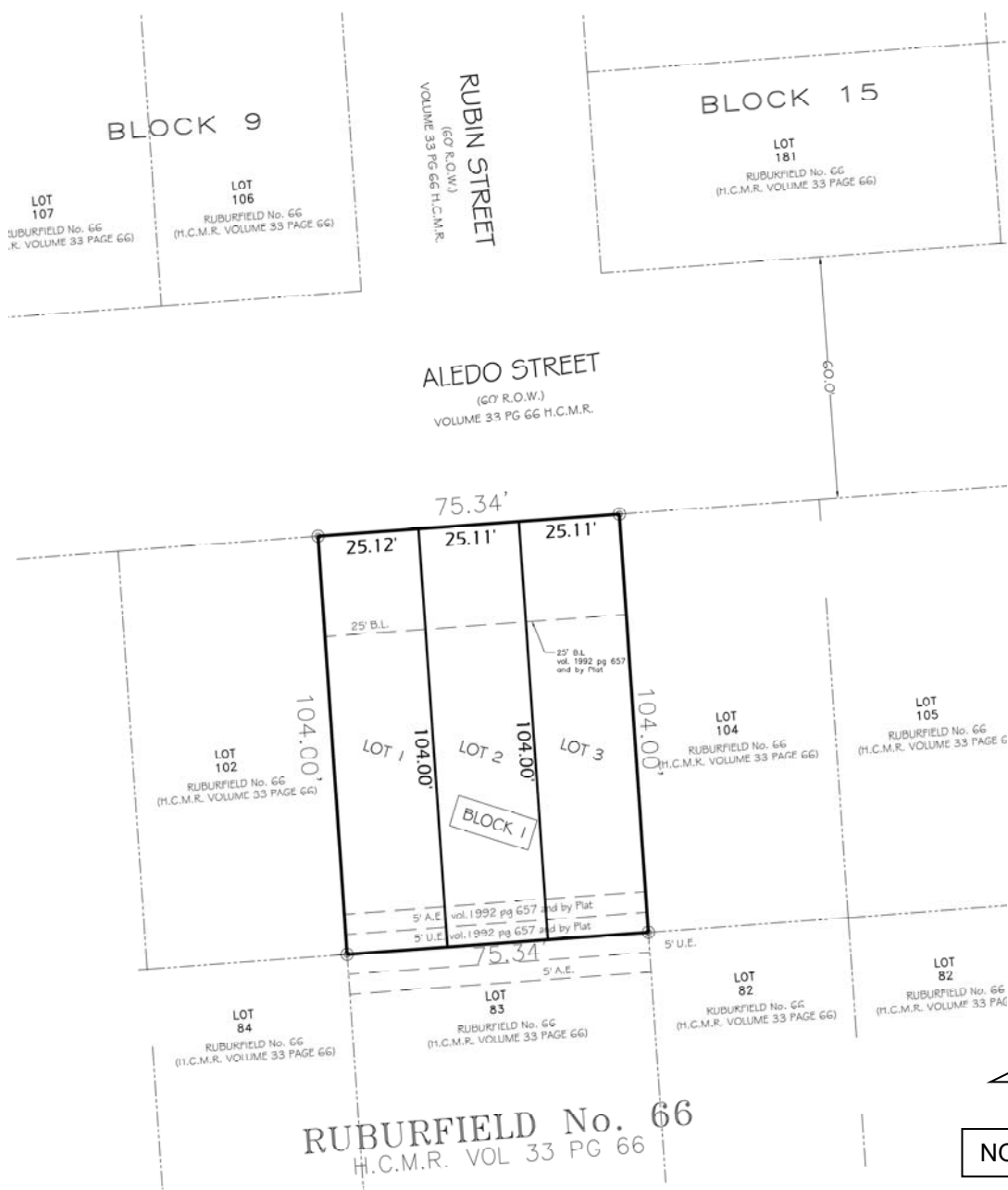
## ITEM: 105

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Ruburfield No 66 partial replat no 6

Applicant: L & F Designs



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 105

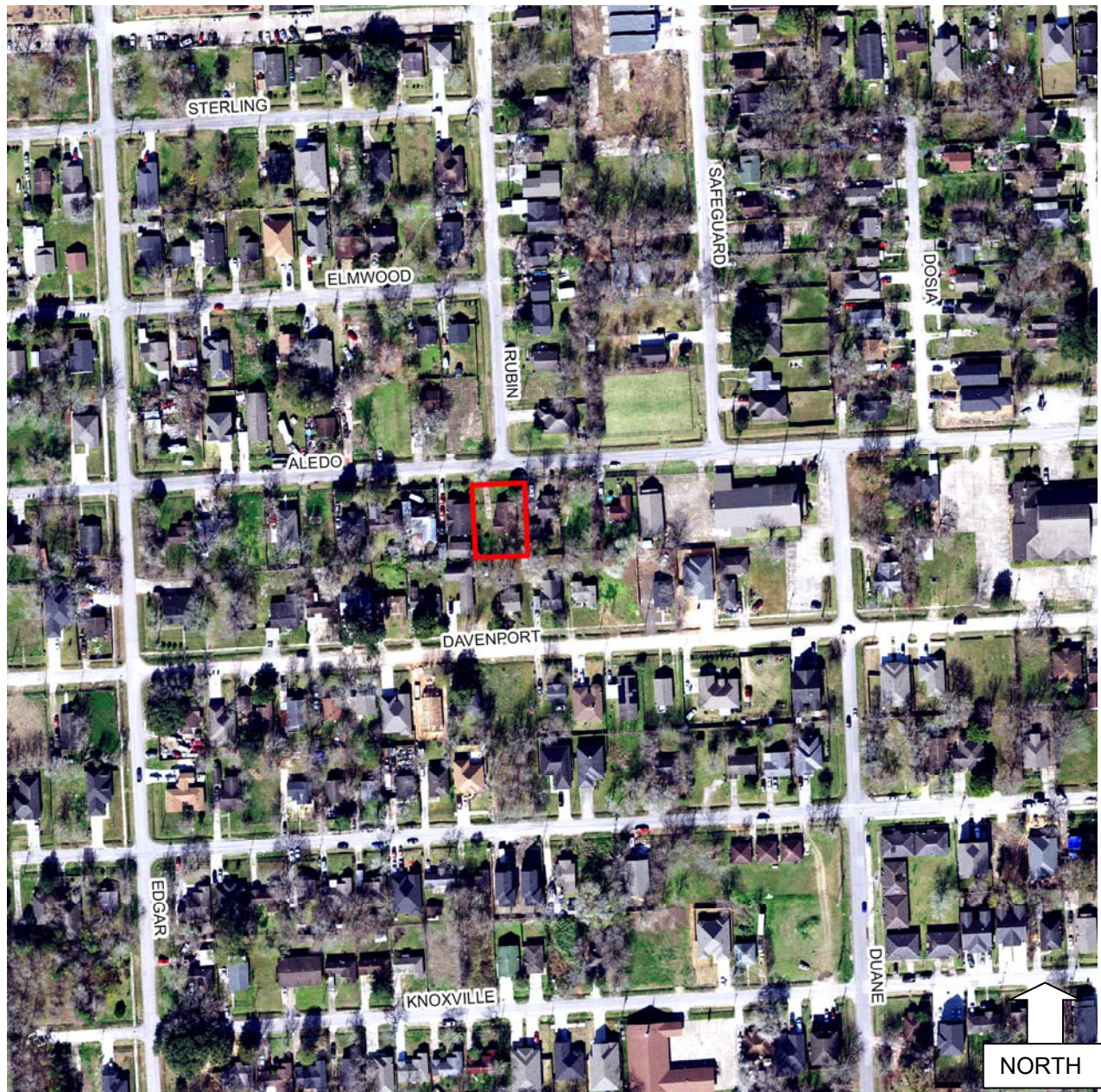
Planning and Development Department

Meeting Date: 01/20/2022

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Subdivision Name: Ruburfield No 66 partial replat no 6

Applicant: L & F Designs



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C – Public Hearings

Aerial

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 23, 2021

Dear Property Owner:

**Reference Number: 2021-2596; Ruburfield No 66 partial replat no 6;** partial replat of **Ruburfield No 66**, being Lot 103, Block 8, as recorded in Volume 33 Page 66 of the Harris County Map Records.

The property is located at the southern intersection of Aledo Street and Rubin Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Felisha Terwilliger**, with L & F Designs, can be contacted at **832-777-9379**.

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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The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

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City Council Chamber, Public Level, Houston, Texas

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**Agenda Item:** 106

**Action Date:** 01/20/2022

**Plat Name:** Southern Terrace Replat partial replat no 1

**Developer:** CE Engineers & Development Consultants, Inc.

**Applicant:** CE Engineers & Development Consultants, INC

**App No/Type:** 2021-2965 C3N

**Staff Recommendation:**

Defer Applicant request

Total Acreage:	0.1443	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533Q	City

***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

209. Applicant has requested that this item be deferred for two weeks.

***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 01/19/2022

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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

2. Driveway approach for Residential

Driveway width and radius must comply with the Infrastructure Design Manual (IDM) Ch. 15 sec 15.08.C. The dimensions in the right of way must comply with table 15.08.01 and the driveway radius shall not extend past the property line.

HPW-HW- IDS: APPROVE

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 106

**Action Date:** 01/20/2022

**Plat Name:** Southern Terrace Replat partial replat no 1

**Developer:** CE Engineers & Development Consultants, Inc.

**Applicant:** CE Engineers & Development Consultants, INC

**App No/Type:** 2021-2965 C3N

**Staff Recommendation:**

Defer Applicant request

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**Agenda Item:** 106

**Action Date:** 01/20/2022

**Plat Name:** Southern Terrace Replat partial replat no 1

**Developer:** CE Engineers & Development Consultants, Inc.

**Applicant:** CE Engineers & Development Consultants, INC

**App No/Type:** 2021-2965 C3N

**Staff Recommendation:**

Defer Applicant request

Total Acreage:	0.1443	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533Q	City

***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

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Driveway width and radius must comply with the Infrastructure Design Manual (IDM) Ch. 15 sec 15.08.C. The dimensions in the right of way must comply with table 15.08.01 and the driveway radius shall not extend past the property line.

HPW-HW- IDS: APPROVE

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.

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# Houston Planning Commission **ITEM: 106**

Planning and Development Department

Meeting Date: 01/20/2022

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**Subdivision Name: Southern Terrace Replat partial replat no 1**

**Applicant: CE Engineers & Development Consultants, INC**



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

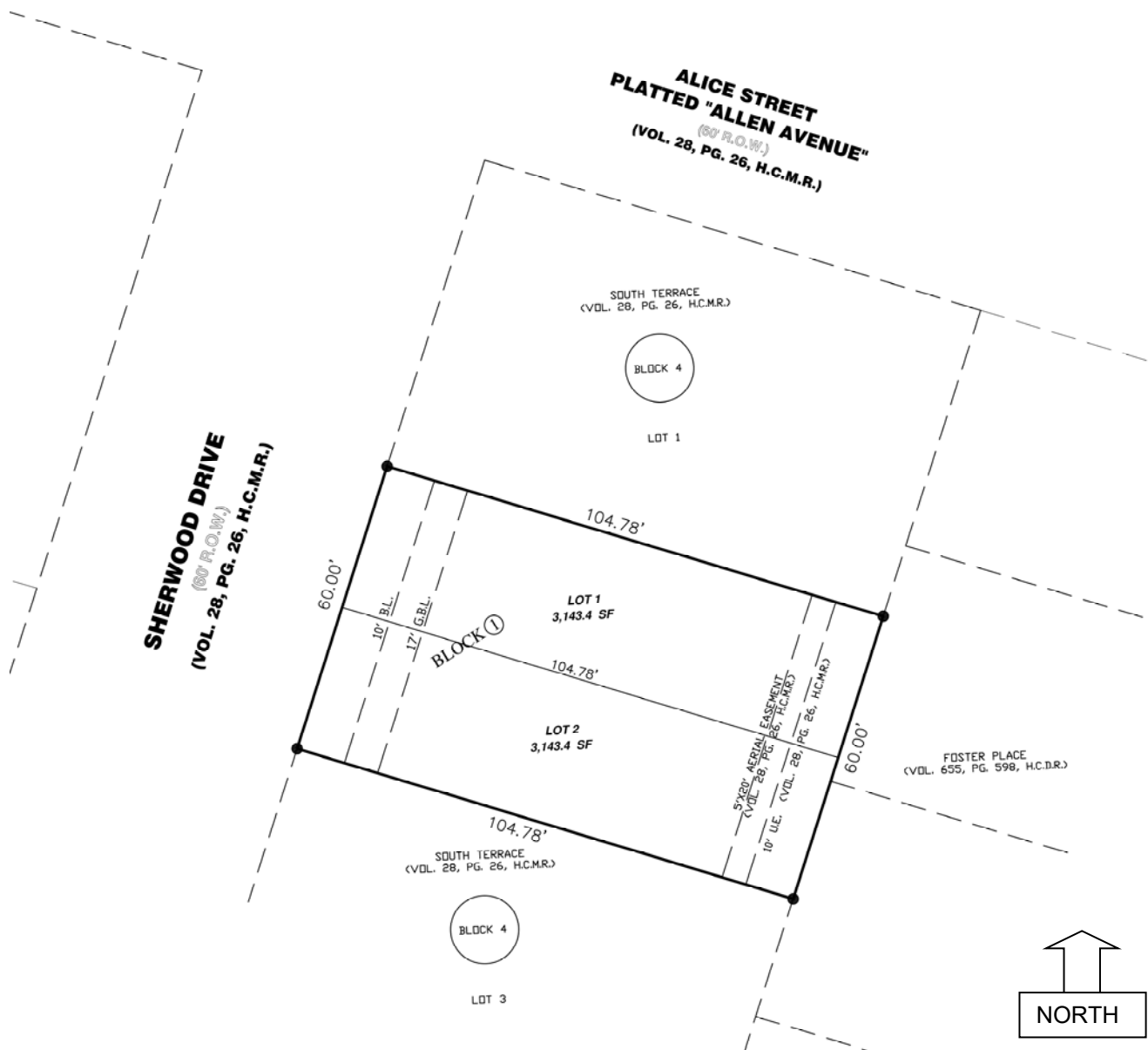
## ITEM: 106

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Southern Terrace Replat partial replat no 1

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 106

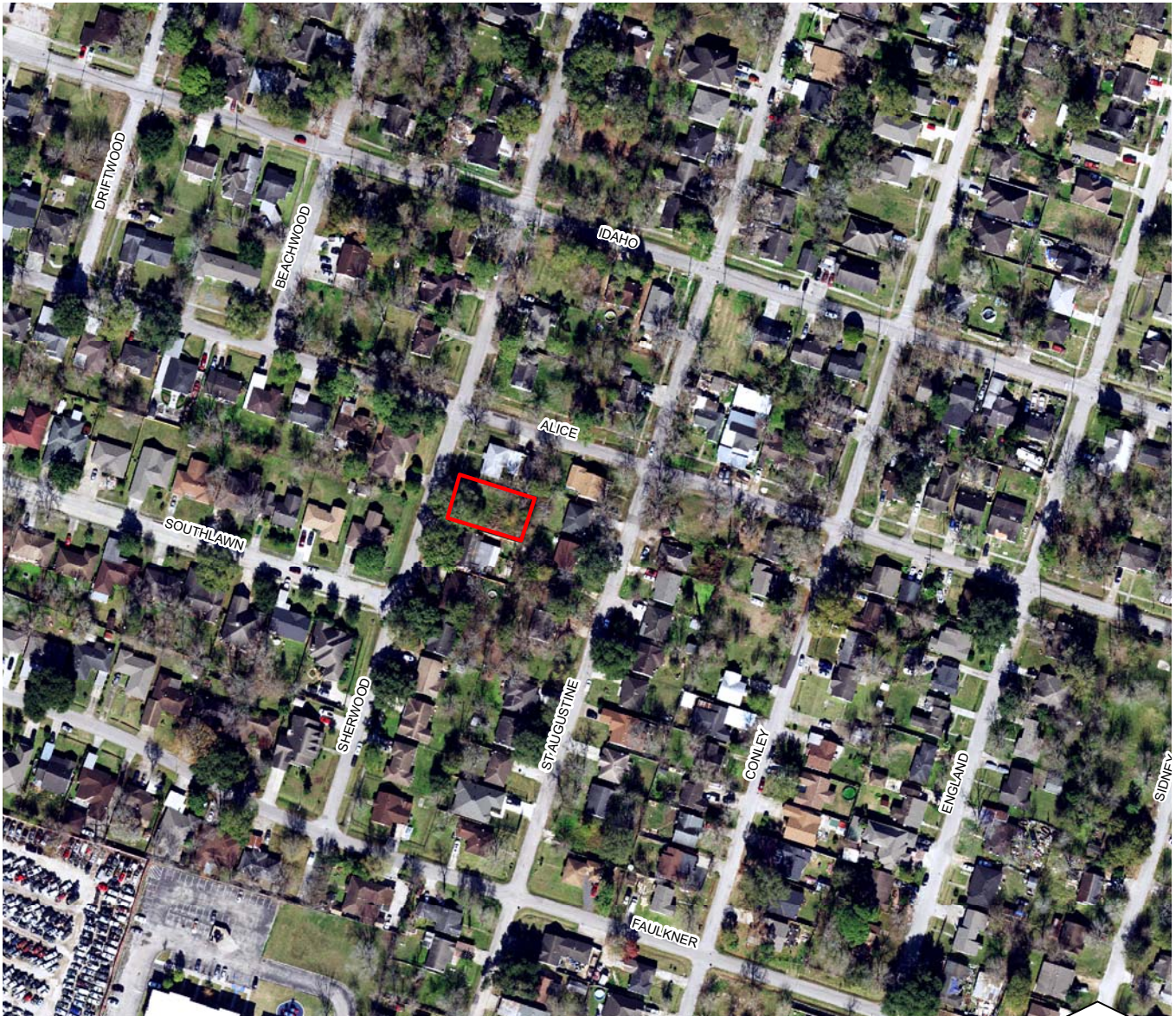
Planning and Development Department

Meeting Date: 01/20/2022

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Subdivision Name: Southern Terrace Replat partial replat no 1

Applicant: CE Engineers & Development Consultants, INC



NORTH

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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 20, 2021

Dear Property Owner:

**Reference Number: 2021-2965; Southern Terrace Replat partial replat no 1;** partial replat of **Southern Terrace Replat**, being Lot 2, Block 4, as recorded in Volume 28, Page 26 of the Harris County Map Records.

The property is located along Sherwood Street between Alice Street and Faulkner Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Chen Wang** with CE Engineers & Development Consultants, INC, can be contacted at **832-491-1458**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, January 20, 2022, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Greg Travis Karla Cisneros  
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
Controller: Chris Brown

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

**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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 107  
**Action Date:** 01/20/2022  
**Plat Name:** Southgate partial replat no 5  
**Developer:** 1904 Addison, LLC  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2021-2723 C3N

**Staff Recommendation:**  
Defer further deed rests  
review reqd

Total Acreage:	0.2575	Total Reserve Acreage:	0.2575
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77030	532H	City

#### ***Conditions and Requirements for Approval***

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**Agenda Item:** 107  
**Action Date:** 01/20/2022  
**Plat Name:** Southgate partial replat no 5  
**Developer:** 1904 Addison, LLC  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2021-2723 C3N

**Staff Recommendation:**  
Defer further deed rests  
review reqd

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HPW- TDO- Traffic: 01/04/2022  
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 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. 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>  
Provide completely filled Access Management Form and provide a dimension site plan to  
PWEACCESSFORM@HOUSTONTX.GOV  
Email subject should read: Access Management Form Request / Project Number / Address

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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>  
Planning Department Information  
Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

3. Driveway Placement on Corner Lot for Commercial  
Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15 table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.  
In the floodplain, need to submit approved drainage plan.

Harris County Flood Control District: Flood Control review - No comments.

CenterPoint: Title report/prior plat depict a 5'ue along rear lot line that 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.

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# Houston Planning Commission

## ITEM: 107

Planning and Development Department

Meeting Date: 01/20/2022

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**Subdivision Name:** Southgate partial replat no 5 (DEF 1)

**Applicant:** Vernon G. Henry & Associates, Inc.



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

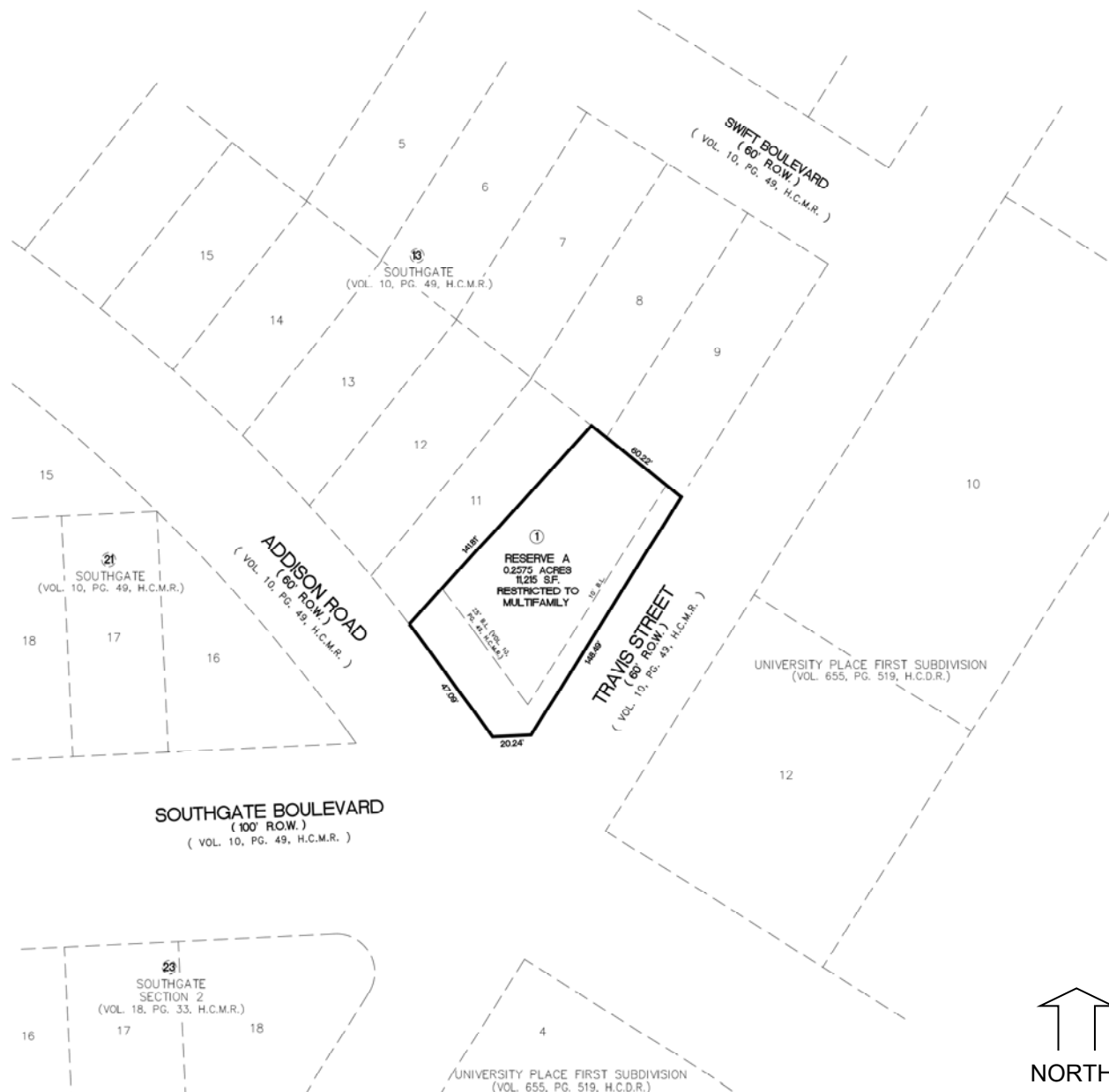
## ITEM: 107

Planning and Development Department

Meeting Date: 01/20/2022

**Subdivision Name: Southgate partial replat no 5 (DEF 1)**

**Applicant: Vernon G. Henry & Associates, Inc.**



**C – Public Hearings**

**Subdivision**



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# Houston Planning Commission

## ITEM: 107

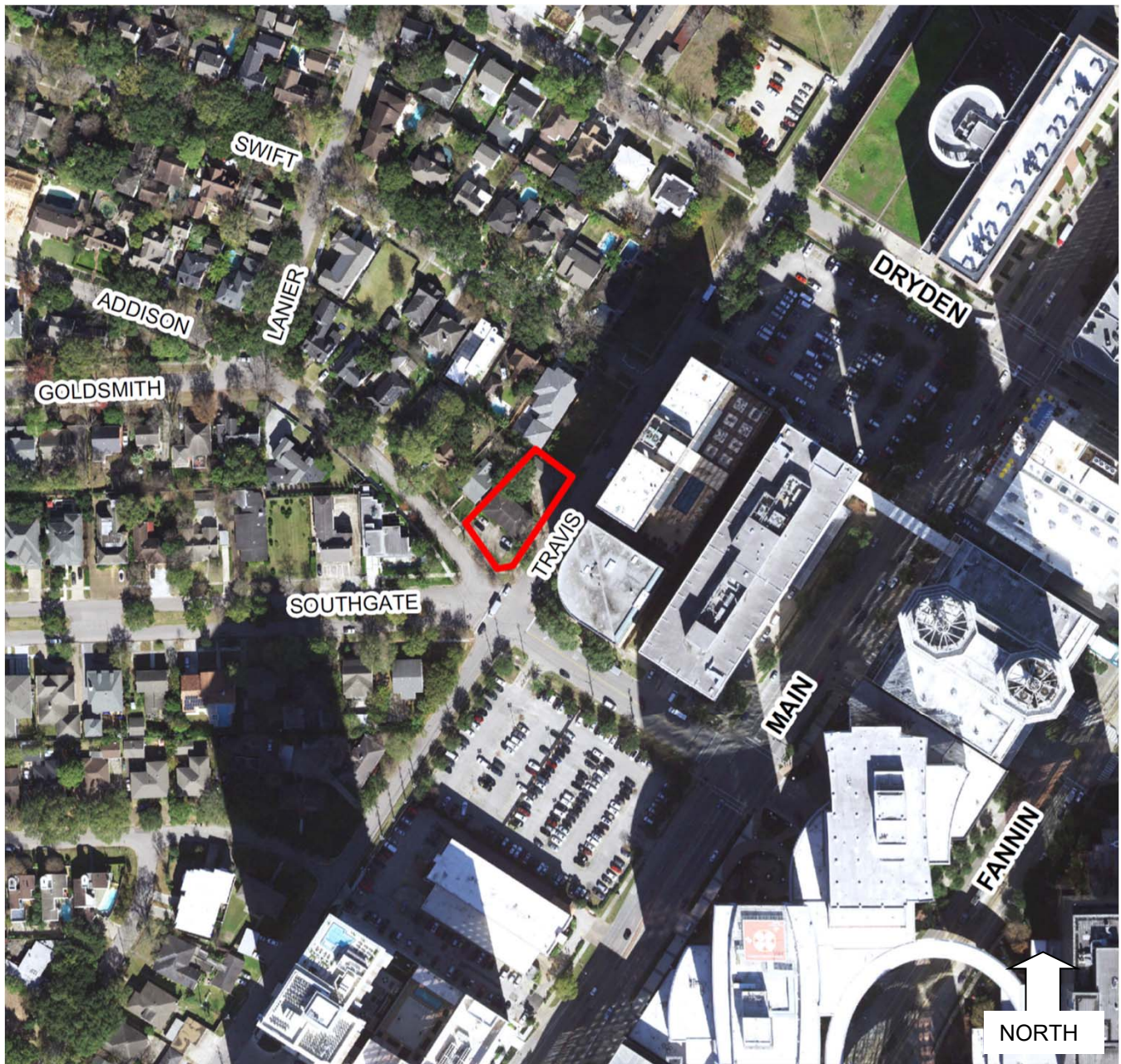
Planning and Development Department

Meeting Date: 01/20/2022

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Subdivision Name: Southgate partial replat no 5 (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 7, 2021

Dear Property Owner:

**Reference Number: 2021-2723; Southgate partial replat no 5;** partial replat of **Southgate**, being a replat of lot 10 and a portion of Lot 11, Block 13, as recorded in Volume 10, Page 49 of the Harris County Map Records.

The property is located at the northwest intersection of Addison Road and Travis Street. The purpose of the replat is to create one (1) multi-family reserve. The applicant, Jake Patrick, with Vernon Henry & Associates, on behalf of the developer 1904 Addison, LLC, Burgher Builders, can be contacted at **713-627-8666**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, January 6, 2022, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

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**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

### ***Terminology***

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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 108  
**Action Date:** 01/20/2022  
**Plat Name:** Upper West End Sec 14 partial replat no 1  
**Developer:** Houston Quality Builders, Inc.  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2021-2515 C3N

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

#### **Conditions and Requirements for Approval**

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.

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.

Provide minimum 5 feet sidewalk, 3" caliper trees and shrubs per Chapter 33 species and spacing requirements on all right-of-ways along the plat boundary. Street Address for the lots will be from Eigel Avenue only.

No Parking restriction on both sides of the block. In the future if the width of the street presents safety concerns it could be evaluated for one-way traffic.

Add the following note if the requested variances are granted: The Planning Commission granted variances to require 5' right-of-way dedication along Spencer St and to allow a 5' building line along Spencer St subject to specific conditions on 01/20/2022. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 108  
**Action Date:** 01/20/2022  
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**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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**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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>  
Planning Department Information  
Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)  
Planner of the day phone #: 832-393-6600

**2. Driveway approach for Residential**

Driveway width and radius must comply with the Infrastructure Design Manual (IDM) Ch. 15 sec 15.08.C. The dimensions in the right of way must comply with table 15.08.01 and the driveway radius shall not extend past the property line.

HPW- TDO- Traffic: 12/29/2021  
No comments.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.

**HPW-OCE-Traffic: 1. Sidewalks (October 1, 2020)**

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Planner of the day phone #: 832-393-6600

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Driveway width and radius must comply with the Infrastructure Design Manual (IDM) Ch. 15 sec 15.08.C. The dimensions in the right of way must comply with table 15.08.01 and the driveway radius shall not extend past the property line.

HPW- TDO- Traffic: 12/29/2021  
No comments.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention 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.

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# Houston Planning Commission      ITEM: 108

Planning and Development Department

Meeting Date: 01/20/2022

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Subdivision Name: Upper West End Sec 14 partial replat no 1 (DEF 1)

Applicant: Total Surveyors, Inc.



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**C – Public Hearings with Variance      Site Location**

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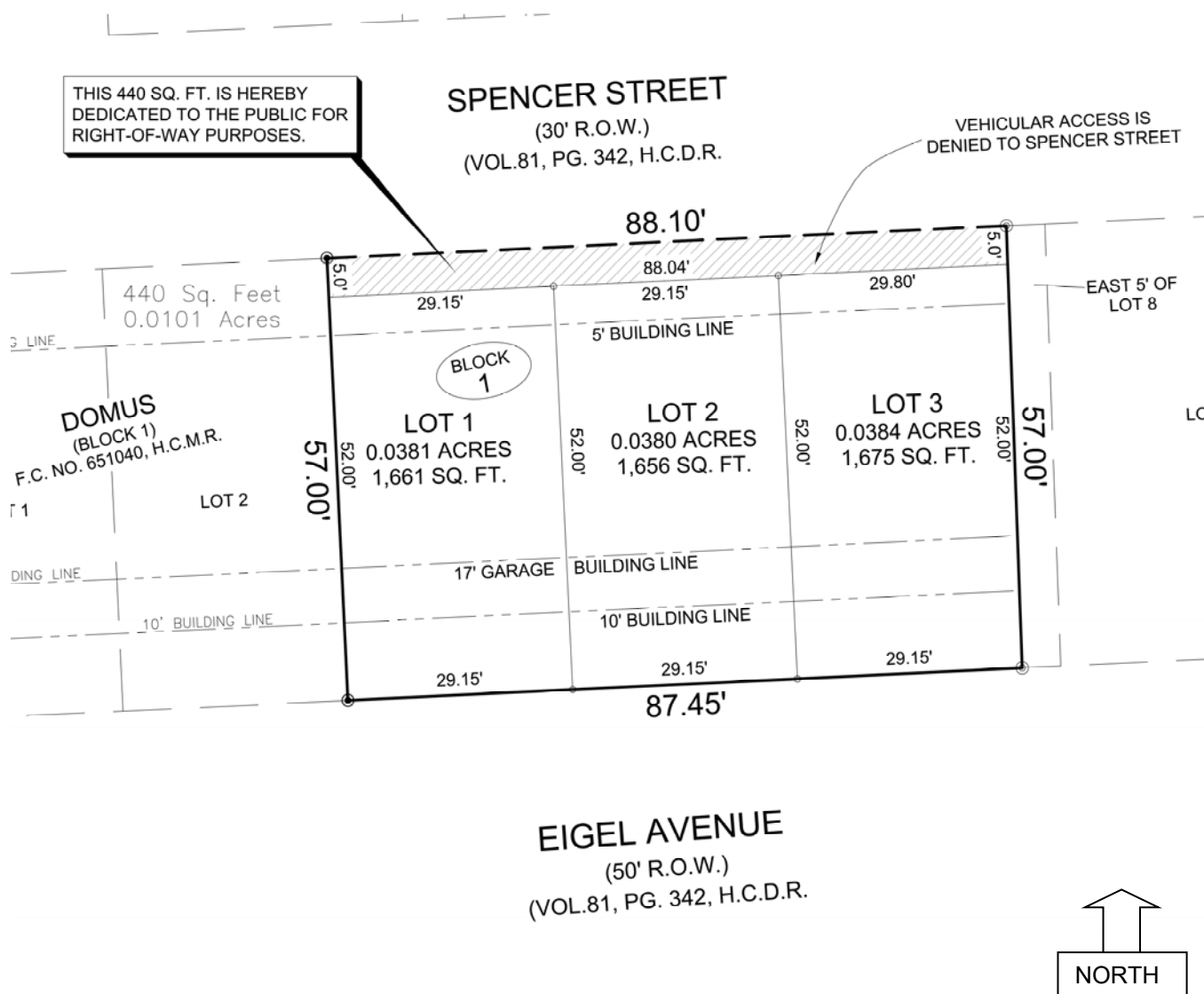
# Houston Planning Commission ITEM: 108

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Upper West End Sec 14 partial replat no 1 (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance

Subdivision



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# Houston Planning Commission **ITEM: 108**

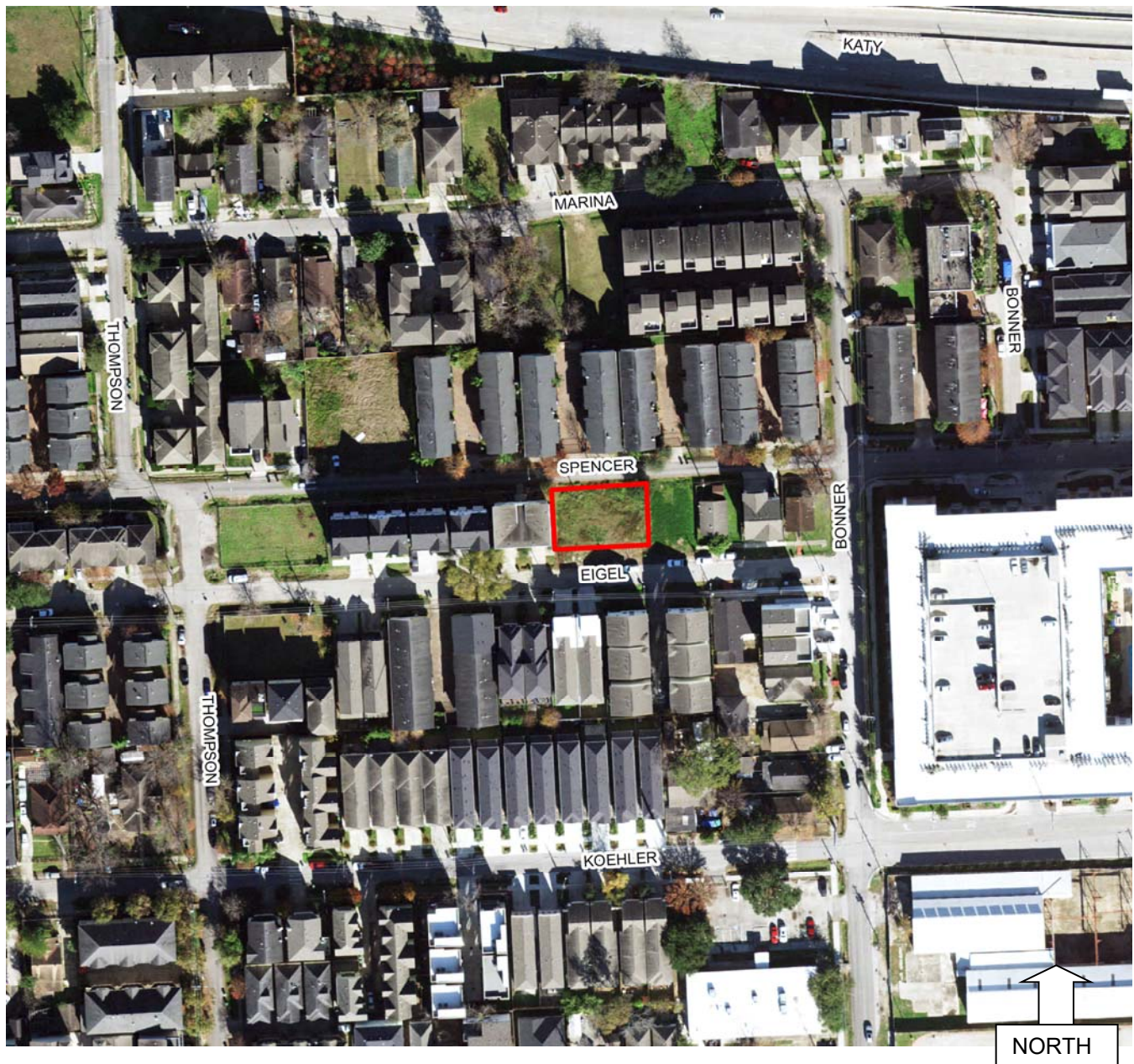
Planning and Development Department

Meeting Date: 01/20/2022

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Subdivision Name: Upper West End Sec 14 partial replat no 1 (DEF 1)

Applicant: Total Surveyors, Inc.



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**C – Public Hearings with Variance**

**Aerial**

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**Application Number:** 2021-2515

**Plat Name:** Upper West End Sec 14 partial replat no 1

**Applicant:** Total Surveyors, Inc.

**Date Submitted:** 10/18/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a building line of 5' instead of the required 10' building line along Spencer street.

**Chapter 42 Section:** Sec. 42-159.

**Chapter 42 Reference:**

Collector streets and local streets—Urban area. (b)The building line requirement for a subdivision or development in an urban area restricted to single-family residential use adjacent to a collector street or a local street shall be: (1) Ten feet for the principal structure; and (2) Seventeen feet for any carport or garage facing the collector street or local street unless otherwise required or authorized by this article. A building above the garage or carport may overhang the building line up to seven 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 tract of land has frontage on both Spencer Street and Eigel Street, both of which are a public right-of-way. Both streets are classified as a local street and require a 10' building line. We are requesting a 5' building line along Spencer Street instead of the required 10' building line. This tract of land was originally platted within the Koehler's, First Addition plat. Spencer Street was originally platted as a 30' right-of-way. In 2006, the Houston Planning Commission granted a variance to not require a right-of-way dedication for this development, and several other developments were granted the same variance over time. A 10' building line was established at that time along Spencer Street, by plat. Subsequently several amending plats, as well as a replat have been recorded within the lots of the original replat, Upper West End Sec 14. All of the Amending Plats and Replats have utilized the original variance granted with the Upper West End Sec 14 replat. This replat is proposing to dedicate 5' of right-of-way along Spencer Street, and request a 5' building line, which would allow the proposed development to remain in Harmony with the surrounding development. The 5' dedication would allow the City of Houston to redevelop Spencer Street with additional spacing for sidewalks and other pedestrian improvements. All vehicular traffic will be shifted to Eigel Street and the replat will not allow vehicular traffic on Spencer Street, by plat. The 5' building line will allow the proposed houses to line up and match the other houses along Spencer Street.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The pattern of development has been long established for many years prior to this developer owning the site. This variance request is based on the fact that the developments along Spencer Street have been constructed in a manner that will allow the requested 5' building to remain in harmony with the surrounding developments. Over the years, many variances have been granted along Spencer Street, which have created a specific development pattern.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and purposes of Chapter 42 include the establishment of developments appropriate to an area and situation, recognizing the differences in design framework of various areas, encouraging the efficiency of land development patterns. The proposed 5' building combined with the 5' right-of-way dedication, will allow the proposed development to provide a safe pedestrian environment and help preserve the intent of Chapter 42.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The variance will not be injurious to public health, safety or welfare. Allowing the 5' building line, combined with the 5' right-of-way dedication, the proposed development will provide plenty of space for the pedestrian improvements on Spencer Street.

**(5) Economic hardship is not the sole justification of the variance.**

The justification of this variance is to obtain approval through the planning commission of a desirable residential project consistent with the character and circumstances of its surroundings. The existing conditions surrounding the property are the justification of the variance.



**Application Number:** 2021-2515

**Plat Name:** Upper West End Sec 14 partial replat no 1

**Applicant:** Total Surveyors, Inc.

**Date Submitted:** 10/18/2021

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 only require 5' of right-of-way dedication instead of the required 10'

**Chapter 42 Section:** Sec. 42-122

**Chapter 42 Reference:**

Right-of-way widths. Local Street - (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development

### **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 tract of land has frontage on both Spencer Street and Eigel Street, both of which are a public right-of-way. Both streets are classified as a local street. Eigel Street is an existing 50' wide public right-of-way, dedicated by the Koehler's, First Addition plat. Spencer Street is an existing 30' wide public right-of-way, dedicated by the Koehler's, First Addition plat. By ordinance, 10' is required to be dedicated to the public for right-of-way purposes. We are requesting to only dedicate 5' of right-of-way along Spencer Street. When this project was originally replatted in 2006, a variance was granted to not require any right-of-way dedication. Over the years multiple projects have received the same variance, to not dedicate right-of-way along Spencer Street. In 2015, one plat, Koehler's First Addition Partial Replat No 3, within our block, was granted a variance to dedicate only 5' of land. We are also requesting the same variance, to only dedicate 5' of right-of-way. The land north of Spencer Street, was granted variances to not dedicate any right-of-way. This tract of land was originally platted within the Koehler's, First Addition plat. Spencer Street was originally platted as a 30' right-of-way. In 2006, the Houston Planning Commission granted a variance to not require and right-of-way dedication for this development, and several other developments were granted the same variance over time. We are proposing to dedicate 5' of right-of-way, coupled with a 5' building line. This replat is proposing to dedicate 5' of right-of-way along Spencer Street, and request a 5' building line, which would allow the proposed development to remain in Harmony with the surrounding development. The 5' dedication would allow the City of Houston to redevelop Spencer Street with additional spacing for sidewalks and other pedestrian improvements. All vehicular traffic will be shifted to Eigel Street and the replat will not allow vehicular traffic on Spencer Street, by plat. The 5' right-of-way dedication coupled with the 5' building line will allow the proposed houses to line up and match the other houses along Spencer Street.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The pattern of development has been long established for many years prior to this developer owning the site. This variance request is based on the fact that the developments along Spencer Street have been constructed in a manner that will allow the requested 5' right-of-way dedication combined with the requested 5' building to remain in harmony with

the surrounding developments. Over the years, many variances have been granted along Spencer Street, which have created a specific development pattern.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and purposes of Chapter 42 include the establishment of developments appropriate to an area and situation, recognizing the differences in design framework of various areas, encouraging the efficiency of land development patterns. The proposed 5' building combined with the 5' right-of-way dedication, will allow the proposed development to provide a safe pedestrian environment and help preserve the intent of Chapter 42.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The variance will not be injurious to public health, safety or welfare. Allowing the 5' building line, combined with the 5' right-of-way dedication, the proposed development will provide plenty of space for the pedestrian improvements on Spencer Street.

**(5) Economic hardship is not the sole justification of the variance.**

The justification of this variance is to obtain approval through the planning commission of a desirable residential project consistent with the character and circumstances of its surroundings. The existing conditions surrounding the property are the justification of the variance.



