HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, SEPTEMBER 15, 2022
2:30 PM

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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
CONFERENCE ID: 414 556 887#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:
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
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
Tina Petersen, Ph.D., P.E.

SECRETARY
Margaret Wallace Brown

Meeting Policies and Regulations

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

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

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

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

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

PLANNING & DEVELOPMENT DEPARTMENT

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

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

Virtual Electronic Meeting Rules: See adjustments for remote meeting participation on our web pages at www.houstonplannning.com. Call 832-393-6624 for details or email comments to: Speakercomments.pc@houstontx.gov .The Chair may also choose to recognize speakers during the meeting**.**

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

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

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

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

Commission or Group:

SPEAKER SIGN IN FORM

DATE:_____

AGENDA ITEM NUMBER_____

AGENDA ITEM NAME_____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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 September 15, 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 (https://plattracker.houstontx.gov/edrc/Login.aspx) 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

September 15, 2022 2:30 p.m.

Call to Order
Director's Report
Approval of the September 1, 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, Devin Crittle, and John Cedillo)
d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, Tammi Williamson, and Devin Crittle)
e. Subdivision Plats with Special Exception Requests (John Cedillo)
f. Reconsiderations of Requirement (Geoff Butler)
g. Extensions of Approval (Petra Hsia)
h. Name Changes (Petra Hsia)
i. Certificates of Compliance (Petra Hsia)
j. Administrative
k. Development Plats with Variance Requests (Jacqueline Brown)

II. Establish a public hearing date of October 13, 2022

a. Arales Properties at Force
b. Bicycle Bungalows replat no 2
c. Bise Townhomes
d. Brickfielder Townhomes
e. Brun Villas
f. Champions South partial replat no 1
g. Geneva Place
h. Goertz Addition
i. Mistral Townhomes
j. Park Place partial replat no 6
k. Park Place partial replat no 7
l. Pinecrest Sec 1 replat no 1 and extemsion
m. Rosewood Estates partial replat no 2
n. Winter Bay Estates
o. Wrenwood partial replat no 5
p. Yocum Gardens partial replat no 3

III. Consideration of an Off-Street Parking Variance at 2621 Augusta Drive (Jacqueline Brown)

IV. Public Comment

V. Adjournment

FINAL DRAFT Minutes of the Houston Planning Commission

September 1, 2022
Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams https://bit.ly/3JqIsrK
or 936-755-1521, conference ID 414 556 887#
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 and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Present virtually at 3:44 p.m. during item 121
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present
Rodney Heisch	Present
Daimian S. Hines	Present at 2:34 p.m. during Directors' Report
Randall L. Jones	Present
Lydia Mares	Present virtually
Paul R. Nelson	Present
Linda Porras-Pirtle	Present at 2:39 p.m. after item I A
Kevin Robins	Present
Ian Rosenberg	Present virtually
Megan R. Sigler	Absent
Zafar Tahir	Present virtually at 3:02 p.m. after item I G
Meera D. Victor	Present
Scott Cain for Commissioner James Noack	Present virtually and left at 5:09 p.m. during item IV
Maggie Dalton for The Honorable KP George	Present virtually and left at 4:30 p.m. after item 141
Loyd Smith for The Honorable Lina Hidalgo	Present at 2:33 p.m. after Chair's Report

Ex Officio Members
Carol Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Petersen

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

CHAIR'S REPORT
Chair Martha L. Stein reported on meeting procedures.

DIRECTOR'S REPORT
Margaret Wallace Brown, Director, Planning and Development Department, gave a report.

I. 2022 Major Thoroughfare and Freeway Plan (MTFP) Amendments Recommendations

A. Budde Road/Pruitt Road – Adam France, BGE, Inc.

Presenter: Peter Eccles, City of Houston Planning and Development Department.
Staff recommendation: Approve deletion of the proposed major collector per staff report.
Commission Action: Approved deletion of the proposed major collector per staff report.
Motion: **Clark** Second: **Garza** Vote: **Carried** Abstaining: **Heisch**

B. Fulton Street/San Jacinto Street – Ralph De Leon, TIRZ #21

Presenter: Peter Eccles, City of Houston Planning and Development Department.
Staff recommendation: Approve City reclassification of the proposed major thoroughfare to a major collector per staff report.
Commission Action: Approved City reclassification of the proposed major thoroughfare to a major collector per staff report.
Motion: **Baldwin** Second: **Alleman** Vote: **Carried** Abstaining: **Mares**

C. South Wayside Drive – Carmen Pearson, Lovett Industrial - Withdrawn

D. Fondren Road – Gerald Grissom, BGE, Inc.

Presenter: Peter Eccles, City of Houston Planning and Development Department.
Staff recommendation: Approve City realignment of the proposed major thoroughfare per staff report.
Commission Action: Approved City realignment of the proposed major thoroughfare per staff report.
Motion: **Jones** Second: **Clark** Vote: **Carried** Abstaining: **Heisch**

E. Madden Road – Jennifer Curtis, META Planning + Design, LLC

Presenter: Brandon Mosley, City of Houston Planning and Development Department.
Staff recommendation: Approve City deletion and realignment of a portion of the proposed major thoroughfare per staff report.
Commission Action: Approved City deletion and realignment of a portion of the proposed major thoroughfare per staff report.
Motion: **Alleman** Second: **Mares** Vote: **Carried** Abstaining: **Dalton**

F. West Airport Boulevard/Allum Road – Rodrigo De La Garza, Studio Red Architects

Presenter: Brandon Mosley, City of Houston Planning and Development Department.
Staff recommendation: Approve City realignment and reclassification of the proposed principal thoroughfare as a major collector per staff report.
Commission Action: Approved City realignment and reclassification of the proposed principal thoroughfare as a major collector per staff report.
Motion: **Alleman** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