**Application No:** 2021-2515

**Agenda Item:** 108

**PC Action Date:** 01/20/2022

**Plat Name:** Upper West End Sec 14 partial replat no 1

**Applicant:** Total Surveyors, Inc.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** Sec. 42-159. ; Sec. 42-122

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To allow a building line of 5' instead of the required 10' building line along Spencer street. ;  
To only require 5' of right-of-way dedication instead of the required 10' ;

**Basis of Recommendation:**

The site is located along and north of Eigel Street, south of Spencer Street between Thompson Street and Bonner Street in Houston's Corporate Limits. The reason for replat is to create three single family residential lots. The applicant is requesting two variances: To allow a 5' Building Line instead of 10' BL along Spencer Street. To allow 5' dedication for ROW instead of the required 10'. Staff is in support of this request. In 2006, the subject property was replatted into 3 lots and a variance was granted to not provide 10' ROW dedication along Spencer Street subject to provide 4' wide sidewalk. Then, in 2009, the 3 lots were amended to reduce the number of lots from 3 to 1. With this proposal, the applicant would like to replat the property to create 3 lots again. Only 1 additional lot will added to the street. Spencer Street is 30' wide at this location and is only few blocks long. Per the ordinance, the applicant is required to dedicate 10' and a minimum 10' BL is required. The applicant is proposing to dedicate 5' instead of 10' and to establish 5' BL instead of 10'. Per the site plan, no vehicles will have access to Spencer Street. In this area some townhomes were developed without ROW dedication. Recent developments dedicated 5ft to the ROW to widen Spencer Street. Based on this, only 40 ft ROW can be obtained between Patterson and Bonner Street. Spencer Street is only 3 to 4 blocks long. Per the cross section plans, the applicant will provide a minimum 5ft unobstructed sidewalk on both Spencer Street and Eigel Avenue. Vehicular access is denied from Spencer Street. Staff coordinated with Houston Public Works. Houston Public Works has no objections at this time. However, no parking will be permitted on both sides of Spencer Street. Staff's recommendation is to Grant the requested variance(s) and Approve the plat subject to the conditions listed.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;**  
**OR**

The Planning Commission granted the requested variance in 2006. The applicant is adding only one additional lot and no vehicular access will be from Spencer Street.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application would make this project infeasible due to the unusual physical characteristics of the land. Because of recent development only 40ft of ROW can be obtained between Patterson and Bonner Streets.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The applicant is only replatting the property back to the 3 lots that were originally platted in 2009. No vehicular access will be allowed on Spencer Street and the addresses for these lots will be from Eigel Avenue.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Vehicular access will be denied from Spencer Street. The applicant will dedicate 5' widening to Spencer and a 5' building line along Spencer Street and no parking will be permitted on both sides of Spencer Street.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Vehicular access will be denied from Spencer Street. The applicant will dedicate 5' widening to Spencer and a 5' building line along Spencer Street and no parking will be permitted on both sides of Spencer Street. Granting of the variance will not be injurious to the public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. Due to the unusual physical characteristics of the land because of recent developments along Spencer Street only 40ft of ROW can be obtained between Patterson and Bonner Streets. The applicant is only replatting the property back to the 3 lots that were originally platted in 2009 adding 1 lot. No vehicular access will be allowed on Spencer Street and the addresses for these lots will be from Eigel Avenue.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 9, 2021

Dear Property Owner:

**Reference Number: 2021-2515; Upper West End Sec 14 partial replat no 1;** replatting of all of Lot 3, Block 1, of "Upper West End Sec 14 amending plat no 2". as recorded at Film Code No. 628258 of the Harris County Map Records.

The property is located north of Eigel Street and south of Spencer Street between Thompson Street and Bonner Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Kevin Kolb**, with Total Surveyors, Inc, on behalf of Houston Quality Builders, Inc, can be contacted at **281-479-8719**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached.

The Houston Planning Commission will hold a public meeting to consider this application.

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 6, 2022 at 2:30 PM  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak



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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 109

**Action Date:** 01/20/2022

**Plat Name:** Vernas Garden

**Developer:** Green Valley Construction, LLC

**Applicant:** The Interfield Group

**App No/Type:** 2021-2817 C3N

**Staff Recommendation:**

Defer Applicant request

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Total Acreage:	1.8262	Total Reserve Acreage:	1.4530
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77015	497F	City

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

209. Applicant has requested that this item be deferred for two weeks.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**Agenda Item:** 109

**Action Date:** 01/20/2022

**Plat Name:** Vernas Garden

**Developer:** Green Valley Construction, LLC

**Applicant:** The Interfield Group

**App No/Type:** 2021-2817 C3N

**Staff Recommendation:**

Defer Applicant request

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HPW- TDO- Traffic: 01/19/2022

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 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. 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>

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

Email subject should read: Access Management Form Request / Project Number / Address

#### 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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

#### 3. Driveway Placement on Corner Lot for 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 TDO at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@houstontx.gov)

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Parks and Recreation: Add all applicable parks/open space notes

HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

No building is allowed within any public utility easement.

In the floodplain, need to submit approved drainage plan.

Harris County Flood Control District: Flood Control review - The whole plat is in the Floodplain, must comply with regulations otherwise no comments.

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# Houston Planning Commission

## ITEM: 109

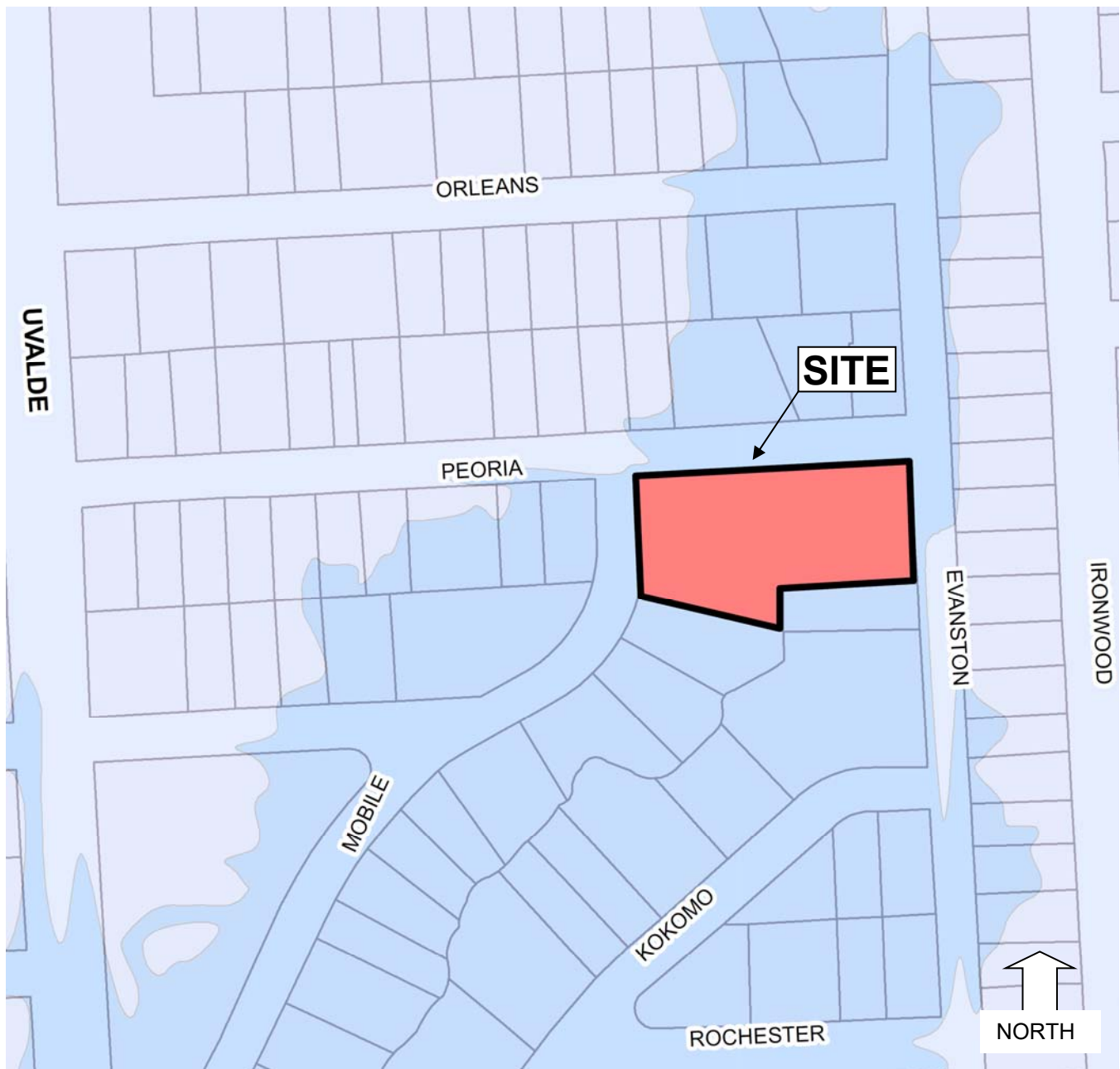
Planning and Development Department

Meeting Date: 01/20/2022

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Subdivision Name: Vernas Garden

Applicant: The Interfield Group



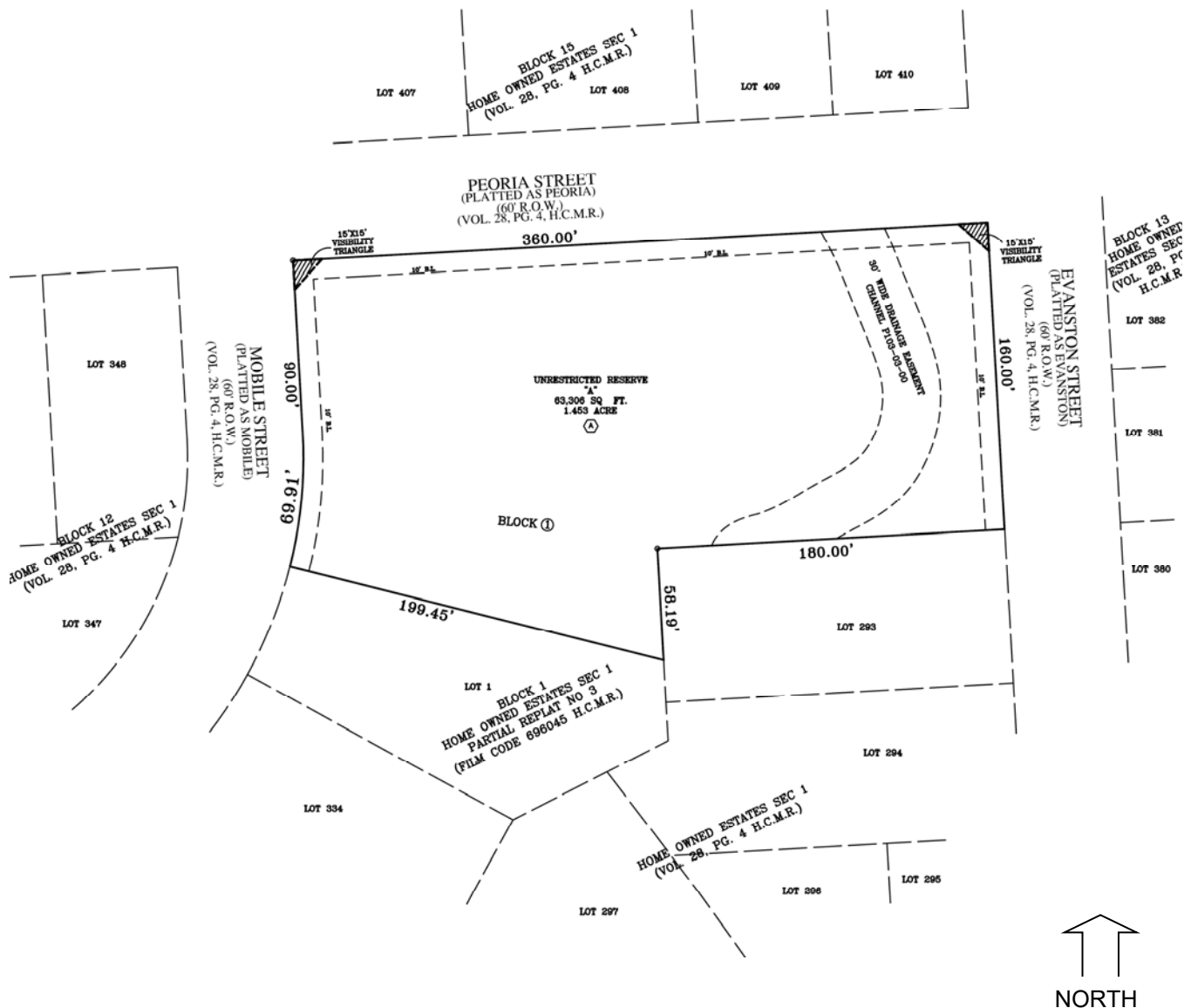
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**C – Public Hearings with Variance      Site Location**

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**Meeting Date: 01/20/2022**

## Applicant: The Interfield Group



## Subdivision



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# Houston Planning Commission

## ITEM: 109

Planning and Development Department

Meeting Date: 01/20/2022

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Subdivision Name: Vernas Garden

Applicant: The Interfield Group



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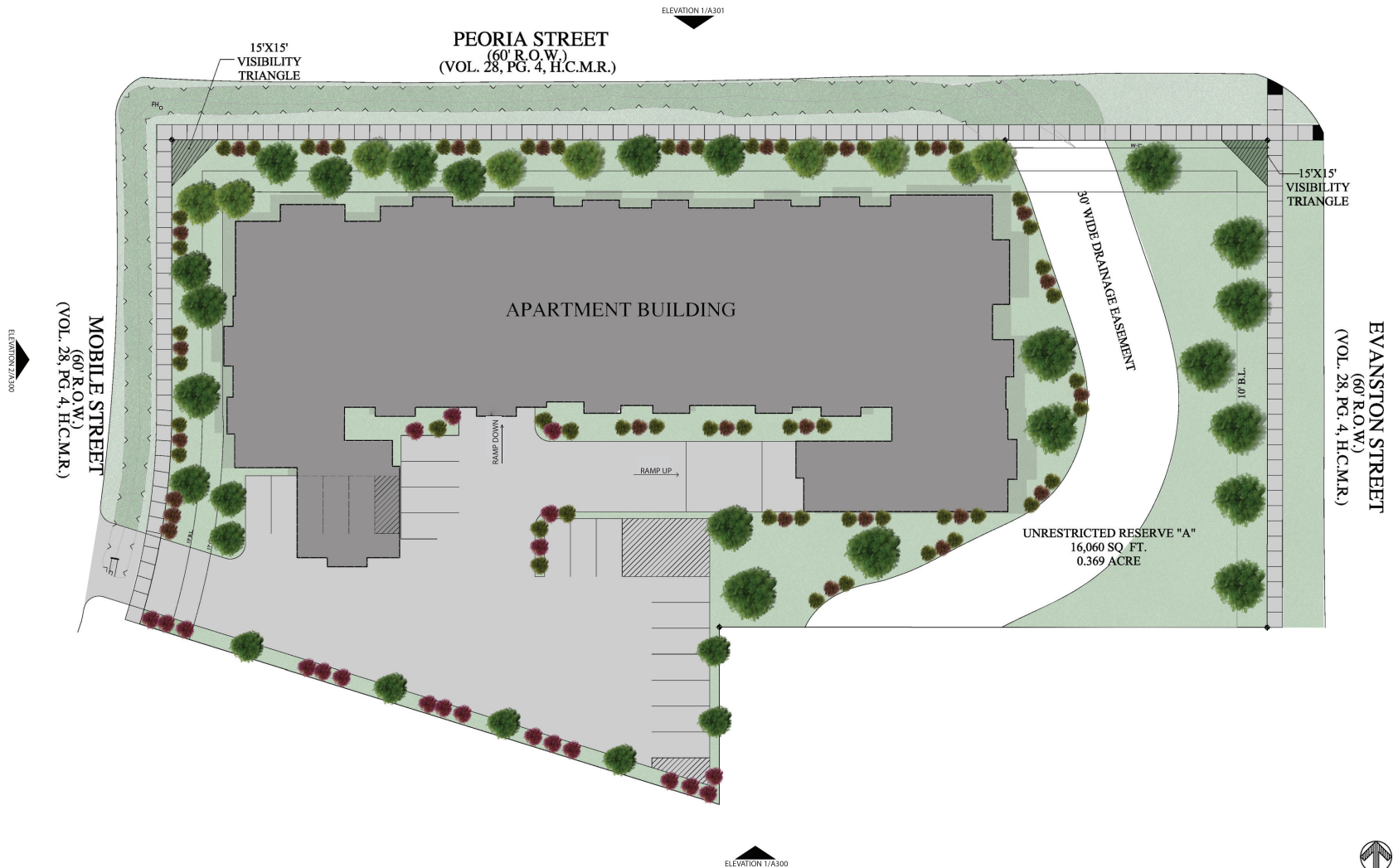
**C – Public Hearings with Variance**

**Aerial**

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**KR**  
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MOBILE STREET APARTMENT  
DEVELOPMENT  
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HOUSTON, TEXAS 77015

REVISIONS	
PROJECT NO.:	288

OVERALL  
PROPOSED SITE PLAN

A100





**Application Number:** 2021-2817

**Plat Name:** Vernas Garden

**Applicant:** The Interfield Group

**Date Submitted:** 11/22/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Specific variance is being sought and extent of variance is to allow the partial replatting of a subdivision that contains single family lots into an unrestricted reserve.

**Chapter 42 Section: 193**

**Chapter 42 Reference:**

42-193— Rules governing partial replats of certain property (2) A plat restriction limiting the use of property specifically to "nonresidential use: (a) May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multifamily residential purposes prior to April 3, 1999.

## 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;**

Vernas Gardens is located inside the Houston City Limits, south of Peoria Street, east of Mobile Street, north of Kokomo Street and west of Evanston Street. Vernas Garden consist of all the Lots and Unrestricted Reserve "A" created in Home Owned Estates Sec 1 Partial Replat No 3, except one. The one lot was recently sold. At the time Lot 1, Block 1 was sold, developer was not aware that his plan to construct a multifamily development would require a variance. In meeting and consultations with architect and engineer, it became obvious that constructing front loading units with all the curb cuts, located inside the flood plain, denied owner the best use of the land. The reasons being requirements for detention and mitigation, and height of finish floors. Land between Uvalde Road and Evanston Street consist of mixed uses. Vernas Garden will be an asset to the area, due to the following: (1) It will provide an affordable living option in the area (2) A more reasonable design of detention than the previously planned detention pond at rear of homes. (3) Sidewalk easements are being provided within the plat boundary to accommodate a 5' sidewalk along street frontages, for a pedestrian realm that is more walkable. (4) 3" caliper trees will be provided along the right of way. (5) It greatly reduces the number of curb cuts along two streets.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors of existing conditions and requirements that deny owner reasonable use of land.

**(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, due to the following considerations: a. Proposed development will include a 5-foot sidewalk along Peoria Street and Mobile Street b. Sidewalk easements are being provided as needed to provide sidewalks along street frontages c. Privacy planting will be provided along the north

property line of Lot 1, Block 1. d. 3" caliper trees along street frontages e. Development will be landscaped and will preserve and enhance the general character of the community

**(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. Development will enhance public welfare, without any way compromising public health or safety. On the contrary, sidewalks and reduction in curb cuts will make the area safer and walkable.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions and requirements.

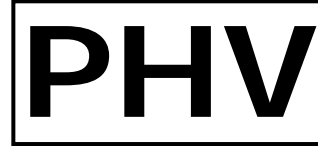


# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 20, 2021

Dear Property Owner:

**Reference Number: 2021-2817; Vernas Garden;** replatting of all of Lots 2 thru 14 and Unrestricted Reserve A, in Block 1, of "Home Owned Estates Sec 1 partial replat no 3". as recorded at Film Code No. 696045 of the Harris County Map Records.

The property is located at the southeast intersection of Mobile Street and Peoria Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Mary Villareal**, with The Interfield Group, on behalf of Green Valley Construction, LLC, can be contacted at **713-780-0909 Ext 312**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached.

The Houston Planning Commission will hold a public meeting to consider this application.

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2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

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

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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**STAFF REPORT  
Variance Request Form**

**Application No:** 2021-2817

**Agenda Item:** 109

**PC Action Date:** 01/20/2022

**Plat Name:** Vernas Garden

**Applicant:** The Interfield Group

**Staff Recommendation:** Defer per applicants request

**Chapter 42 Sections:** 193

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

Specific variance is being sought and extent of variance is to allow the partial replatting of a subdivision that contains single family lots into an unrestricted reserve.;

**Basis of Recommendation:**

defer applicants request

---

**Statement of Facts**

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

na

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

na

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

na

(3) The intent and general purposes of this chapter will be preserved and maintained;

na

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

na

(5) Economic hardship is not the sole justification of the variance.

na



**Agenda Item:** 110  
**Action Date:** 01/20/2022  
**Plat Name:** Willowcreek Ranch Sec 11  
**Developer:** Willow Creek Ranch Telge, LLC, A Texas Limited Liability Company  
**Applicant:** EHRA  
**Ann No/Type:** 2021-2941 CN

**Staff Recommendation:**  
 Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	39.2100	Total Reserve Acreage:	20.1500
Number of Lots:	15	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	77377	287R	ETJ

#### **Conditions and Requirements for Approval**

012.2. Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713-207-0430. 1. Dedication page missing. 2. Lot 13-15, Blk 1: - No UEs and/or CNP easements, whether existing or proposed, should be within Reserves restricted to any kind of wet usage areas (i.e., detention, drainage, lake, etc.) - CNP requires 16' UE if wet utilities are needed (outside of any detention or drainage areas). 3. Line Table: add L5 & L6

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

053. Change street name(s) Dashingly Court after 90 degree turn as indicated on the file copy to avoid duplication. The westernmost portion of DASHINGLY CT appears to divert approx. 90 degrees, please add a unique street name for this portion as per ordinance.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 110

**Action Date:** 01/20/2022

**Plat Name:** Willowcreek Ranch Sec 11

**Developer:** Willow Creek Ranch Telge, LLC, A Texas Limited Liability Company

**Applicant:** EHRA

**App No/Type:** 2021-2941 CN

CenterPoint: 1. Dedication page missing.

2. Lot 13-15, Blk 1:

- No UEs and/or CNP easements, whether existing or proposed, should be within Reserves restricted to any kind of wet usage areas (i.e., detention, drainage, lake, etc.)

- CNP requires 16' UE if wet utilities are needed (outside of any detention or drainage areas).

3. Line Table: add L5 & L6

HPW-HW- IDS: APPROVE

Harris County Flood Control District: Flood Control review - No comments.

HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Addressing: the westernmost portion of DASHINGLY CT appears to divert approx. 90 degrees, please add a unique street name for this portion as per ordinance.

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)

Show Graceview Springs Drive and label recording info along western plat boundary (chapter 42)

Change street name at 90 degree bend (chapter 42)

10' building line along western plat boundary (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.

**Staff Recommendation:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed



# Houston Planning Commission

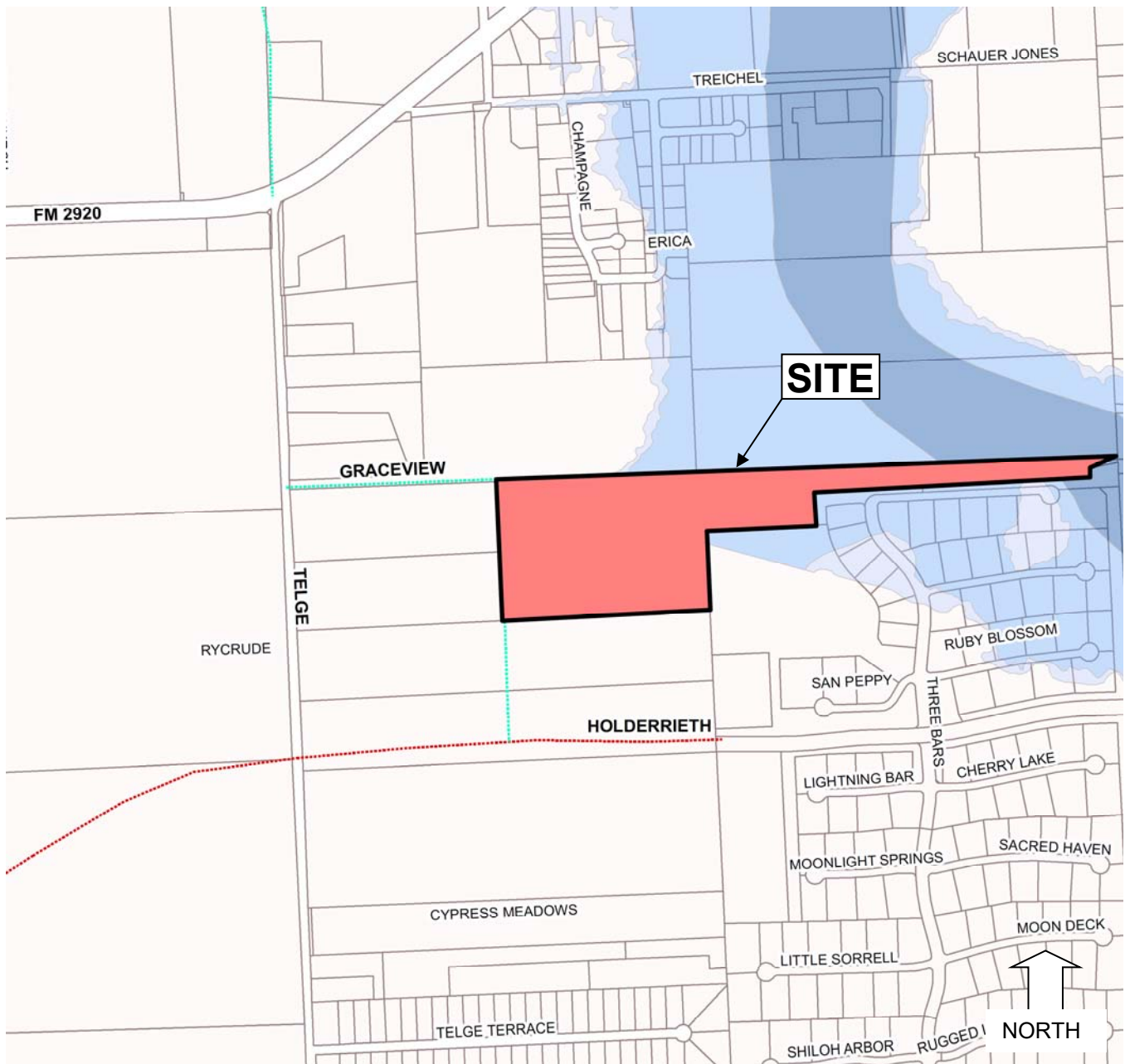
**ITEM: 110**

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Willowcreek Ranch Sec 11

Applicant: EHRA



**C – Public Hearings with Variance      Site Location**

# Houston Planning Commission

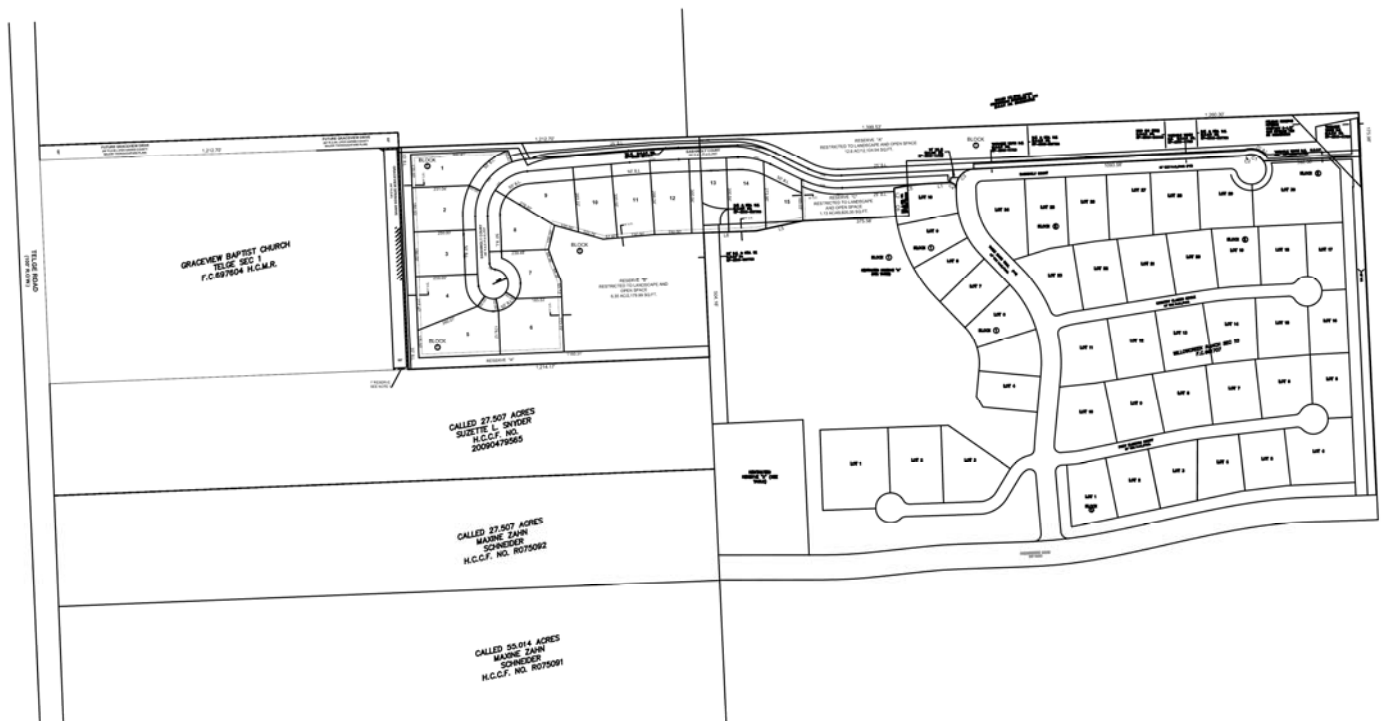
ITEM: 110

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Willowcreek Ranch Sec 11

Applicant: EHRA



C – Public Hearings with Variance

Subdivision



# Houston Planning Commission

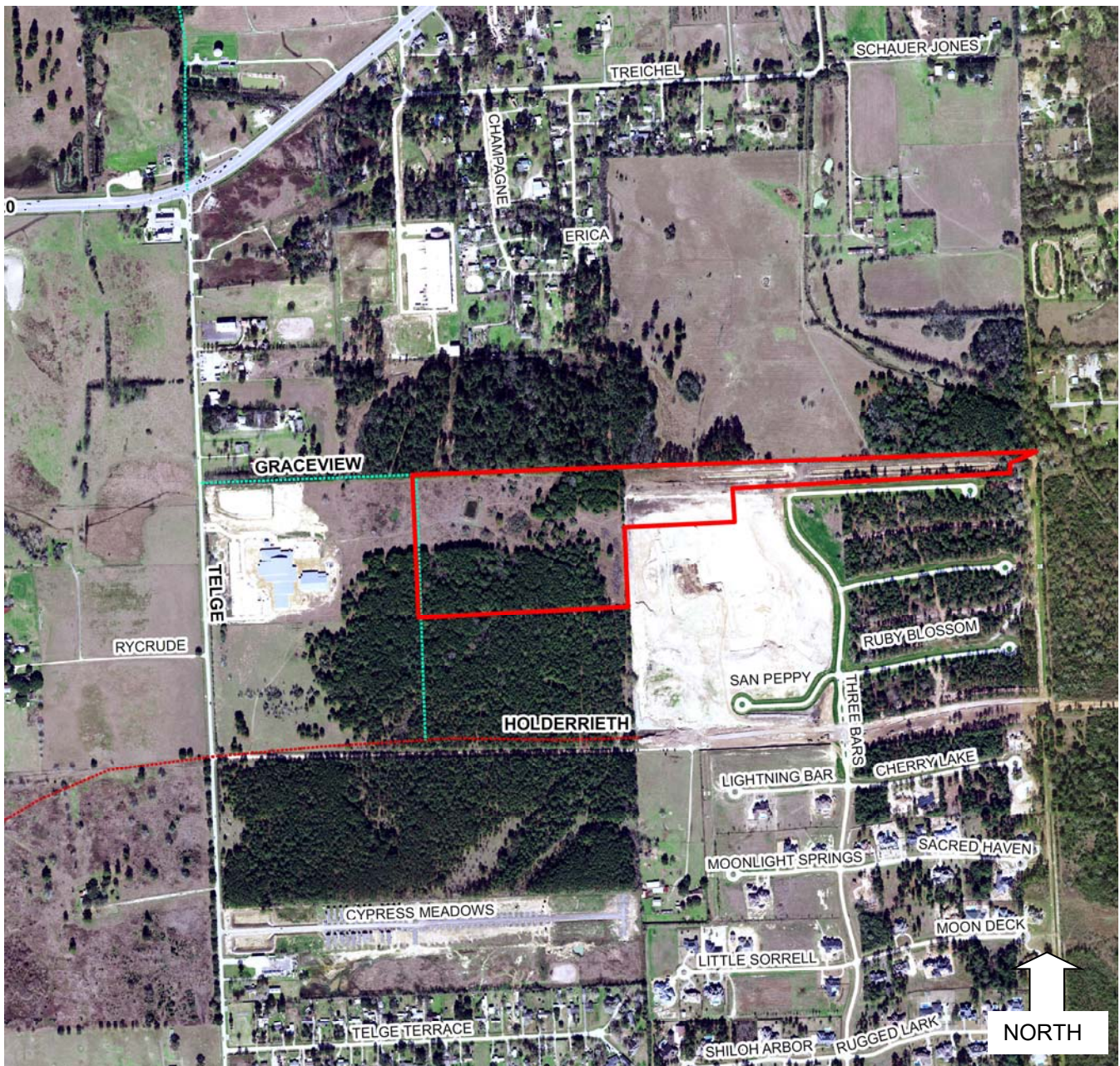
**ITEM: 110**

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Willowcreek Ranch Sec 11

Applicant: EHRA



**C – Public Hearings with Variance**

**Aerial**



Application Number: 2021-2941

Plat Name: Willowcreek Ranch Sec 11

Applicant: EHRA

Date Submitted: 12/06/2021

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:**

Variance to allow a partial replat to use a unique subdivision name.

**Chapter 42 Section: 42-41(1)b**

**Chapter 42 Reference:**

42-41(1) b. The name of a subdivision plat subject to the provisions of section 42-49 of this Code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the prior subdivision plat followed by "partial replat no. X", where "X" represents the next sequential number of partial replats of the prior subdivision. To illustrate, the first partial replat of "Sunny Land Subdivision" would be named "Sunny Land Subdivision partial replat no 1," the second partial replat would be named "Sunny Land Subdivision partial replat no 2," and so on;

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

This proposed section is a partial replat of Willowcreek Ranch Sec 10. Chapter 42-41(1) b. States that replats be named using the same name as the original subdivision plat followed by the words "partial replat no. X" and numbered sequentially. However, this portion of the ordinance does not specifically provide for the ability to create a new subdivision name when the replat encompasses a portion of the original plat and the creation of a new section or extension of the property simultaneously. Although "Willowcreek Ranch Sec 10 Partial Replat No 1 and Extension" would be the correct description, we are replatting only 0.22-acres out of the overall 86.5-acre Section 10 plat. "Willowcreek Ranch Sec 11" is a more appropriate name since 0.25% of Section 10 is being replatted.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

This portion of Chapter 42 was amended in 2013 with the intent of preventing applicants from using subdivision names on replats which differed from the original subdivision name. It was thought that using a name other than the original subdivision name would be confusing to landowners being notified of replats. A revised general plan was submitted in December of 2021 reflecting the additional land now owned by the developer which necessitates the new section number.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Naming this replat "Willowcreek Ranch Sec 11" retains the overall subdivision name and uses the next sequential section number. No lots in Willowcreek Ranch Sec 10 are being replatted so no property owners are being affected by the name change.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Public health, safety and welfare are not negatively impacted by granting this variance since the variance request has to do with a plat naming requirement within Chapter 42.

**(5) Economic hardship is not the sole justification of the variance.**

The hardship for this application is that a 0.22-acre piece of the overall 86.5 Section 10 property boundary is being replatted and combined with a new 38.9-acre piece of property. Since the overwhelming majority of land in this plat has never been platted, it makes sense to call this plat Willowcreek Ranch Sec 11 to avoid confusion.





**Application Number:** 2021-2941

**Plat Name:** Willowcreek Ranch Sec 11

**Applicant:** EHRA

**Date Submitted:** 12/06/2021

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:**

Variance is being requested to change a portion of a reserves restricted to landscape and open space to single family residential.

**Chapter 42 Section:** 193

**Chapter 42 Reference:**

193 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: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Willowcreek Ranch Sec 11 is a new extension to the Willowcreek Ranch GP and includes a replat of 0.22-acres of Willowcreek Ranch Sec 10. To achieve appropriate depth on Lots 13-15, Block 1 in the Section 11 plat, a sliver of previously platted Reserve 'A' in Section 10 is needed. Reserve 'A' is a 24.00-acre landscape reserve which has an overlaying drainage easement serving the single-family residential lots within Willowcreek Ranch north of Holderrieth Road. Chapter 42 does not allow the replatting of a landscape reserve into single-family residential use. The 0.22-acre sliver is an inconsequential amount considering that the overall reserve is 24.00-acres in size. An additional 1.13-acres of landscape and open space is proposed within the Section 11 plat to be added to previous Reserve 'A', thus there is a net gain of landscape and open space bringing the new combined area to a total of 24.91-acres.

**(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 need to replat the sliver of Reserve 'A' from Section 10 is simply a result of the street pattern and resulting lot depth created when Section 11 is added to the original Willowcreek Ranch GP. Since this area was not previously considered as part of the project, it was impossible to project the need for this additional acreage, otherwise the reserve could have been designed to accommodate the lot depths years ago.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Replatting to allow single-family residential land use matches with the existing development within Willowcreek Ranch and the additional landscape and open space being platted far offsets the 0.22-acres being replatted. Thus, the intent of Chapter 42 to create public open space is being maintained.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Public health, safety and welfare will not be negatively impacted by granting this variance. The proposed change in land use is consistent with the development and the total acreage in Reserve 'C' proposed in Section 11 will increase the open space and thus the drainage area needed for this portion of the overall development.

**(5) Economic hardship is not the sole justification of the variance.**

Justification for this variance is based upon the fact that even though a small sliver of open space is being converted into single-family use, the net acreage of open space is increasing due to additional reserve dedication.





**Application No:** 2021-2941

**Agenda Item:** 110

**PC Action Date:** 01/20/2022

**Plat Name:** Willowcreek Ranch Sec 11

**Applicant:** EHRA

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 193; 42-41(1)b

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

Variance is being requested to change a portion of a reserves restricted to landscape and open space to single family residential. ;

Variance to allow a partial replat to use a unique subdivision name.;

**Basis of Recommendation:**

The site is located east of Telge Road north of Holderrieth Road east of Graceview Springs Drive. The reason for replat is to create 15 lots and 3 reserves and replat a portion of a landscape and open space reserve into lots. The applicant is seeking two variances: To change a portion of a reserves restricted to landscape and open space to single family residential and to allow a partial replat to use a unique subdivision name. Staff is in support of this request. The site is a replat of a portion of a landscape and open space reserve created with the Willowcreek Ranch Sec 10 subdivision in 2020. The applicant is only replatting a small portion of the landscape and open space reserve and creating a new subdivision. Since the majority of the subdivision is being created out of acreage the name of the old subdivision would have very little significance to this plat. The applicant is creating lots similar in size to the original plat and the replat is conducive to the residential development in the neighborhood. Harris County Engineer's office has no objection to this request. Staff's recommendation is to Grant the requested variance(s) and Approve the plat subject to the conditions listed.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The applicant is only replatting a small portion of a landscape and open space reserve. The name of the original plat will have little significance to this 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;**

Strict application would make this project infeasible because the applicant is only replatting a small portion of a landscape and open space reserve. The name of the original plat will have little significance to this plat.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; The applicant is only replatting a small portion of a landscape and open space reserve. The name of the original plat will have little significance to this plat.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The applicant creating lots similar in size with the original plat. The name of the plat will be consistent with the General Plan. The intent and general purposes of this chapter will be preserved and maintained;

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The proposed replat will be conducive to the residential development patterns in this area. The granting of the variance will not be injurious to the public health, safety or welfare;

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The applicant is only replatting a small portion of a landscape and open space reserve. The name of the original plat will have little significance to this plat. The applicant creating lots similar in size with the original plat. The name of the plat will be consistent with the General Plan.

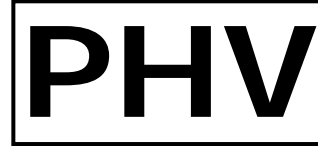


# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 23, 2021

Dear Property Owner:

**Reference Number: 2021-2941; Willowcreek Ranch Sec 11;** replatting a portion of Reserve A, in Block 1, of "Willowcreek Ranch Sec 10". as recorded at Film Code No. 691707 of the Harris County Map Records.

The property is located North of Holderrieth and east of Telge Road. The purpose of the replat is to change a portion of a landscape reserve to single-family residential lots and create 15 lots and 3 reserves. The applicant, **Christopher Browne**, with EHRA, on behalf of Willow Creek Ranch Telge, LLC., can be contacted at **713-337-7447**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached.

The Houston Planning Commission will hold a public meeting to consider this application.

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 20, 2022 at 2:30 PM  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

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

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 111  
**Action Date:** 01/20/2022  
**Plat Name:** Breckenridge Forest North GP  
**Developer:** KB Homes Houston Division  
**Applicant:** Vogler & Spencer Engineering, Inc.  
**App No/Type:** 2022-0063 GP

**Staff Recommendation:**  
 Grant the requested  
 variance(s) and Approve  
 the plat subject to the  
 conditions listed

Total Acreage:	91.8100	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 82
County	Zip	Key Map ©	City / ETJ
Harris	77373	293U	ETJ

#### **Conditions and Requirements for Approval**

046. General Plan approval is for street patterns as shown on the plat only. (24)

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

047. Make minor corrections and additions as indicated on the marked file copy.

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approved

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel J109-01 -02 with top of banks and Public Easement, also need to show Floodplain areas at the northern portion of 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)

TIA will be required to determine median openings and left turn lane requirements on Cypresswood Drive for future development. Coordinate with traffic about relocation of median openings to serve subdivision entrance (HC-permit regs, 12.02)

INO letter may be needed for pipeline crossing prior to section plans being approved (HC-permit regs, 5.06)

UVE, ROW cutbacks and corner radii will be checked when section plats are submitted



# Houston Planning Commission

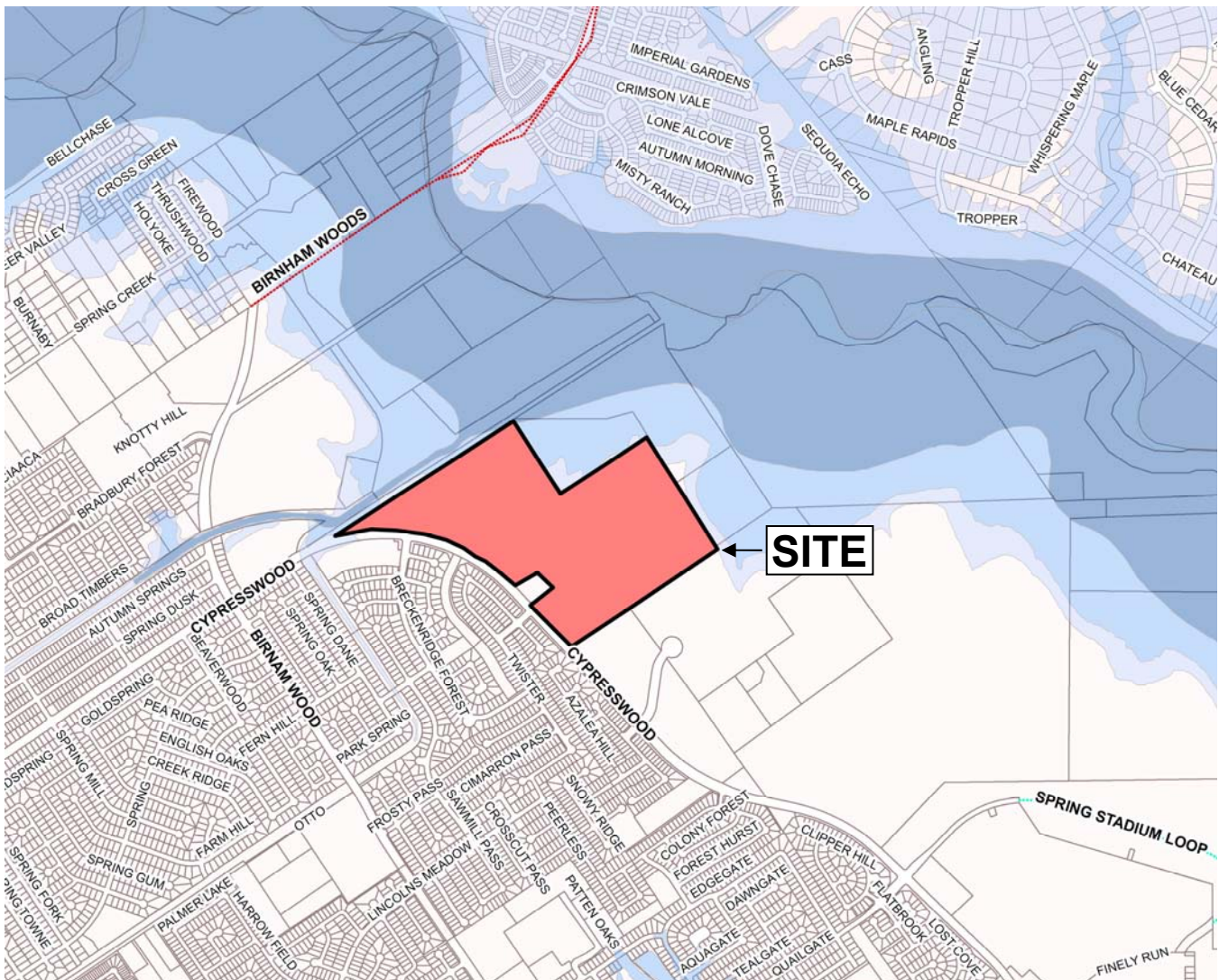
ITEM: 111

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Breckenridge Forest North GP

Applicant: Vogler & Spencer Engineering, Inc.



D – Variances

Site Location

# Houston Planning Commission      ITEM: 111

**ITEM: 111**

## Planning and Development Department

**Meeting Date: 01/20/2022**

**Subdivision Name: Breckenridge Forest North GP**

**Applicant: Vogler & Spencer Engineering, Inc.**



## D – Variances

## Subdivision



# Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Breckenridge Forest North GP

Applicant: Vogler & Spencer Engineering, Inc.



D – Variances

Aerial





**Application Number:** 2022-0063

**Plat Name:** Breckenridge Forest North GP

**Applicant:** Vogler & Spencer Engineering, Inc.

**Date Submitted:** 01/10/2022

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To exceed 1400 feet block length along the Northern, Eastern and Southern boundaries.

**Chapter 42 Section: 128a**

**Chapter 42 Reference:**

(42-128-(1) Each local street shall intersect with a public street at least every 1400 feet.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

We are requesting for a variance from providing a street going east from Cypresswood Drive to the Northern plat boundary due to the ad joiner being a public park land owned by Harris County and due to the land being in the 100-year floodplain. We also will not provide a street to the southern plat boundary because that is the location of Rickey C. Bailey Middle School and Finally, we will not be providing a street going to the northern plat boundary due to being the location of an undeveloped road (Domino Road) that is in the flood plain and is currently developed as a drainage channel. There is a significant contour drop off at the northern plat boundary where natural ground dips far below the base flood elevation. Developing a road to the north would impact the Spring Creek flood zone due to fill in the floodplain, create a safety hazard for drivers in heavy rain conditions, and encroach onto Harris County park land. We also proposed a detention pond directly south of Domino Road to help the drainage.

**(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 park space, Spring Creek, and Rickey C. Bailey Middle School are established and will not allow public roads.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Adequate traffic circulation will make its way back through to Cypresswood Drive.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Building a public road through a school and through a public park boundary would create a danger to children and pedestrians. Also, building a road to the north would put a hazard on drivers due to the flood plain.

**(5) Economic hardship is not the sole justification of the variance.**

Harris County and Spring ISD would object to having a public road go through their property.



## PLANNING & DEVELOPMENT DEPARTMENT

## STAFF REPORT Variance Request Form

**Application No:** 2022-0063

**Agenda Item:** 111

**PC Action Date:** 01/20/2022

**Plat Name:** Breckenridge Forest North GP

**Applicant:** Vogler & Spencer Engineering, Inc.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

### Chapter 42 Sections: 128a

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To exceed 1400 feet block length along the Northern, Eastern and Southern boundaries. ;

### Basis of Recommendation:

The subject site is located in Harris County east along Cypresswood Drive just south of the Harris and Montgomery County lines at Spring Creek. The applicant is requesting a variance to exceed 1400' intersection spacing along the northern, eastern and southern plat boundary. Staff is in support of the request.

The proposed development is surrounded by park land to the north and east, owned by Harris County. Two Spring ISD school sites is located directly south of the subject site. The proposed project is 91 acres of single-family residential development. Physical constraints include Spring Creek, park land owned by Harris County, and the Spring ISD school site limit where a street can be constructed to the northern, eastern and southern boundaries.

Staff would like to point out that this G.P was previously granted this same variance in 2004 but the G.P expired in 2016. Since then, the applicant has resubmitted the G.P along with Sec 3. The homes recorded in section 1 and 2 have been constructed and have access to Cypresswood Drive. Once Sec 3 is recorded, a second point will be provided to the M.T.F. Harris County has voiced no objection to this request.

Staff recommendation is to grant the requested variance and approve the plat subject to the cpc 101 form conditions.

## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Physical constraints include Spring Creek, park land owned by Harris County, and the Spring ISD school site limit where a street can be constructed to the northern, eastern and southern boundaries

**(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;**

Physical constraints include Spring Creek, park land owned by Harris County, and the Spring ISD school site limit where a street can be constructed to the northern, eastern and southern boundaries,

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The applicant did not create or impose the physical constraints which limit the construction of a through street.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of Chapter 42 will be maintained. Two points of vehicular access will be provided to Cypresswood Drive. An internal street system will also provided adequate vehicular circulation.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Vehicular access will be provided to Cypresswood Drive for public and emergency vehicles into and out of the proposed 100 acre development.

**(5) Economic hardship is not the sole justification of the variance.**

Physical constraints include Spring Creek, park land owned by Harris County, and the Spring ISD school site limit where a street can be constructed to the northern, eastern and southern boundaries. These constraints provide sufficient justification for the variance request.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 112  
**Action Date:** 01/20/2022  
**Plat Name:** Breckenridge Forest North Sec 3  
**Developer:** KB Homes Houston Division  
**Applicant:** Vogler & Spencer Engineering, Inc.  
**App No/Type:** 2021-2975 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Total Acreage:	33.3800	Total Reserve Acreage:	15.3500
Number of Lots:	69	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 82
County	Zip	Key Map ©	City / ETJ
Harris	77373	293U	ETJ

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

- 1.) Coordinate with Centerpoint regarding agency comments prior to Final.
- 2.) Coordinate with Harris County Engineer Regarding street layout and traffic concerns prior to Final.
- 3.) Coordinate with Harris County Engineer Regarding intersection engineering. Cutback proposed to be dedicated by separate instrument must provide documents at recordation prior to final.
- 4.) Reserve within GP must be recorded prior to/simultaneously with any future sections.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 112  
**Action Date:** 01/20/2022  
**Plat Name:** Breckenridge Forest North Sec 3  
**Developer:** KB Homes Houston Division  
**Applicant:** Vogler & Spencer Engineering, Inc.  
**App No/Type:** 2021-2975 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

CenterPoint: 1. Reserve "A" - No UEs and/or CNP easements, whether existing or proposed, should be within Reserves restricted to any kind of wet usage areas (i.e., detention, drainage, lake, etc.).  
2. Reserve "B" - Label dashed line.  
3. Blk 1, Lots 1-9: UE should be a minimum of 14' (or 16' when wet utilities are to share easement).  
4. Blk 3: Label UE.  
5. Blk 4, Lot 1: Label side UE.  
6. Blk 6: UE should be a minimum of 14' (or 16' when wet utilities are to share easement).  
7. Blk 7, Lots 6-7: Label dashed line on side.  
8. Blk 8, Lot 4: Label line on side.  
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. (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 Alpine Terrain Pkwy and 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)  
Discuss with HC traffic closing existing median openings in order to provide a median opening for Alpine Terrain Pkwy if desired  
Donate corner cut as a roadway easement by separate instrument prior to plat recordation. Coordinate with Cherita Peeler at Harris County Real Property Division

Addressing: WHITE MOUNT DR is too similar to WHITE MOUNTAIN DR. Please change the name to avoid confusion during emergencies.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

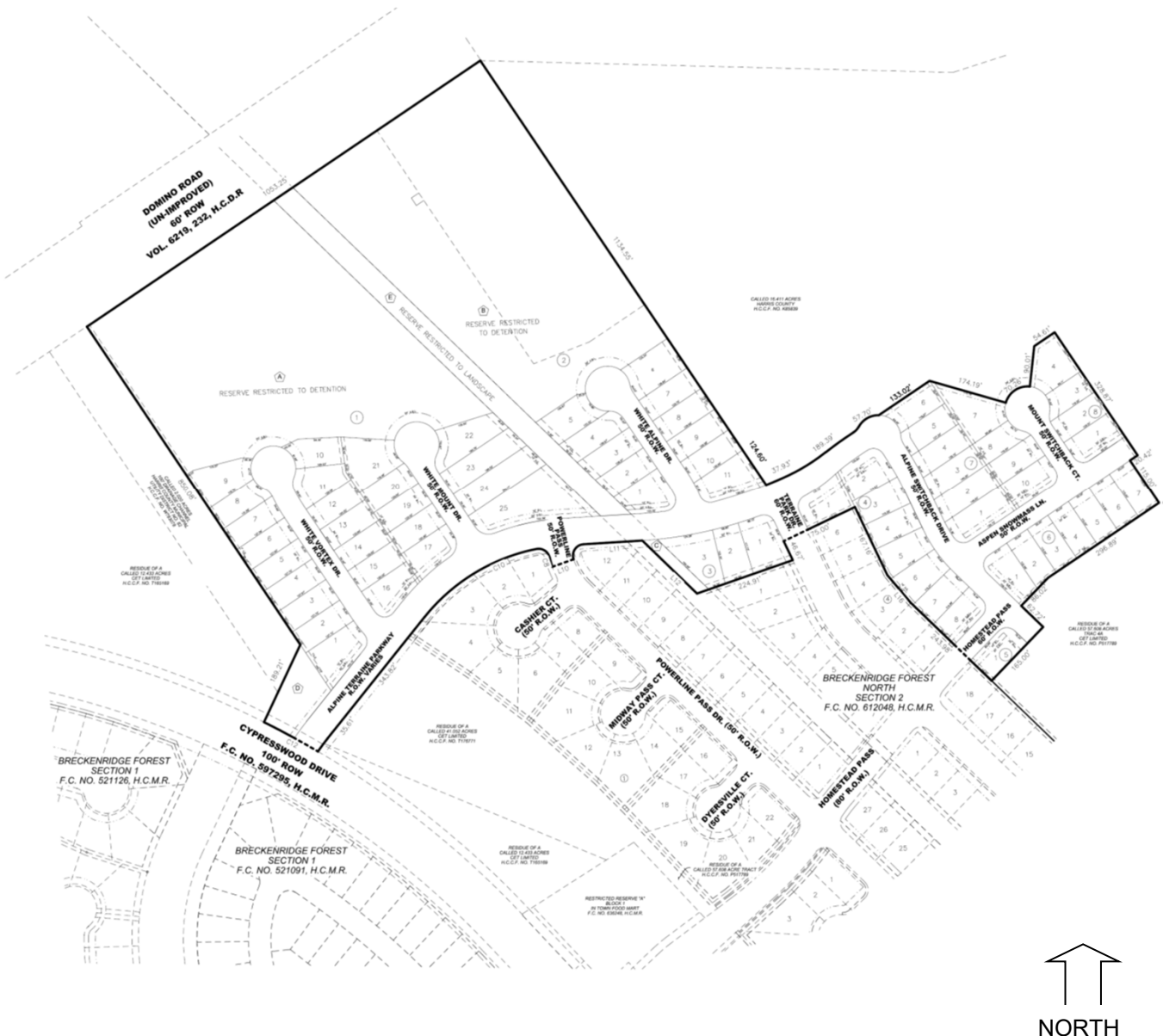
## ITEM: 112

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Breckenridge Forest North Sec 3 (DEF 1)

Applicant: Vogler & Spencer Engineering, Inc.



**D – Variances**

**Subdivision**





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 113  
**Action Date:** 01/20/2022  
**Plat Name:** Chew CRC GP  
**Developer:** Fifth Ward Community Redevelopment Corporation  
**Applicant:** M2L Associates, Inc.  
**App No/Type:** 2021-3087 GP

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	1.3770	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494C	City

#### ***Conditions and Requirements for Approval***

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.

Add the following note on face of the plat: The Planning Commission granted a variance to allow no right-of-way dedication along Chew Street and Sam Wilson Street subject to specific conditions on 01/20/2022. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

Provide 6' unobstructed sidewalk along all adjacent streets.

Provide 3" caliper street trees along all adjacent streets pursuant to Chapter 33 species and space requirements.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 113  
**Action Date:** 01/20/2022  
**Plat Name:** Chew CRC GP  
**Developer:** Fifth Ward Community Redevelopment Corporation  
**Applicant:** M2L Associates, Inc.  
**App No/Type:** 2021-3087 GP

---

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

HPW- TDO- Traffic: 01/04/2021

The plat does not show parking reserve, as per current conditions both streets are very narrow and on-street parking is not allowed it for Chew or Sam Wilson Street.

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, pg. 15-40)

2. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal.

If 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. 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>

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

Email subject should read: Access Management Form Request / Project Number / Address

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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

4. Driveway Placement on Corner Lot for Commercial

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15 table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

5. The traffic department does not grandfather any existing driveways or parking in the right of way. All ROW conditions must comply with the latest requirements 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](http://houstonpermittingcenter.org)

Harris County Flood Control District: Flood Control review - No comments.

Parks and Recreation: General plan upon adding dwelling units, please add all applicable parks/open space notes and table to plat

HPW-OCE- Drainage and Utility: Make sure that 10' clearance between public utility to the building foundation. Stormwater quality permit is required.

# Houston Planning Commission

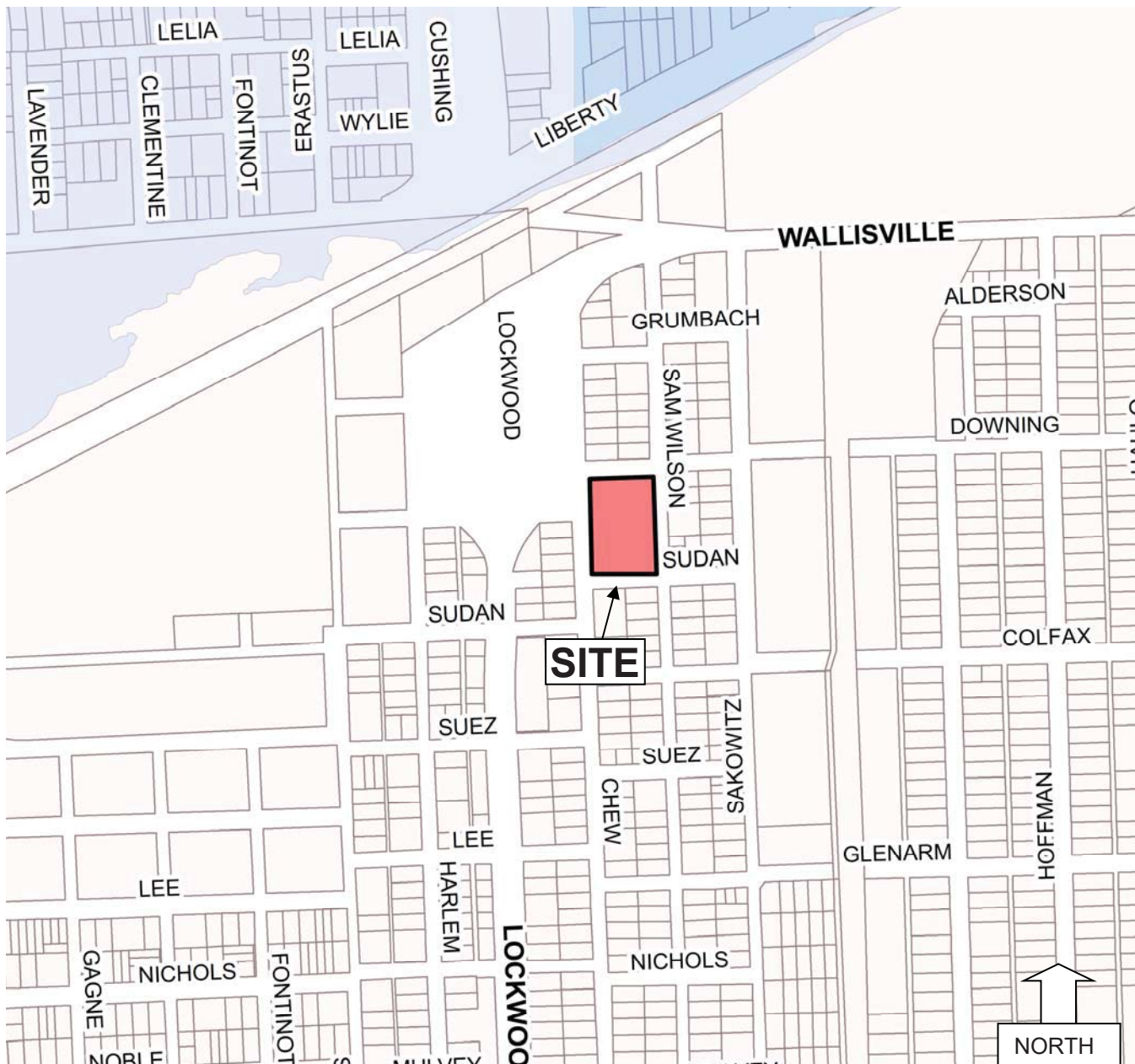
ITEM: 113

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Chew CRC GP (DEF 1)

Applicant: M2L Associates, Inc.



D – Variances

Site Location

# Houston Planning Commission

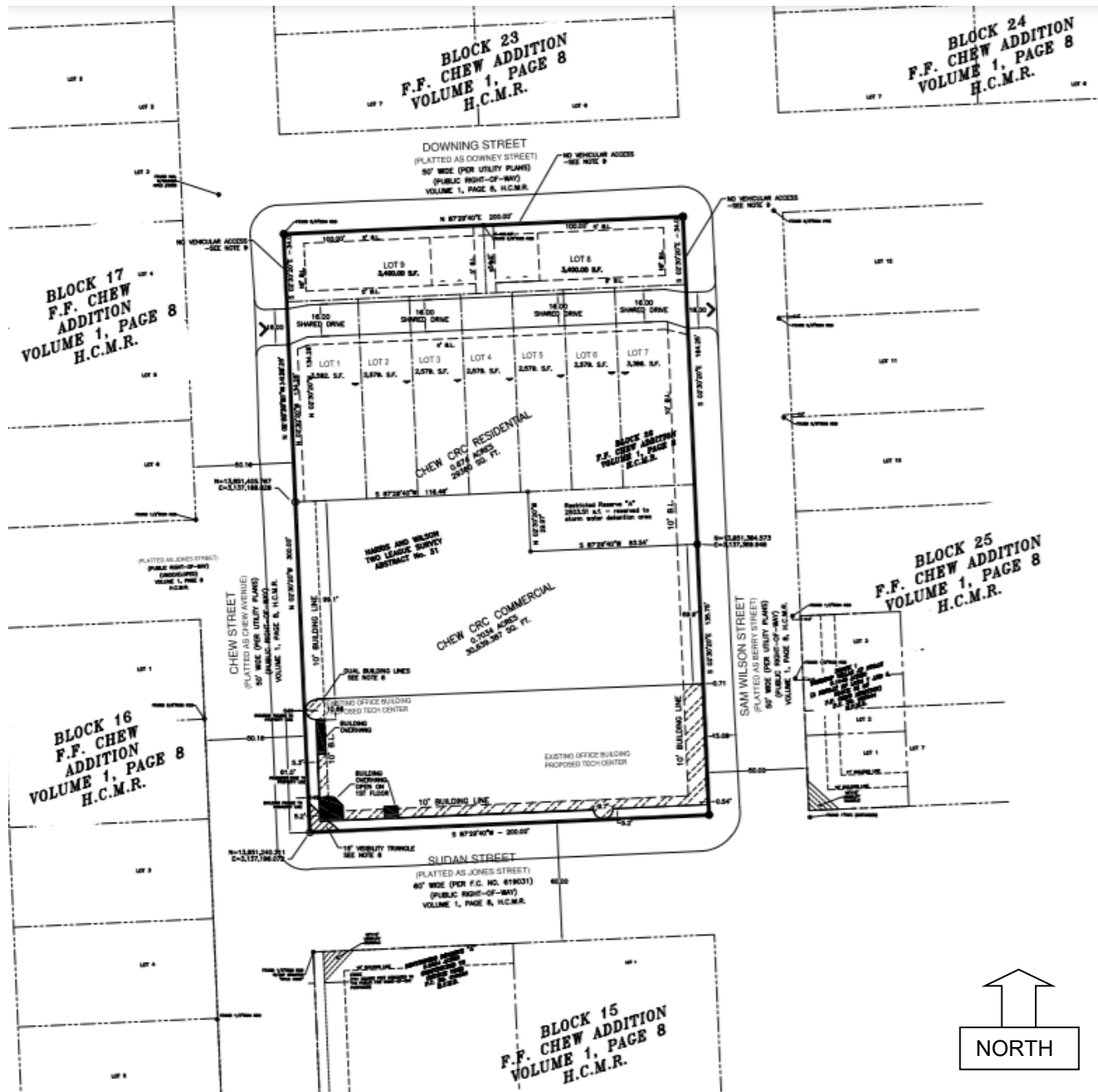
ITEM: 113

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Chew CRC GP (DEF 1)

Applicant: M2L Associates, Inc.



D – Variances

Subdivision



# Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Chew CRC GP (DEF 1)

Applicant: M2L Associates, Inc.



D – Variances

Aerial





ENGLISH + ASSOCIATES  
*Architects, Inc*  
1919 DECATUR  
HOUSTON, TEXAS  
77007 - 7636  
713.850.0401 F  
713.850.0411 F  
www.english-architects.com

PRELIMINARY

NOT FOR REGULATORY APPROVAL  
PERMITTING, OR CONSTRUCTION KATHLEEN A.  
ENGLISH, AIA

FIFTH WARD COMMUNITY  
REDEVELOPMENT  
CORPORATION

2600 CHEW ST.  
HOUSTON TX, 77020

CHEW ST.  
TECHNOLOGY  
CENTER

In association with  
CONSULTANT:

English + Associates  
13313 Southwest Freeway, Suite 153  
Houston, Texas 77040  
Tel: (713) 850-8800  
Fax: (713) 850-8888  
www.english-architects.com



A PROJECT OF:

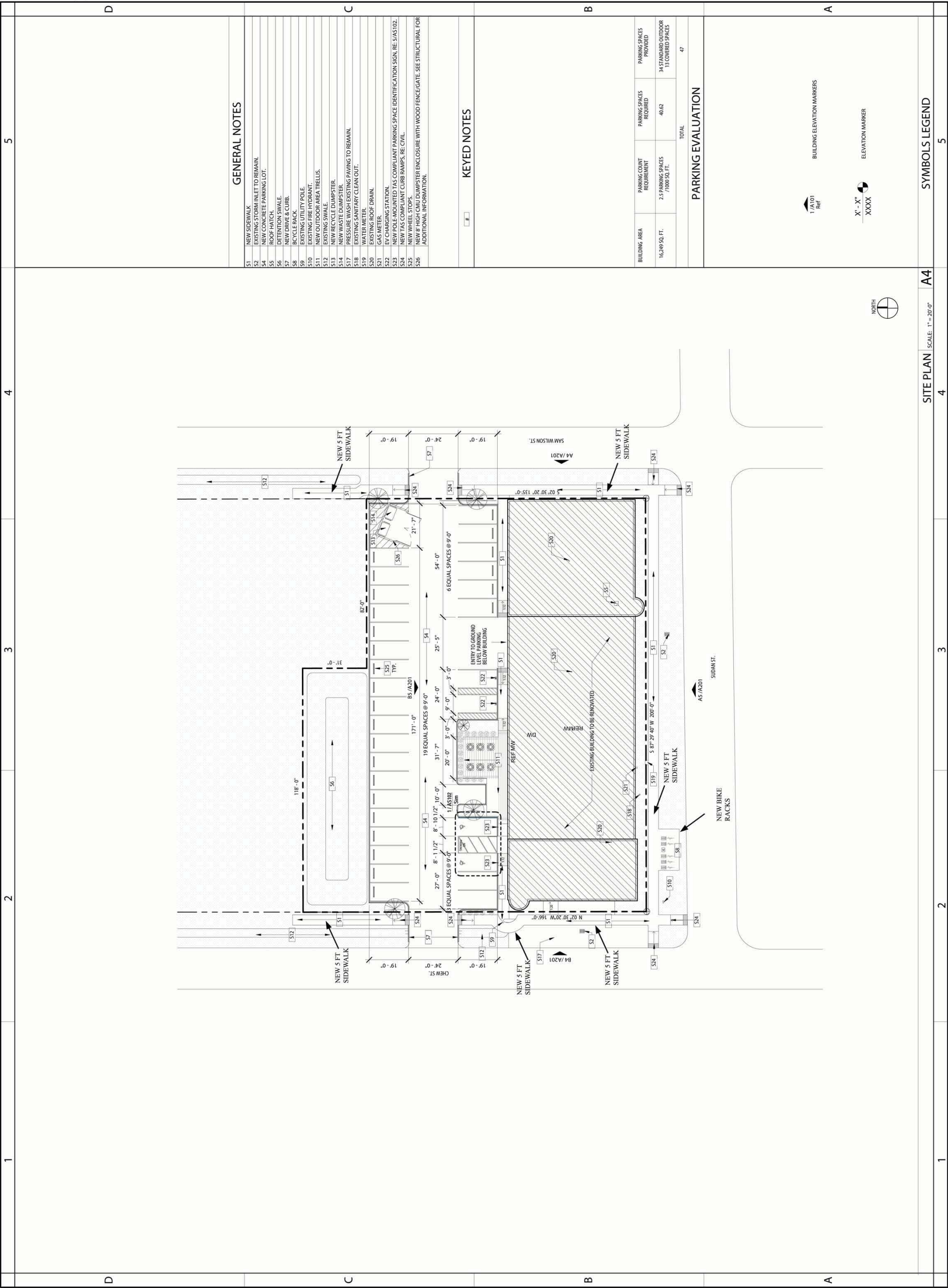
ISSUES AND REVISIONS

SCHEMATIC DESIGN  
DESIGN DEVELOPMENT

SHEET TITLE  
ARCHITECTURAL  
SITE PLAN

PROJECT NO.: 20012.01  
SCALE: As indicated  
DRAWN BY: RS  
CHECKED BY: KE  
PHASE: DESIGN DEVELOPMENT

AS101



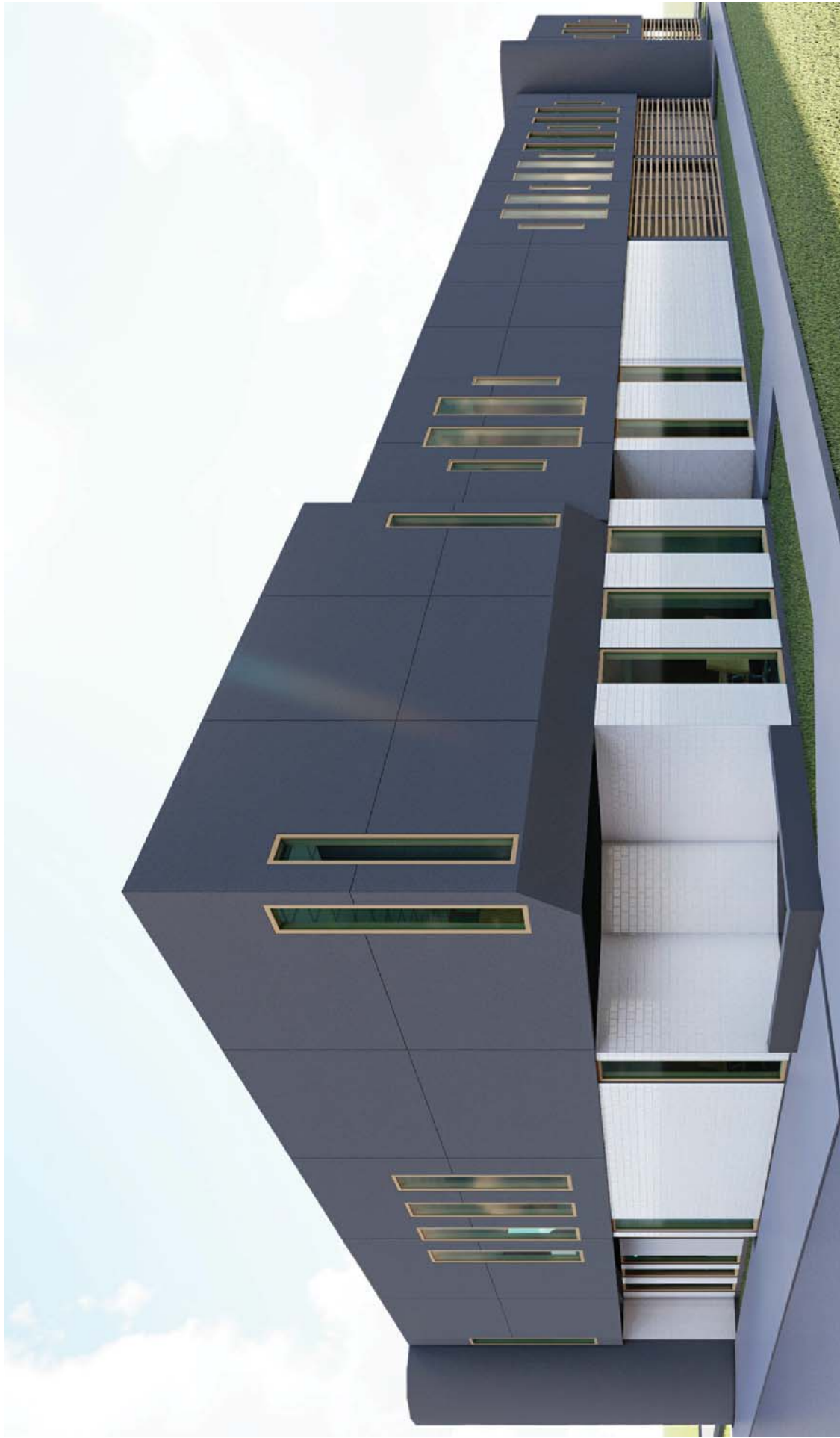




**CHEW STREET TECHNOLOGY CENTER**  
2600 CHEW ST.  
HOUSTON TX, 77020  
NORTH SIDE RENDER

NOTE: EXISTING DIMENSIONS AND  
LAYOUT SHOWN HAVE NOT BEEN  
FIELD VERIFIED

**PRELIMINARY**  
FOR PERMITTING AND  
PERMITTING OF CONSTRUCTION  
KATHLEEN A. ENGLISH, AIA



English + Associates  
Architects, Inc.  
HOUSTON, TEXAS  
713.856.0400  
713.856.0401  
713.856.0411

A PROJECT OF:

# CHW STREET TECHNOLOGY CENTER

2600 CHW ST.  
HOUSTON TX, 77020  
SOUTHWEST RENDER

NOTE: EXISTING DIMENSIONS AND  
LAYOUT SHOWN HAVE NOT BEEN  
FIELD VERIFIED

PRELIMINARY  
FOR PERMITTING AND  
PERMITTING OF CONSTRUCTION  
KATHLEEN A. ENGLISH, AIA

TF-04  
PHASE: SCHEMATIC DESIGN  
06.05.2020  
JOB NO.: 20012.01





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**Application Number:** 2021-3087

**Plat Name:** Chew CRC GP

**Applicant:** M2L Associates, Inc.

**Date Submitted:** 12/20/2021

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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 5 feet widening on Chew Street (a 50' R.O.W.) from Sudan Street north to Downing Street and not to provide 5 feet widening on Sam Wilson Street (a 50' R.O.W.) from Sudan Street north to Downing Street

**Chapter 42 Section:** 122

**Chapter 42 Reference:**

Sec. 42-122. - Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets: (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development.

### 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 property is abutted by Chew St, Downing St, Sam Wilson St & Sudan Street. The existing building at Chew ST. Sudan Street and Sam Wilson was originally built as a School, has also been Offices and Church over the past 4 decades. The proposed development is to reuse the existing Building and refurbish the 12,000 square feet of interior space. Exterior work includes repairs to the building envelop including addition of new doors and windows, painting existing masonry and EIFS surfaces, new 6 ft sidewalks and landscaping to comply with local ordinance, and a new surface parking lot and detention pond.

**(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 Fifth Ward Redevelopment Corporation proposes to remodel the Existing Building of approximately 12,000 square feet of interior space including new walls, doors, interior finishes, ceilings, lighting, and new/replacement rooftop mechanical equipment and distribution. The exterior work includes repairs to the building envelop including addition of new doors and windows, painting existing masonry and EIFS surfaces, new sidewalks and landscaping to comply with local ordinance, and a new surface parking lot and detention pond. To reuse this building will require a dual building line and there is no room for additional widening of Chew Street or Sam Wilson Street.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The Property is located just Northeast of Downtown Houston and just south UNION PACIFIC

ENGLEWOOD RAIL YARD. The widening of Chew Street and Sam Willson Street cannot connect north due to the Union Pacific Englewood Rail yard. The remainder of the block is being developed for Affordable Housing and is included with this variance not to provide additional widening for Chew Street or Sam Wilson Street otherwise the Affordable Housing development will not be able to meet the required guest parking. The building has existed for decades and the reuse and refurbishment and therefore not a hardship create of imposed by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The general intent and purpose is to provide connectivity and internal circulation for the proposed development and surrounding area. The surrounding area has ample circulation and connectivity for the existing Structure and proposed Affordable Housing. Then intersection of Chew at Sudan is open as the building facade steps back with overhang at this corner.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The refurbishment and reuse of this building and being able to provide affordable housing meeting parking and guest parking requirements is a benefit to the community and therefore is not injurious to the public health, safety and welfare.

**(5) Economic hardship is not the sole justification of the variance.**

This building has been a part of the community for decades. The existing structure is the reason for the variance proposed plat provides adequate circulation and access for connectivity and therefore is not injurious to the public health, safety and welfare. The variance previously granted and the Zollie Scales Park and City Property are existing conditions





**Application No:** 2021-3087

**Agenda Item:** 113

**PC Action Date:** 01/20/2022

**Plat Name:** Chew CRC GP

**Applicant:** M2L Associates, Inc.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 122

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

Not to provide 5 feet widening on Chew Street (a 50' R.O.W.) from Sudan Street north to Downing Street and not to provide 5 feet widening on Sam Wilson Street (a 50' R.O.W.) from Sudan Street north to Downing Street;

**Basis of Recommendation:**

The site is located in the Greater 5th Ward, east of Lockwood Drive, south of Wallisville Road and north of Sudan Street. The applicant proposes to develop a commercial reserve in the southern part of the GP and a single-family residential development in the northern section and request a variance to not provide 5' right-of-way dedication along Chew Street and Sam Wilson Street. Staff supports the requested variance.

The subject site fronts four streets. Sudan Street is 60' wide, Chew, Downing and Sam Wilson Street are 50' wide rights-of way. There is an existing two story office building on the site located along Sudan Street. The building predates the ordinance and encroaches into the building lines along Chew, Sudan and Sam Wilson Street. The Fifth Ward Community Redevelopment Corporation proposes to remodel the existing building to create a tech center for the community and develop the northern portion of the site with affordable single family residential houses. According to Sec 42-190, the sufficient width of Chew and Sam Wilson Street is 60'. The applicant is required to provide 5' right-of-way dedication to both streets. By dedicating 5' right-of-way, the existing building will encroach into the rights-of-way. Considering the existing street grid in the area and the nature of the proposed development, the existing 50' rights-of-way should be sufficient to address the traffic demand at this location.

Therefore, staff recommends granting the requested variance and approving the plat subject to CPC 101 Form conditions.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

By dedicating 5' right-of-way, the existing building will encroach into the rights-of-way. Considering the existing street grid in the area and the nature of the proposed development, the existing 50' rights-of-way should be sufficient to address the traffic demand at this location.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**



The circumstances supporting the granting of the variance are the result of the existing conditions on the site.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Considering the existing street grid in the area and the nature of the proposed development, the existing 50' rights-of-way should be sufficient to address the traffic demand at this location. The intent and general purposes of this chapter will be preserved and maintained

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The main justification for granting the requested variance is based on the existing conditions on and adjacent to the site.



# 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](http://www.houstontx.gov)

December 30, 2021

## NOTICE OF VARIANCE

**PROJECT NAME:** Chew CRC GP

**REFERENCE NUMBER:** 2021-3087

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located east of Chew Street, south of Downing Street, west of Sam Wilson Street and north of Sudan Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this request.

M2L Associates, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not provide 5 feet right-of-way dedication for the widening of Chew Street between Downing Street and Sudan Street. Enclosed are copies of the variance request and the proposed general plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 6, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call **Karen Rogers with M2L Associates, Inc., at 713-722-8897**. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832) 393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 114  
**Action Date:** 01/20/2022  
**Plat Name:** Chew CRC Commercial  
**Developer:** Fifth Ward Community Redevelopment Corporation  
**Applicant:** M2L Associates, Inc.  
**App No/Type:** 2021-3083 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.7030	Total Reserve Acreage:	0.7030
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494C	City

#### **Conditions and Requirements for Approval**

047. Make minor corrections and additions as indicated on the marked file copy.

059.1. Acreage in title and on plat must match at recordation.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat\_Legend.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

1.) Dimension all facets of the existing building to coincide with dual building line requirements.  
2.) Add note to face of the plat: The Planning Commission granted a variance to allow no right-of-way dedication along Chew Street and Sam Wilson Street subject to specific conditions on 01/20/2022. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-OCE-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.



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 the conditions listed

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. 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>

Provide completely filled Access Management Form and provide a dimension site plan to  
 PWEACCESSFORM@HOUSTONTX.GOV

Email subject should read: Access Management Form Request / Project Number / Address

#### 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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

#### 3. Driveway Placement on Corner Lot for Commercial

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15 table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

#### 4. The traffic department does not grandfather any existing driveways or parking in the right of way. All ROW conditions must comply with the latest requirements of the IDM.

HPW- TDO- Traffic: 12/28/2021

No comments.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Parks and Recreation: -Add all applicable parks and open space notes

HPW-OCE- Drainage and Utility: Detention is required.

Make sure that 10' clearance between public utility to the building foundation.

CenterPoint: PLEASE ADD ABSENT WRITTEN AUTHORIZATION LANGUAGE TO PLAT

PLEASE ADD ALL ABBREVIATION ON PLAT TO LEGEND

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

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HPW- TDO- Traffic: 12/28/2021

No comments.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

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HPW-OCE- Drainage and Utility: Detention is required.

Make sure that 10' clearance between public utility to the building foundation.

CenterPoint: PLEASE ADD ABSENT WRITTEN AUTHORIZATION LANGUAGE TO PLAT

PLEASE ADD ALL ABBREVIATION ON PLAT TO 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.

## Subdivision



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 115  
**Action Date:** 01/20/2022  
**Plat Name:** Chew CRC Residential  
**Developer:** Fifth Ward Community Redevelopment Corporation  
**Applicant:** M2L Associates, Inc.  
**App No/Type:** 2021-3089 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning  
standards

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Total Acreage:	0.6740	Total Reserve Acreage:	0.0570
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494C	City

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### ***Conditions and Requirements for Approval***



**Agenda Item:** 115  
**Action Date:** 01/20/2022  
**Plat Name:** Chew CRC Residential  
**Developer:** Fifth Ward Community Redevelopment Corporation  
**Applicant:** M2L Associates, Inc.  
**App No/Type:** 2021-3089 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning standards

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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)

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid. (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)

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (Sec 42-181)

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)

185.3. Appendix A: Add single family paragraph in the dedicatory language.

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. (Sec 42-145)

216. Add shared driveway plat notes: 2) Vehicular access to each lot is provided for by a shared driveway only. (Sec 42-145)

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. (Sec 42-146)

218. Add shared driveway plat notes: 4) Any fence or wall up to eight feet high shall be located at least two feet from the property line along the collector street or local street. This area shall be planted and maintained with landscaping.

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.

223. Indicate the direction of vehicular entry to each garage from the shared driveway (>).

Submit an existing conditions survey. Dimension paving section width.

Submit solid waste collection service plan for review and provide notes.

Per Sec 42-186, one additional guest parking is required. Submit a parking plan if proposing one on-street parking space. Show correct parking table on face of the plat.

Provide CenterPoint note on face of the plat.

Add "Block 1" within proposed plat boundary.

Establish 3' Emergency Access Easement along plat boundary not abutting a public street. (Sec 42-186)



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**Staff Recommendation:**  
Defer Chapter 42 planning standards

---

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are 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: 01/19/2022

Plat does not include Reserve Parking. City of Houston Code of Ordinance requirements for parking Section 42 -186 Parking for Single-Family/Residential uses.

Each subdivision plat providing for a single-family residential use on property located within the city that includes a shared driveway or a type 2 permanent access easement with six or more dwelling units shall provide one additional parking space for every six dwelling units.

parking on the street is not an available option, the current road infrastructure is narrow with open ditches for drainage system therefore, parking should be provided within the boundaries of the plat.

CenterPoint: 1. CNP requires 5'BL for interior roads/shared driveways.

2. Please label 10'BL in Lot 1 adjacent to Road ROW with facilities (Chew St.)

3. No dedicated easements found.

4. Include B.L. in Legend.

5. The following note is required for any subdivision plat that falls within the City of Houston (COH):

"Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."

HPW-OCE-Traffic: 1. Please clarify the distance from the edge of the shared driveway to the adjacent property line. A minimum of 4 ft is required.

2. 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, pg. 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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

4. Driveway approach for Residential

Driveway width and radius must comply with the Infrastructure Design Manual (IDM) Ch. 15 sec 15.08.C. The dimensions in the right of way must comply with table 15.08.01 and the driveway radius shall not extend past the property line.

5. Driveway Placement on Corner Lot for Residential (Lot 9 & 8)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15 table 15.08.01 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 20 ft.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

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**App No/Type:** 2021-3089 C2R

---

**Staff Recommendation:**  
Defer Chapter 42 planning standards

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.  
Make sure that 10' clearance between public utility to the building foundation.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



# Houston Planning Commission

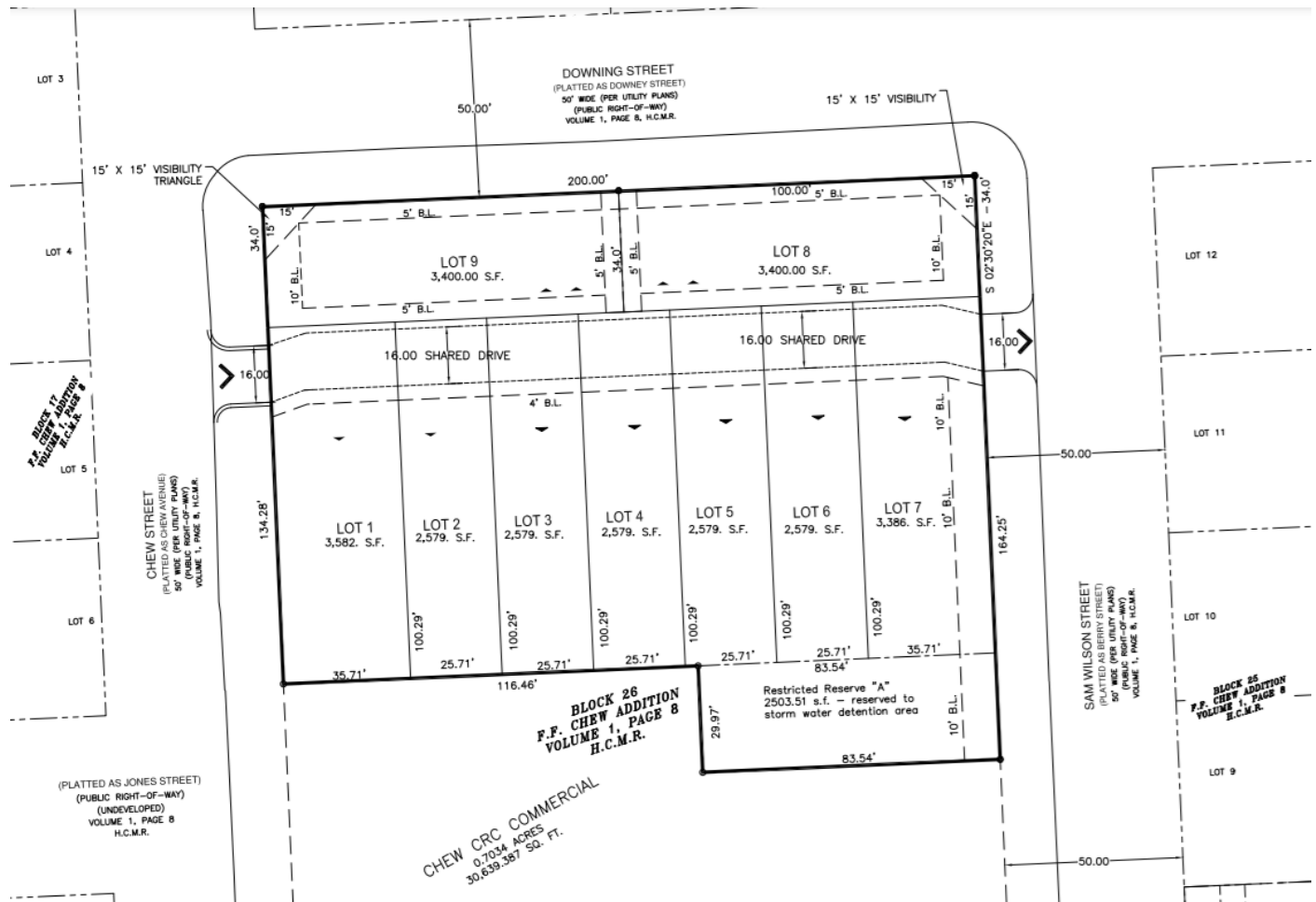
# ITEM: 115

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Chew CRC Residential

Applicant: M2L Associates, Inc.