G. Fairview Street/Unnamed Thoroughfare – Adam France, BGE, Inc.

Presenters: Brandon Mosley, David Fields and Sharon Moses-Burnside, City of Houston Planning and Development Department.
Staff recommendation: Approve reclassification of the proposed major thoroughfare per staff report.
Commission Action: Approved reclassification of the proposed major thoroughfare per staff report.
Motion: **Garza** Second: **Victor** Vote: **Carried** Abstaining: **Heisch**
Speaker: Jennifer Curtis – supportive

H. Northpark Drive/Unnamed Thoroughfare – Jorge Li, Skymark Development

Presenter: Sharon Moses-Burnside, City of Houston Planning and Development Department.
Staff recommendation: Approve deletion of the proposed principal thoroughfare per staff report.
Commission Action: Approved deletion of the proposed principal thoroughfare per staff report.
Motion: **Robins** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

I. West Road (Pinafore Lane) – Blake Wehmeyer, Boyer Properties

Presenter: Sharon Moses-Burnside, City of Houston Planning and Development Department.
Staff recommendation: Approve City changes for deletions, reclassifications and additions of the proposed major thoroughfare as a minor collector per staff report.
Commission Action: Approved City changes for deletions, reclassifications and additions of the proposed major thoroughfare as a minor collector per staff report.
Motion: **Smith** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

J. Louetta Road – Adam France, BGE, Inc.

Presenter: Sharon Moses-Burnside, City of Houston Planning and Development Department.
Staff recommendation: Approve deletion of the proposed major thoroughfare and major collector per staff report.
Commission Action: Approved deletion of the proposed major thoroughfare and major collector per staff report.
Motion: **Jones** Second: **Robins** Vote: **Carried** Abstaining: **Heisch**

Items K1-K4 were presented together.

K1a. Kingwood Drive – Jennifer Curtis, META Planning + Design, LLC

Presenter: Sharon Moses-Burnside, City of Houston Planning and Development Department.
Staff recommendation: Approve deletion and realignment of the proposed major thoroughfare per staff report.
Commission Action: Approved deletion and realignment of the proposed major thoroughfare per staff report.
Motion: **Hines** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

K1b. Kingwood Drive – Jennifer Curtis, META Planning + Design, LLC

Presenter: Sharon Moses-Burnside, City of Houston Planning and Development Department.
Staff recommendation: Approve extension of the proposed major thoroughfare per staff report.
Commission Action: Approved extension of the proposed major thoroughfare per staff report.
Motion: **Smith** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

K2. Miller Wilson Road – Jennifer Curtis, META Planning + Design, LLC

Presenter: Sharon Moses-Burnside, City of Houston Planning and Development Department.
Staff recommendation: Approve deletion of the proposed major thoroughfare per staff report.
Commission Action: Approved deletion of the proposed major thoroughfare per staff report.
Motion: **Alleman** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

K3. Magnolia Lane – Jennifer Curtis, META Planning + Design, LLC

Presenter: Sharon Moses-Burnside, City of Houston Planning and Development Department.
Staff recommendation: Approve deletion of the proposed major thoroughfare per staff report.
Commission Action: Approved deletion of the proposed major thoroughfare per staff report.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

K4. Wolf Trot – Jennifer Curtis, META Planning + Design, LLC

Presenter: Sharon Moses-Burnside, City of Houston Planning and Development Department.
Staff recommendation: Approve City realignment of the proposed major thoroughfare per staff report.
Commission Action: Approved City realignment of the proposed major thoroughfare per staff report.
Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve the 2022 Major Thoroughfare and Freeway Plan (MTFP) Amendments Recommendations and forward them to City Council.
Commission action: Approved the 2022 Major Thoroughfare and Freeway Plan (MTFP) Amendments Recommendations and forwarded them to City Council.
Motion: **Baldwin** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

APPROVAL OF THE AUGUST 18, 2022 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 18, 2022 Planning Commission meeting minutes.
Motion: **Heisch** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

C. PLATTING ACTIVITY (Consent and Replat items A and B, 1-119)

Items removed for separate consideration: **6, 7, 22, 30, 31, and 101.**

Staff recommendation: Approve staff's recommendations for items **1-119**, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items **1-119,** subject to the CPC 101 form conditions, except items removed for separate consideration.
Motion: **Victor** Second: **Clark** Vote: **Unanimous** Abstaining**: None**

Staff recommendation: Approve staff's recommendation for items **6, 7, 22, 30, 31, and 101** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation for items **6, 7, 22, 30, 31, and 101** subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Alleman** Vote: **Carried** Abstaining**: Heisch and Dalton**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

120 Azul Homes partial replat no 2 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
Speakers: Jimmy Davis and Candice Qualls – opposed; Suhail Kanwar – Houston Public Works' City Engineer

121 Boudreaux Plaza replat no 1 C3N Approve
Staff recommendation: Grant the variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speakers: Robert Henson, Adrianne Trevino, James Honecamp – opposed

122 Clairmont Place Sec 1 partial replat no 9 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

123 Corrine Place at Rosewood 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: **Heisch** Vote: **Unanimous** Abstaining**: None**

124 Elberta Villa C3N Withdrawn

125 Foster Place partial replat no 31 C3N Withdrawn

126 Kentshire Place Sec 2 partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining**: None**
Speaker: Laura Estrada – position not stated

127 Laura Square at Rosewood C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining**: None**

128 Marjorie Square at Rosewood C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Hines** Vote: **Unanimous** Abstaining**: None**

129 Memorial Assistance Ministries replat no 1 and extension C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Heisch** Second: **Clark** Vote: **Unanimous** Abstaining**: None**