D – Variances

Subdivision



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 116  
**Action Date:** 01/20/2022  
**Plat Name:** Elyson GP  
**Developer:** NASH FM 529 LLC  
**Applicant:** Meta Planning + Design LLC  
**App No/Type:** 2022-0043 GP

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	3563.5000	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	77493	405N	City/ETJ

#### ***Conditions and Requirements for Approval***

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (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.

143.1. 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)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 116  
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**Developer:** NASH FM 529 LLC  
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**App No/Type:** 2022-0043 GP

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

---

HPW-HW- IDS: Approved

Harris County Flood Control District: Flood Control review - A good portion of the entire plat is in the Floodplain/Floodway it will have to comply with Harris County regulations.

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)

TIA will be required to include but not limited to driveway location, median openings and left turn lane requirements on Beckendorff Road, Longenbaugh Rd, Peek Rd, Porter Rd and Katy Hockley Cutoff Rd for future development (HC-permit regs, 12.02)

UVE, ROW cutbacks and corner radii will be checked when section plats are submitted

County has no objections to variance

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

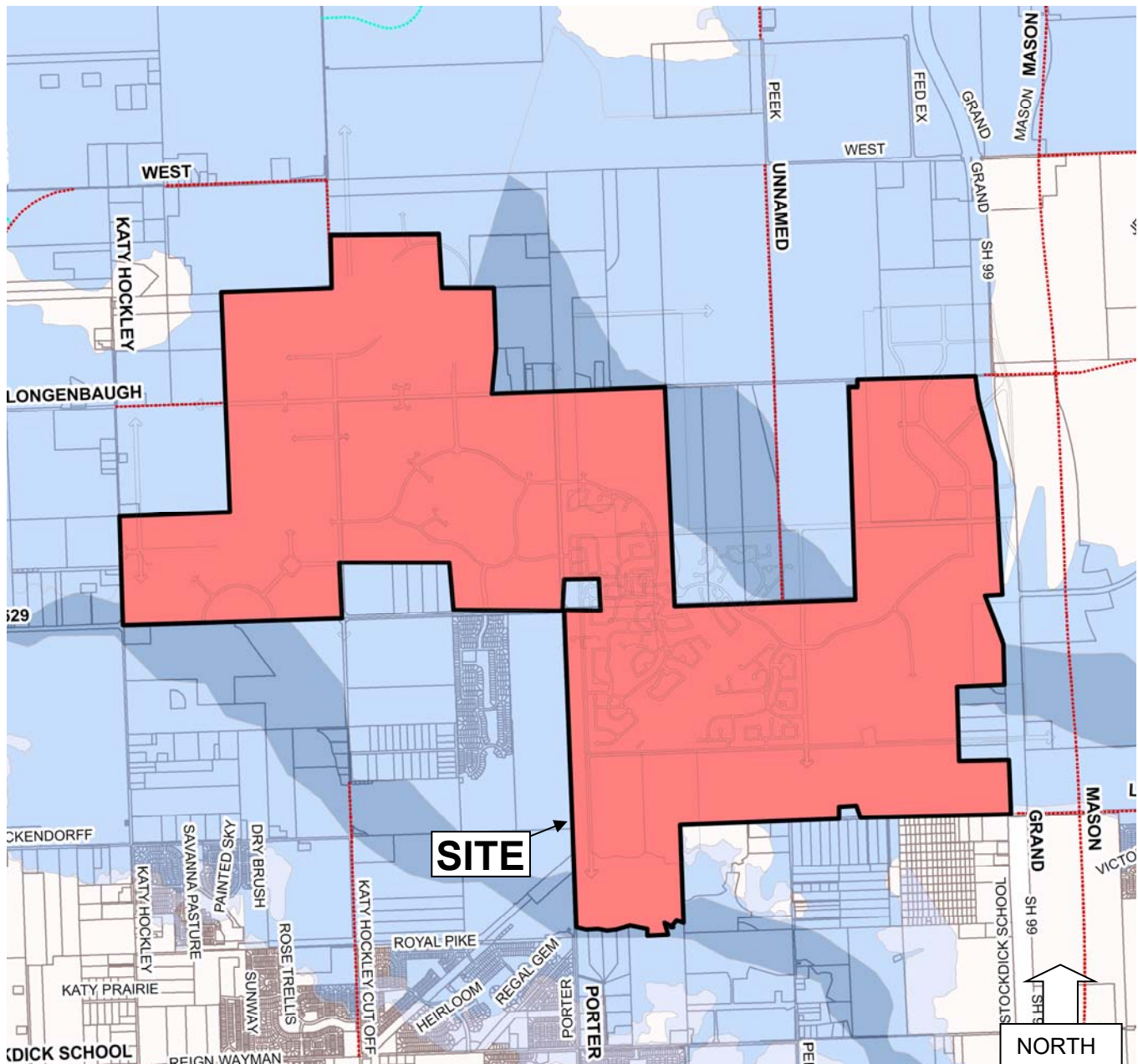
ITEM: 116

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Elyson GP

Applicant: Meta Planning + Design LLC



D – Variances

Site Location

# Houston Planning Commission

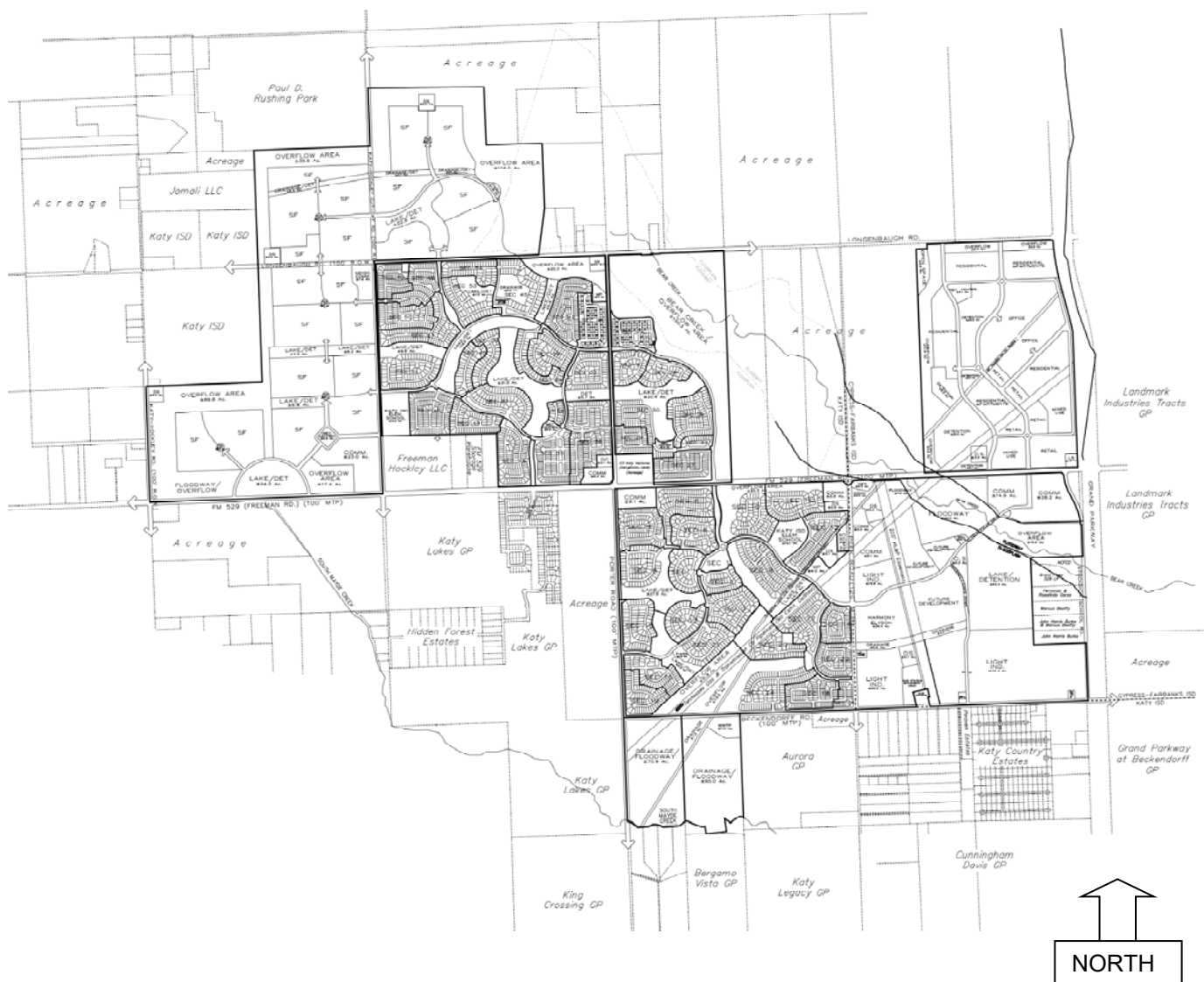
ITEM: 116

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Elyson GP

Applicant: Meta Planning + Design LLC



D – Variances

Subdivision



# Houston Planning Commission

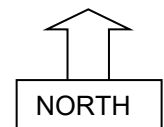
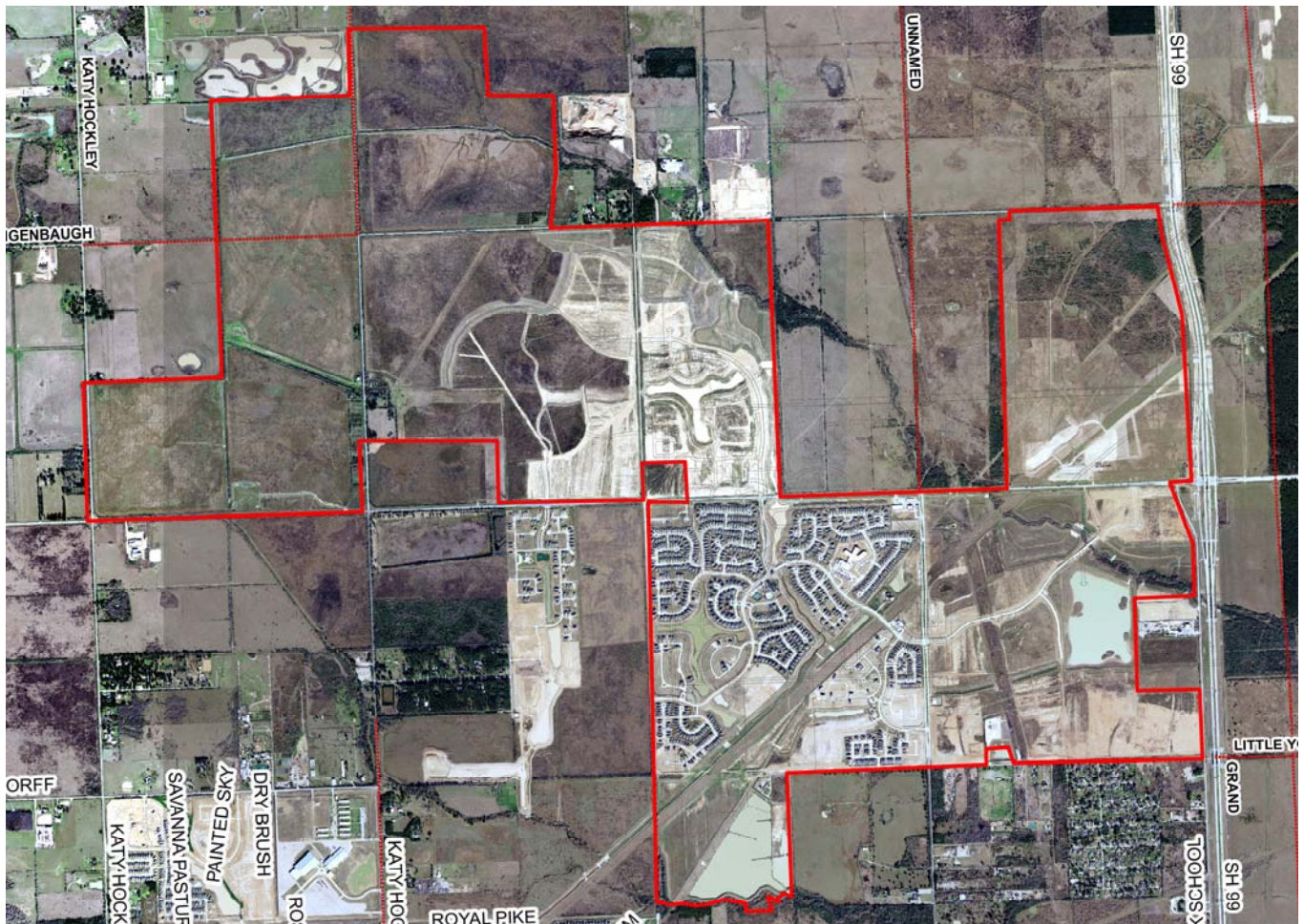
**ITEM: 116**

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Elyson GP

Applicant: Meta Planning + Design LLC



**D – Variances**

**Aerial**



a variance exhibit for  
**ELYSON  
BECKENDORFF ROAD  
LIGHT INDUSTRIAL TRACT**

prepared for  
**PINPOINT COMMERCIAL**



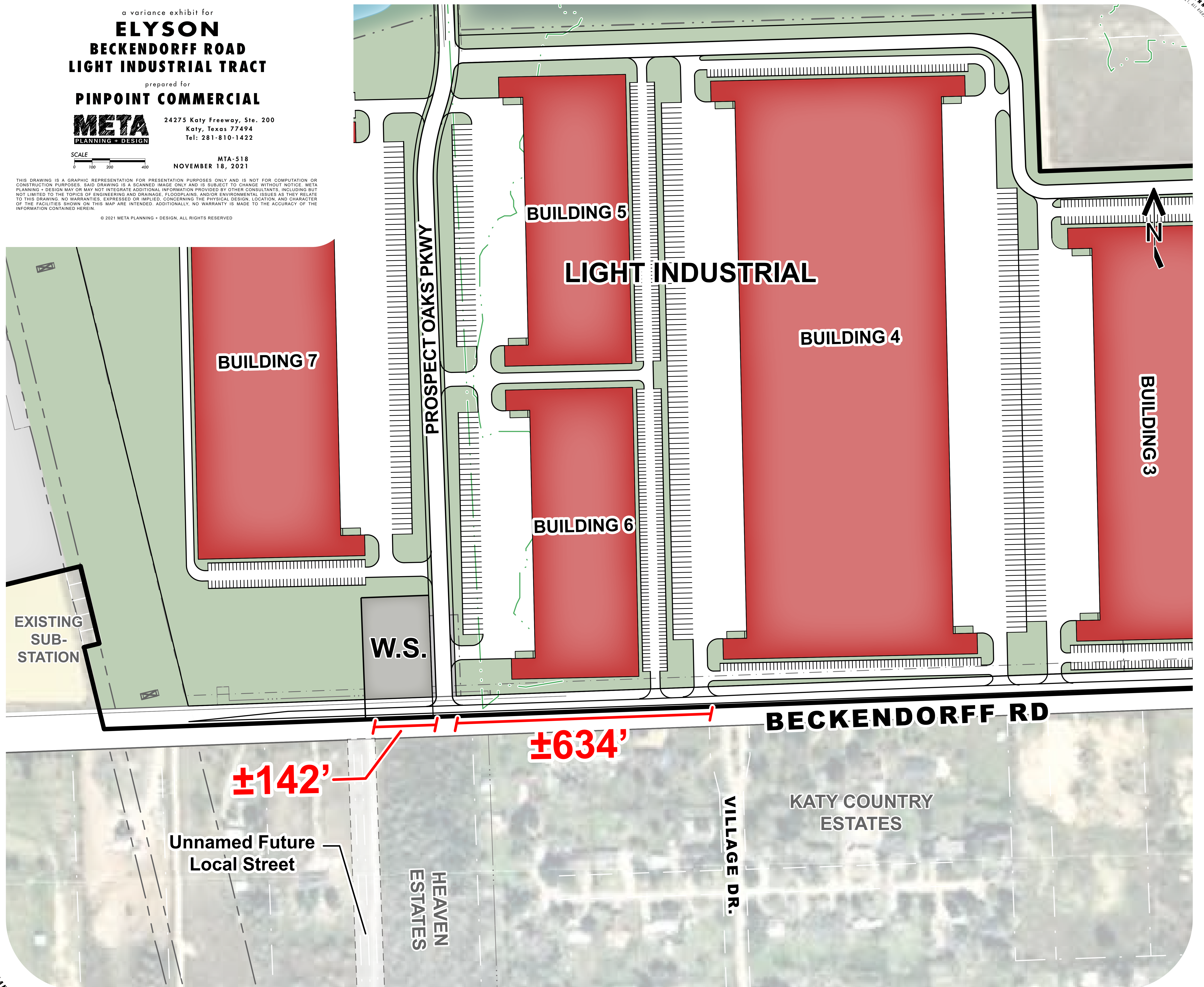
24275 Katy Freeway, Ste. 200  
Katy, Texas 77494  
Tel: 281-810-1422



MTA-518  
NOVEMBER 18, 2021

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**Application Number:** 2022-0043

**Plat Name:** Elyson GP

**Applicant:** Meta Planning + Design LLC

**Date Submitted:** 01/09/2022

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 maximum intersection spacing for 2,677' along Beckendorff Rd between the proposed location of Prospect Oaks Pkwy and existing local street Stockdick School Road; and to go below the minimum thoroughfare intersection offset along Beckendorff Rd by allowing an offset of 142' between Prospect Oaks Pkwy and a future local street.

**Chapter 42 Section: 127**

**Chapter 42 Reference:**

Chapter 42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 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**

**(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;**

Elyson is a ±3,560-acre master planned community located far west of central Houston and north of the City of Katy, west of the Grand Parkway (TX-99) and primarily north and south of FM 529, aka Freeman Road, a major thoroughfare. Development of the community is underway and several dozen residential sections and commercial areas are already constructed, with more on the way. The subject area is a ±121-acre tract along major thoroughfare Beckendorff Rd in the southeastern quadrant of the GP, with TX-99 and Stockdick School Rd to the east, a 220'-wide overhead power transmission corridor to the west, and large drainage and detention facilities existing to the north. Previous variances have concluded that this site must extend Prospect Oaks Pkwy, which functions as a collector street for the surrounding properties, from the north side of the site to Beckendorff Rd on the southern boundary. An existing water well on the property is located along Beckendorff Rd almost at the midblock between Stockdick School Rd and Peek Rd, almost directly south of the current stub of Prospect Oaks Pkwy. The most efficient site planning for light industrial structures is to create large rectangles, therefore it is most efficient to bring Prospect Oaks Pkwy to the south directly abutting the existing water well site, with only a slight curve on the north. This results in an intersection separation along Beckendorff of roughly ±2,677' from Stockdick School Rd to the east, about 3% above the maximum 2,600' intersection spacing for thoroughfares. However, two previously established intersections – Village Drive in Katy Country Estates, and a proposed local street in the plat of Heaven Estates – are located approx. ±826' apart from each other along Beckendorff, in the middle of the block. To meet the minimum 600' offset between intersections on a thoroughfare, Prospect Oaks Pkwy would be required to align across from one of these intersections. Instead, the proposed connection abutting the water well site is located approx. ±634' west of existing Village Drive and approx. ±142' east of Heaven Estates' future right-of-way. The 142' offset between the future street and Prospect Oaks Pkwy is reasonable and justified based on the following factors: A) the future street is currently a driveway, with only a strip of ROW dedicated from one of three property owners, and unless the other two property owners independently redevelop and dedicate their pieces, the fully-dedicated public street may never be realized; B) unless the proposed future ROW is extended further south, it will only



carry traffic from the handful of large individual tracts that currently exist in the vicinity – only a few trips per day, which does not merit a full median cut, traffic signal, or other substantial improvements on Beckendorff – in comparison to the anticipated traffic of Prospect Oaks Pkwy, which is functionally a collector street; and C) median spacing, the primary driver of thoroughfare minimum offsets, is not a significant issue in this case, since Beckendorff is currently an undivided street and is planned to remain so for the foreseeable future, even considering the proposed development of the subject site. Attached is correspondence with Harris County Engineering illustrating the recent coordination efforts to ensure that this intersection offset is satisfactory. The proposed variances will allow Prospect Oaks Pkwy to continue directly to Beckendorff Rd, preserving through-traffic access north and south across the mile-block, without depriving the developer of the reasonable use of their land.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The existing physical conditions create a challenging landscape within which to develop the site and are not the result of hardships created or imposed by the applicant. The nature of the proposed development is well-suited to this site but is infeasible to develop without some allowances from the ordinance, which if denied would deprive the developer of reasonable use of their land.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The collector streets Elyson Falls Drive and Prospect Oaks Pkwy together provide access for the large tracts central to the mile-block within Elyson, while the proposed future roadway may never be completed, nor will it be expected to carry the traffic load anticipated for Prospect Oaks Pkwy. Additionally, there are no plans at this time to convert Beckendorff Rd from an undivided street to a divided street. Therefore, the intent and general purposes of this chapter towards median spacing and intersection safety should be appropriately balanced towards the expected development patterns.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not frustrate local traffic circulation, nor create any unsafe intersection conditions, 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 site characteristics, the existing collector street, and the proposed end user are the justifications for the granting of the variance.



Application No: 2022-0043

Agenda Item: 116

PC Action Date: 01/20/2022

Plat Name: Elyson 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: 127**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To exceed maximum intersection spacing for 2,677' along Beckendorff Rd between the proposed location of Prospect Oaks Pkwy and existing local street Stockdick School Road; and to go below the minimum thoroughfare intersection offset along Beckendorff Rd by allowing an offset of 142' between Prospect Oaks Pkwy and a future local street.;

**Basis of Recommendation:**

The site is located within the Harris County ETJ along Beckendorff Road west of the Grand Parkway and east of Peek Road.

The applicant proposes a general plan of numerous uses and is requesting variances to exceed maximum and minimum intersection spacing requirements along Beckendorff Road, a major thoroughfare.

Staff is in support of this request.

The site is located along the southeastern boundary of the Elyson General Plan. This section of the GP features mostly commercial tracts with an internal collector street system. In order to provide access to Beckendorff while accounting for various site impediments, the applicant is proposing to locate an intersection closer to an unnamed and unimproved street to the west, while further from the nearest intersection to the east than what is allowed under Chapter 42.

This location was chosen in coordination with the Harris County Engineer's office. In addition, the location poses no median openings conflicts and is over 600' away from the nearest improved street. Staff finds the request to be consistent with sound public policy as it results in increased connectivity while accounting for unique site conditions. Harris County has expressed no objection to granting this variance. Staff recommends approving the variance and GP per the CPC 101 form conditions.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

NA

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

In order to provide access to Beckendorff while accounting for various site impediments, including pipelines and a floodway, the applicant is proposing to locate an intersection closer to an unnamed and unimproved street to the west, while further from the nearest intersection to the east than what is allowed under Chapter 42. Staff finds the request to be consistent with sound public policy as it results in increased connectivity while accounting for unique site conditions.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

This variance is justified by the need to provide connectivity, the location of existing intersections along Beckendorff, and impediments posed by the pipeline/transmission corridor and floodway. These do not represent hardships.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The location of two existing streets along Beckendorff make it difficult to locate an new intersection that complies with minimum and maximum intersection spacing requirements along major thoroughfares. Staff finds that the applicant was able to chose a location that is consistent with the intent of these provisions.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting this request will not affect public health safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

This variance is justified by the need to provide connectivity, the location of existing intersections along Beckendorff, and impediments posed by the pipeline/transmission corridor and floodway. These do not represent hardships.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 117  
**Action Date:** 01/20/2022  
**Plat Name:** Generation Park South GP  
**Developer:** MRA NORTHEAST, LP  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2022-0071 GP

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	628.6170	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:	Harris County MUD 429
County	Zip	Key Map ©	City / ETJ
Harris	77044	417L	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.

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)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 117

**Action Date:** 01/20/2022

**Plat Name:** Generation Park South GP

**Developer:** MRA NORTHEAST, LP

**Applicant:** Vernon G. Henry & Associates, Inc.

**App No/Type:** 2022-0071 GP

**Staff Recommendation:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

---

Parks and Recreation: Add all applicable parks/open space notes upon adding dwelling units

HPW-HW- IDS: Approved

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Missing B.L.

Harris County Flood Control District: Flood Control review - Need to label Drainage Channel N100-00-00 where the Sheldon Reservoir is indicated, also show Floodplain area (see uploaded PDF).

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Show street connection from Long Play subdivision to Timber Forest Drive (Chapter 42)

TIA will be required to determine driveway location, median openings and left turn lane requirements on future collector road, Timber forest Drive, N Lake Houston Pkwy and Garrett Road for future development (HC-permit regs, 12.02)

UVE, ROW cutbacks and corner radii will be checked when section Plats are submitted

INO letter may be needed from pipeline company for plan approval for section plat (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

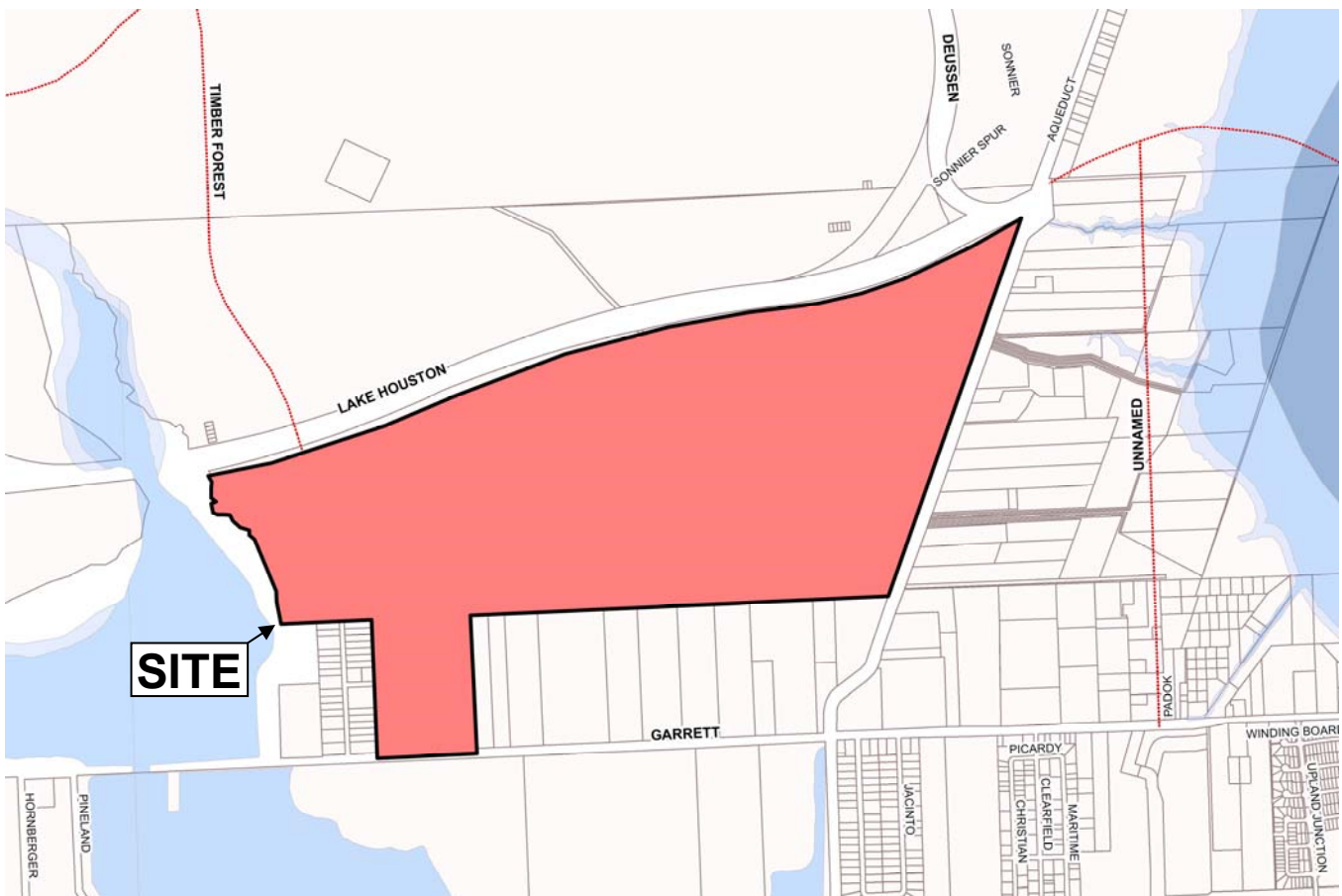
**ITEM: 117**

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Generation Park South GP

Applicant: Vernon G. Henry & Associates, Inc.



**D – Variances**

**Site Location**

## Planning and Development Department

**Meeting Date: 01/20/2022**

**Applicant: Vernon G. Henry & Associates, Inc.**



## Subdivision



# Houston Planning Commission

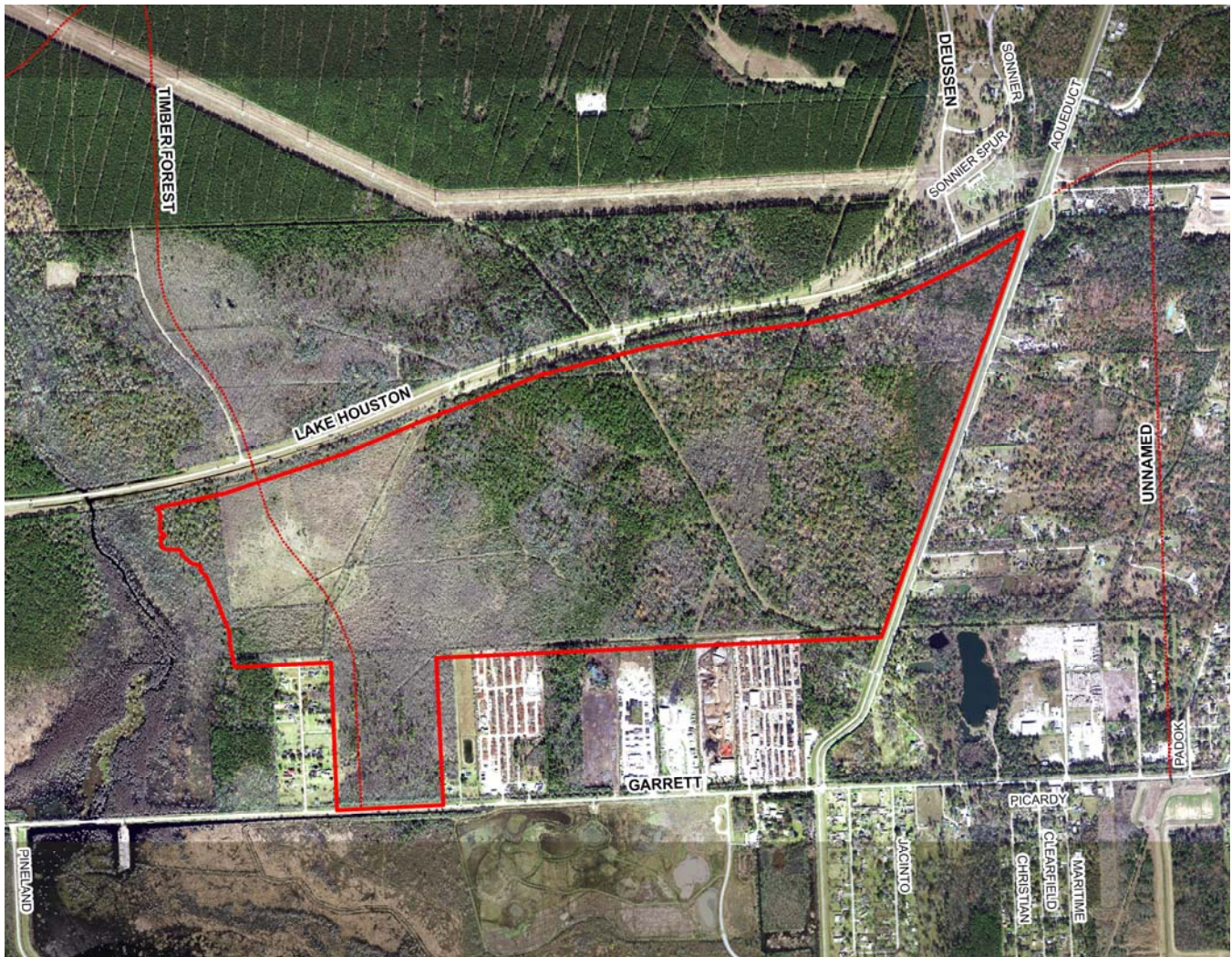
ITEM: 117

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Generation Park South GP

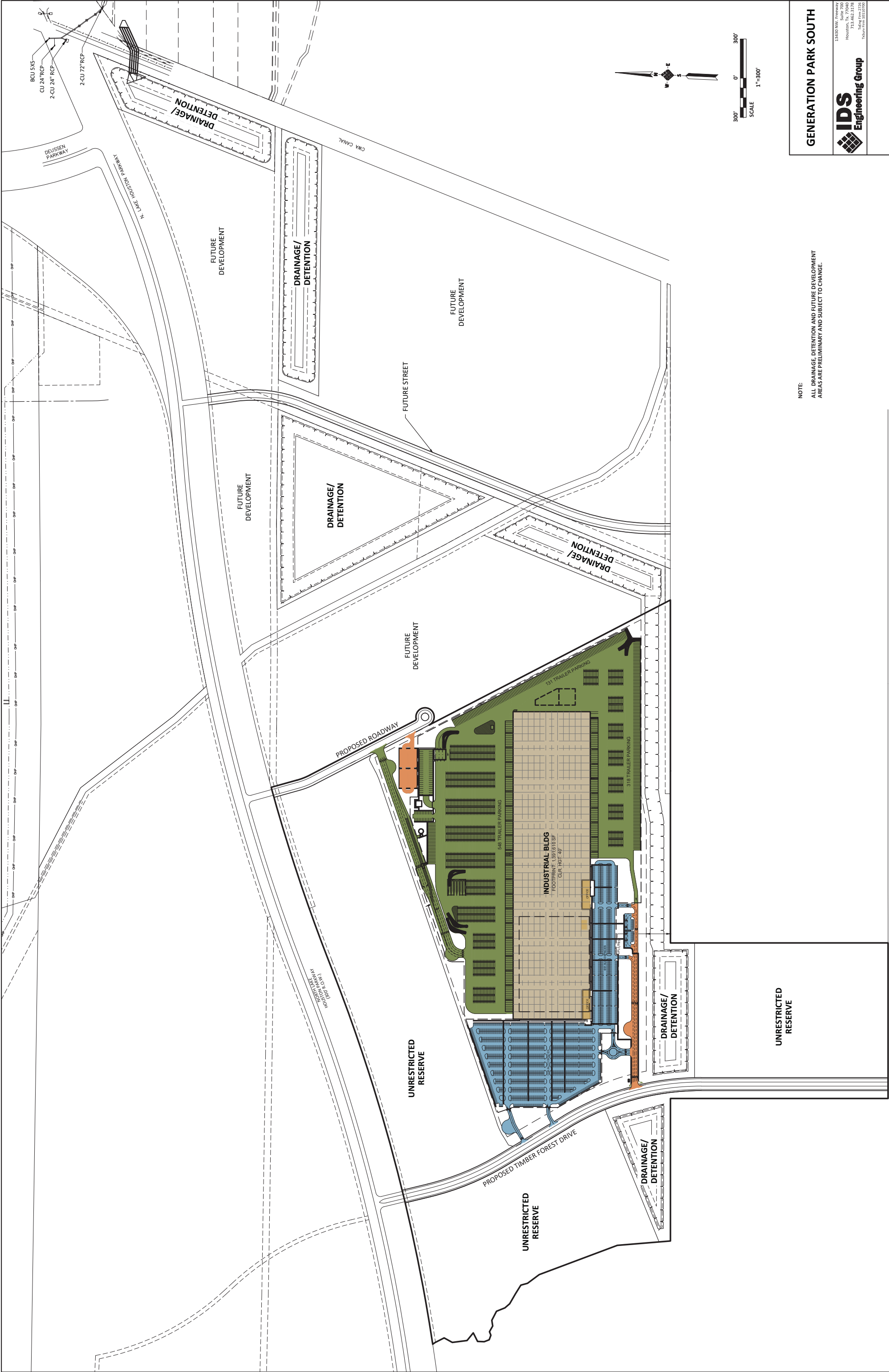
Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial





NOTE:  
ALL DRAINAGE, DETENTION AND FUTURE DEVELOPMENT  
AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE.

GENERATION PARK SOUTH

IDS

Engineering Group

13430 NW Freeway  
Suite 700  
Houston, TX 77040  
713.462.3178  
Tel: 713.462.3178  
Fax: 713.462.3178

DATE: 1/5/2022      SCALE: 1" = 300'

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**Application Number:** 2022-0071

**Plat Name:** Generation Park South GP

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 01/10/2022

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not provide any east/west streets to address intersection spacing; To not provide 2 north/south streets to address intersection spacing; to not extend or terminate Long Play Lane with the required turnaround

**Chapter 42 Section:** 42-128; 42-134

**Chapter 42 Reference:**

42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

42-134. - Street extension. a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

This is a site in northeast Harris County within Houston's ETJ. On the western side of the general plan (GP) is Timber Forest Drive, which is a major thoroughfare shown on Houston's major thoroughfare and freeway plan (MTFP). The area west of Timber Forest and within the GP boundary will be an unrestricted reserve. While there is a requirement for east/west streets to address intersection spacing on the proposed GP, the developer would not like to provide any of the required streets in that direction due to several factors. First, immediately west of the GP is Sheldon Reservoir. Crossing Sheldon Reservoir with an east/west connection would be infeasible and impractical. The reserve within the GP boundary and west of Timber Forest Drive will have adequate access all along Timber Forest Drive. Regarding the area immediately east of Timber Forest Drive, there will be a large industrial user. This fact means that an east/west street in this location is not practical or needed due to the size of the industrial warehouse. The unrestricted reserve immediately north of the large industrial tract will have adequate access along N Lake Houston Parkway. Immediately south of the large industrial tract will be an approximately 165' drainage easement. As one traverses northeast through the remainder of the GP, there will be several linear detention/recreation reserves that will drain the entire subject tract. In addition, along the entire easternmost boundary of the GP there is a canal, which is controlled by the Coastal Water Authority



(CWA) and provides untreated drinking water to Houston, Baytown, and Deer Park. The CWA does not wish to allow any more at-grade crossings of the canal, so connecting to Aqueduct Road, which runs parallel to the canal on the east side, with any east/west streets would be infeasible. Immediately east of the large industrial tract there will be a street that terminates with a cul-de-sac. This street will provide additional access to the large industrial tract. Shifting focus to the southwest corner of the GP, there is an older low-density subdivision called Long Play Subdivision. This subdivision, platted in 1963, has a road called Long Play Lane that derives its access from Garrett Road to the south. This street currently stubs into the southwestern corner of the GP boundary, but physically on the ground there is a cul-de-sac. The cul-de-sac is labeled as a "temporary turnaround" on the original plat. Connecting this low-density single-family subdivision to the proposed GP, which will contain large commercial and industrial users would not be prudent, therefore the proposal is to not extend Long Play Lane. Since a cul-de-sac already exists on the ground, the proposal is to leave the existing cul-de-sac in place. Doing this would mean that the property within the GP boundary cannot take access from the cul-de-sac due to the existing 1' reserve on the Long Play Subdivision plat.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

There are several factors, none of which were created by the developer, that affect the ability to put in streets to comply with the intersection spacing standards. First, there are Sheldon Reservoir and the CWA canal on the west and east respectively. Second, there are three pipeline easements, a drill site, and a Humble Oil Company fee strip that breaks the GP boundary into two pieces.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of this chapter is to ensure there is adequate circulation for the GP and the surrounding land uses, which this request preserves and maintains.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variances would not be injurious to public health, safety or welfare in any way. Separating the low-density single-family neighborhood from the proposed industrial/commercial uses is the safest thing for both parties involved.

**(5) Economic hardship is not the sole justification of the variance.**

The justifications for the variances have to do with the existing physical barriers to the east and west of the GP boundary. It also has to do with the existing pipeline, drill site, and fee strip encumbrances. Finally, there is just not a practical need for any more streets other than those shown on the GP due to the expected large industrial and commercial users that will be on the subject tract.



**Application No:** 2022-0071

**Agenda Item:** 117

**PC Action Date:** 01/20/2022

**Plat Name:** Generation Park South GP

**Applicant:** Vernon G. Henry & Associates, Inc.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 42-128; 42-134

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To not provide any east/west streets to address intersection spacing; To not provide 2 north/south streets to address intersection spacing; to not extend or terminate Long Play Lane with the required turnaround;

**Basis of Recommendation:**

The site is located within the Harris County ETJ along North Lake Houston Parkway east of the East Sam Houston Tollway and north of Garrett Road.

The applicant proposes a general plan of commercial tracts and is requesting three variances:

1. To exceed internal and external intersection spacing requirements by not providing any east-west streets
2. To exceed internal and external intersection spacing requirements by providing one local street north south street instead of the required two.
3. To not extend Long Play Lane, a stub street abutting the southern GP boundary

Staff is in support of these requests.

The site is located within the Harris County ETJ between Lake Houston and the Sheldon reservoir. These waterways and a connecting aqueduct would complicate extension of additional local streets beyond the GP boundary. The applicant proposes a series of industrial and detention tracts that will have direct access N Lake Houston Parkway and a proposed segment of Timber Forest Drive. These major thoroughfares will provide sufficient access and circulation in lieu of the required public streets. A proposed local street on the eastern side of the GP will provide additional connectivity when the tracts to the south are redeveloped.

The stub street to the south was created with a turn around easement within the single-family subdivision. This easement features an existing roadway turn around, making an additional cul de sac unnecessary. Staff finds that these requests are consistent with the intent of Chapter 42 as they allow for adequate traffic circulation for the proposed use.

Harris County has expressed no objection to this request.

Staff recommends granting the variances and approving the GP per the cpc 101 form conditions.

## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

NA

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The site is located within the Harris County ETJ between Lake Houston and the Sheldon reservoir. These waterways and a connecting aqueduct would complicate extension of additional local streets beyond the 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 variances are justified by the nearby waterways and the major thoroughfare grid. These do not represent a hardship.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Each tract will have direct frontage on a major thoroughfare or local street. This will provide access and circulation opportunities consistent with the intent of Chapter 42.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Allowing the applicant to exceed intersection spacing and not extend a stub street will not affect public health, safety and welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The variances are justified by the nearby waterways and the major thoroughfare grid. These do not represent a hardship.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 118  
**Action Date:** 01/20/2022  
**Plat Name:** Generation Park West Sec 7  
**Developer:** MRA GP WEST, LP  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2021-3052 C3P

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	207.9500	Total Reserve Acreage:	197.5500
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 403
County	Zip	Key Map ©	City / ETJ
Harris	77044	416G	ETJ

#### ***Conditions and Requirements for Approval***

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

013. Provide written approval of plat with Recordation Package from all affected pipeline companies. (xx)

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Plat certificates need to be revised to show 2022 dates, not 2015.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 118  
**Action Date:** 01/20/2022  
**Plat Name:** Generation Park West Sec 7  
**Developer:** MRA GP WEST, LP  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2021-3052 C3P

**Staff Recommendation:**  
 Grant the requested  
 variance(s) and Approve  
 the plat subject to the  
 conditions listed

---

CenterPoint: 1. Title report references easements that are not shown on the plat.  
 2. No UEs and/or CNP easements, whether existing or proposed, should be within Reserves restricted to any kind of wet usage areas (i.e., detention, drainage, lake, etc.)  
 3. The following note is required for any subdivision plat that falls within the City of Houston (COH):  
 "Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."  
 4. A review of plat reveals it is in close proximity to a CenterPoint Energy Transmission Corridor. Your Transmission Contact is: Janice Coburn at Janice.Coburn@centerpointenergy.com. Please review the provided letter for further instructions.