130 Neuen Manor partial replat no 29 C3N Defer
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Baldwin** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

131 Park Place partial replat no 6 **C3N** **Withdrawn**

132 Park Place partial replat no 7 **C3N** **Withdrawn**

133 Parkglen West Sec 2 partial replat no 1 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

134 Peachtree Villas **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

135 Riverside Terrace Sec 1 partial replat no 8 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speakers: Corey Glenn, State Representative Yolanda Jones – position not stated

136 Riverside Terrace Sec 6 partial replat no 3 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
Speaker: State Representative Yolanda Jones – position not stated

137 Rosewood Estates Sec 2 partial replat no 5 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

138 Ruth Street Estates **C3N** **Withdrawn**

139 Spring Branch Estates no 2 partial replat no 15 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

140 Trinity at Springhill **C3N** **Withdrawn**

D VARIANCES

141 Blake Vista **C2R** **Defer**
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Baldwin** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

142 Bridgeland Central Sec 5 **C3P** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Smith** Vote: **Carried** Abstaining: **Heisch**

143 Carter Estates **C3P** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

144 Cedar Homes at 32nd Street **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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

145 Crosby Farms Sec 3 **C3P** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

146 Harris Health System Casa de Amigos **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: **Porras-Pirtle** Vote: **Carried** Abstaining: **Smith**

147 Heights Twenty Sixth **C2R** **Defer**
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

148 Lodge Reserves **C2** **Defer**
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Items 149 -151 were presented together.

149 Marvida GP **GP** **Approve**
150 Marvida Sec 29 **C3F** **Approve**
151 Marvida Sec 30 **C3F** **Approve**

Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Robins** Second: **Tahir** Vote: **Carried** Abstaining: **Heisch**

152 Rivas Premium 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: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

153 Starship Millstone RV Resort C2R Defer
Staff recommendation: Defer the application per Harris County Engineering's request.
Commission action: Deferred the application per Harris County Engineering's request.
Motion: **Clark** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

154 Telge Ranch West GP GP Approve
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

155 Telge Road Tract C3P Defer
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request
Motion: **Baldwin** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

156 De Soto Street at Highland Heights C3R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
Speaker: Monica Fontenot – applicant, supportive; Crandal Gage – opposed

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

G EXTENSIONS OF APPROVAL

157 Bridgeland Creekland Village Sec 7 EOA Approve
158 Bridgeland Creekland Village Sec 8 EOA Approve
159 Camelot 2920 Tract EOA Approve
160 Champion Life Centre Sec 1 EOA Approve
161 Daempireco at Conley EOA Approve
162 Dellrose Sec 16 EOA Approve

163	**Fairbanks Distribution Center**	**EOA**	**Approve**
164	**Harris County School Land Four Leagues partial replat no 1**	**EOA**	**Approve**
165	**Monarca Plaza**	**EOA**	**Approve**
166	**Stockdick Road Street Dedication Sec 5**	**EOA**	**Approve**

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE
NONE

Staff recommendation: Approve staff's recommendation for items 157-166.
Commission Action: Approved staff's recommendation for items 157-166.
Motion: **Baldwin** Second: **Alleman** Vote: **Carried** Abstaining: **Heisch 157 and 158**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE

III. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 29, 2022

- **a.** Brinkman Green
- **b.** Foster Place partial replat no 32
- **c.** John Dreaper Villas
- **d.** Lakewood Pines Sec 14 partial replat no 1
- **e.** Long Point Acres partial replat no 10
- **f.** Park at Champions Park
- **g.** Pecan Park Replat and Extension partial replat no 1
- **h.** Ruth Street Estates
- **i.** Sunterra Sec 16 partial replat no 1
- **j.** Sunterra Sec 24 replat no 1
- **k.** Timmerman Estates
- **l.** Welch Crossing
- **m.** Westhaven Estates Sec 2 partial replat no 12

Staff recommendation: Establish a public hearing date of September 29, 2022 for item III a-m.
Commission action: Established a public hearing date of September 29, 2022 for item III a-m.
Motion: **Heisch** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK RENEWAL APPLICATION - 1400-1600 BLOCKS OF BONNIE BRAE STREET, NORTH AND SOUTH SIDES, BETWEEN DUNLAVY STREET AND YUPON STREET; 1600 BLOCK OF NORFOLK STREET AND 1600 BLOCK OF CASTLE COURT, NORTH AND SOUTH SIDES, BETWEEN DUNLAVY STREET AND MANDELL STREET - SMBLB 38REN (ABRAHAM ZORRILLA)
Staff recommendation: Approve the Special Minimum Line Block renewal application SMBLB 38 REN per staff report, and forward it to City Council.

Commission action: Approved the Special Minimum Line Block renewal application SMBLB 38 REN per staff report, and forwarded it to City Council.

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

Speakers: Ken Turnbull, Matthias Heinkenschloss, Joseph Fischer, Khechar Boorla – supportive

V. PUBLIC COMMENT
NONE

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:21 p.m.