HPW-HW- IDS: APPROVE

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel P127-00-00 with top of banks where HCFCD easements are (see uploaded PDF).

HPW-OCE- Drainage and Utility: Missing B.L..

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 building lines on plat (chapter 42)

Change Reserve F restriction to Recreation (chapter 42)

Limited scope TIA will be required to determine driveway location, median openings and left turn lane requirements on Generation Parkway, West Lake Houston Parkway and Lockwood Road for future development (HC-permit regs, 12.02)

INO letter may be needed for pipeline crossing prior to plan approval (HC-permit regs, 5.06)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation (.TLGC-242.001h)

Off street parking analysis may be needed for reserves D and F 9HC-permit regs)

Recommend minimum 25' x 25' corner cuts at Lockwood Drive/Generation Parkway intersection

UVE should be checked at Generation Pkwy and W Lake Houston Pkwy. (chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked at Old Sandy Rd and W Lake Houston Pkwy. (chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked at Generation Pkwy and Lockwood Rd. (chapter 10-COH geometric design guidelines, 10-23)

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.

# Houston Planning Commission

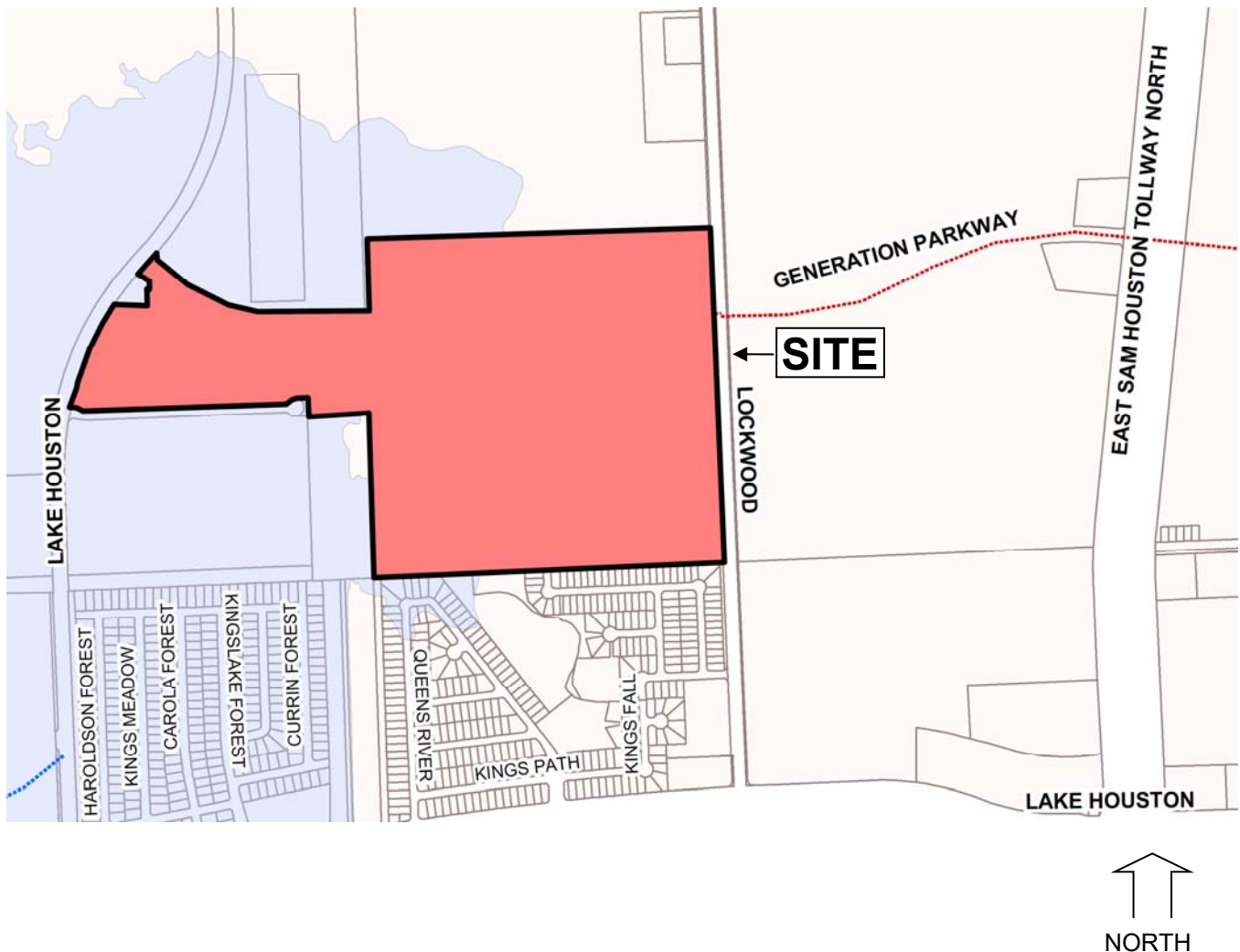
ITEM: 118

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Generation Park West Sec 7

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location



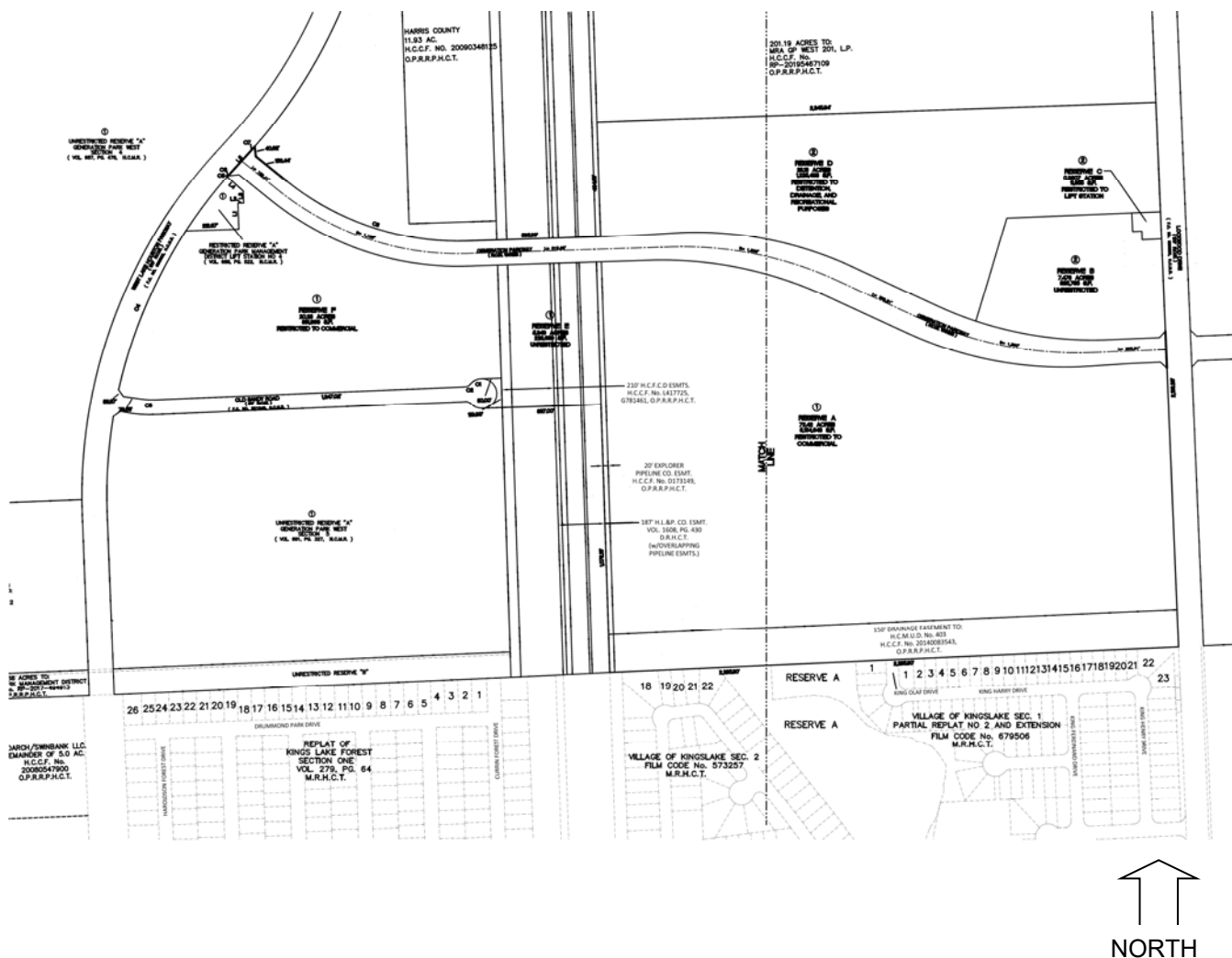
## Planning and Development Department

**ITEM: 118**

**Meeting Date: : 01/20/2022**

**Subdivision Name: Generation Park West Sec 7**

**Applicant: Vernon G. Henry & Associates, Inc.**



## D – Variances

## Subdivision

# Houston Planning Commission

ITEM: 118

Planning and Development Department

Meeting Date: : 01/20/2022

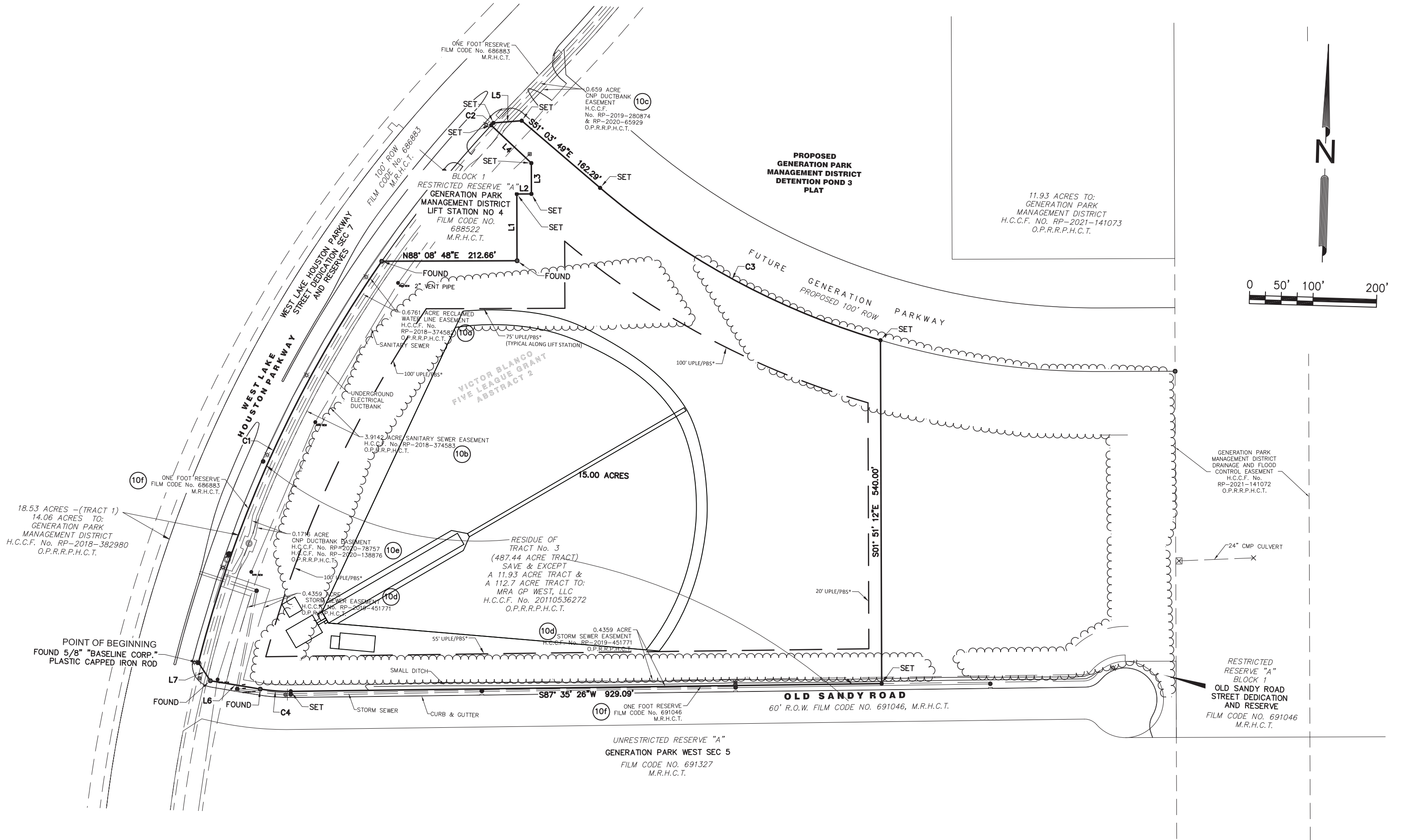
Subdivision Name: Generation Park West Sec 7

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial







**Application Number:** 2021-3052

**Plat Name:** Generation Park West Sec 7

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 12/20/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not extend the stub street, King Olaf Drive, nor terminate it with a cul-de-sac; To not provide any north/south streets to address block length along Generation Parkway; To not provide an east/west street to address the block length along Lockwood Drive; To allow reverse curve radii along Generation Parkway to be less than 2000'

**Chapter 42 Section: 42-128; 42-134; 42-132 (a)**

**Chapter 42 Reference:**

42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. 42-134. - Street extension. a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended. 42-132. Curves. (a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 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 is a site on the south end of the Generation Park West General Plan. Generation Park, in its entirety, is a 4,000-acre commercial master-planned development in northeast Houston near the intersection of Beltway 8 and N. Lake Houston Parkway. The area of Generation Park west of Beltway 8 is planned to be primarily large industrial users with the exception of the tracts fronting the Beltway 8 frontage road, which will be mostly mixed-use and retail, and the Lone Star College Campus at the north end of the development. This particular site is bounded by a drainage ditch to the south, which belongs to the Harris County M.U.D. 403, and allows water to make its way into the regional detention pond for the development due to the fact that each industrial site does not have its own on-site detention. To the west of Reserve "A", there are several easements including multiple pipelines, 187' wide electrical easement containing high-voltage transmission lines, and a 210' wide Harris County Flood Control easement. All of these constraints make it impractical to provide an east/west street to address the block length requirement along Lockwood Road. To the north of the segment of Generation Parkway being dedicated by this plat in Reserve "D" will be an extensive detention basin,

approximately 28 acres in size. This detention area will have recreational amenities including trails, benches, and trees. The existence of this detention basin makes putting a north/south street north of Generation Parkway impractical. Reserve G on the very north end of this plat is being marketed as a large reserve for a single user. While there is not a user with it under contract, it will more than likely be a large industrial use. A north/south street is not practical or needed for Reserve "G" because there are several constraints around this reserve as well. To the north are several easements, a large CenterPoint substation, and an existing large industrial warehouse. To the west are several easements and west of those easements is a large detention basin that has already been platted. To the south, is the large Detention and Recreational Reserve "D". Due to these factors, putting in east/west or north/south streets through Reserve G is impractical. South of the drainage easement on the south side of the subject tract, is a single-family subdivision called Village of Kingslake Sec 1 Partial Replat No 2 and Extension, which was platted in 2016. This plat contains a street called King Olaf Drive that stubs into the south boundary of this property. Punching the street through to the north would be very detrimental to this single-family residential development because of the industrial nature of the subject tract. It would also be impractical and unnecessary to build a road over the Harris County Flood Control District Drainage Channel which allows water to drain into the regional detention pond to the west of the subject tract. Terminating this stub street with a cul-de-sac would also be unnecessary due to the fact that the stub street is only two lots deep and has been in this configuration since the subdivision's inception. East/west circulation will be sufficient in the area due to the aforementioned constraints abutting the site and the fact that this plat is dedicating the major thoroughfare of Generation Parkway as a part of this plat. To the west of W Lake Houston Parkway, there is another large industrial tract and a regional detention pond. West of that is the Greens Bayou Flood Mitigation Bank, which is unlikely to ever be crossed by roads coming from the west. Circulation to the east will be satisfied by Generation Parkway. Crossing all the aforementioned drainage easements, pipelines, and high voltage transmission lines is only realistic with major thoroughfares or major collectors. Regarding the Generation Parkway reverse curve radii, there are several constraints that make the 2000' radii impractical. First, we need to practically connect West Lake Houston Parkway and Lockwood with this major thoroughfare. The alignment of Generation Parkway is slightly northwest coming from the beltway and is southeast coming off West Lake Houston Parkway. These are fixed points and alignments that must be hit. In addition, we need to make the drainage, pipeline, and CenterPoint crossings at near 90 degrees. This entails being able to fit between the existing transmission towers and large concrete distribution towers within the CenterPoint easement. Finally, we are attempting to intersect Lockwood Road at 90 degrees.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The rules for intersection spacing are not one size fits all. Due to the nature of the industrial land-uses in this master planned development, the intersection spacing requirements are not realistic. In addition, the natural constraints of the mitigation bank to the west and the electrical, drainage, and pipeline constraints abutting the subject tract make complying with the intersection spacing standards and minimum curve radii standards for Generation Parkway impractical.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of this chapter is to maintain adequate circulation for the area, which this request preserves and maintains.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Mixing residential and industrial traffic is contrary to sound public policy and would create safety concerns for the existing single-family neighborhood to the south. Connecting these two land uses would allow the large trucks that will frequent the subject tract to become a nuisance and safety problem for the neighborhood.

**(5) Economic hardship is not the sole justification of the variance.**

The justification for the variance is related to the nature of the land-use for the proposed development. It is also due to the electrical, drainage, and pipeline constraints that abut the subject tract.



**Application No:** 2021-3052

**Agenda Item:** 118

**PC Action Date:** 01/20/2022

**Plat Name:** Generation Park West Sec 7

**Applicant:** Vernon G. Henry & Associates, Inc.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 42-128; 42-134; 42-132 (a)

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To not extend the stub street, King Olaf Drive, nor terminate it with a cul-de-sac; To not provide any north/south streets to address block length along Generation Parkway; To not provide an east/west street to address the block length along Lockwood Drive; To allow reverse curve radii along Generation Parkway to be less than 2000';

**Basis of Recommendation:**

The site is located within the Harris County ETJ west of the Sam Houston Tollway and north of North Lake Houston Parkway.

The applicant proposes a series of industrial tracts with public open space and is requesting three variances:

1. To not extend King Olaf Drive from the south nor terminate it with a cul de sac
2. To exceed intersection spacing requirements by not providing any local streets
3. To create a major thoroughfare with a reverse curve radii of 1500' instead of the required 2000'

Staff is in support of these requests.

The site is located within the ETJ in the Generation Park West General Plan. The site is south of a Centerpoint electrical substation and is affected by a power transmission corridor and multiple pipelines. These site conditions would hinder any additional local street connections. In addition, the applicant proposes industrial tracts with a recreation reserve with direct major thoroughfare frontage. These sites can be adequately access by the existing thoroughfares on the east and west as well as the proposed segment of Generation Parkway. The applicant asserts that the tighter reverse curve on Generation Parkway is intended to better manage truck traffic through the site. The Harris County Engineer and the City's Transportation Office offer no objection to this request.

Harris County has expressed no objection to this request.

Staff finds that these three requests are consistent with the intent of Chapter 42 and recommends granting the variances 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 site is located within the ETJ in the Generation Park West General Plan. The site is south of a Centerpoint electrical substation and is affected by a power transmission corridor and multiple pipelines. These site conditions would hinder any additional local street connections.

**(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 the major thoroughfare grid. These do not represent a hardship.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**



The applicant proposes industrial tracts with a recreation reserve with direct major thoroughfare frontage. These sites can be adequately access by the existing thoroughfares on the east and west as well as the proposed segment of Generation Parkway.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Allowing the applicant to not provide additional local streets will not affect public health, safety, or welfare. The Harris County Engineer and the City's Transportation Office confirmed that the reduced radii on the Generation Parkway reverse curve is safe.

**(5) Economic hardship is not the sole justification of the variance.**

The variance is justified by the proposed use and the major thoroughfare grid. These do not represent a hardship.



**Agenda Item:** 119  
**Action Date:** 01/20/2022  
**Plat Name:** Haven Mission Trace  
**Developer:** Kimley-Horn  
**Applicant:** Windrose  
**App No/Type:** 2022-0057 C2

**Staff Recommendation:**  
 Defer Additional  
 information reqd

Total Acreage:	12.4060	Total Reserve Acreage:	12.4060
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:	Fort Bend County MUD 30
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	527N	ETJ

#### **Conditions and Requirements for Approval**

047. Make minor corrections and additions as indicated on the marked file copy.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Intersection spacing variance is not required with the future extension of Twilight Star Lane from the southern property owner. Provide 5' dedication, cutback or radius at FM 1464 and establish at 10' building line.

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Fort Bend Engineer: 1) Add 10' landscape easement along FM 1464

2) Update district name table to reference correct information

3) Submit FP to FBC for formal review

4) This is not considered formal review by FBC as not all review comments are provided in this portal

HPW-HW- IDS: Approved

CenterPoint: Dedication Paragraphs 2-3: Aerial Easement dedication language is incorrect/incomplete. Some numbers are incorrect and all numbers must be in numeric and word form. See attached AE dedication language for correct language.

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.

## Site Location

# Houston Planning Commission

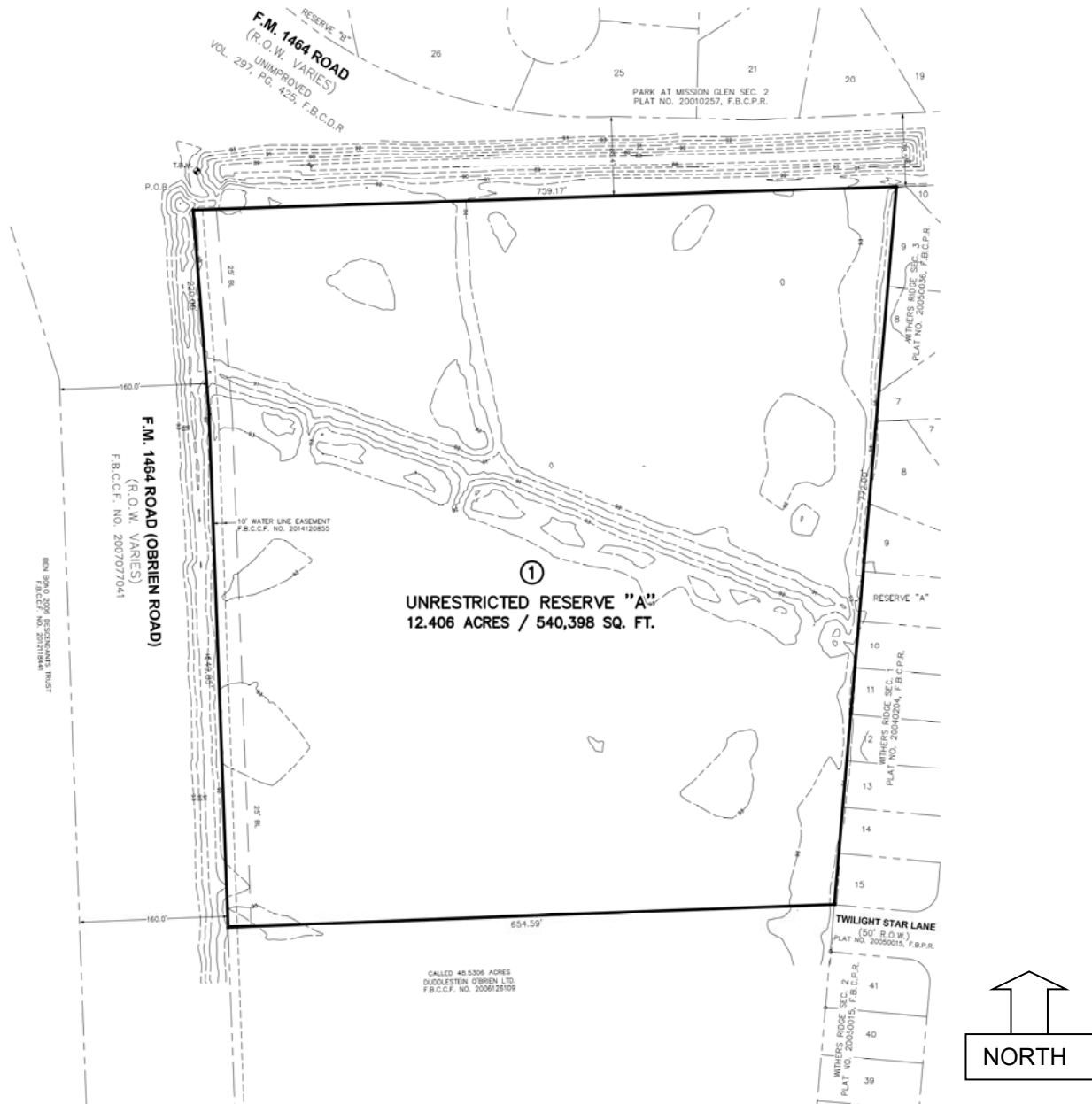
ITEM: 119

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Haven Mission Trace

Applicant: Windrose



D – Variances

Subdivision



# Houston Planning Commission

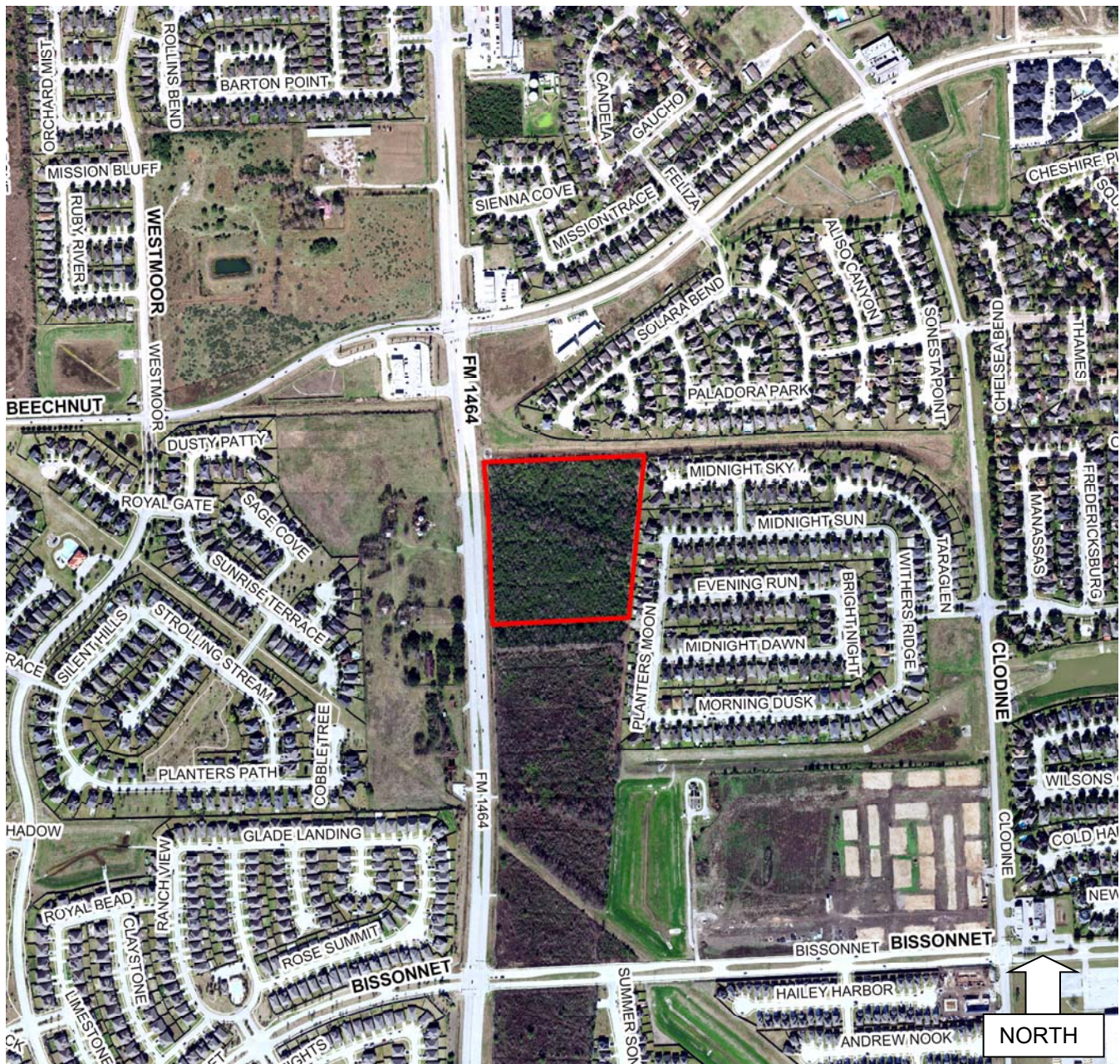
ITEM: 119

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Haven Mission Trace

Applicant: Windrose

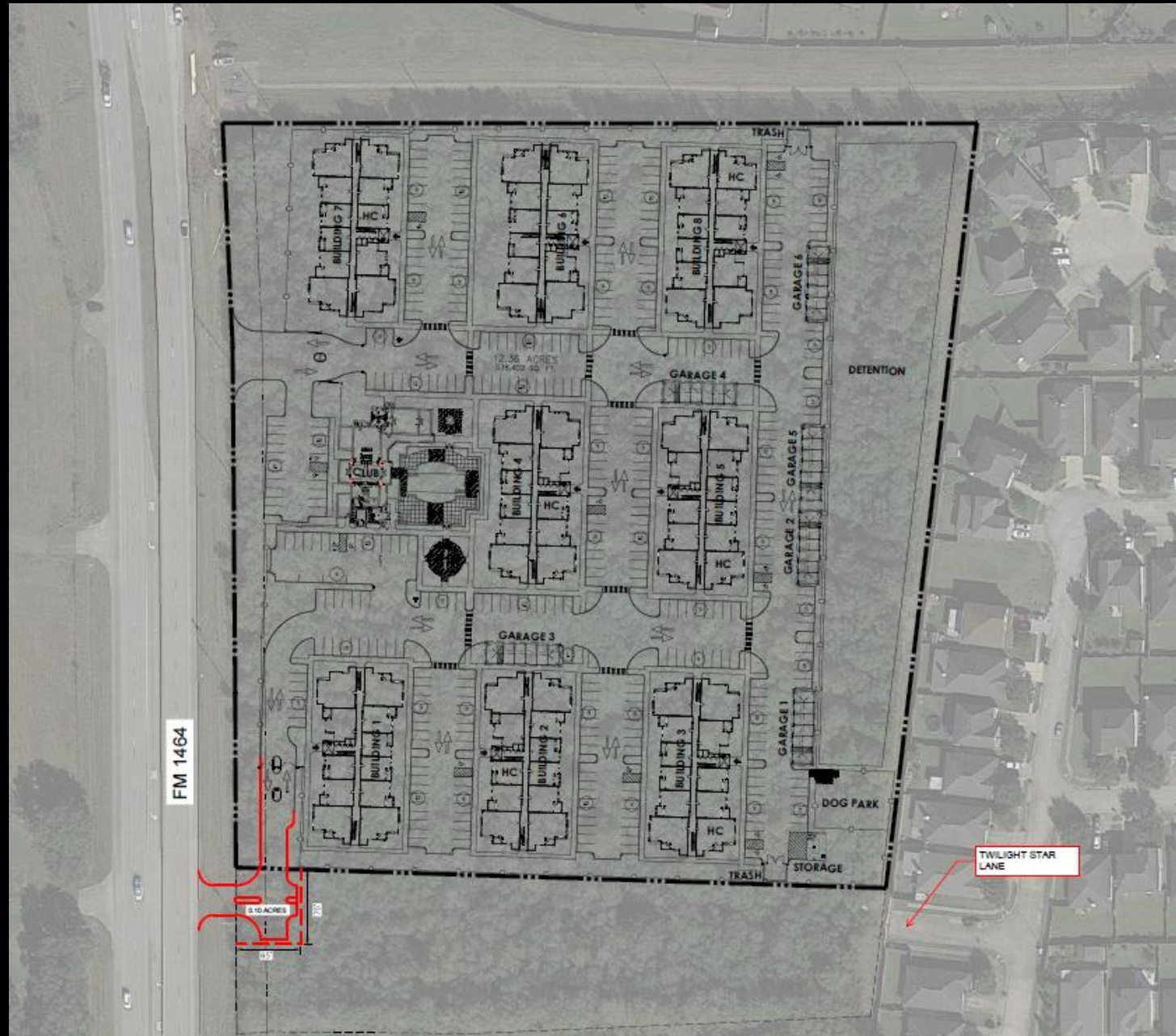


D – Variances

Aerial



# TxDOT Access Exhibit







**Application Number:** 2022-0057

**Plat Name:** Haven Mission Trace

**Applicant:** Windrose

**Date Submitted:** 01/10/2022

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 local street intersection spacing requirements by not providing a new east/west street through the subject site.

**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;

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The subject property consists of 12.4 acres located on the east side of FM 1464 approximately 615 feet south of the intersection with Beechnut Street. The land is currently vacant and the applicant is proposing to develop multifamily residential housing. Because the property is more than 1,400 feet south of Beechnut Street and more than 1,400 feet north of Bissonnet Street, the City's Subdivision Regulations require the applicant to provide an additional east/west street to address the local street intersection spacing requirements in Section 42-128. Aside from the intersection spacing requirement, Twilight Star Lane does not need to be extended as it is only one-lot deep. The applicant is requesting a variance on the grounds that the extension is not necessary to facilitate safe and effective traffic flow and that it would be injurious to the public's health safety and welfare - namely the single-family homes in the Withers Ridge development to the east. The actual stub of Twilight Star Lane is outside of the platted boundary to the south on a called 48.53-acre tract owned by Duddlestein O'Brien LTD. However, the route of the extension heading west to FM 1464 would meander on the subject site because of the angle of the western boundary of Withers Ridge Sec 1 and 2. The applicant believes that extending Twilight Star would not be beneficial for the neighborhood as it would create a highly-utilized cut through for the Keegans Ridge and Chelsea at Mission Bend areas to access FM 1464. The dense apartment complex would also utilize the route as an easier path to head eastward on Beechnut. This unnecessary and increased high-speed traffic through the Withers Ridge community represents a danger to existing vehicular and pedestrian users, including children walking to school. The Withers Ridge, Keegans Ridge and Chelsea at Mission Bend neighborhoods currently have excellent north-south mobility via Clodine Road, which leads to signalized intersections with two majors thoroughfares for east-west mobility – Bissonnet Street and Beechnut Street. In addition to the cut-through traffic, there are also general concerns about linking the proposed multifamily use to the single-family neighborhood. Not extending the street maintains a buffer between the two types of residents and it will prevent the apartment's visitors and large vehicles from becoming a bleed-over nuisance into the single-family area.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The prevailing development pattern and the associated public harm of extending Twilight Star Lane to FM 1464 are the justifications for the requested variances. With the street extension, high volumes of traffic from the neighborhoods abutting Clodine Road would be darting through the Withers Ridge neighborhood looking for access to FM 1464. Because these neighborhoods have signalized access to Beechnut Street and Bissonnet Street, there is no need to enhance east/west mobility for this region. Also, the mixture of the multifamily use into the single-family residential area would also come with a series of negative consequences. The apartment complex residents would be darting through Withers Ridge to take Clodine Road for an easy right turn on Beechnut Street. The guest traffic and large vehicle parking would also bleed over into the single-family area without the hard barrier in place.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The applicant is requesting a variance to eliminate an unnecessary street extension that poses a definite threat to the safety and quality of life of the residents in the Withers Ridge neighborhood. The only available street for the applicant to extend to meet intersection spacing requirements is Twilight Star Lane, which would create a highly-utilized bypass route for area residents along Clodine Road to access FM 1464. This new cut-through traffic would come into direct conflict with existing vehicular and pedestrian traffic, including children walking to Hodges Bend Middle School. Aside from this new cut-through route, Twilight Star Lane cannot be extended further west of FM 1464 as the route is precluded by the lot configuration in the Mission Sierra neighborhood. Because the neighborhoods along Clodine Road already have exceptional east/west mobility via the signalized intersections with Beechnut Street and Bissonnet Street, the risk of extending Twilight Star Lane far outweighs the moderate mobility improvements.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The proposed multifamily facility has more than adequate access for emergency and daily traffic from FM 1464. Integrating the facility with the single-family neighborhood to the east by extending Twilight Star Lane is not necessary to facilitate safe and effective traffic movement in either direction and it would only serve to create a highly-utilized cut through for the Keegans Ridge and Chelsea at Mission Bend areas looking to access FM 1464. The apartment complex would also cut-through the Withers Ridge neighborhood for an easier path to head eastward on Beechnut. This unnecessary and high-speed cut-through traffic represents a danger to existing vehicular and pedestrian users, especially children walking to and returning home from the Hodges Bend Middle School to the southeast. The potential connection does not represent a major improvement in mobility for the general area as the residential areas along Clodine Road have excellent north-south mobility to signalized intersections with Bissonnet Street and Beechnut Street.

**(5) Economic hardship is not the sole justification of the variance.**

Because of the prevailing development pattern and the existing road network, an extension of Twilight Star Lane poses far more dangers to the public than benefits. A new east/west street between FM 1464 and Clodine Road would only serve as a high-speed cut-through route through an established neighborhood. Because the residential areas along Clodine Road have multiple signalized thoroughfare intersections to facilitate east/west movement, an additional path to FM 1464 is not necessary to facilitate safe and effective traffic movement. The variance is justified as these considerations are not economically motivated and are purely focused on preserving the safety and quality of life of the single-family area to the east.



Application No: 2022-0057

Agenda Item: 119

PC Action Date: 01/20/2022

Plat Name: Haven Mission Trace

Applicant: Windrose

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed local street intersection spacing requirements by not providing a new east/west street through the subject site. ;

Basis of Recommendation:

[Defer, further study and review.](#)

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### Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[NA](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[NA](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[NA](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[NA](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[NA](#)

(5) Economic hardship is not the sole justification of the variance.

[NA](#)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 120  
**Action Date:** 01/20/2022  
**Plat Name:** Rose Bui Place replat no 1 and extension  
**Developer:** DVB RE Investments, LLC  
**Applicant:** Morales Engineering Associates, LLC  
**App No/Type:** 2021-2850 C2R

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	0.4218	Total Reserve Acreage:	0.4218
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453Q	City

#### **Conditions and Requirements for Approval**

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale \*\*\*\*\*.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

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)

Legal description listed on the title block must match the legal description on the CPL.

Add this note on face of the plat: The Planning Commission granted a variance to allow portion of a single family residential parcel established by Special Minimum Lot Size Ordinance #2014-0752 to be replated as a Parking Reserve subject to specific conditions on 01/20/2022. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 120  
**Action Date:** 01/20/2022  
**Plat Name:** Rose Bui Place replat no 1 and extension  
**Developer:** DVB RE Investments, LLC  
**Applicant:** Morales Engineering Associates, LLC  
**App No/Type:** 2021-2850 C2R

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal.

If 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. 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>

Provide completely filled Access Management Form and provide a dimension site plan to  
PWEACCESSFORM@HOUSTONTX.GOV

Email subject should read: Access Management Form Request / Project Number / Address

#### 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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

#### 3. Driveway Placement on Corner Lot for 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. Traffic-OCE does not grandfather existing driveways and all driveways should comply with the latest code as per the COH IDM.

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.

# Houston Planning Commission

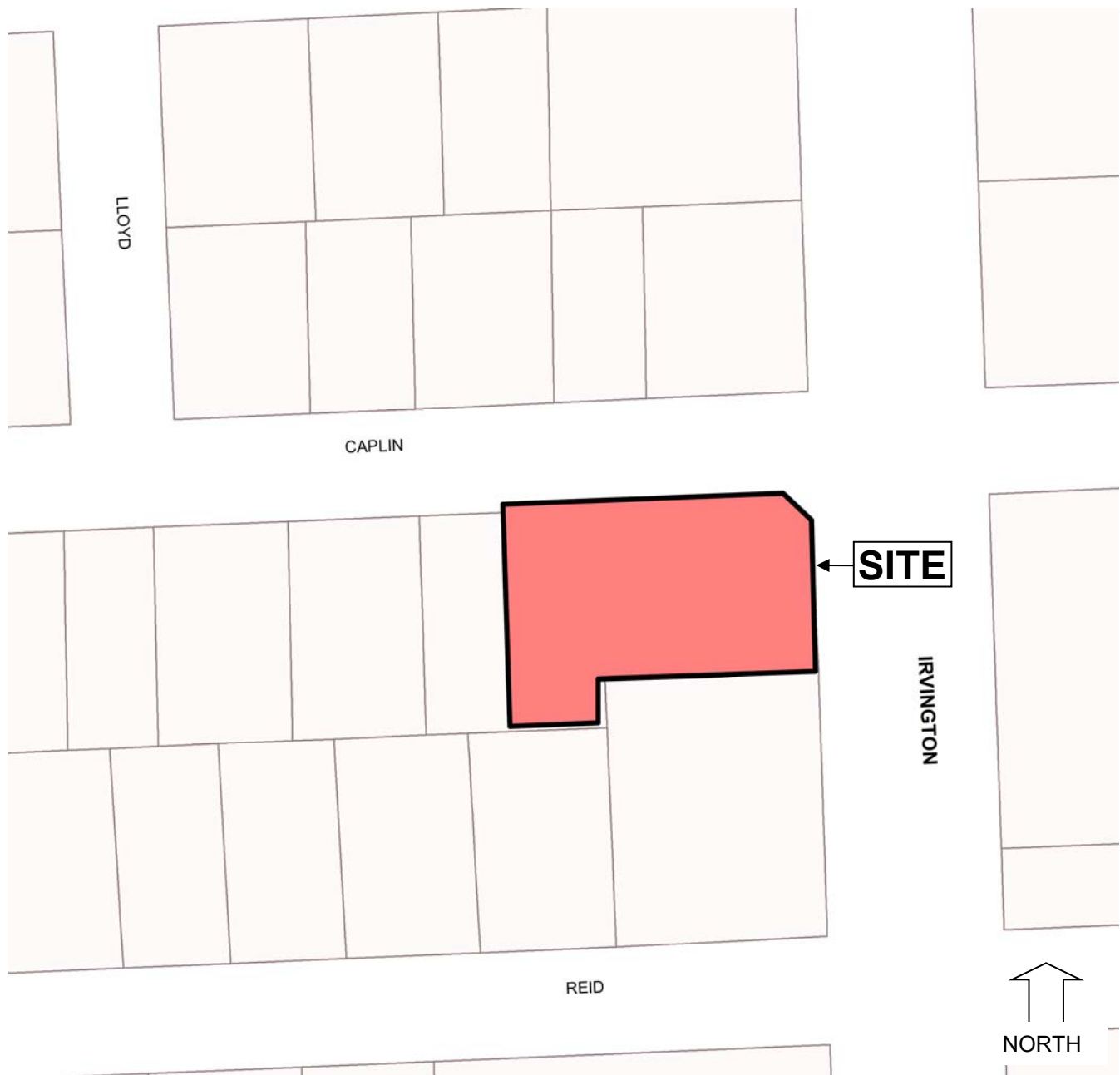
**ITEM: 120**

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Rose Bui Place partial replat no 1 and extension (DEF 1)

Applicant: Morales Engineering Associate, LLC



**D – Variances**

**Site Location**



# Houston Planning Commission

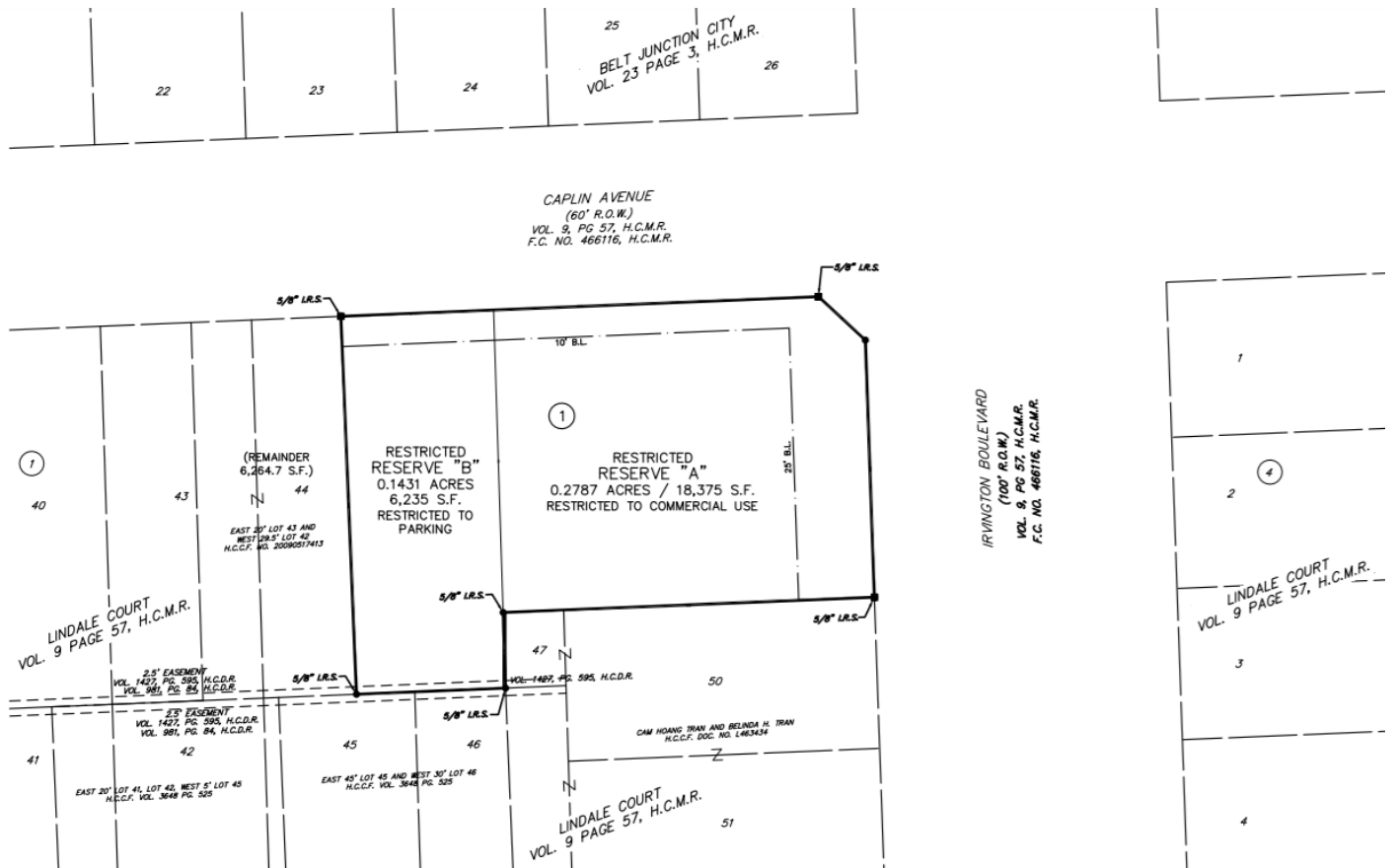
## ITEM: 120

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Rose Bui Place partial replat no 1 and extension (DEF 1)

Applicant: Morales Engineering Associate, LLC



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 120

Planning and Development Department

Meeting Date: 01/20/2022

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Subdivision Name: Rose Bui Place partial replat no 1 and extension (DEF 1)

Applicant: Morales Engineering Associate, LLC



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**D – Variances**

**Aerial**

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CENTERLINE OF ROAD

5°-6 1/2° N87°38'06"E 157.85'

MIN. WALKABLE REALM WIDTH

PF

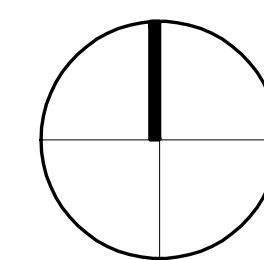
IRVINGTON BOULEVARD  
(100' R.O.W.)