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

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

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A-Consent				
1	Anniston Reserves Sec 1	C3F		Approve the plat subject to the conditions listed
2	Anniston Sec 2	C3F		Approve the plat subject to the conditions listed
3	Anniston Sec 3	C3F		Defer for further study and review
4	Anniston Sec 5	C3F		Approve the plat subject to the conditions listed
5	Azul Homes partial replat no 2	C3F		Approve the plat subject to the conditions listed
6	Beckendorff Road Street Dedication and Reserve	C3P		Approve the plat subject to the conditions listed
7	Bridgeland Prairieland Village Sec 10	C3F		Defer for further study and review
8	Bridgeland Prairieland Village Sec 29	C3P	DEF1	Approve the plat subject to the conditions listed
9	Cadillac Wayside	C2	DEF1	Defer Additional information reqd
10	Carter Estates	C3F		Approve the plat subject to the conditions listed
11	Champions Oak East GP	GP		Approve the plat subject to the conditions listed
12	Creekmont Estates	C3F	DEF1	Approve the plat subject to the conditions listed
13	Crosby Farms Sec 4	C3P	DEF1	Approve the plat subject to the conditions listed
14	Crosby Pines GP	GP	DEF1	Defer Applicant request
15	Crosby Pines Sec 1	C3P	DEF1	Defer Applicant request
16	De Soto Street at Highland Heights	C3F		Defer Chapter 42 planning standards
17	Dunham Pointe Sec 10	C3F		Approve the plat subject to the conditions listed
18	Dunham Pointe Sec 11	C3F		Approve the plat subject to the conditions listed
19	Ella Grovewood	C3F		Approve the plat subject to the conditions listed
20	Ella Timbergrove	C3F		Defer Chapter 42 planning standards
21	Falcon Ranch Sec 1	C3F	DEF1	Defer Applicant request
22	Gilley Acres GP	GP		Approve the plat subject to the conditions listed
23	Gilley Acres Sec 1	C2	DEF2	Approve the plat subject to the conditions listed
24	Global New Millennium Reserve	C3P	DEF1	Approve the plat subject to the conditions listed
25	Harbor Heights	C2	DEF2	Approve the plat subject to the conditions listed
26	Harris County Toll Road Authority Northeast EZ Tag Facility	C2		Approve the plat subject to the conditions listed
27	Highland Meadows Mobile Home Park Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
28	Hohl Terrace	C2		Approve the plat subject to the conditions listed
29	Ivy Point Greenhouse	C2		Approve the plat subject to the conditions listed
30	Jack Road Street Dedication Sec 3	SP		Approve the plat subject to the conditions listed
31	Kentshire Place Sec 2 partial replat no 1	C3F		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
32	Kickapoo Road Street Dedication Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
33	Laura Square at Rosewood	C3F		Approve the plat subject to the conditions listed
34	Legacy Ranch Business Park Sec 1	C3F		Approve the plat subject to the conditions listed
35	Maple Gosling Reserve	C2		Defer Additional information reqd
36	Marjorie Square at Rosewood	C3F		Approve the plat subject to the conditions listed
37	Melbourne Place Sec 1 partial replat no 5	C3F	DEF1	Approve the plat subject to the conditions listed
38	Millennium Road Addition	C3F		Approve the plat subject to the conditions listed
39	New Multi Use Facility at Neches Street	C3F	DEF1	Approve the plat subject to the conditions listed
40	Northpointe East Business Park	C3F	DEF1	Approve the plat subject to the conditions listed
41	Palmetto Place	C3F		Approve the plat subject to the conditions listed
42	Pineapple Park	C3F	DEF1	Approve the plat subject to the conditions listed
43	Pineapple Square	C3F	DEF1	Approve the plat subject to the conditions listed
44	Reserve at Skywater Boulevard	C2		Approve the plat subject to the conditions listed
45	Robins Landing GP	GP		Approve the plat subject to the conditions listed
46	Signat Development	C2		Approve the plat subject to the conditions listed
47	SMB Investments	C2		Approve the plat subject to the conditions listed
48	Spring Branch Estates no 2 partial replat no 15	C3F		Approve the plat subject to the conditions listed
49	Spring Creek RV Resort	C3P		Approve the plat subject to the conditions listed
50	Spring Cypress Road tract	C2		Defer Additional information reqd
51	Spring Market Place	C2		Approve the plat subject to the conditions listed
52	Story Tract Sec 1	C3P		Approve the plat subject to the conditions listed
53	Story Tract Sec 2	C3P		Approve the plat subject to the conditions listed
54	Story Tract Sec 3	C3P		Approve the plat subject to the conditions listed
55	Story Tract Sec 4	C3P		Approve the plat subject to the conditions listed
56	Story Tract Sec 6	C3P	DEF1	Approve the plat subject to the conditions listed
57	Sunny Villas	C2		Defer Chapter 42 planning standards
58	Sunterra Sec 53	C3F		Approve the plat subject to the conditions listed
59	Tidwell Lakes Sec 4	C3P		Approve the plat subject to the conditions listed
60	Trillium Sec 6	C3F	DEF1	Approve the plat subject to the conditions listed
61	Union Crossing Northwest	C3F		Approve the plat subject to the conditions listed
62	Urbana Spring	C3P		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
63	Wayside Village Sec 7	C3P		Approve the plat subject to the conditions listed
64	Wayside Village Sec 13	C3P		Approve the plat subject to the conditions listed
65	West Houston Addition partial replat no 2	C3F		Approve the plat subject to the conditions listed
66	West University Place Public Works Maintenance Facility	C2		Defer Applicant request