S02°00'33"E 85.00'

PA

25. B.L.

S87°38'06''W122.70'



SCALE: 1" = 10'-0"

TOTAL PARKING SPACES PROVIDED  
PARKING SPACE REQUIREMENT FOR 2.5/1000  
10% BICYCLE REDUCTION ALLOWABLE  
TOTAL REQUIREMENT PER CITY OF HOUSTON

21  
16  
02  
14


S87°38'06''W 49.27'

N01°48'16"W 125.00'

TOTAL AREA=0.5678 ACRE  
(24,734 SQ. FT.)

99'-0"  
11 PARKING SPACES @ 9'-0"

63'-0"



CONC. DRIVE

GM

COV'D  
CONC.

COV'D
CONC.

COV'D CONC.

04





**Application Number:** 2021-2850

**Plat Name:** Rose Bui Place replat no 1 and extension

**Applicant:** Morales Engineering Associates, LLC

**Date Submitted:** 12/03/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To request variance to allow for restricted parking reserve to be platted within Special Minimum Lot Size Area. Portions of Lot 44 and 47, Block 1 of Lindale Court are proposed to be replatted and consolidated into Rose Bui Place in order to commercially redevelop the entire property. Proposed development will consist of a 6,375 SF commercial building and pertinent parking.

**Chapter 42 Section:** 208(b)

**Chapter 42 Reference:**

A subdivision plat that is subject to the minimum lot size requirement shall not be approved if it provides for the creation of a lot that is smaller than or equal to the special minimum lot size established by the director pursuant to section 42-202 of this Code.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land by denying the currently commercial property to be redeveloped into a development that would accommodate a single story 6,375 SF commercial building and pertinent parking. The portions of Lots 44 and 47 included in the replat are currently used as a parking lot. The parking lot has been existing since 2007, prior to the adoption of City Ord. 2014-752.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are due to the existing commercial use not allowing the existing parking lot to be redeveloped as commercial use.

**(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 adhering to all applicable requirements of City codes. The remainder lot will exceed the required lot size of Ord. 2014-752.

**(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 existing commercial buildings will be replaced with a new code compliant structure for commercial use.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The property owner desires to redevelop the property which would increase property value and provide a more aesthetic commercial development for the surrounding single-family development. Commercial office space is limited in this area and the proposed development would provide 6,375 SF of commercial office space. The property is unlikely to be able to be redeveloped without the inclusion of the existing parking lot area into the commercial property since the existing commercial area would likely be undersized to accommodate redevelopment. This could jeopardize redevelopment and adversely affect the surrounding area due to deterioration of the existing development. All existing improvements would be demolished, including existing parking lot, to allow for redevelopment. The proposed redevelopment is intended to be in accordance with the City of Houston's Walkable Places Ordinance in order to create a development that would better connect the proposed redevelopment with the surrounding area.



**Application No:** 2021-2850

**Agenda Item:** 120

**PC Action Date:** 01/20/2022

**Plat Name:** Rose Bui Place replat no 1 and extension

**Applicant:** Morales Engineering Associates, LLC

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 208(b)

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To request variance to allow for restricted parking reserve to be platted within Special Minimum Lot Size Area. Portions of Lot 44 and 47, Block 1 of Lindale Court are proposed to be replatted and consolidated into Rose Bui Place in order to commercially redevelop the entire property. Proposed development will consist of a 6,375 SF commercial building and pertinent parking. ;

**Basis of Recommendation:**

The site is located north of 610 Loop, at the southwest corner of Caplin Street and Irvington Boulevard. The applicant proposes one commercial reserve and one parking reserve on the subject site and request a variance to allow a lot restricted to single family residential use in a Special Minimum Lot Size Area to be replatted for a parking reserve. The Planning Commission denied the same variance for the subject site on October 14, 2021. The applicant has revised the plat boundary and requests a similar variance. Staff supports the requested variance.

The subject site is located in the Special Minimum Lot Size Area created in 2014. When the Special Minimum Lot Size Area was created, the proposed commercial reserve was restricted for commercial use and the proposed parking reserve, which is the eastern portion of 714 Caplin Street, was restricted to single-family residential use. The western portion of 714 Caplin Street is a single-family residential house. The eastern portion of 714 Caplin Street has been used for a parking lot since 2005. Since the parking lot has never been permitted, the HCAD record classifies the parcel as single-family residential use. Therefore, when the Special Minimum Lot Size Area was created, the entire parcel was restricted to single-family residential use. Considering the parking lot predates the Special Minimum Lot Size Area ordinance, granting the requested variance will not change the characteristics of the area and will maintain the intent of the ordinance. Staff recommends granting the requested variance and approving the plat subject to CPC 101 Form conditions. 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.

---

**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 western portion of 714 Caplin Street is a single-family residential house. The eastern portion of 714 Caplin Street has been used for a parking lot since 2005. Since the parking lot has never been permitted, the HCAD record classifies the parcel as single-family residential use. Therefore, when the Special Minimum Lot Size Area was created, the entire parcel was restricted to single-family residential use. Considering the parking lot predates the Special Minimum Lot Size Area ordinance,



granting the requested variance will not change the characteristics of the area and will maintain the intent of the ordinance.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The parking lot predates the Special Minimum Lot Size Area ordinance. 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;**

Considering the parking lot predates the Special Minimum Lot Size Area ordinance, granting the requested variance will not change the characteristics of the area and will maintain the intent of the ordinance.

**(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.**

The main justification for granting the requested variance is based on the existing conditions on the site.



# 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](http://www.houstontx.gov)

December 28, 2021

## NOTICE OF VARIANCE

**PROJECT NAME:** Rose Bui Place replat no 1 and extension

**REFERENCE NUMBER:** 2021-2850

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southwest intersection of Irvington Boulevard and Caplin Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Morales Engineering Associates LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a commercial development to expand within a designated special minimum lot size area. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, January 06, 2021, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Greg Travis Karla Cisneros  
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
Controller: Chris Brown

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call Enrique Morales with Morales Engineering Associates, LLC at 281-497-6272. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6624. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 121  
**Action Date:** 01/20/2022  
**Plat Name:** Serrano Estates  
**Developer:** Floretino Serrano  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2021-3075 C2

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

---

Total Acreage:	5.8740	Total Reserve Acreage:	5.8740
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:	Timber Lane Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77373	333G	ETJ

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale \*\*\*\*\*.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Add note: Access to Algernon Drive is for emergency purpose only.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 121  
**Action Date:** 01/20/2022  
**Plat Name:** Serrano Estates  
**Developer:** Floretino Serrano  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2021-3075 C2

---

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

HPW-HW- IDS: Approve

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Limited scope TIA for safety analysis at the Hirschfield intersection, including sight distance and need for LTL and MUTCD signage. (HC-permit regs, 12.02)

Per HC-Fire code, Algernon Drive will be needed for emergency access (IFC, D 107)

Questions concerning the informational comments should be directed to the agency's author. Planning 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

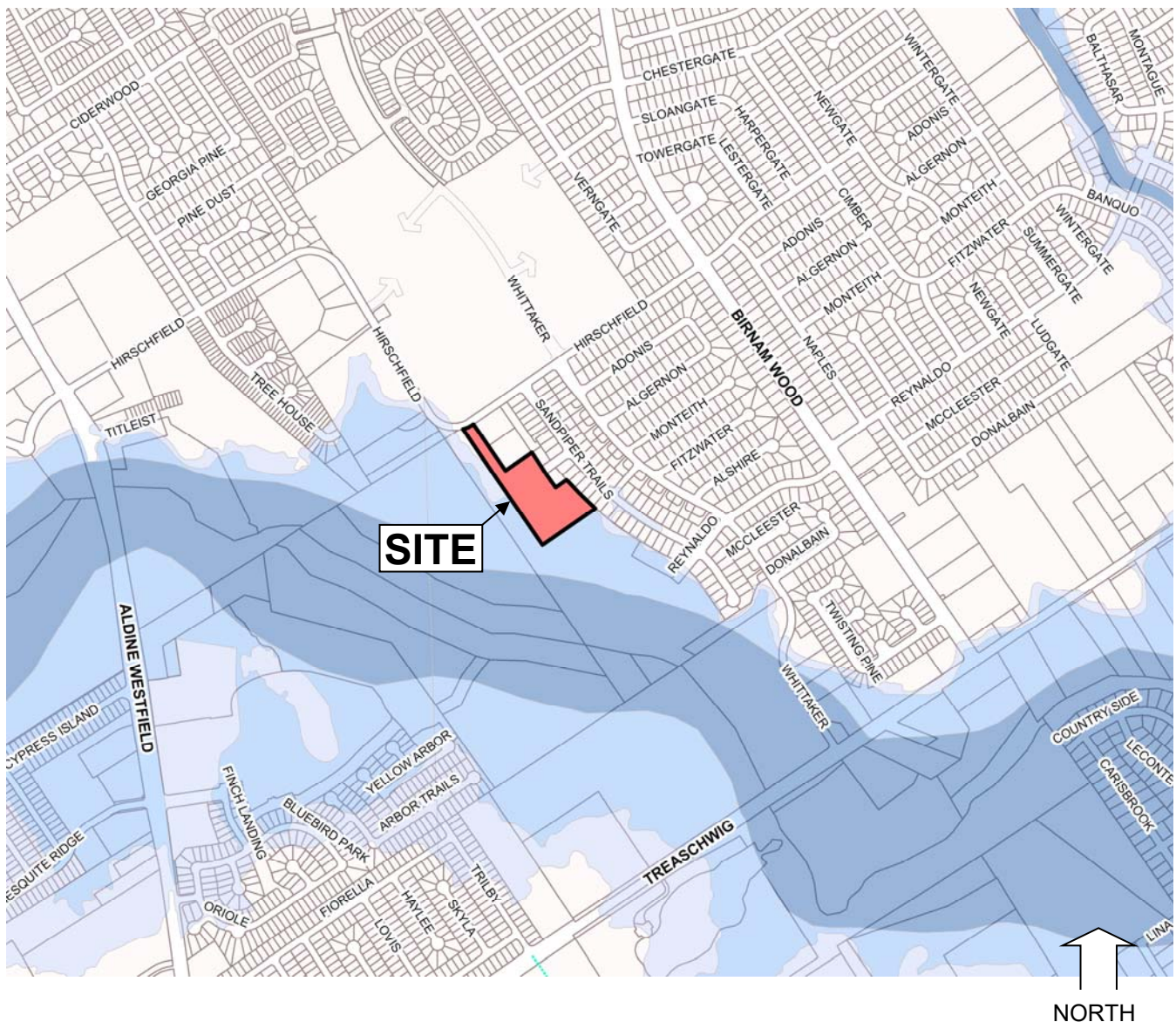
**ITEM: 121**

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Serrano Estates (DEF 1)

Applicant: Century Engineering, Inc



**D – Variances**

**Site Location**

# Houston Planning Commission

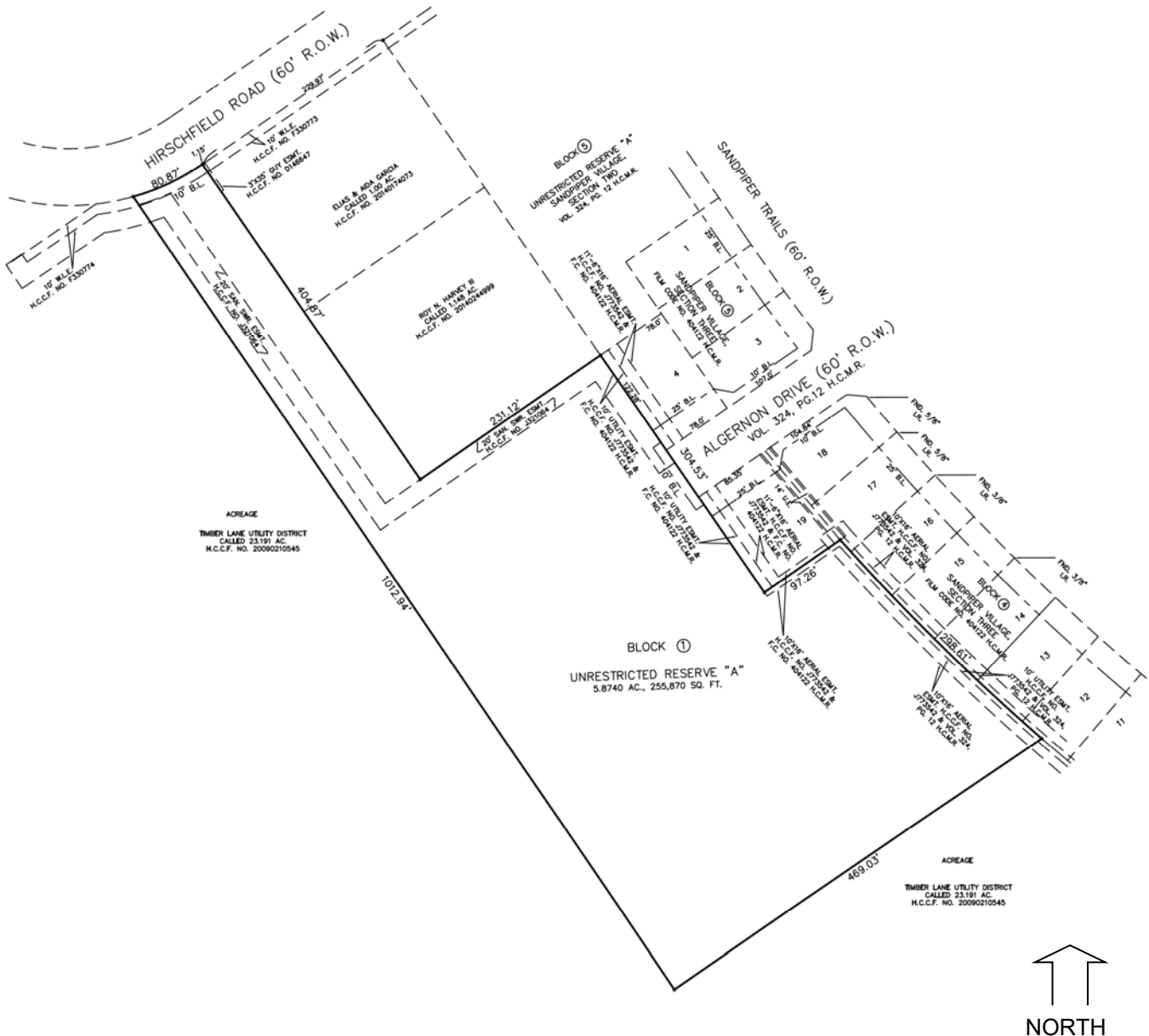
ITEM: 121

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Serrano Estates (DEF 1)

Applicant: Century Engineering, Inc



D – Variances

Subdivision



# Houston Planning Commission

**ITEM: 121**

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Serrano Estates (DEF 1)

Applicant: Century Engineering, Inc



**D – Variances**

**Aerial**



**Application Number:** 2021-3075

**Plat Name:** Serrano Estates

**Applicant:** Century Engineering, Inc

**Date Submitted:** 12/20/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Specific variance is being sought and extent of variance: Not to extend Algernon Drive to the West and not to 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**

The property owner intends to plat all of the property he owns (5.8740 acres), to create an Unrestricted Reserve, the property will be developed as Unrestricted (trailer park), therefore allowing this street to be extended West and / or end in a cul-de-sac would create an undue hardship by depriving the applicant of the reasonable use of the land. The property served by Algernon Drive is a residential subdivision (Block 5, Sandpiper Village Section Three), which takes access from Sandpiper Trails.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Strict application would create an impractical development, it would create a burden to the Residential neighborhood due to traffic from Single-Family and or Unrestricted Development.

**(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 existing properties to the West have adequate access to and from their property from Sandpiper Trails.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Allowing this variance will not impact existing traffic flows and not impact the residential properties East of and adjacent to the subject property, which have access through existing Sandpiper Trails.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the justification of the variance, as discussed above with respect to adequate traffic circulation for the surrounding area.





**Application No:** 2021-3075

**Agenda Item:** 121

**PC Action Date:** 01/20/2022

**Plat Name:** Serrano Estates

**Applicant:** Century Engineering, Inc

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 134

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

Specific variance is being sought and extent of variance: Not to extend Algernon Drive to the West and not to terminate with a cul-de-sac.;

**Basis of Recommendation:**

The site is located in Harris County ETJ, south of Hirschfield Road, east of Aldine Westfield Road and west of Birnam Wood Boulevard. The applicant proposes an unrestricted reserve and requests a variance to not extend Algernon Drive nor terminate it with a cul-de-sac. Staff supports the requested variance.

The applicant proposes to develop a trailer park on the subject site. The trailer park will take its access from Hirschfield Road. Algernon Drive is a stub street created by Sandpiper Village Sec 3. The street currently provides access for four single family residential houses. The Planning Commission granted a variance to allow excessive intersection spacing along the eastern boundary of the Mercer Botanic Gardens GP by not providing any east-west streets. Therefore, extending Algernon Drive through the subject site will not create street connectivity. The existing street pattern will be sufficient to address traffic circulation in the overall area. Harris County Engineer's Office poses no objection to the requested variance.

Staff recommends granting the requested variance and approving the plat subject to CPC 101 Form conditions.

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## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The Planning Commission granted a variance to allow excessive intersection spacing along the eastern boundary of the Mercer Botanic Gardens GP by not providing any east-west streets. Therefore, extending Algernon Drive through the subject site will not create street connectivity.

**(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 the existing conditions adjacent to the site.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**



The existing street pattern will be sufficient to address traffic circulation in the overall area. Granting the requested variance will preserve and maintain the intent of the ordinance.

**(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.**

The main justification for granting the requested variance is based on the existing conditions adjacent to the site.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

<b>Agenda Item:</b>	122	<b>Staff Recommendation:</b>	
<b>Action Date:</b>	01/20/2022	Defer Additional	
<b>Plat Name:</b>	Solid Rock Village GP	information reqd	
<b>Developer:</b>	Solid Rock Baptist Church, a Texas Non-profit Corp. and Burghli Land Development LLC		
<b>Applicant:</b>	Vernon G. Henry & Associates, Inc.		
<b>App No/Type:</b>	2021-3005 GP		

Total Acreage:	29.4019	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	455A	City

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#### **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.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 122

**Action Date:** 01/20/2022

**Plat Name:** Solid Rock Village GP

**Developer:** Solid Rock Baptist Church, a Texas Non-profit Corp. and Burghli Land Development LLC

**Applicant:** Vernon G. Henry & Associates, Inc.

**App No/Type:** 2021-3005 GP

HPW- TDO- Traffic: 01/19/2022

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 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. 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>

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

Email subject should read: Access Management Form Request / Project Number / Address

#### 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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

#### 3. Driveway at or near Median Opening

Driveways located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose. (COH IDM Chapter 15, sec 15.08-C.3.7)

#### 4. ROW radius for cul-de-sac's should be at least 58 ft.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Harris County Flood Control District: Flood Control review - Need to label Halls Bayou with its ID #: P118-00-00 on the plat.

Parks and Recreation: Please add all applicable parks/open space notes upon adding dwelling units

HPW-OCE- Drainage and Utility: Stormwater quality permit is required.

In the floodplain, need to submit approved drainage plan.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

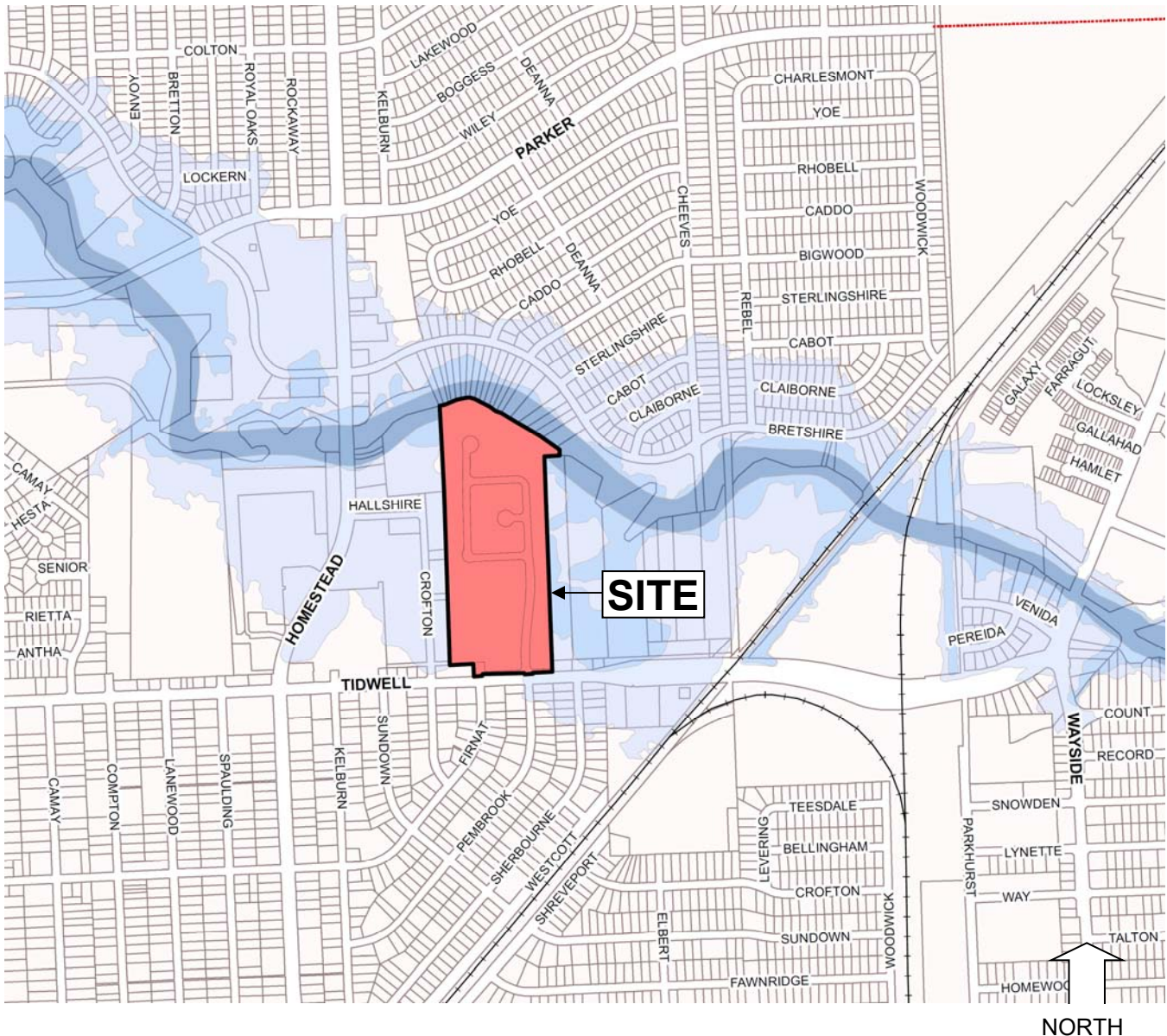
ITEM: 122

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Solid Rock Village GP

Applicant: Vernon G. Henry & Associates, Inc.



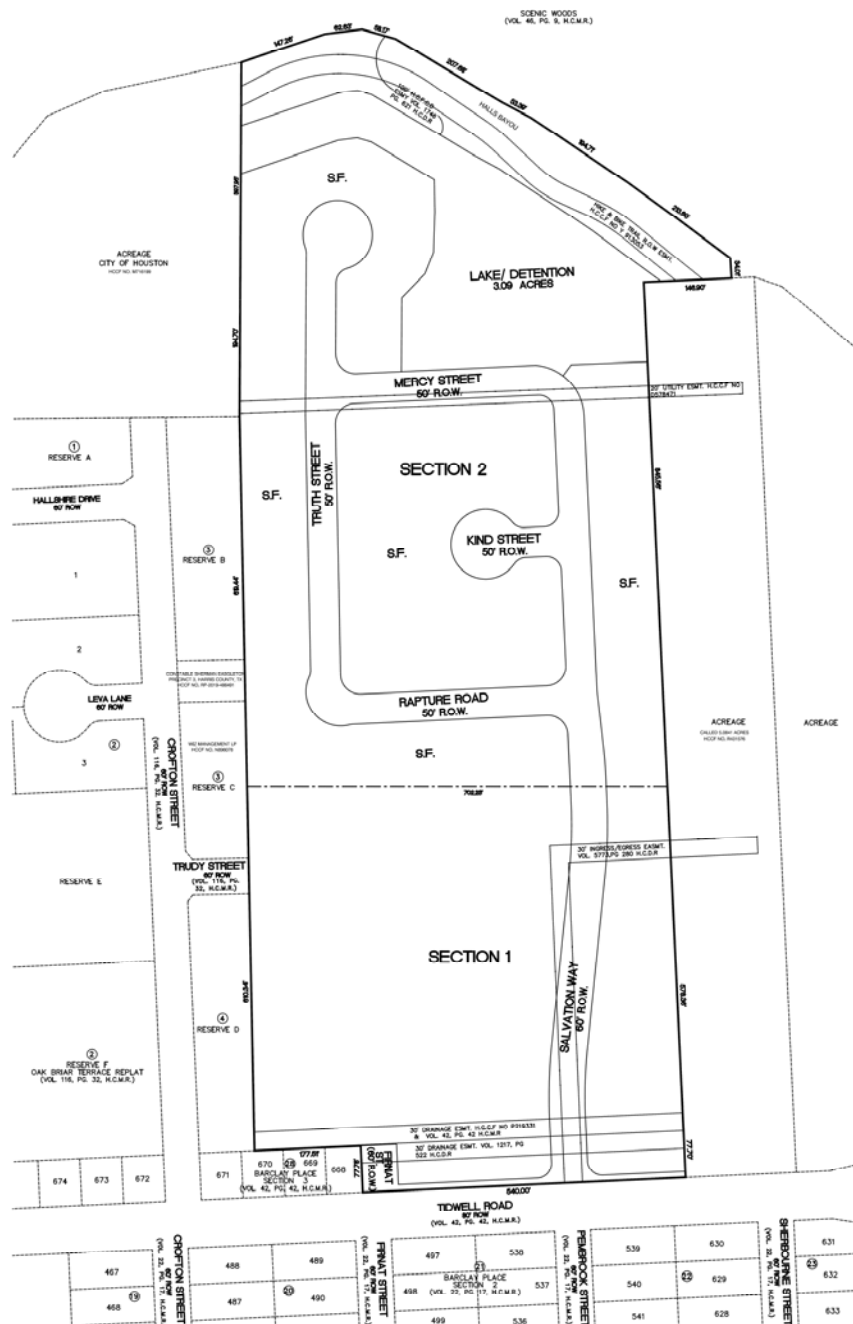
D – Variances

Site Location

**ITEM: 122**

**Meeting Date: 01/20/2022**

**Applicant: Vernon G. Henry & Associates, Inc.**



NORTH

## D – Variances

## Subdivision



# Houston Planning Commission      ITEM: 122

**ITEM: 122**

## Planning and Development Department

**Meeting Date: 01/20/2022**

**Subdivision Name: Solid Rock Village GP**

**Applicant: Vernon G. Henry & Associates, Inc.**



NORTH

## D – Variances

# Aerial





**Application Number:** 2021-3005

**Plat Name:** Solid Rock Village GP

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 12/17/2021

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not extend the stub street, Trudy Street, nor terminate it with a cul-de-sac; To allow an intersection with the major thoroughfare of Tidwell Road at less than 600' from the existing Crofton Street to the west

**Chapter 42 Section: 127 & 134**

**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. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

This is a site in northeast Houston within the city limit and near the intersection of Homestead Road and Tidwell Road. This development will be separated into two sections. Section 1 will consist of a large reserve on the western side of Salvation Way, which will be used for a church and any other church-related buildings. The eastern side of Salvation Way is likely to be used for commercial. Section 2 will be used for single family residential development as well as detention. Trudy Street, which stubs into the eastern boundary of Section 1, would divide up the large reserve west of Salvation Way and make it undevelopable for the size building the church wants to put on the site. In addition to the church not needing an east/west street for circulation, the property to the east of the subject tract also has no need for an east/west street since it is the site of Forest Brook Middle School, which is in HISD. There is also no need to terminate Trudy Street with a cul-de-sac due to the fact that it is less than 100' long and from which no properties take access.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The granting of the variance would not be injurious to public health, safety, or welfare in any way. The church's property will be more safe for pedestrians moving about the property without a connection to Trudy Street.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The justification for the variances is the fact that east/west streets are not practically needed for the property. Also, the land uses on east of this property do not require additional circulation.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance would not be injurious to public health, safety, or welfare in any way. The church's property will be more safe for pedestrians moving about the property without a connection to Trudy Street.

**(5) Economic hardship is not the sole justification of the variance.**

The justification for the variances is the fact that east/west streets are not practically needed for the property. Also, the land uses on east of this property do not require additional circulation.



Application No: 2021-3005

Agenda Item: 122

PC Action Date: 01/20/2022

Plat Name: Solid Rock Village GP

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: **127 & 134**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not extend the stub street, Trudy Street, nor terminate it with a cul-de-sac; To allow an intersection with the major thoroughfare of Tidwell Road at less than 600' from the existing Crofton Street to the west;

Basis of Recommendation:

[Defer, further study and review.](#)

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### Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[NA](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[NA](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[NA](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[NA](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[NA](#)

(5) Economic hardship is not the sole justification of the variance.

[NA](#)



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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Director  
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January 13, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Solid Rock Village GP

**REFERENCE NUMBER:** 2021-3005

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along and north of Tidwell Road, east of Crofton Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this request.

Vernon G. Henry & Associates, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting two variances: (1) to not extend or terminate Trudy Street with a cul-de-sac and (2) to allow an intersection spacing of less than 600' along major thoroughfare Tidwell Road. Enclosed are copies of the variance request and the proposed general plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

### PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 20, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting:** [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call **Jake Patrick with Vernon G. Henry & Associate, Inc. at 713-627-8666**. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832) 393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 123  
**Action Date:** 01/20/2022  
**Plat Name:** Solid Rock Village Sec 1  
**Developer:** Burghli Land Development LLC  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2021-3006 C3R

**Staff Recommendation:**  
Defer Chapter 42 planning standards

Total Acreage:	10.6455	Total Reserve Acreage:	9.5183
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	455A	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.

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)

207.1. Staff requests a two week deferral (G.P is being deferred).

1) add r.o.w abandonment as a reason for replat

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 123  
**Action Date:** 01/20/2022  
**Plat Name:** Solid Rock Village Sec 1  
**Developer:** Burghli Land Development LLC  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2021-3006 C3R

**Staff Recommendation:**  
Defer Chapter 42 planning standards

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HPW- TDO- Traffic: 01/19/2022

Are there connectivity for pedestrian access to the adjacent Middle School?

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 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. 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>

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

Email subject should read: Access Management Form Request / Project Number / Address

#### 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. Traffic only reviews for applicability of sidewalk construction details. For more information visit <http://www.houstontx.gov/planning/>

Planning Department Information

Email: [Planningdepartment@houstontx.gov](mailto:Planningdepartment@houstontx.gov)

Planner of the day phone #: 832-393-6600

#### 3. Driveway Placement on Corner Lot for Commercial

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15 table 15.08.03 of the Infrastructure Design Manual for the driveway placement. Minimum distance from the edge of the driveway to the property line adjacent to the intersection is 100 ft for major thoroughfares and 60 ft for local streets.

#### 4. Driveway at or near Median Opening

Driveways located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose. (COH IDM Chapter 15, sec 15.08-C.3.7)

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Parks and Recreation: Add park sector number

HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

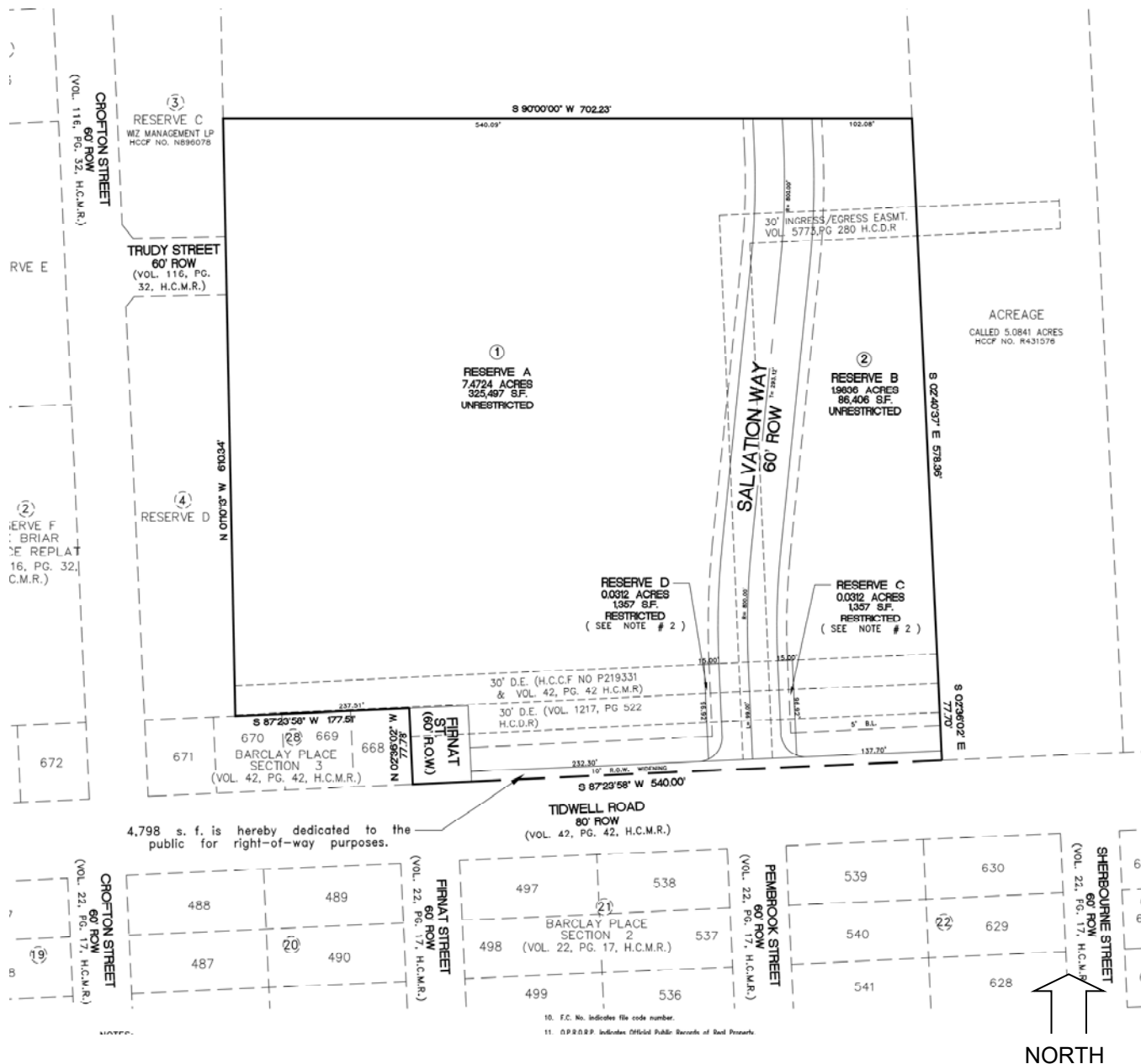
In the floodplain, need to submit approved drainage plan.

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

**Meeting Date: 01/20/2022**

**Applicant: Vernon G. Henry & Associates, Inc.**



## D – Variances

## Subdivision

# Houston Planning Commission

**ITEM: 124**

Planning and Development Department

Meeting Date: 01/20/2022

**Subdivision Name: Highland Heights Manor**

**Applicant: Total Surveyors, Inc**



**F- Reconsideration of Requirements**

**Site Location**

## Subdivision



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# Houston Planning Commission

## ITEM: 124

Planning and Development Department

Meeting Date: 01/20/2022

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Subdivision Name: Highland Heights Manor

Applicant: Total Surveyors, Inc



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**F- Reconsideration of Requirements**

**Aerial**

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Application No: 2022-0061  
Plat Name: Highland Heights Manor  
Applicant: Total Surveyors, Inc.  
Date Submitted: 01/10/2022

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

To not require a North – South Street for intersection spacing.

**Chapter 42 Section: Sec. 42-128.**

**Chapter 42 Reference:**

Sec. 42-128. - - Intersections of local streets. a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements:(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 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.

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:**

This tract of land is located along the south side of West Little York Road, between Wheatley Street and Sealey Street, in the City of Houston. West Little York Road is designated as a major collector that has sufficient width of 60 feet. Currently, the block face along the south side of Martin Street, is approximately 2,200 feet in length. The east edge of the subject tract lies approximately 750 feet from Wheatley Street and the west edge of the subject tract lies approximately 1,380 feet from Sealey Street. The original plat of Highland Heights Annex No 2 was platted with a block face length of 2,335 feet, with 27 lots fronting on West Little York Road, each lot having a width of 86.5 feet. If a 50' street dedication is required from this subject tract, the dedication would account for 57% of the entire tract of land. This would create an extreme burden on the developer and jeopardize the ability to redevelop the lot. On the south side of this particular block is Bland Street. Bland Street has three existing street right-of-ways along its block face. All three streets do not extend to West Little York Road and dead end at the rear property lines of the lots within this block. In particular, Maxroy Street lies approximately 180 feet west of the southwest property corner of the subject tract. The extension of this particular street would satisfy the requirements of Chapter 42, concerning the location of that north-south street. The extension of the existing Maxroy Street could potentially be extended to intersect with Smilax Street which is on the north side of West Little York Road. Having the Maxroy right-of-way, located approximately 1,100 feet from Wheatley Street, I question whether street extension would be required to be dedicated.



**Application Number:** 2022-0061

**Plat Name:** Highland Heights Manor

**Applicant:** Total Surveyors, Inc.

**Date Submitted:** 01/10/2022

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not require a North – South Street for intersection spacing.

**Chapter 42 Section:** Sec. 42-128

**Chapter 42 Reference:**

Sec. 42-128. - - Intersections of local streets. a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements:(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 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**

**(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 tract of land is located along the south side of West Little York Road, between Wheatley Street and Sealey Street, in the City of Houston. West Little York Road is designated as a major collector that has sufficient width of 60 feet. Currently, the block face along the south side of Martin Street, is approximately 2,200 feet in length. The east edge of the subject tract lies approximately 750 feet from Wheatley Street and the west edge of the subject tract lies approximately 1,380 feet from Sealey Street. The original plat of Highland Heights Annex No 2 was platted with a block face length of 2,335 feet, with 27 lots fronting on West Little York Road, each lot having a width of 86.5 feet. If a 50' street dedication is required from this subject tract, the dedication would account for 57% of the entire tract of land. This would create an extreme burden on the developer and jeopardize the ability to redevelop the lot. On the south side of this particular block is Bland Street. Bland Street has three existing street right-of-ways along its block face. All three streets do not extend to West Little York Road and dead end at the rear property lines of the lots within this block. In particular, Maxroy Street lies approximately 180 feet west of the southwest property corner of the subject tract. The extension of this particular street would satisfy the requirements of Chapter 42, concerning the location of that north-south street. The extension of the existing Maxroy Street could potentially be extended to intersect with Smilax Street which is on the north side of West Little York Road. Having the Maxroy right-of-way, located approximately 1,100 feet from Wheatley Street, I question whether street extension would be required to be dedicated.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The pattern of development has been long established for many years prior to this developer owning the site. This variance request is based on the fact that the street grid pattern from this area has existed in its current state for many years and there are other streets and potential locations that would be a better solution.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and purposes of Chapter 42 include the establishment of developments appropriate to an area and situation, recognizing the differences in design framework of various areas, encouraging the efficiency of land development patterns. By not providing the north – south right-of-way at this location, the current street grid pattern could be extended from existing street right-of-ways that will help preserve the intent of Chapter 42 and satisfy the street intersection spacing requirements.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The variance will not be injurious to public health, safety or welfare. By not requiring the north – south street, the pedestrian realm will remain intact and would only create a 28' P.A.E. intersection at this location. An enhanced, more walkable pedestrian realm will be created with this development, providing a 5' sidewalk with a 4' safety buffer and larger caliper trees.

**(5) Economic hardship is not the sole justification of the variance.**

The justification of this variance is to obtain approval through the planning commission of a desirable residential project consistent with the character and circumstances of its surroundings. The existing conditions surrounding the property are the justification of the variance. The goal of this project is to provide an affordable house with a desirable appearance to improve the community.



**Application No:** 2022-0061

**Agenda Item:** 124

**PC Action Date:** 01/20/2022

**Plat Name:** Highland Heights Manor

**Applicant:** Total Surveyors, Inc.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** Sec. 42-128

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To not require a North – South Street for intersection spacing. ;

**Basis of Recommendation:**

The site is located within Houston's corporate limit in Harris County, south and along W Little York, west of Wheatley Street, and east of Carver Street. The applicant is proposing a type 2 PAE (private street development) for fifteen single-family lots. The applicant is requesting a reconsideration of requirement with a variance to exceed intersection spacing by not providing a north-south public street through the site. Staff is in support of the request.

The site is located within the Acres Home Super Neighborhood and part of the Highland Heights, Annex no 2 subdivision. Recent redevelopment patterns for the larger area have seen the long, narrow tracts redeveloped into higher density subdivisions using private streets. The original narrow lot widths present challenges in dedicating public streets to provide for the much-needed connectivity within and around these excessive block lengths. The Planning Department is aware that these recent redevelopment activities in the area has created significant traffic safety and mobility challenges. The department is coordinating with Houston Public Works to conduct a mobility study in the area and develop strategies to overcome the challenges.

At this specific location, the block length along major collector West Little York Road is approximately 2200 feet between major thoroughfare Wheatley Street and local street Sealey Street, which is not as excessive as others within this area. The ordinance only requires one public street between Wheatley Street and Sealey Street. This block already has a guide for a north-south public street connection as established on the southern half of the block, through three existing public stub streets, which terminate at the southern end of the lots facing W Little York, although two of the three are of substandard width. From Bland Sec 1 and Bland Sec 2 unrecorded subdivisions is Tippet Street, 30' in width, which terminates at the corner of New Jerusalem Missionary Baptist Church of Acres Home Texas subdivision; from Maxroy Place unrecorded subdivision is Maxroy Street, a 60' wide public street located mid-block; and from a resubdivision of Lots 48 and 49 is Champion Lane, a 35' public street located approximately 400' from Wheatley Street. The extension of Maxroy Drive would be the optimal location of a north-south street for this block for multiple reasons: 1) it divides the block in half, which would require no addition street connections per the ordinance; 2) only the northern half of the block width (one tract) would require dedication instead of both the lots facing W Little York and Bland Street; and 3) Maxroy Drive is already 60' in width.

Staff finds that the request not to provide a north-south public street at this location to be justified. Houston Public Works has voiced no objection to the request; therefore, staff recommends to grant the requested variance and approve the plat subject to CPC 101 form conditions.

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**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

With the current intersection spacing of 2200 feet between Sealey Street and Wheatley Street, at least one north-south street is required. While if requiring the dedication at this site, more than 50% of the property would be lost for the full dedication and would still require an additional lot to the south to likewise dedicate more than half their lot as well. If half the required street width (30') is dedicated at this site, an additional three properties would still need to dedicate to

complete and continue the street before the connection to Bland Street would be provided. Instead of at the subject site, however, a better location is west at an existing stub street Maxroy Drive, located mid-block.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

A better location for the required north-south street south is further west, which is closer to dividing the block in half and as a direct extension of existing stub street Maxroy Drive, or at the other two existing southern stub streets.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The purpose of the maximum intersection spacing requirement is to regulate block length and provide an efficient circulation network, both of which could be met by requiring the north-south on the property with the existing stub street Maxroy Drive, providing the one required public street connection at approximately mid-block.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare. The development has direct access to major collector W Little York Road. When the properties adjacent to one of the existing southern stub streets redevelop, a better opportunity to complete a north-south connection can be addressed, helping to correct the current traffic safety and mobility challenges.

**(5) Economic hardship is not the sole justification of the variance.**

The primary justification of the variance are the existing public stub streets along Bland Street.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

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Director  
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January 13, 2022

## NOTICE OF VARIANCE

**PROJECT NAME:** Highland Heights Manor

**REFERENCE NUMBER:** 2022-0061

**ROR/VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirement and variance request for a property located along and south of W Little York Road, between Sealey Street and Wheatley Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this request.

Total Surveyors, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance not to provide a north-south street. Enclosed are copies of the variance request and the proposed plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. 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 INFORMATION:

Thursday, January 20, 2022, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting:** [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.



You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houston.tx.gov](mailto:speakercomments.pc@houston.tx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call **Kevin Kolb with Total Surveyors, Inc. at 281-479-8719**. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at [planning.variances@houston.tx.gov](mailto:planning.variances@houston.tx.gov) or call (832) 393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 125  
**Action Date:** 01/20/2022  
**Plat Name:** Reserve on Katy Hockley  
**Developer:** Holigan Land LP  
**Applicant:** Core  
**App No/Type:** 2022-0018 C2

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

---

Total Acreage:	113.4695	Total Reserve Acreage:	111.3630
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	444B	ETJ

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1.) Provide detail to show 10' BL and denied access.  
2.) Property is intended for mobile home park. If proposed landuse changes the site is subject to revisit the variance.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 125  
**Action Date:** 01/20/2022  
**Plat Name:** Reserve on Katy Hockley  
**Developer:** Holigan Land LP  
**Applicant:** Core  
**App No/Type:** 2022-0018 C2

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

---

HPW-HW- IDS: approve

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

TIA will be required to include but not limited to driveway location, median openings and left turn lane requirements on Katy Hockley Rd and Stockdick School Rd

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

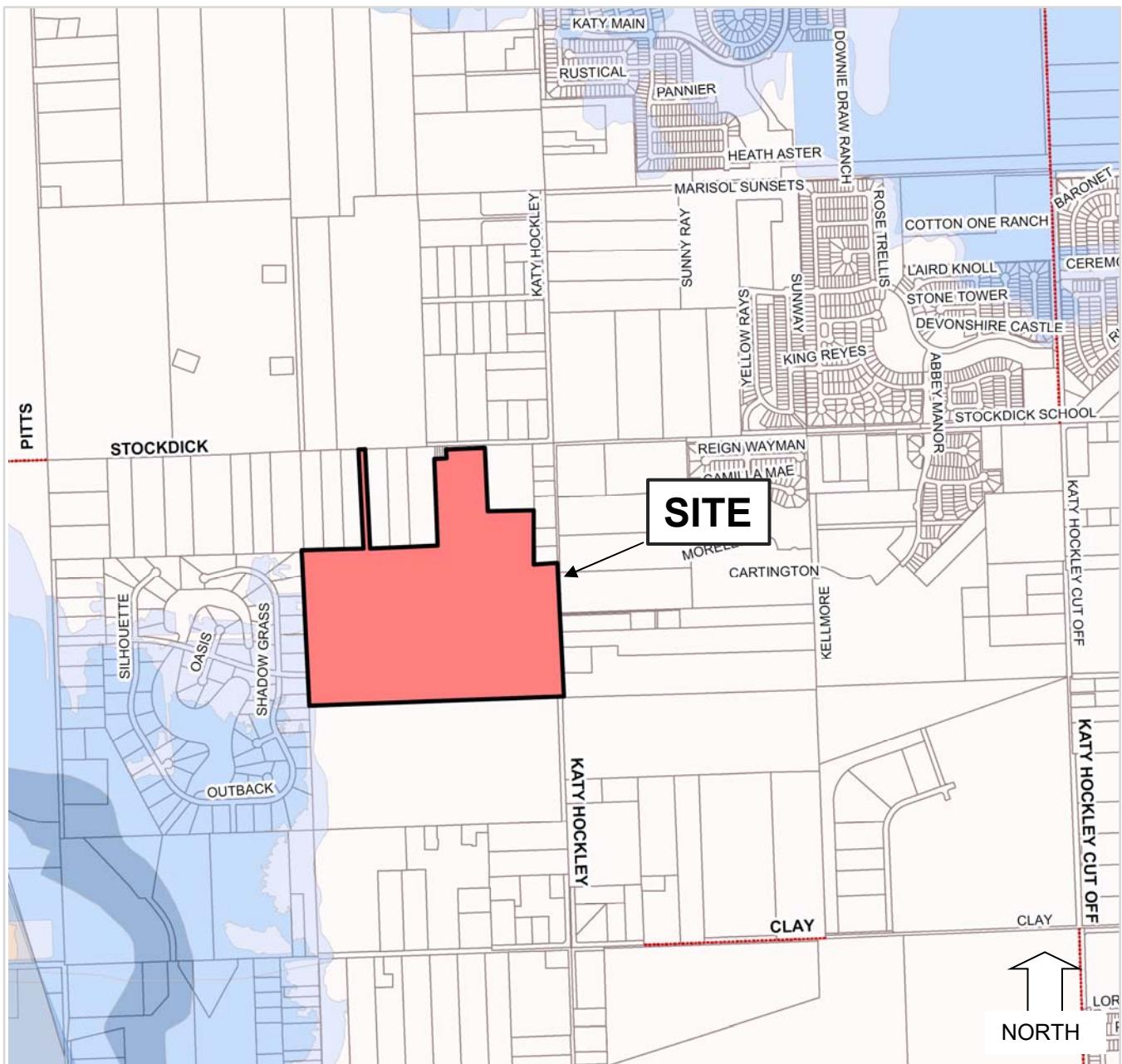
ITEM: 125

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Reserve on Katy Hockley

Applicant: Holigan Land LP



F- Reconsideration of Requirements

Site Location

# Houston Planning Commission

ITEM: 125

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Reserve on Katy Hockley

Applicant: Holigan Land LP



F- Reconsideration of Requirements

Subdivision



# Houston Planning Commission

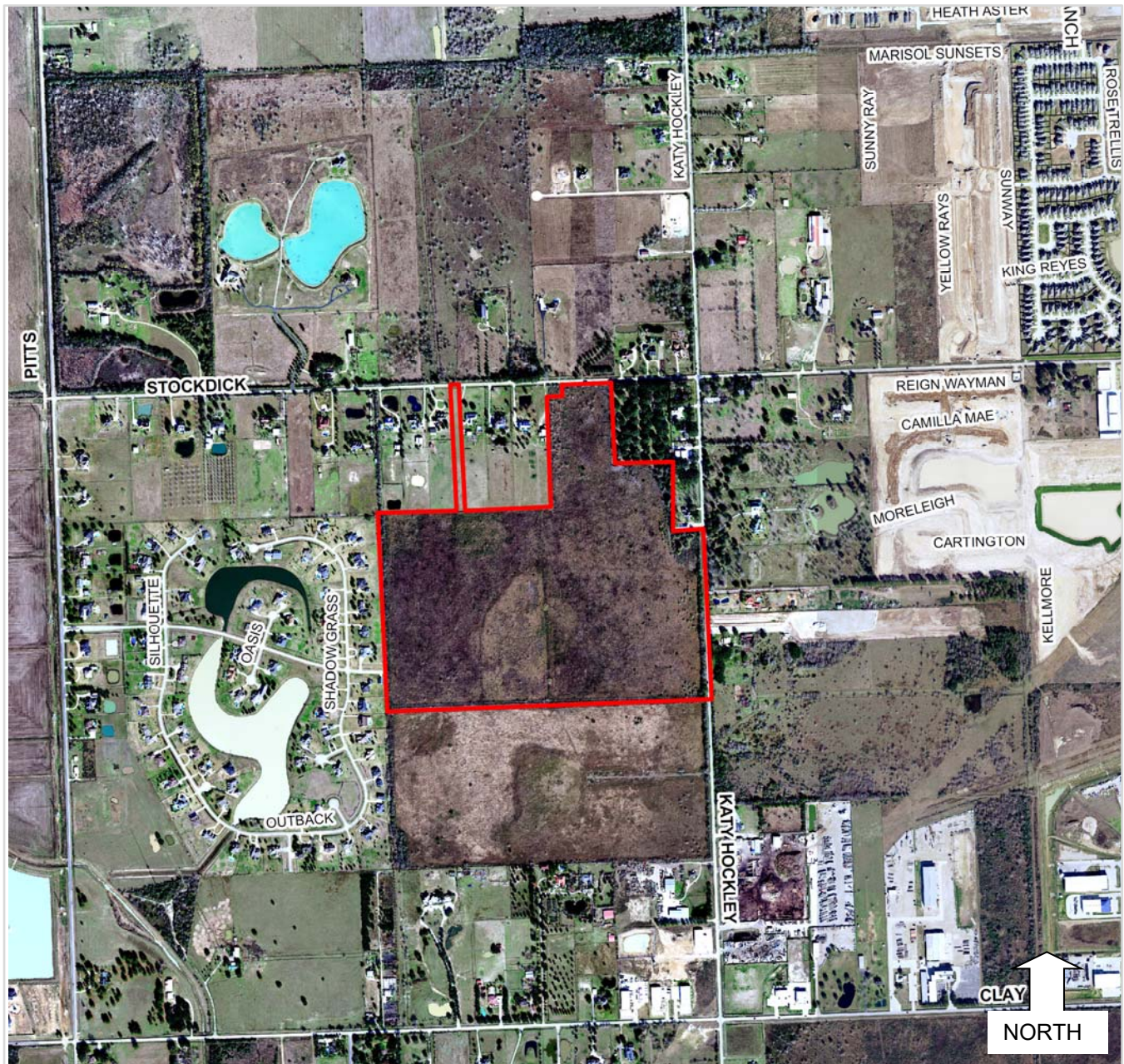
**ITEM: 125**

Planning and Development Department

Meeting Date: 01/20/2022

Subdivision Name: Reserve on Katy Hockley

Applicant: Holigan Land LP

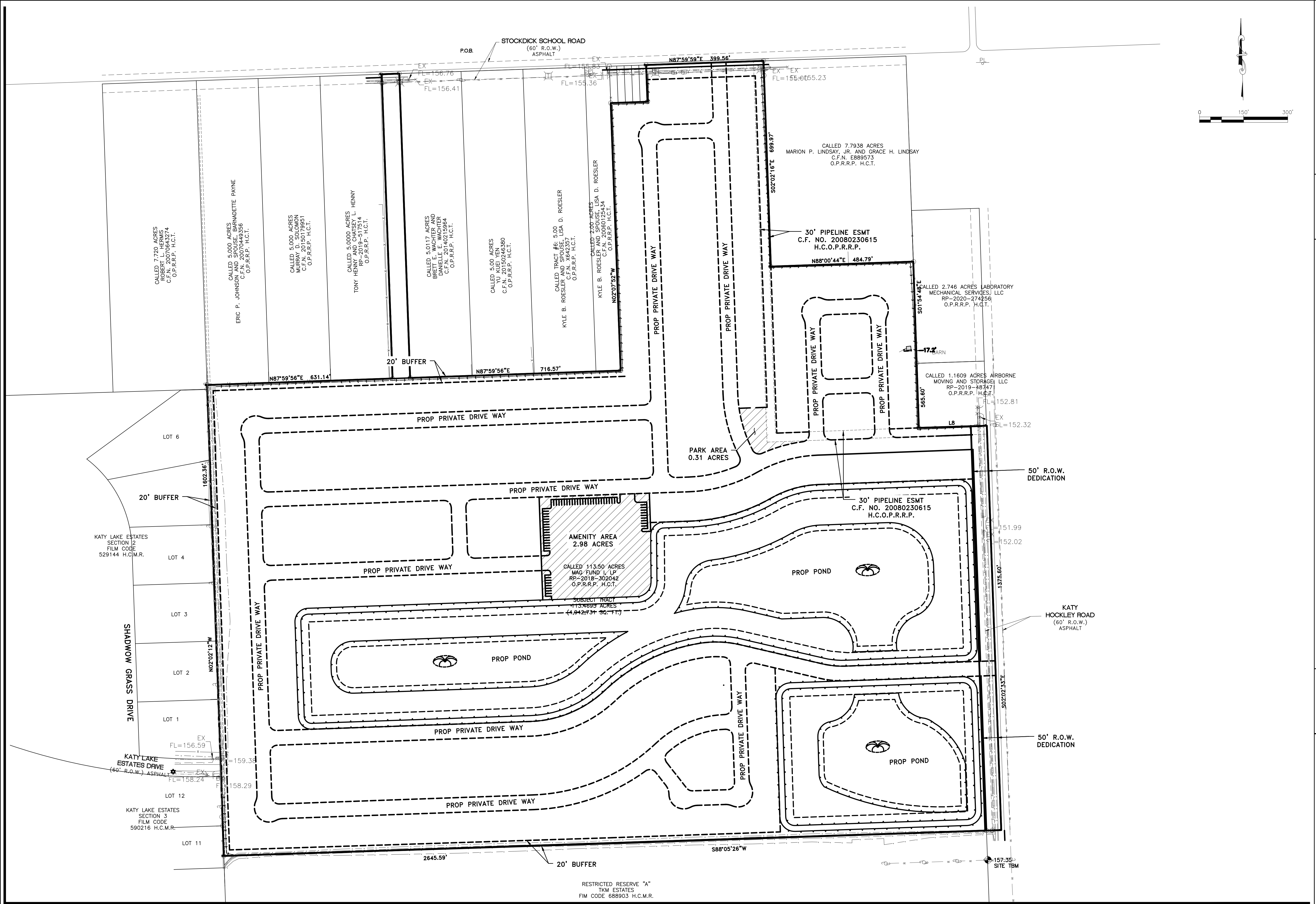


**F- Reconsideration of Requirements**

**Aerial**



S:\ENGINEERING PROJECTS\10750 - KATY ONE 114 ACRE MHC - HOLIGAN\03 CAD\DESIGN SET\X-BASE\_OPTION-SMALLER\_POND.DWG Dec. 8, 2021-4:33 PM





**L SQUARED ENGINEERING**  
MUNICIPAL COMMERCIAL RESIDENTIAL  
WWW.L2ENGINEERING.COM  
3307 W. DAVIS STREET #100  
CONROE, TEXAS 77384  
OFFICE: 936-647-0420  
21123 EVA STREET #200  
MONTGOMERY, TEXAS 77356

CLIENT INFORMATION  
HOLIGAN COMMUNITIES

PROJECT ADDRESS  
ADDRESS  
ADDRESS

# KATY ONE 114 ACRE MHC

SITE PLAN OPTION 5

DRAWING ISSUE			
#	DATE	BY	* COMMENT
0	00/00/21	ELL	FOR REVIEW ONLY

DRAWING INFORMATION			
PROJECT	10750	TDLR	**
DRAWN	MCV	CHECKED	JW
SCALE	SHEET		
1" = 150' (24x36)			
1" = 300' (11x17)			

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:

E. LEVI LOVE, PE #99340  
OR  
JONATHAN WHITE, PE #127058

FOR REVIEW PURPOSES ONLY  
NOT FOR CONSTRUCTION

12/07/2021

\*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE



Application No: 2022-0018  
Plat Name: Reserve on Katy Hockley  
Applicant: Core  
Date Submitted: 01/07/2022

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:**

Specific variance is being sought and extent of condition is not to provide a north/south and east/west public street through the subject tract and exceed 2,600 feet along Stockdick School Road and exceed 1,400 feet along Katy Hockley Road. It is also requesting not to extend Katy Estates Drive (Local Street) through the subject tract and leave as a dead end street.

**Chapter 42 Section: 127,128,134**

**Chapter 42 Reference:**

(42-127) A Major Throughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet; (42-128) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet (42-134) 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

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:**

Variance is being sought



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2022-0018

**Plat Name:** Reserve on Katy Hockley

**Applicant:** Core

**Date Submitted:** 01/07/2022

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:**

Specific variance is being sought and extent of condition is not to provide a north/south and east/west public street through the subject tract and exceed 2,600 feet along Stockdick School Road and exceed 1,400 feet along Katy Hockley Road. It is also requesting not to extend Katy Estates Drive (Local Street) through the subject tract and leave as a dead end street.

**Chapter 42 Section:** 127,128,134

**Chapter 42 Reference:**

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### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Reserve on Katy Hockley is a 111.5740-acre commercial development located along the south line of Stockdick School Road and west line of Katy Hockley Road, north side of Clay Road and east of Pitts Road. TKM Estates (south line) and Katy Lakes Estates (west line) surround reserve on Katy Hockley. TKM development has not established any north/south street adjoining Reserve on Katy Hockley. Katy Lakes Estates bounds the entire western property line. It is entirely residential homes with existing narrow paved streets (21 feet wide) and a speed limit of 25 mph. Creating an east/west street connecting to Katy Lake Estates would increase traffic flow affecting the public health, safety or welfare of Katy Lakes Estates development. Strict application of the requirement would create an impractical development because breaking up the tract would significantly reduce the utility of the site as a commercial tract. Strict application of this chapter is not possible due to the existence of unusual physical characteristics which affect the property, namely the existing development surrounding the western and southern boundaries. The granting of the variance would not be injurious to the public health, safety or welfare of the community.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property. South adjoining properties did not dedicate any north/south street and the stub street for future east/west is located within a low density residential development.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of the chapter is to provide reasonable connections to adjacent properties in order to ensure adequate traffic circulation within the general area. Any additional streets extending west or south from the subject tract would have to go through existing residential lots creating compatibility issues.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting of the variance will not be injurious to the public health, safety, or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The circumstances supporting the granting of the variance are based on the existing development surrounding the tract.





**Application No:** 2022-0018

**Agenda Item:** 125

**PC Action Date:** 01/20/2022

**Plat Name:** Reserve on Katy Hockley

**Applicant:** Core

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 127,128,134

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

Specific variance is being sought and extent of condition is not to provide a north/south and east/west public street through the subject tract and exceed 2,600 feet along Stockdick School Road and exceed 1,400 feet along Katy Hockley Road. It is also requesting not to extend Katy Estates Drive (Local Street) through the subject tract and leave as a dead end street.;

**Basis of Recommendation:**

The Site is a 113+ acre property in the Harris County Extra-Territorial Jurisdiction, west along Katy Hockley Road and south along Stockdick School Road. The applicant is proposing a single Unrestricted Reserve and is requesting 2 Variances. 1- To exceed intersection spacing throughout the property by not providing and north/south or east/west streets through the property. 2- To not extend stub street Katy Lake Estates Drive, nor terminate it in a cul-de-sac. Staff is in support of the requested variances.

The applicant is proposing a large Mobile Home Park with 505 Dwelling Units. The property to the immediate south was approved in 2018 and granted a variance to not extend any north/south streets through the property. The property intends to take 3 points of access, 2 along the eastern boundary to major thoroughfare Katy Hockley Road; and 1 to the north from Major Thoroughfare, Stockdick School Road. The GP to the west, Katy Lakes Estates is comprised of single family residential lots, averaging 1 acre in size and the Right of ways, while publicly dedicated, are privately maintained. Therefore, extending Katy Estates Drive through the subject site will introduce traffic to the privately maintained street. Harris County Engineer's Office poses no objection to the requested variance.

Staff recommends granting the requested variances and approving the plat, subject to CPC101 form conditions. If the subject site is changed to a use other than mobile home park, the requested variance will need to be readdressed.

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## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Reserve on Katy Hockley is a 111.5740-acre commercial development located along the south line of Stockdick School Road and west line of Katy Hockley Road, north side of Clay Road and east of Pitts Road. TKM Estates (south line) and Katy Lakes Estates (west line) surround Reserve on Katy Hockley. TKM development has not established any north/south street adjoining Reserve on Katy Hockley. Katy Lakes Estates bounds the entire western property line. It is entirely residential homes with existing narrow paved streets (21 feet wide) and a speed limit of 25 mph. Creating an east/west street connecting to Katy Lake Estates would increase traffic flow affecting the public



health, safety or welfare of Katy Lakes Estates development as well as creating undue burden to maintain the privately maintained ROWs of the Katy Lake Estates Development. Strict application of the requirement would create an impractical development because breaking up the tract would significantly reduce the utility of the site as a commercial tract. Strict application of this chapter is not possible due to the existence of unusual physical characteristics which affect the property, namely the existing development surrounding the western and southern boundaries. The granting of the variance would not be injurious to the public health, safety or welfare of the community.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property. South adjoining properties did not dedicate any north/south street and the stub street for future east/west is located within a low density residential development.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of the chapter is to provide reasonable connections to adjacent properties in order to ensure adequate traffic circulation within the general area. Any additional streets extending west or south from the subject tract would have to go through existing residential lots creating compatibility issues

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting of the variance will not be injurious to the public health, safety, or welfare. Katy Lake Estates is also providing a southern stub to break up the major thoroughfare grid and provide adequate connectivity for the area.

**(5) Economic hardship is not the sole justification of the variance.**

The circumstances supporting the requested variances are based on the existing developments surrounding the property to the west and south.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 126  
**Action Date:** 01/20/2022  
**Original Action Date:** 02/04/2021

**Staff Recommendation:**  
Approve

**Plat Name:** Eastwood Grove  
**Developer:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No :** 2021-0130  
**App Type:** C2R

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Total Acreage:	0.9647	Total Reserve Acreage:	0.0102
Number of Lots:	15	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	77023	494T	City

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 127  
**Action Date:** 01/20/2022  
**Original Action Date:** 02/04/2021

**Staff Recommendation:**  
Approve

**Plat Name:** Enchanted Oaks Sec 2 partial replat no 1 and extension  
**Developer:** The Pinnell Group, LLC  
**Applicant:** The Pinnell Group, LLC  
**App No :** 2020-2245  
**App Type:** C3N

Total Acreage:	14.8740	Total Reserve Acreage:	14.1550
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77388	332B	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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 128  
**Action Date:** 01/20/2022  
**Original Action Date:** 01/21/2021  
**Plat Name:** Jones Road Boutique Apartments  
**Developer:** The Interfield Group  
**Applicant:** The Interfield Group  
**App No :** 2021-0066  
**App Type:** C2

**Staff Recommendation:**  
Approve

---

Total Acreage:	2.1330	Total Reserve Acreage:	2.1330
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Northwest Harris County MUD 9

County	Zip	Key Map ©	City / ETJ
Harris	77429	369K	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 129  
**Action Date:** 01/20/2022  
**Original Action Date:** 03/04/2021

**Staff Recommendation:**  
Approve

**Plat Name:** Peek Entrepreneurs replat no 1  
**Developer:** Advance Surveying, Inc.  
**Applicant:** Advance Surveying, Inc.  
**App No :** 2021-0252  
**App Type:** C3F

Total Acreage:	7.7119	Total Reserve Acreage:	7.7119
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
Fort Bend	77450	525G	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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 130  
**Action Date:** 01/20/2022  
**Original Action Date:** 02/04/2021  
**Plat Name:** Terra Grezza Reserves  
**Developer:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No :** 2021-0127  
**App Type:** C2

**Staff Recommendation:**  
Approve

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Total Acreage:	22.4800	Total Reserve Acreage:	22.4800
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:	Northeast Harris County MUD 1

County	Zip	Key Map ©	City / ETJ
Harris	77049	457K	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 131  
**Action Date:** 01/20/2022  
**Original Action Date:** 01/21/2021  
**Plat Name:** Walhof Global Logistics Center replat no 1  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No :** 2021-0090  
**App Type:** C2R

**Staff Recommendation:**  
Approve

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Total Acreage:	5.0416	Total Reserve Acreage:	5.0416
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 26

County	Zip	Key Map ©	City / ETJ
Harris	77338	334V	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 01/20/2022

**ITEM: 132**

**Applicant:** ISIDRO DIAZ AND ALEJANDRO DIAZ

**Contact Person:** ALEJANDRO DIAZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	<b>22-1609</b>	77357	5673	256N	ETJ
<b>WEST OF: US 59 NORTH OF: GRAND PARKWAY</b>					

**ADDRESS:** 21030 S Sabine Drive

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOTS NINETEEN (19) AND TWENTY (20), IN BLOCK SEVEN (7), OF RIVER HOLLOW, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** To get utility service for a mobile home.

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION**

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 01/20/2022

**ITEM: 133**

**Applicant:** ANDY SANTIAGO

**Contact Person:** HADASSA PUGA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	22-1610	77357	5874	256N	ETJ
<b>WEST OF:</b> GALAXY BLVD <b>NORTH OF:</b> PROPOSED GRAND PARKWAY					

**ADDRESS:** 19215 Yorkshire

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT SEVENTY-THREE (73), IN BLOCK FOUR (4), OF KINGS COLONY SEC 1, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile home.

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION**

**PLANNING COMMISSION ACTION:**

**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 the Planning & Development Department at 1002 Washington Avenue 3<sup>rd</sup> floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Pam Lowe	Pam Lowe	713 303 3063	pamlowe@clarion.org		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2719 Houston Ave.	21116823	77009	5358B	493C	H

HCAD ACCOUNT NUMBER(S):	053300000004
PROPERTY LEGAL DESCRIPTION:	LT4 + TR3A HURLOCK & FIELDS ADDITION
PROPERTY OWNER OF RECORD:	WILLIAM & PAMELA LOWE
ACREAGE (SQUARE FEET):	7500
WIDTH OF RIGHTS-OF-WAY:	Houston Avenue (80')
EXISTING PAVING SECTION(S):	Houston Avenue (45')
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	DEMOLISHED
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	TWO-STORY SINGLE-FAMILY, 3000 SQ FT

**PURPOSE OF VARIANCE REQUEST:** To provide a 10' building line instead of the required 25' by City of Houston Code of Ordinance.

**CHAPTER 42 REFERENCE(S):** 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

To build a single-family home closer to the street and in alignment with neighbors – from 25 feet to 10 feet. By granting this variance, COH will provide for enhancement of the beauty and overall attractiveness of Houston Avenue. In addition, the low-density single-family home to be constructed on the site will improve safety vs multi-family units that might otherwise be built here. With 50 feet of frontage on Houston Avenue, only 2 cars will be entering the property most of the time, thus reducing traffic congestion.

*The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.*

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**  
The imposition of the rules in this case would create a conflict with the neighboring properties and structures, setting the proposed structure so far back - as compared to all the neighbors – that it would be an incongruent eyesore. The compromised aesthetic quality and attractiveness would then diminish the value of the property,
- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**
- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**  
The variance requested is NOT the result of a hardship created or imposed by the applicant. The property is currently a vacant lot with no existing structure. The previous structure was demolished and was situated at the same setback that is being requested with the variance.
- (3) The intent and general purposes of this chapter will be preserved and maintained;**  
Granting this request will allow us to develop the property in a way that will contribute optimal aesthetic quality to the block while promoting a safer and more pleasant pedestrian experience. Currently there is not even a walkable sidewalk along this stretch of Houston Ave. Thus, this variance will be consistent with the purposes of the city ordinances.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**  
The variance will not result in any injury to public health, safety or welfare. The requested setback will have no impact on public health and safety relative to what would be the case for the 25-ft setback. On the contrary, the applicant's commitment to installation and maintenance of a proper sidewalk will be an improvement in the safety of pedestrians.
- (5) **Economic hardship is not the sole justification of the variance.**  
In addition to the diminished "curb appeal" that would result from imposition of the rules, the 25-ft setback would negatively impact pedestrian flow on this street and compromise the appearance and attractiveness of the overall block.

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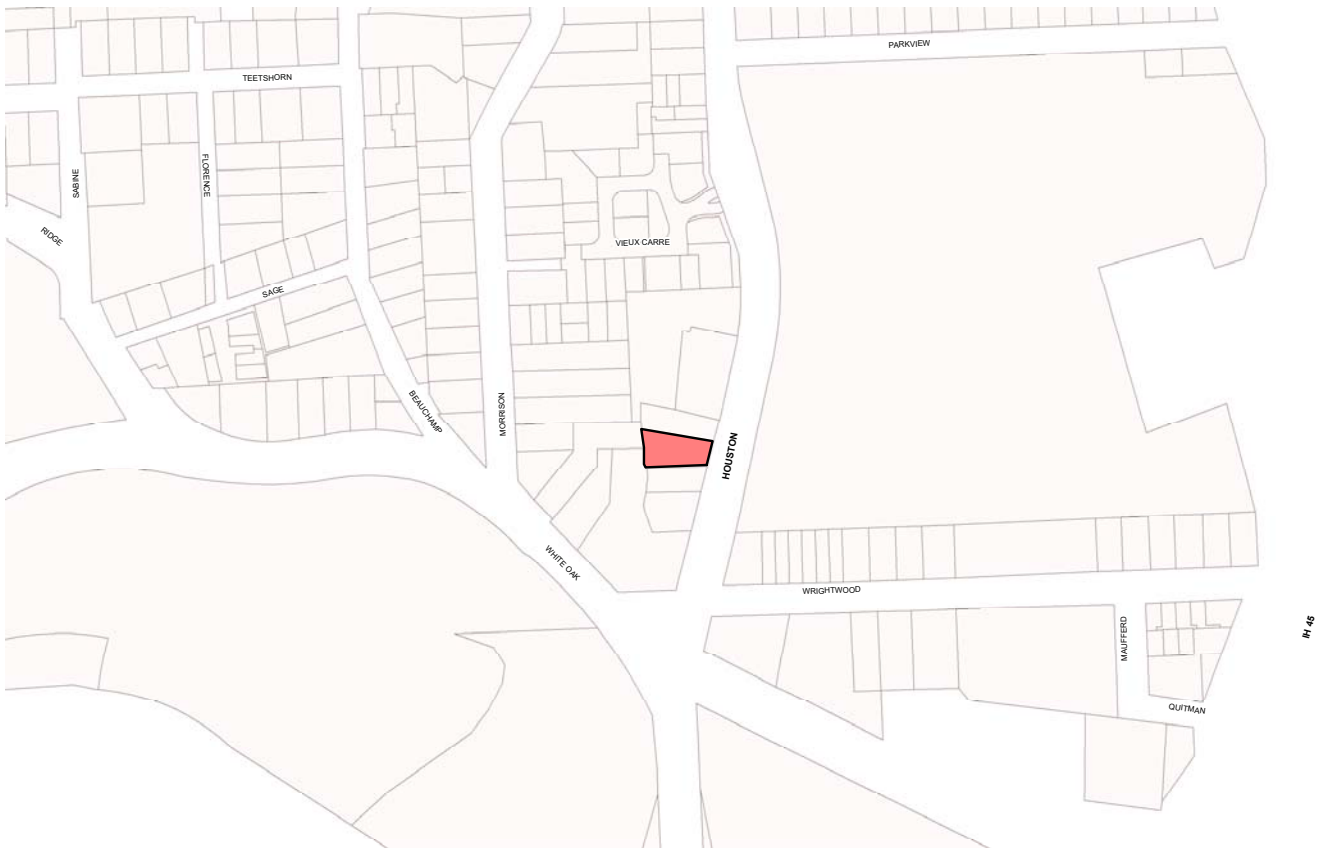
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

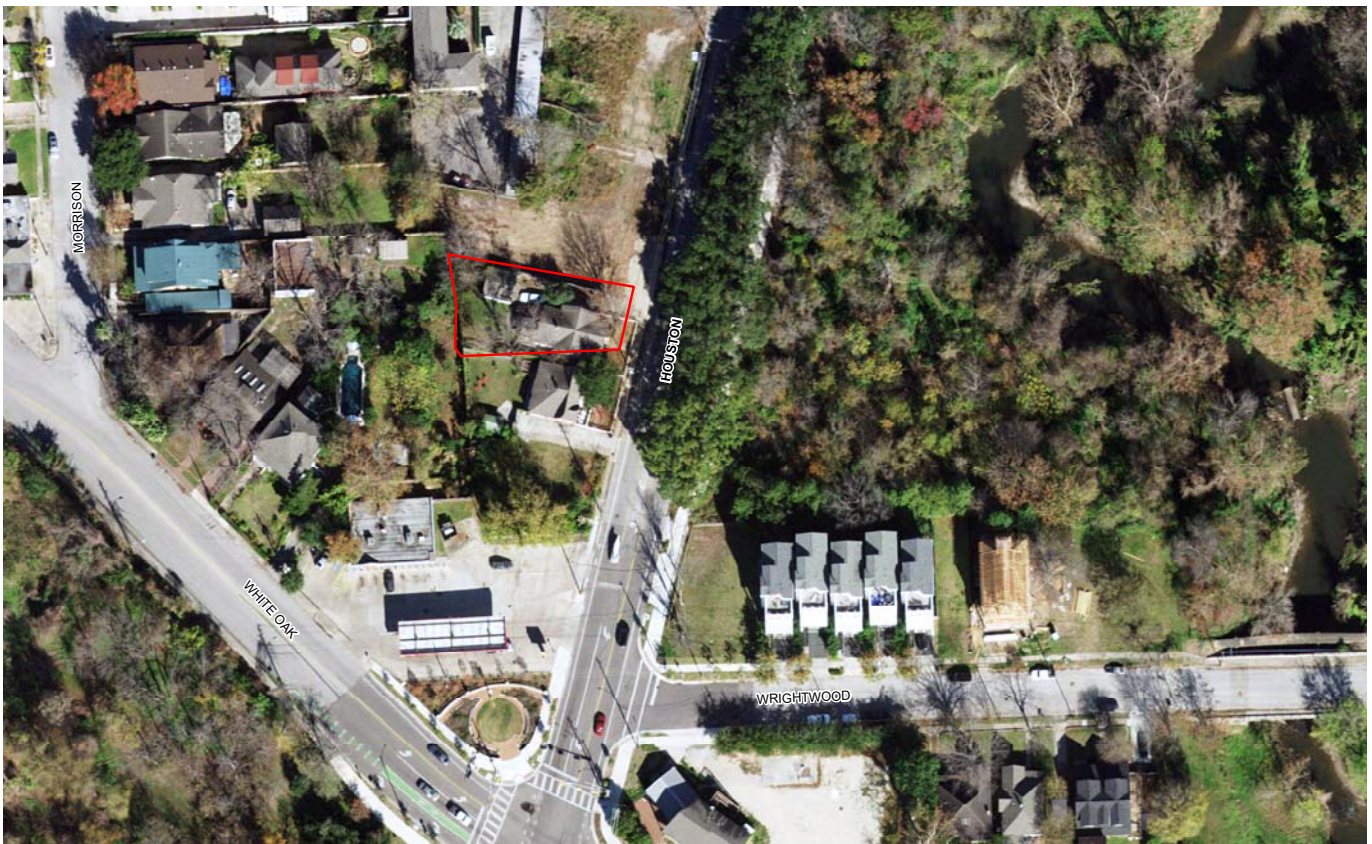
**ITEM: 134**

Meeting Date: 1/20/2022

## Houston Planning Commission

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Aerial Map



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# DEVELOPMENT PLAT VARIANCE



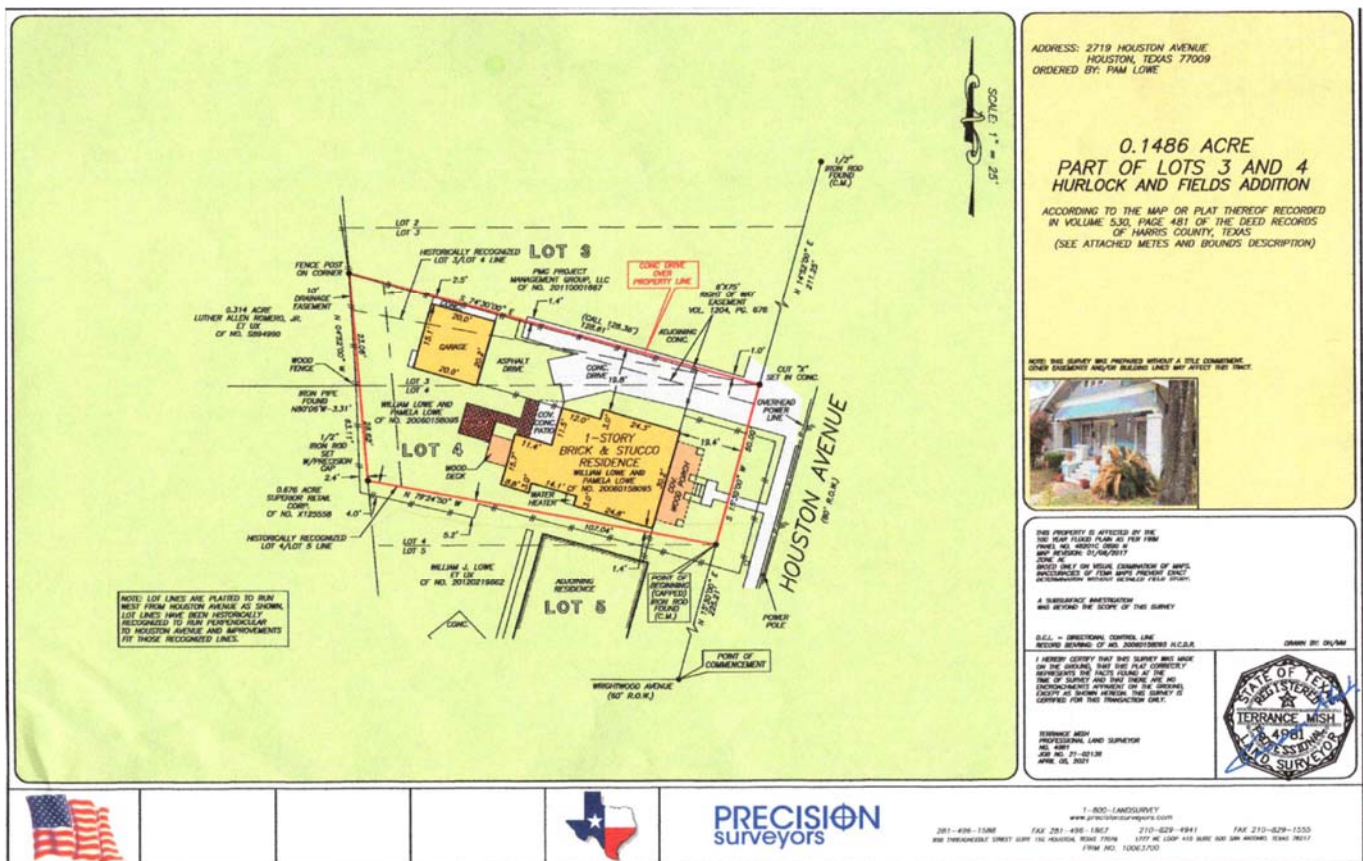
PLANNING &  
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DEPARTMENT

## Houston Planning Commission

**ITEM: 134**

Meeting Date: 1/20/2022

Survey



# DEVELOPMENT PLAT VARIANCE

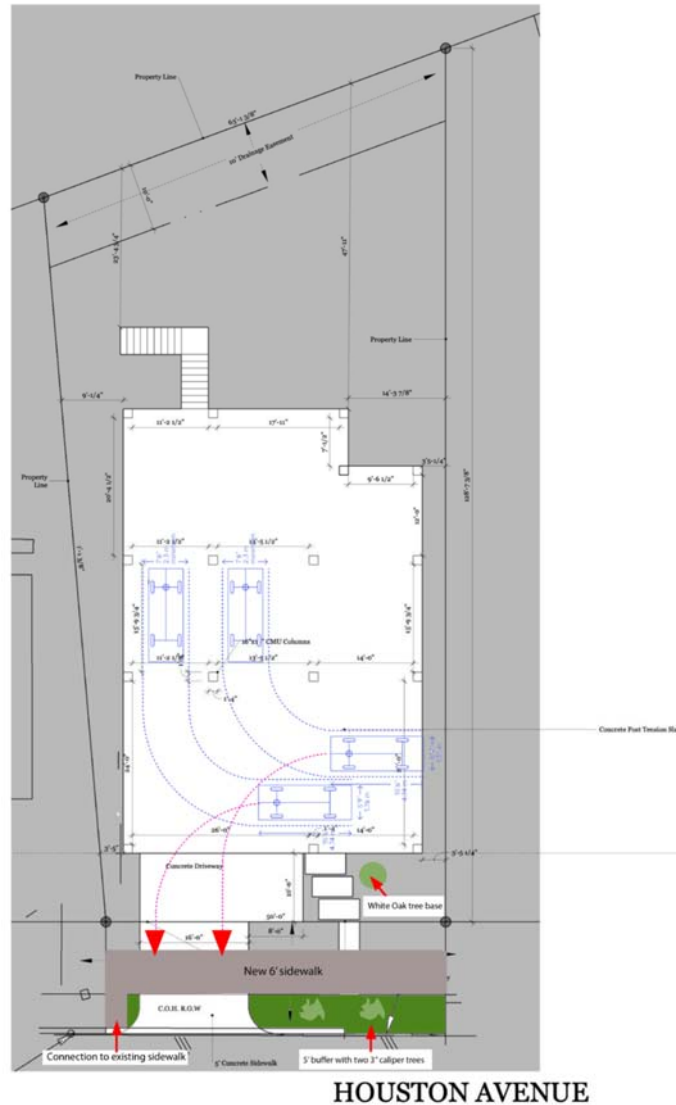




## Houston Planning Commission

### Site Plan

Proposed (Foundation) Site Plan



HOUSTON AVENUE

# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 134**

Meeting Date: 1/20/2022

## Houston Planning Commission

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Elevations



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# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 134**

Meeting Date: 1/20/2022

## Houston Planning Commission

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### STAFF REPORT

**Staff Recommendation:** Defer

**Basis of Staff Recommendation:** The site is located along the east side of Houston Avenue and North White Oak Blvd. The applicant is requesting a variance to allow a 10' building line, in lieu of the ordinance-required 25' building line along Houston Avenue for a new single-family residence.