B-Replats

67	Alveranga Estates	C2R	DEF1	Disapprove
68	Archers Villas	C2R	DEF2	Approve the plat subject to the conditions listed
69	Blue Bonnet Estates partial replat no 4	C2R		Defer further deed rests review reqd
70	Brook Cove	C3R	DEF1	Defer Additional information reqd
71	Brooke Smith at Compean	C2R		Approve the plat subject to the conditions listed
72	Carverdale Development	C2R		Defer further deed rests review reqd
73	Clara Road Industrial Park	C2R		Approve the plat subject to the conditions listed
74	Clevie Courts	C2R		Defer for further study and review
75	Colonial Gardens partial replat no 3	C2R		Defer further deed rests review reqd
76	East River Sec 3	C3R		Approve the plat subject to the conditions listed
77	East River Sec 4	C3R		Approve the plat subject to the conditions listed
78	Emery Sinclair Estate	C2R		Approve the plat subject to the conditions listed
79	Estates on Elser	C2R		Withdraw
80	Grand Park partial replat no 1	C2R	DEF1	Approve the plat subject to the conditions listed
81	Hamman Place	C2R		Approve the plat subject to the conditions listed
82	Harris County ESD No 20 Fire Station no 42	C2R		Defer LGL deed rests review pending
83	Harris County MUD no 418 Water Plant no 3	C2R		Defer Chapter 42 planning standards
84	Haven at Highland	C3R		Defer Chapter 42 planning standards
85	Hope Clinic	C2R		Approve the plat subject to the conditions listed
86	Ikes Hand Carwash and Detail Shop	C2R		Approve the plat subject to the conditions listed
87	Intercontinental Crossing Annex	C3R		Approve the plat subject to the conditions listed
88	J J Settegast Heirs Partition Plat partial replat no 1	C2R		Approve the plat subject to the conditions listed
89	Ketchu Sunnyside	C2R		Approve the plat subject to the conditions listed
90	Landing at Lehman	C2R	DEF1	Defer Additional information reqd
91	Landing at Tidwell	C2R		Approve the plat subject to the conditions listed
92	Manheim Reserve	C2R		Approve the plat subject to the conditions listed
93	Maybell Homes	C2R		Approve the plat subject to the conditions listed
94	McDaniel Interests	C2R	DEF1	Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
95	Modera Oak Forest	C2R		Defer Additional information reqd
96	Morgan Oaks	C2R		Approve the plat subject to the conditions listed
97	Murdock Manor	C2R		Defer Additional information reqd
98	Peerless Village Estate	C2R	DEF1	Approve the plat subject to the conditions listed
99	Petsuites Fry Road	C2R		Approve the plat subject to the conditions listed
100	Plaza Estates at Earline	C2R		Defer further deed rests review reqd
101	Plaza Estates at Francis	C2R	DEF1	Approve the plat subject to the conditions listed
102	Spring Plaza Sec 4 Reserves	C2R		Defer Chapter 42 planning standards
103	Stebbie Homes	C3R		Approve the plat subject to the conditions listed
104	Sugarland Point	C3R		Approve the plat subject to the conditions listed
105	Sunshine Church of God in Christ Forever	C2R	DEF1	Approve the plat subject to the conditions listed
106	Texas Adriatic Holdings	C2R	DEF1	Defer LGL deed rests review pending
107	Vaquero Antoine Addition	C2R		Defer Chapter 42 planning standards
108	Villas at Kansas	C2R		Defer Chapter 42 planning standards
109	Villas at Larkspur	C2R	DEF1	Approve the plat subject to the conditions listed
110	Villas on Brandon	C2R	DEF1	Approve the plat subject to the conditions listed
111	Villas on Center	C2R		Defer for further study and review
112	Villas on West 23rd	C2R		Approve the plat subject to the conditions listed
113	Wall Place	C2R		Approve the plat subject to the conditions listed
114	Warwick Enclave	C2R		Defer further deed rests review reqd
115	West 17th States	C2R	DEF1	Approve the plat subject to the conditions listed
116	Wileyvale Estates	C2R		Approve the plat subject to the conditions listed
117	Yellow Finch	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

118	Clairmont Place Sec 1 partial replat no 11	C3N		Defer LGL deed rests review pending
119	McFarland Court partial replat no 3	C3N		Approve the plat subject to the conditions listed
120	Neuen Manor partial replat no 29	C3N	DEF1	Disapprove
121	North Church Reserve	C3N		Defer Applicant request
122	Shepherd Oaks partial replat no 2	C3N		Defer LGL deed rests review pending
123	Spring Branch Estates no 2 partial replat no 16	C3N		Approve the plat subject to the conditions listed
124	Weyburn Estates	C3N		Disapprove
125	Whispering Pines Estates partial replat no 13	C3N		Defer further deed rests review reqd
126	Yocum Gardens partial replat no 2	C3N		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
D-Variances				
127	Blake Vista	C2R	DEF2	Withdraw
128	Heights Twenty Sixth	C2R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
129	Lexen Court	C3R		Defer Applicant request
130	Lodge Reserves	C2	DEF1	Defer Applicant request
131	Mansfield Life	C3R		Defer Applicant request
132	Starship Millstone RV Resort	C2R	DEF1	Defer for further study and review
E-Special Exceptions				
133	Telge Road Tract	C3P	DEF1	Approve the plat subject to the conditions listed
F-Reconsideration of Requirements				
134	Devonshire Park	C3P		Defer Additional information reqd
135	Park at Pinemont	C3R		Defer: Councilmember Request
136	Quality Ocean Cypress	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
G-Extensions of Approval				
137	Bear Creek Retail Center Sec 1	EOA		Approve
138	Bridgeland Prairieland Village Peek Reserve Sec 1	EOA		Approve
139	Grand Prairie Reserves	EOA		Approve
140	Grand Prairie Sec 3	EOA		Approve
141	Grand Prairie Sec 4	EOA		Approve
142	Grand Prairie Sec 5	EOA		Approve
143	Harris County MUD no 49 Water Plant no 2	EOA		Approve
144	Harris County MUD No 525 Wastewater Treatment Plant	EOA		Approve
145	Harris County MUD No 525 Water Plant	EOA		Approve
146	Los Pinos Plant Reserves	EOA		Approve
147	Mai Dao Estates	EOA		Approve
148	North Eldridge Complex Sec 1	EOA		Approve
149	Ramirez Estates Sec 1	EOA		Approve
150	Serenity Grove at Beall	EOA		Approve
151	Springwood Business Park	EOA		Approve
152	Summerland	EOA		Approve
153	Villas on Ferguson	EOA		Approve
154	Wise Acres Sec 1	EOA		Approve
H-Name Changes				

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation

None

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

155	6409 Eddie Drive	DPV		Approve

Off-Street Parking with Variance Requests

III	2621 Augusta Drive	PV		Approve

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 09/15/2022
Plat Name: Anniston Reserves Sec 1
Developer: FR Beeson LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2223 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.8820	Total Reserve Acreage:	3.8330
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	77493	404T	ETJ

Conditions and Requirements for Approval

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

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

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

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

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: 1
Action Date: 09/15/2022
Plat Name: Anniston Reserves Sec 1
Developer: FR Beeson LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2223 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved.

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)
Recommend 25' x 25' corner cuts at Anniston Lakes Dr and FM 529 (COH geometric Design guidelines, 10-22)
Documentation of TXDOT approval for street tie-in should be submitted with construction plans. (HC permit regs, 5.06)
Limited scope TIA may be required to determine left turn lane requirements before review of site development plan (HC-permit regs, 12.02)
Verify reserve label site plan calls out recreation reserve. Provide off-street parking analysis with site plans for recreational site.
UVE should be checked at Anniston Lakes Blvd and unnamed St. 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: 2
Action Date: 09/15/2022
Plat Name: Anniston Sec 2
Developer: FR Beeson LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2224 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	30.0990	Total Reserve Acreage:	1.4570
Number of Lots:	166	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	404P	ETJ

Conditions and Requirements for Approval

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

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

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

052. Anniston Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 09/15/2022
Plat Name: Anniston Sec 2
Developer: FR Beeson LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2224 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Harris County Flood Control District: Flood Control review - No comments.
CenterPoint: For easements split with adjoining property, the adjoining property owner is required to be shown on the plat. Lots 8-20 Blk 4 and the area outside Reserve E.
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 street tie-in approval should be submitted with site plans.(HC permit regs, 5.06)
Recommend 20' x 20' corner cuts at FM 529/Jackfruit Drive intersection (COH geometric Design guidelines, 10 -22)
UVE should be checked at Eastern Cottonwood Ln and Prairie Smoke 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 (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Harvest Wheat Ln and Prairie Smoke 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 (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Red Sunset Maple Ln and Anniston Prairie Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)
Depending on amenities provided within open space a parking evaluation may be 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: 3
Action Date: 09/15/2022
Plat Name: Anniston Sec 3
Developer: FR Beeson LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2230 C3F

Staff Recommendation:
Defer for further study and review

Total Acreage:	27.6760	Total Reserve Acreage:	1.8740
Number of Lots:	124	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	404T	ETJ

Conditions and Requirements for Approval

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

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

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

052. Anniston Reserve Sec 1 must be recorded prior to or simultaneously with this plat.

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/15/2022
Plat Name: Anniston Sec 3
Developer: FR Beeson LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2230 C3F

Staff Recommendation:
Defer for further study and review

HPW-HW- IDS: Approved.

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

Addressing: The street name SEA HOLLY is misspelled as SEA HOLL. The street name RIVER BIRCHWOOD was changed to WOODLAND STRAWBERRY LANE
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)
Anniston Prairie Drive will need to be recorded prior to or simultaneously with this plat (chapter 42-120)
Minimum 21' tangent distance for a driveway location for lot 25, block 3
UVE should be checked at Anniston Lakes Drive and unnamed rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Red Sunset Maple Ln and Anniston Prairie Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Anniston Lakes Drive and Anniston Prairie 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 (chapter 10-COH geometric design guidelines, 10-23)
Plat is recommended to be deferred.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 09/15/2022
Plat Name: Anniston Sec 5
Developer: FR Beeson LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2233 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	20.8020	Total Reserve Acreage:	0.9170
Number of Lots:	98	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	404T	ETJ

Conditions and Requirements for Approval

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

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

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

052. Anniston Reserve Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 4
Action Date: 09/15/2022
Plat Name: Anniston Sec 5
Developer: FR Beeson LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2233 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved.

Harris County Flood Control District: Flood Control review - Plat is in the Floodplain. 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)
Easements will need to be recorded by separate instrument prior to recordation (Chapter 42-212)
Anniston Reserves Sec 1 will need to be recorded prior to or simultaneously with this PLAT (Chapter 42-120)
Limited scope TIA may be required to determine left turn lane requirements before review of site development plan (HC-permit regs, 12.02)
UVE should be checked at Anniston Prairie Dr and Anniston Lakes Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Red Sunset Maple Ln and Anniston Prairie Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 09/15/2022
Plat Name: Azul Homes partial replat no 2
Developer: JULIA ENTERPRISES INC
Applicant: ICMC GROUP INC
App No/Type: 2022-2269 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.1190	Total Reserve Acreage:	0.1304
Number of Lots:	40	Number of Multifamily Units:	0
COH Park Sector:	4	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	77078	455B	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.

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

Agenda Item: 5
Action Date: 09/15/2022
Plat Name: Azul Homes partial replat no 2
Developer: JULIA ENTERPRISES INC
Applicant: ICMC GROUP INC
App No/Type: 2022-2269 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

3. Driveway Approach for Subdivisions
Driveway approach must comply with table 15.08.03 of the IDM (35 max for a two-way driveway) or with the Ordinance Sec. 42-231. Driveway approaches must provide adequate safety and movement for both drivers and pedestrians.