Staff recommendation is to defer for further study and review

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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## 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](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Owens Management Systems, LLC	Joyce Owens	713-643-6333	jo@omsbuild.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4502 Kingsbury	21082902	77021	5455D	533M	D

**HCAD ACCOUNT NUMBER(S):** 069-105-006-0001  
**PROPERTY LEGAL DESCRIPTION:** LT 1 BLK 6, Southern Village Sec. 1  
**PROPERTY OWNER OF RECORD:** Sherman Rideau  
**ACREAGE (SQUARE FEET):** 6,783  
**WIDTH OF RIGHTS-OF-WAY:** Cullen – 80' ROW & Kingsbury – 60' ROW  
**EXISTING PAVING SECTION(S):** Cullen – 49.8' paved section' & Kingsbury – 25.8' paved section  
**OFF-STREET PARKING REQUIREMENT:** 2 cars  
**OFF-STREET PARKING PROVIDED:** Complies  
**LANDSCAPING REQUIREMENTS:** Complies  
**LANDSCAPING PROVIDED:** Complies

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** Vacant

**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** Single-family home; 2540 sqft

**PURPOSE OF VARIANCE REQUEST:** Reduced 12' building line on Cullen, a major throughfare

**CHAPTER 42 REFERENCE(S):** 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Specific Variance is being sought and extent of variance: To allow a reduced building line of 12 feet along Cullen Blvd. instead of the required 25' BL along Cullen Blvd. To construct one single-family dwelling. The original plat map dedicated 10' BL along Cullen (Old Chocolate Bayou). The previous house recently demolished was constructed at 10' BL.

*The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.*

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

The site is located at the intersection of Cullen Boulevard (Major Thoroughfare) and Kingsbury Street. The proposed plat is out of Southern Village recorded in 1940. Cullen Boulevard previously known as Chocolate Road was classified as a MTF around 1955. The original plat of Southern Village was platted with a 10' building line along Chocolate Road (Cullen Blvd). 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 by requiring 25 feet building line along Cullen Blvd instead of the proposed 12 feet building line. The proposed lot has an approximately width of 57 feet. Requiring 25 feet building line will reduce considerably the lot's buildable area. In addition to this, the lot is a corner lot with a radius and a building line required along Kingsbury Street which further reduces the area to develop the lot. The Distance from back of curb along Cullen Blvd to the proposed House is approximately 23 feet from the closest point to the back of curb and 12 feet from the property line on the closest point from the proposed structure to the property line. The house will have the garage access along Kingsbury Street. A 10 feet pedestrian realm with new 6 feet sidewalks will be provided along Cullen Blvd with a 4 feet safety buffer with trees. 5 feet sidewalk along Kingsbury with 4 feet safety buffer with trees will be provided as well.

- (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;**

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Cullen Blvd previously known as Chocolate Road was reclassified to a MTF around 1955 after the original plat "Southern Village" was recorded. On the Southern Village subdivision, a platted 10 feet building line is shown along Cullen Blvd (Chocolate Road). Requiring 25 feet building line along Cullen Blvd will reduced considerably the lot size in combination with the corner radius and the required building line along Kingsbury Street. The proposed 12 feet setback along Cullen Blvd replicates the existing setbacks for some of the houses along the MTF.

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**

The Distance from back of curb along Cullen Blvd to the proposed House is approximately 23 feet to the closest point and 12 feet from the property line. The house will have the vehicular access along Kingsbury Street. A 10' pedestrian realm with 6 feet sidewalks and 4 feet safety buffer with proposed trees will be provided along Cullen Blvd and 5 feet sidewalks with 4 feet safety buffer with proposed trees along Kingsbury. Adequate distance from the MTF to the proposed structure will be provided. Wider sidewalks with safety buffers between the sidewalk and street will provide a safer pedestrian environment. No curb cuts will be created along Cullen Blvd. Residential properties along Cullen Blvd have a similar setback as the proposed setback for the new structure. This will help maintain the character of the neighborhood.

Providing adequate pedestrian and vehicular access in addition to a safe distance for the proposed structure from the MTF and maintaining a similar setback as the existing homes along the MTF will preserve the intent and general purpose of this chapter.

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**

The proposed structure will be setback approximately 23 feet measured from the back of curb to the closest point of the proposed structure along Cullen Blvd and 12 feet from the property line measured from the closest point of the proposed structure to the property line. This will keep a safe distance between the vehicular traffic and the proposed structure. A sidewalk easement is being dedicated along a portion of Cullen Blvd to allow for a continuous 10 feet pedestrian realm with 6 feet sidewalk and 4 feet safety buffer with proposed trees. This will allow to have a safer and more pleasant pedestrian realm. The same amenities will be provided along Kingsbury Street but with a 5 feet sidewalk. Vehicular access for the proposed house will be along Kingsbury Street. Allowing a reduced building line of 12 feet will not be injurious to the public health, safety or welfare.

- (5) **Economic hardship is not the sole justification of the variance.**

One House will be built on the proposed lot without increasing the lot density. The house will only have vehicular access along Kingsbury Street. New 6 feet sidewalks will be provided along Cullen Blvd with a 4 feet safety buffer with proposed trees to create a 10 feet pedestrian realm. Along Kingsbury 5 feet sidewalks with 4 feet safety buffer with proposed trees will be provided.

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## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 135**

Meeting Date: 1/20/2022

## Houston Planning Commission

### Location Map



# DEVELOPMENT PLAT VARIANCE





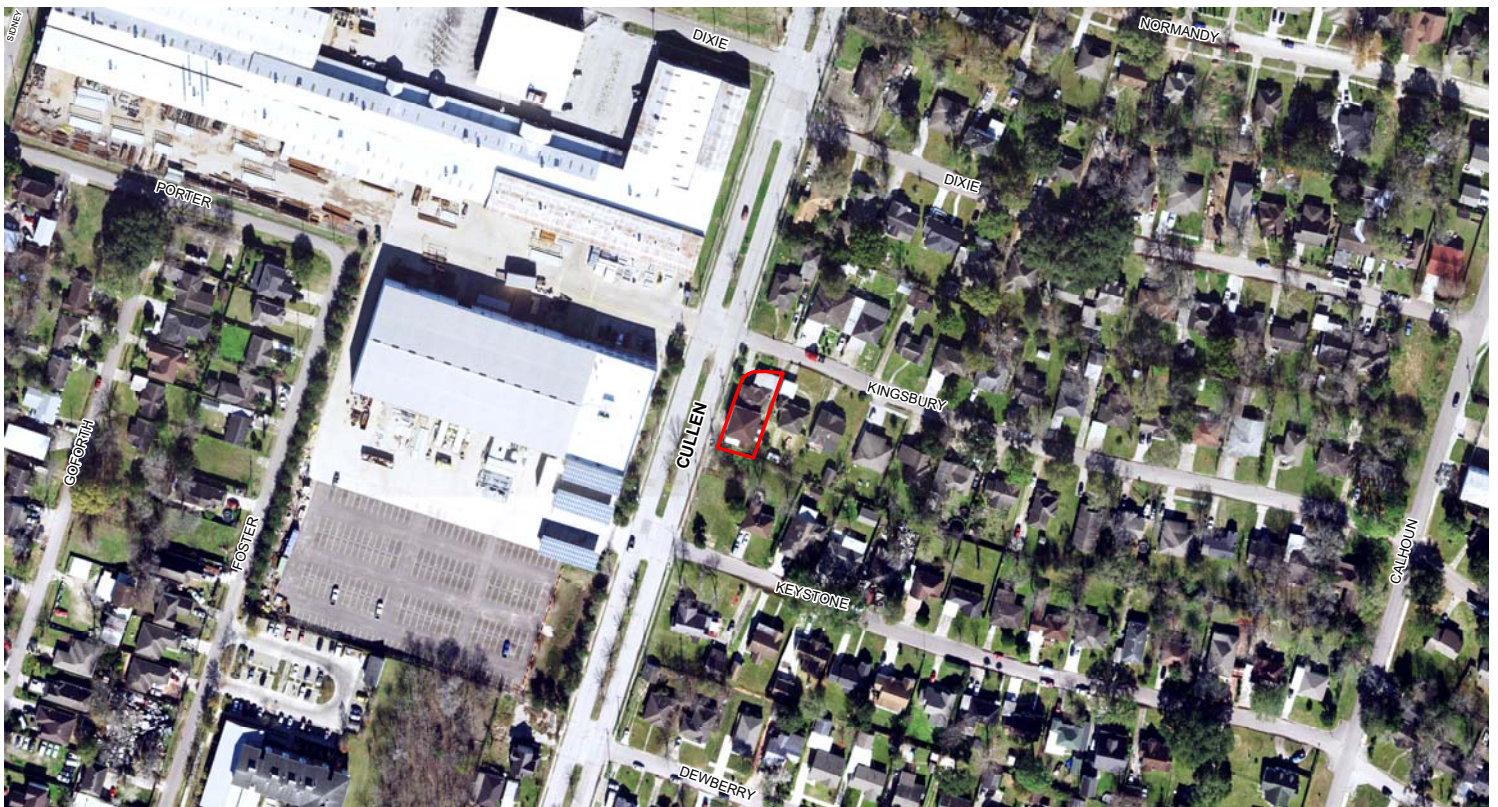
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 135**

Meeting Date: 1/20/2022

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE



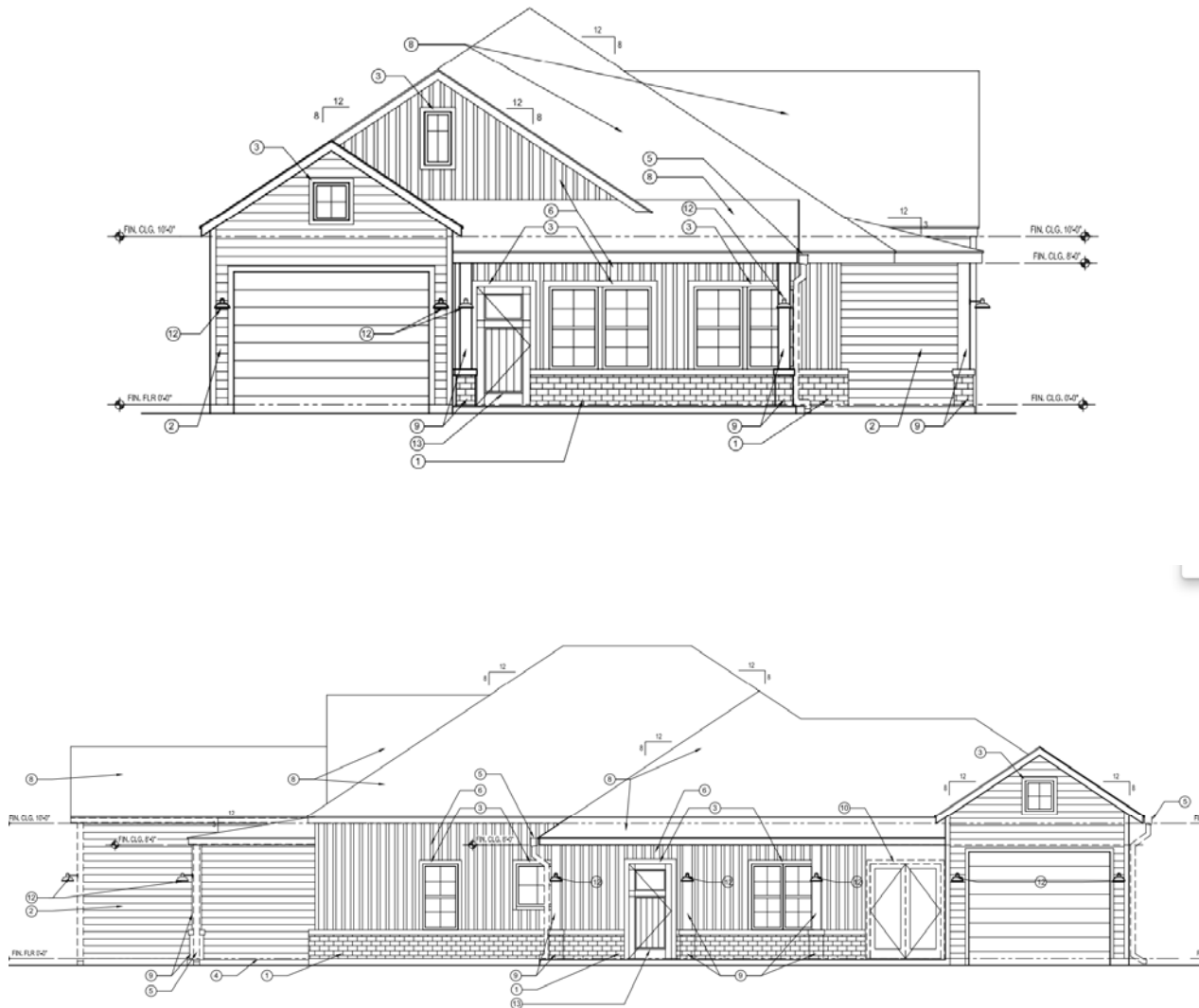






## Houston Planning Commission

### Elevations



## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:** The site is located east of Cullen Blvd, south of Griggs Road, at the southeast corner of Cullen Blvd and Kingsbury Street. The applicant is requesting a variance to allow a 12' building line, in lieu of the ordinance-required 25' building line along Cullen Blvd for a new single-family residence.

Staff is in support of the variance request.

The lot was platted within the Southern Village subdivision in 1940 with a 10' platted building line along Cullen Blvd. The applicant is proposing a new single-family residence for a corner lot at the intersection of Cullen Blvd and Kingsbury Street. Cullen Blvd is an 80' major thoroughfare lined with single-family residential lots along the eastern boundary. The distance from back of curb to the proposed residence is approximately 22' along Cullen Blvd. The proposed residence is keeping with the existing character of the neighborhood, as most of the residential houses are located at the originally platted 10' building line along Cullen Blvd. Vehicular access to the lot will be limited to Kingsbury, a local street, which will improve pedestrian safety and visibility for the site.

Staff's recommendation is to approve the requested variance to allow a reduced building line of 12', in lieu of the ordinance-required 25' building line along Cullen Blvd.

**PLANNING COMMISSION ACTION:**

**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](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
MK Collaborative	Kimberson Tanco	718-473-4986	mkcollaborativellc@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
408 Pecore St.	21100124	77009	5358B	493B	H
<b>HCAD ACCOUNT NUMBER(S):</b> 0282740000006					
<b>PROPERTY LEGAL DESCRIPTION:</b> LT 6 BLK 3 Pecore					
<b>PROPERTY OWNER OF RECORD:</b> MK Collaborative LLC					
<b>ACREAGE (SQUARE FEET):</b> 6,350 SF					
<b>WIDTH OF RIGHTS-OF-WAY:</b> Pecore: 60'; Rural St: 60'					
<b>EXISTING PAVING SECTION(S):</b> Pecore: 32'; Rural St: 22'					
<b>OFF-STREET PARKING REQUIREMENT:</b> Complies					
<b>OFF-STREET PARKING PROVIDED:</b> Complies					
<b>LANDSCAPING REQUIREMENTS:</b> 2 Trees					
<b>LANDSCAPING PROVIDED:</b> 2 Trees					

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** 1,987 SF residence

**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** 5,362 SF residence

**PURPOSE OF VARIANCE REQUEST:** Request a reduced garage building line of 10' instead of ordinance required 20' garage building line along Rural St

**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 site is unique in that it spans two streets – Pecore to the north and Rural/Quinn St. to the south. The existing south, rear building setback of 20' significantly deprives the applicant of reasonable use of land, especially when paired with the north, front 20' building line. The applicant requests a variance to build within the south, 20' rear building setback. The applicant requests a 10' rear building setback to respond contextually to the adjacent property which shares the same unique site conditions.

*The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

The characteristics of this particular site are very unique, with few other examples besides the property adjacent, 412 Pecore St, which spans two streets (Pecore and Quinn/Rural) and has rear access to a garage. The design intent is to treat Pecore St. as a pedestrian access and use the rear of the site along Quinn/Rural as vehicular access to the garage. The design is based on a courtyard concept which maximizes green space on the site and provides access to light and air while maintaining a scale that responds to the immediate context. By setting the garage back to a 20' rear building setback, the applicant would be forced to minimize the courtyard space, reducing the amount of green space on site, increasing the amount of concrete on site for the additional 7' x 24' of drive, reducing access to light and air in the courtyard, and reducing the amount of functional space at the rear of the back yard. Additionally, the adjacent property (412 Pecore) that shares the same unique characteristics also has a rear garage that is set back 10' from the property line. Lastly, the proposed garage provides sufficient space for 3 cars and will allow vehicles to park within the property line and proposed drive, eliminating the need for any vehicles to block the proposed 5' sidewalk or right-of-way. We believe the proposed design and the 10' rear setback makes best use of the property, maximizes access to greenspace, light and air for the applicant, and responds to the needs of pedestrians and vehicles along both Pecore and Quinn/Rural St.

- (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 circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant but are a result of the unique characteristics of the site. Our site spans two streets (Pecore and Quinn/Rural) requiring any development to respond to both the front building setback as well as a rear setback, since the rear access is along a local street, significantly reducing the amount of green space available for the applicant.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

**(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 providing pedestrian access on both Pecore and Quinn/Rural St, with the addition of a new 5' sidewalk. The proposed garage provides sufficient space for 3 cars to park, eliminating the need for any vehicles to park over the proposed sidewalk. Additionally, there is street parking available along Quinn/Rural St.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public, health, safety, or welfare. The applicant will provide pedestrian access, which does not currently exist, and will provide a safe place for vehicles to park without blocking any pedestrian access, as well as increase the amount of green space available on the site, while providing access to light and air to the applicant.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The purpose of the variance is to maximize green space on site, provide access to light and air, respond contextually to adjacent lots, and increase the amount of functional yard space at the rear of the site.

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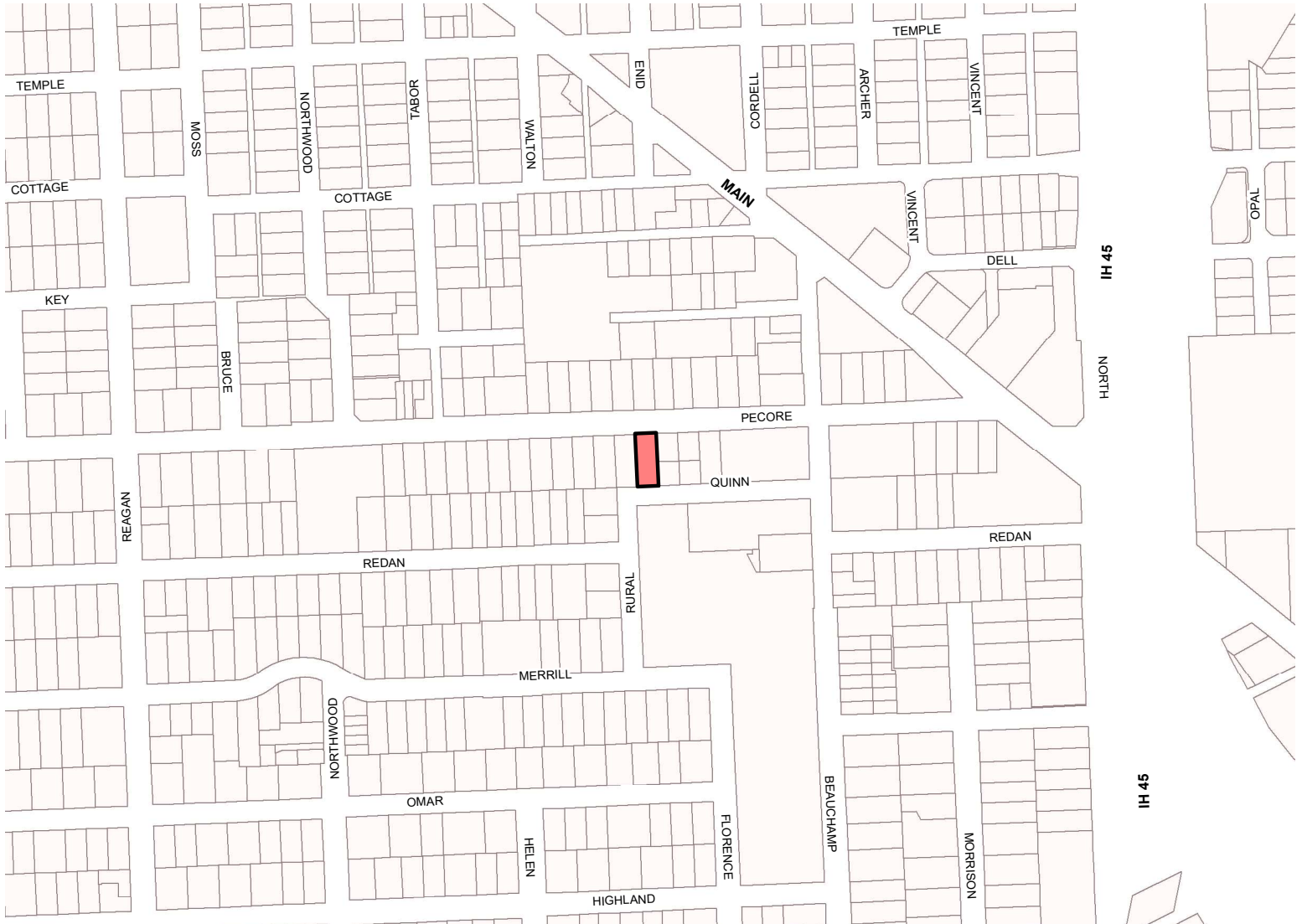
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Location Map



# DEVELOPMENT PLAT VARIANCE



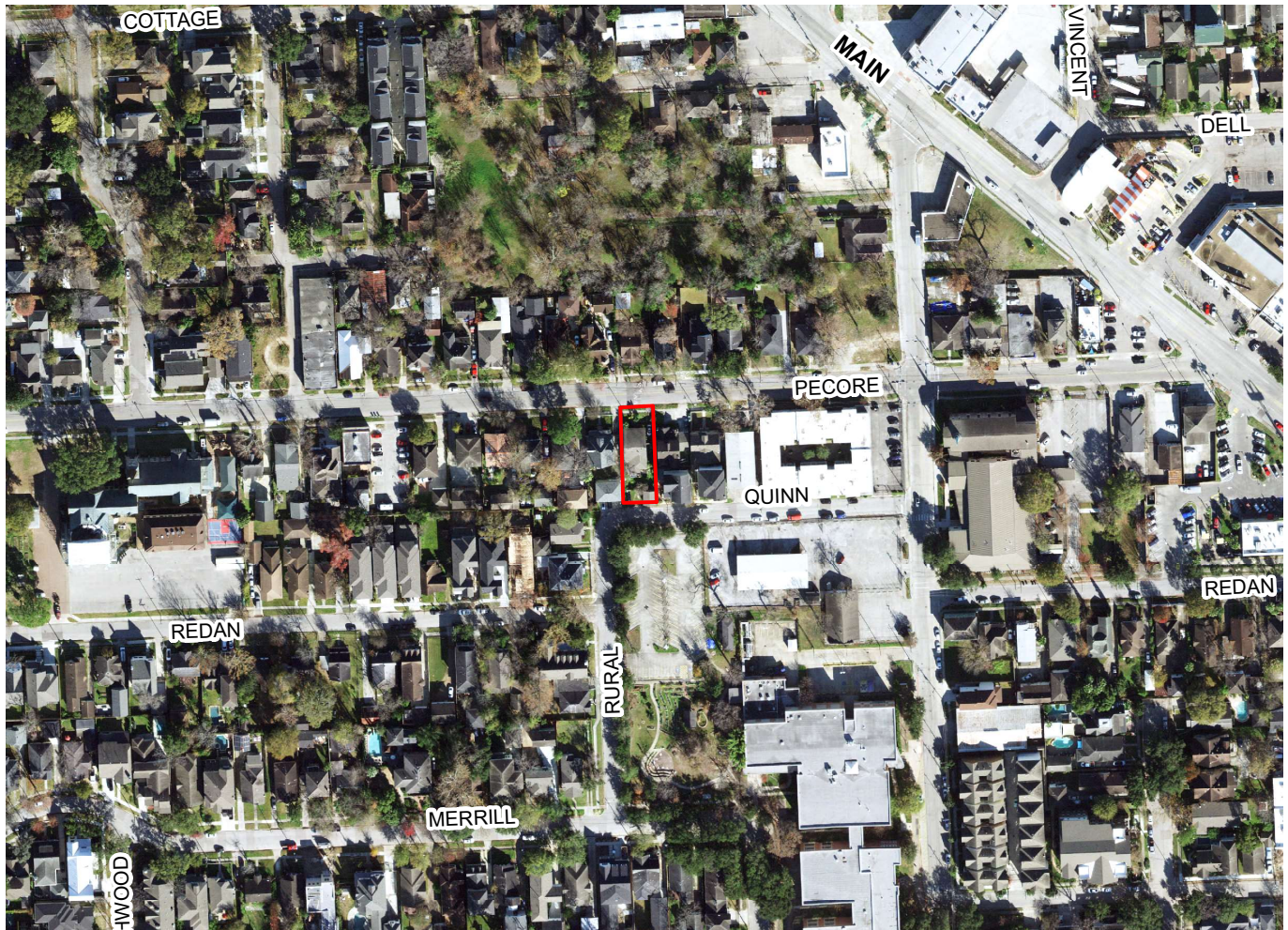
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 136**

Meeting Date: 1/20/2022

## Houston Planning Commission

Aerial Map



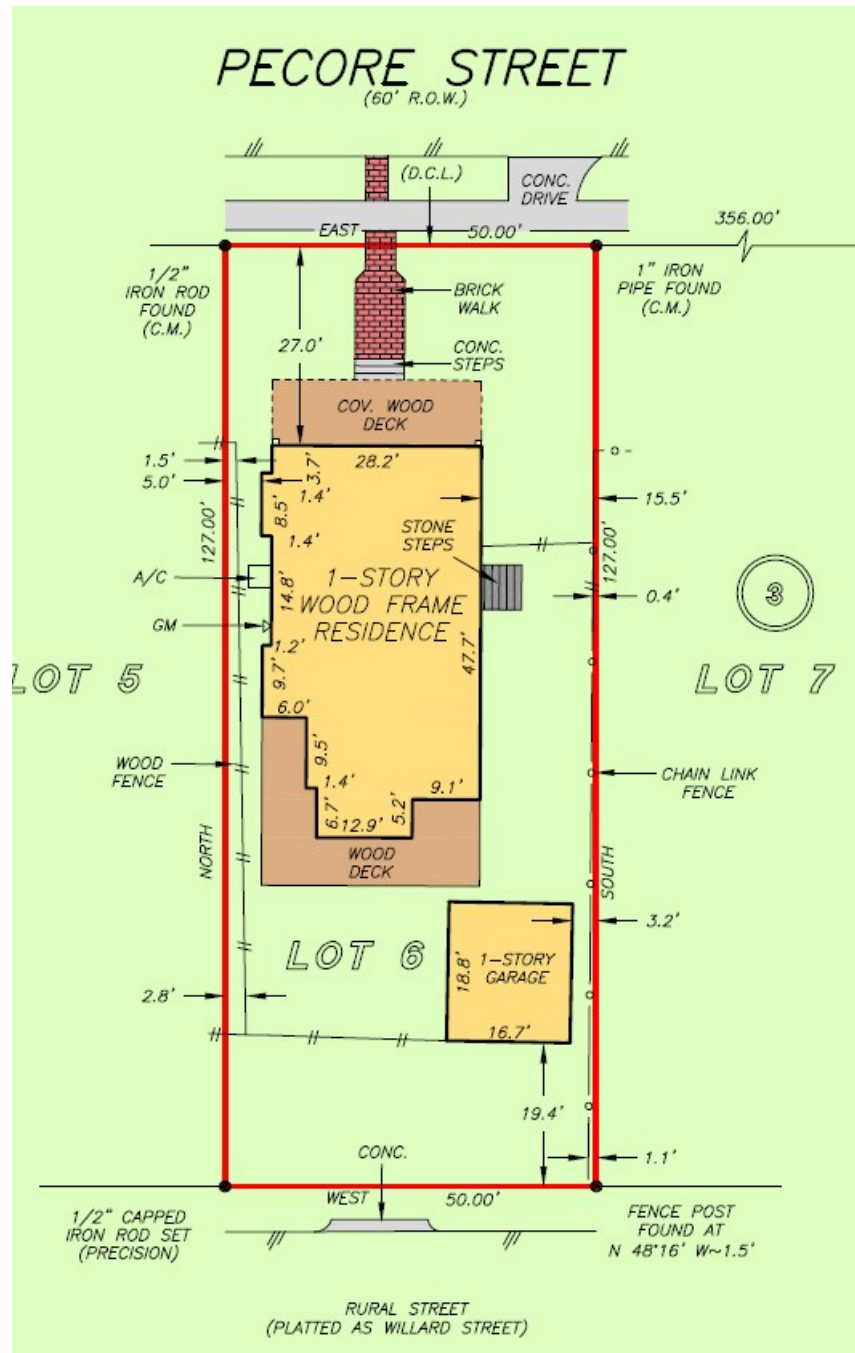
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Survey



# DEVELOPMENT PLAT VARIANCE





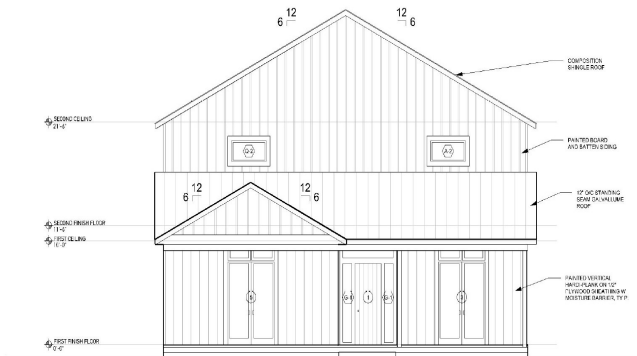
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

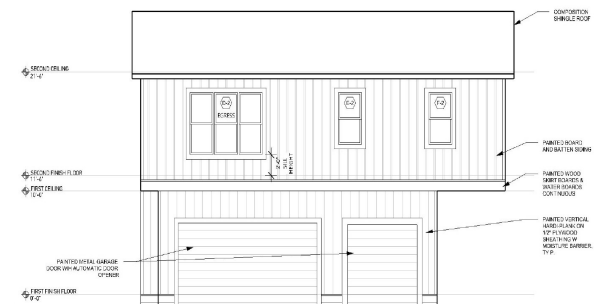
**ITEM: 136**

Meeting Date: 1/20/2022

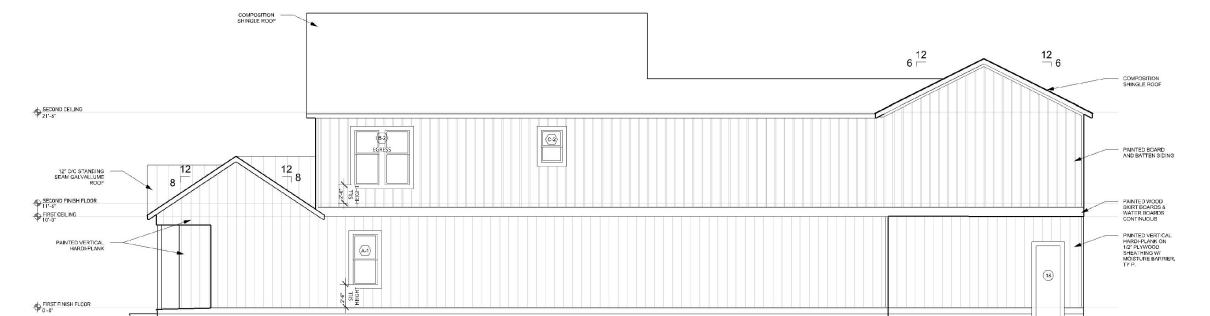
### Elevations



**01 NORTH ELEVATION**



**03 SOUTH ELEVATION**



**02 WEST ELEVATION**

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Deny

**Basis of Staff Recommendation:**

The site is located along the north side of Rural Street, west of Interstate 45 and south of North Main. The applicant is requesting a variance to allow a 10' garage building line in lieu of the ordinance-required 20' garage building line along Rural Street.

Staff is not in support of the request.

The lot was platted within the Pecore subdivision with no building lines along Rural Street. Rural Street is a 60' wide local street lined primarily with single family lots. The distance from back of curb to the proposed garage is approximately 16' along Rural Street which would disrupt the public right of way and could be injurious to public safety. There are no unusual physical characteristics with the subject property, as this lot is 50' by 127', and the property can still be developed by meeting the ordinance building line. Strict application of the ordinance will not create an impractical development, and the applicant has not articulated a hardship for the requested variance.

Staff recommendation is to deny the application to allow a reduced garage building line of 10' in lieu of the ordinance-required 20' garage building line along Rural Street.

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS**

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# 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](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Matthew W. Stewart	Matthew W. Stewart	214-662-7329	mattwstew@aol.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3415 White Oak Drive	22001211	77007	5358C	493A	C
HCAD ACCOUNT NUMBER(S):		0210200000023			
PROPERTY LEGAL DESCRIPTION:		TRS 23&24 BLK 288 Houston Heights			
PROPERTY OWNER OF RECORD:		Matthew and Christina Stewart			
ACREAGE (SQUARE FEET):		6600 SF			
WIDTH OF RIGHTS-OF-WAY:		White Oak: 60'			
EXISTING PAVING SECTION(S):		White Oak:			
OFF-STREET PARKING REQUIREMENT:		Complies			
OFF-STREET PARKING PROVIDED:		Complies			
LANDSCAPING REQUIREMENTS:		Complies			
LANDSCAPING PROVIDED:		Complies			

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** 2 structures on location; 1) single family historic bungalow (~500 SF), and 2) "duplex" historic bungalow (~1000 SF)

**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** Renovation to restore bungalows to useable condition. Any modification to be in-line with Historic Heights character / guidelines (and approved by Historic Committee).

**PURPOSE OF VARIANCE REQUEST:** Reclassify use under MLS designation from single family to commercial

**CHAPTER 42 REFERENCE(S):** Sec 42-208(d) An application to renew a special minimum lot size requirement shall comply with the application requirements of [section 42-198](#) of this Code except that items (2), (3), and (5) of subsection (a) of [section 42-198](#) shall not be required. The application to renew shall be accepted by the director no earlier than two years before the expiration of the ordinance establishing the special minimum lot size requirement. The application shall be reviewed in accordance with the provisions of this subdivision for a new application for designation of a special minimum lot size block or special minimum lot size area, as applicable, except as provided by subsection (e) of this section.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** Looking for variance to fix what was a mistake in the original "single family" classification and remove an unintended roadblock preventing development along a current commercial corridor (White Oak Drive) in the Historic Heights. Plan to lease out for "quiet" commercial use that is not disruptive to my family (primary residence directly behind property) or any of the surrounding neighbors. See attached PowerPoint pack summarizing request/conditions.

*The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**  
Correct. Property configured as 3 units and has historically been used as "multi family" rental property which does not conform to current "single family" designation. Misclassified as "single family" when 2019 MLS designation went into effect due to absentee owner at the time. See attached PowerPoint pack.
- (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;**  
Correct. Two bungalows (both contributing historic) already on property, 1) Busy White Oak location (on commercial tract) not ideal for "single family" residence, and 2) not practical to re-purpose 2 contributing bungalows into "single family" residence (can't demo and start over). See attached PowerPoint pack.
- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**  
Correct. Applicant purchased Property in September, 2021 and was not aware of the use restrictions associated with the MLS designation (effective 2019). As above, Property configured as 3 units and has historically been used as a "multi family" rental property. See attached PowerPoint pack.
- (3) The intent and general purposes of this chapter will be preserved and maintained;**  
Correct. Development would fit into the look / character of the area and utilize the existing historic bungalows. Proposed plan (quiet commercial use) is consistent with the development of White Oak Drive between Heights Blvd and Studewood. Neighbors are supportive. See attached PowerPoint pack.
- (4) The granting of the variance will not be injurious to the public health, safety or welfare;**  
Correct. If variance not granted then development not practical which could lead to continued vacancy, deterioration, and vandalism / vagrancy. See attached PowerPoint pack.
- (5) Economic hardship is not the sole justification of the variance.**  
Correct. Variance would allow for sensible development and a much needed improvement for that part of White Oak (a highly visible gateway to the Heights neighborhood). Currently an eyesore in the middle of continued revitalization. See attached PowerPoint pack.

## DEVELOPMENT PLAT VARIANCE



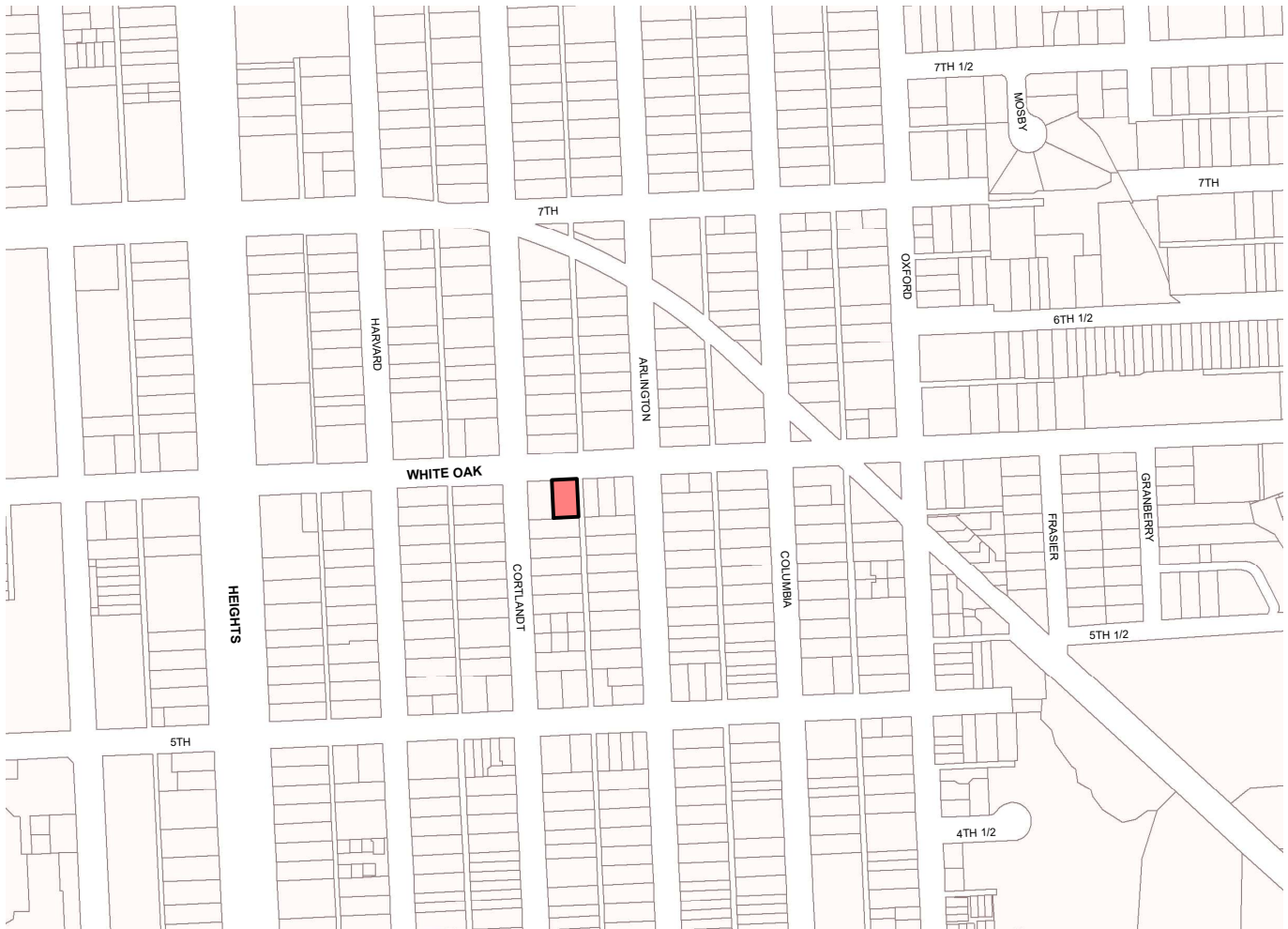
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DEPARTMENT

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## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE





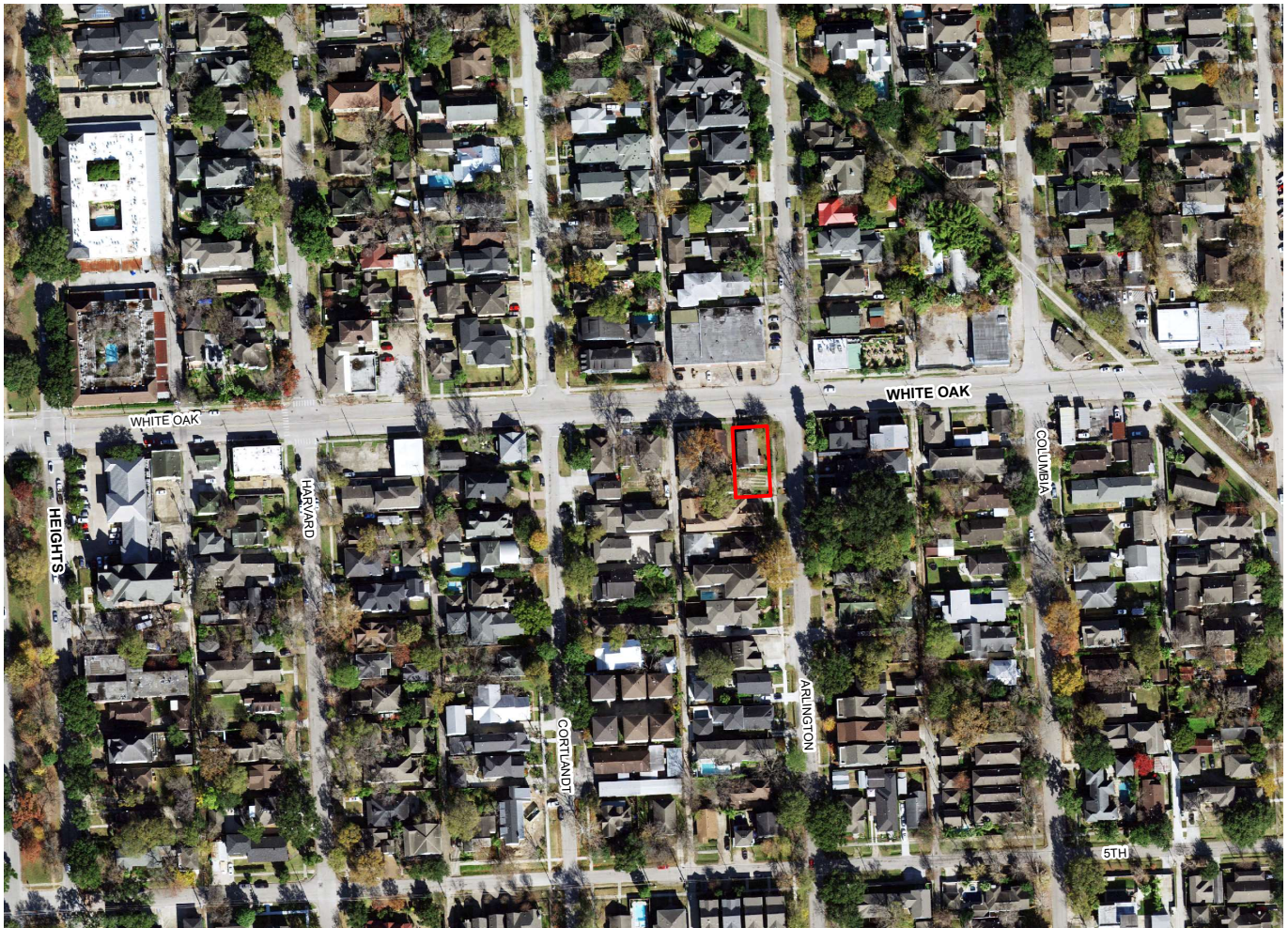
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## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE







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## Houston Planning Commission

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### Elevations



## DEVELOPMENT PLAT VARIANCE





PLANNING &  
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DEPARTMENT

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## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Defer

**Basis of Staff Recommendation:** The site is located on the south side of White Oak Drive, east of Yale Avenue, and north of Interstate 10. The applicant is requesting a variance to change the use classification under the minimum lot size designation from single family residential to commercial.

Staff recommendation is to defer the application for two weeks to provide time for further review and study.

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** *(SEE ABOVE STAFF EVALUATION)*

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

## DEVELOPMENT PLAT VARIANCE