4. Driveway approach for Residential (Lot 20 - 28)
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 20)
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-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
Call out all 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
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Parks and Recreation: Incorrect Park Sector
Missing Park Note "No building permit or other permit..."
Solid Waste: The proposed development does not qualify for COH solid waste services since it exceeds the maximum number of residential units allowed.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 09/15/2022
Plat Name: Beckendorff Road Street Dedication and Reserve
Developer: Astro Sunterra, L.P.
Applicant: Quiddity Engineering - Katy
App No/Type: 2022-2274 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9900	Total Reserve Acreage:	0.0200
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
Waller	77493	403Z	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

CenterPoint: Missing Dedication page and GHBA language.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 09/15/2022
Plat Name: Bridgeland Prairieland Village Sec 10
Developer: Bridgeland Development LP
Applicant: Costello, Inc.
App No/Type: 2022-2215 C3F

Staff Recommendation:
Defer for further study and review

Total Acreage:	18.8600	Total Reserve Acreage:	10.0000
Number of Lots:	68	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 490

County	Zip	Key Map ©	City / ETJ
Harris	77433	365P	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. COS is in floodplain--Open Space Amenities plan required.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
UVEs are shown on plat and must be shown on construction plan
County approves plat on condition that parking is prohibited outside garage for 4-lot cluster development
Provide lot diagram for 4-lot cluster development
Easements dedicated by separate instrument will need to be recorded prior to plat recordation (Chapter 42-212)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 09/15/2022
Plat Name: Bridgeland Prairieland Village Sec 10
Developer: Bridgeland Development LP
Applicant: Costello, Inc.
App No/Type: 2022-2215 C3F

Staff Recommendation:
Defer for further study and review

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 09/15/2022
Plat Name: Bridgeland Prairieland Village Sec 29
Developer: Bridgeland Devlopment L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2022-2034 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	36.0420	Total Reserve Acreage:	13.5200
Number of Lots:	113	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 490

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

Conditions and Requirements for Approval

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

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

052. Mitigation Way and Upland Meadow Crossing must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3))

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

064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/15/2022
Plat Name: Bridgeland Prairieland Village Sec 29
Developer: Bridgeland Devlopment L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2022-2034 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1. Please include Building Lines for interior roads.
2. 14'UE on north boundary line does not need to show 7'/7' UE split.
3. CNP requires a minimum 14' UE in front/rear of lots, or a 16' UE if wet utilities are needed (Reserve 'B').
4. TRANSMISSION – This plat is in close proximity to a CenterPoint Energy Transmission Corridor. Your Transmission Contact is: SCOTT HUMBLE scott.humble@centerpointenergy.com

HPW-HW- IDS: Approved
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)
Dry Woods Ln is too close to Drywood Ln, change st name (COH chapter 41)
Migration Way will need to be recorded prior to or simultaneously with this PLAT (Chapter 42-120)
UVE should be checked at Tawny Butterfly Dr and Migration Way. (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Midland Hawthorn Pl and Tawny Butterfly Dr. (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Georgia Hackberry Way and Midland Hawthorn Way. (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Upland Meadow Crossing and Migration Way. (chapter 10-COH geometric design guidelines, 10-23)
UVE exhibits should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement
Depending on amenities provided within open space a parking evaluation may be required
Upland Meadow Crossing will need to be recorded prior to plat recordation (chapter 42-120)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 09/15/2022
Plat Name: Cadillac Wayside
Developer: Cadillac Express Car Wash
Applicant: Tetra Land Services
App No/Type: 2022-2152 C2

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	1.2499	Total Reserve Acreage:	1.1780
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77023	534C	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)

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

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

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

Defer - client of applicant wants to revise the ROW dedication and submit new drawings

For Your Information:

The below comments were made by other agencies during this review period. These comments 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. TxDOT Approval
Please coordinate with TxDOT for any work along S Wayside Dr.

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

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

Parks and Recreation: Does not apply - Commercial.
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: 9
Action Date: 09/15/2022
Plat Name: Cadillac Wayside
Developer: Cadillac Express Car Wash
Applicant: Tetra Land Services
App No/Type: 2022-2152 C2

Staff Recommendation:
Defer Additional information reqd

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 09/15/2022
Plat Name: Carter Estates
Developer: Torreon Carter
Applicant: Owens Management Systems, LLC
App No/Type: 2022-2256 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.8149	Total Reserve Acreage:	3.0050
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77375	329K	ETJ

Conditions and Requirements for Approval

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)

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: 10
Action Date: 09/15/2022
Plat Name: Carter Estates
Developer: Torreon Carter
Applicant: Owens Management Systems, LLC
App No/Type: 2022-2256 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1. CenterPoint records show an unrecorded existing utility easement that should be included on the current plat: Unrecorded Easement_15-0184
* Aerial view of Google Earth provided (JPG) to show the easement with overhead primary lines.

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. (Chapter 42)
County variance will need to be submitted to request waiving of construction plan requirement. County response is required prior to plat recordation
Record access easement for Felder Carr tract prior to recordation (Chapter 42-212)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 09/15/2022
Plat Name: Champions Oak East GP
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2022-2228 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	21.1020	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	77066	370H	ETJ

Conditions and Requirements for Approval

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

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

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

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

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)

For Your Information:

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

CenterPoint: (Vicinity Map is incorrect).
HPW-HW- IDS: Approved.

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Recommend ROW approach ROW width to be 60 feet at Champion Forest Drive
UVEs, cutbacks and ROW dedications will be checked at section plat submittals
TIA may be required to evaluate street tie-ins ,median opening and left turn lane requirements at the time the property is ready for development.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 09/15/2022
Plat Name: Champions Oak East GP
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2022-2228 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 09/15/2022
Plat Name: Creekmont Estates
Developer: Apala, LLC
Applicant: The Interfield Group
App No/Type: 2022-2121 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.1500	Total Reserve Acreage:	0.0140
Number of Lots:	22	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

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

204. Provide current title opinion in complete agreement with the plat dedication. (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-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
Planner of the day phone #: 832-393-6600

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 09/15/2022
Plat Name: Creekmont Estates
Developer: Apala, LLC
Applicant: The Interfield Group
App No/Type: 2022-2121 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

- 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).

HPW-OCE- Drainage and Utility: Detention is required.
Master W.M.E. which is required for all 28’ PVT/PAE.
Storm water quality permit is required.
Parks and Recreation: -Existing survey does not define residential unit. Can also provide water letter or demo permit dated within the last year. If none exist, please correct DUs in Parks Table & Notes.
#s in Parks Table do not match # of lots. Will need to correct.
DU # in Park Note #13 is incorrect.
HPW-HW- IDS: For the creation of 22 lots and 3 blocks, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.
Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.
Addressing: There is a typo in the "Addressing/ proposed streets" of this application. The plat drawing, and previous applications, name a street as "BIRD OAKS" but the tab in plat tracker has "BIRK OAKS". Please have applicant specify which name is correct.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 09/15/2022
Plat Name: Crosby Farms Sec 4
Developer: Skymark Development Corporation
Applicant: EHRA
App No/Type: 2022-2167 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	19.7300	Total Reserve Acreage:	1.5700
Number of Lots:	110	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77532	379Y	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))

Add Note: "All lots shall have adequate wastewater collection service."

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 09/15/2022
Plat Name: Crosby Farms Sec 4
Developer: Skymark Development Corporation
Applicant: EHRA
App No/Type: 2022-2167 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1-Dedication page is missing.
2-BLK 2: Split with Sec 1 - 2022-0632 Crosby Farms Sec 1 does not show split
3-BLK 4: Split easement with outside acreage plat does not show landowner for the outside acreage please label.
END

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Recommend 20' X 20' corner cuts at Olympic Harbor Drive/FM 2100 intersection (COH geometric Design guidelines, 10-22)
Depending upon amenities, a parking analysis may be needed for Reserve C
UVE should be checked at Olympic Harbor Drive and FM 2100. 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 (traffic)(chapter 10-COH geometric design guidelines, 10-23)
Documentation of TxDOT street tie-in approval should be submitted with site plans.(HC permit regs, 5.06)
TxDOT may require a TIA. If so, county should be involved in scoping meeting
Sec 1 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation (.TLGC-242.001h)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 09/15/2022
Plat Name: Crosby Pines GP
Developer: FdR Consulting, LLC
Applicant: Windrose
App No/Type: 2022-2059 GP

Staff Recommendation:
Defer Applicant request

Total Acreage:	50.7040	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77532	379K	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 - A section of the plat is in the Floodplain. No comments.
Harris Engineer: This general plan 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)
TxDOT may require a traffic impact analysis. If so, Harris County requests to be included in a joint scoping meeting.
Documentation of TXDOT approval for street tie-in should be submitted with construction section plans. (HC permit regs, 5.06)
Limited scope TIA for traffic on Reidland Rd may be required to evaluate street tie-ins and left turn lane requirements at the time the property is ready for development.(HC-permit regs, 12.02)
ROW, cutbacks and UVEs will be evaluated when section plats are submitted
Recommend a 35' circular radii or larger for facilitate turning movements at corner of Reidland Road
Per meeting on 8-31-2022, shift location of Strombus Lane
GP is recommended to be deferred

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 09/15/2022
Plat Name: Crosby Pines GP
Developer: FdR Consulting, LLC
Applicant: Windrose
App No/Type: 2022-2059 GP

Staff Recommendation:
Defer Applicant request

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 09/15/2022
Plat Name: Crosby Pines Sec 1
Developer: FdR Consulting, LLC
Applicant: Windrose
App No/Type: 2022-2061 C3P

Staff Recommendation:
Defer Applicant request

Total Acreage:	28.6918	Total Reserve Acreage:	13.1299
Number of Lots:	95	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77532	379K	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.

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: 15
Action Date: 09/15/2022
Plat Name: Crosby Pines Sec 1
Developer: FdR Consulting, LLC
Applicant: Windrose
App No/Type: 2022-2061 C3P

Staff Recommendation:
Defer Applicant request

CenterPoint: 14’ or 16’ utility easements should be used for any dry utilities, exclusive to CNP facilities and shared. LOTS 1-25, BLOCK 3 AND LOTS 1-9, BLOCK 4

Easement split between rear and side lot lines require the standard size of a 14’ or 16’ perimeter easement split along the common line of the lots.

A 10’ side lot line split 5’/5’ while standard for the side lot line is inadequate for the rear lot line.

Side-lot easements should be 10’ wide perimeter or 5’ on either side of lot line, through out plat.

A UEs may NOT reside in a Reserve restricted for any type of wet use. see Reserve A
Addressing: AMBERGOLD sounds too similar to AMBERGLOW. Please change the street name to something more unique.
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)
Documentation of TXDOT approval for street tie-in should be submitted with construction 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.
UVE should be checked at Aleppo Ln and Golden Vicary Lane. (Chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Golden Vicary Ln and Thuja Giant Ln. (Chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Thuja Giant Ln and Reidland Road. (Chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Thuja Giant Ln and Ambergold Ln. (Chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Golden Vicary Lane and FM 2100. (Chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Reidland Road and FM 2100. (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
Smooth out curve with keeping one street name
Depending upon amenities within open space, a parking analysis may or may not be needed
Recommend 20’ x 20’ corner cuts (COH geometric Design guidelines, 10-22)
Label building lines (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: 16
Action Date: 09/15/2022
Plat Name: De Soto Street at Highland Heights
Developer: CSF Construction LLC
Applicant: Chesterfield Development Services
App No/Type: 2022-2260 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.9923	Total Reserve Acreage:	0.0175
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/15/2022
Plat Name: De Soto Street at Highland Heights
Developer: CSF Construction LLC
Applicant: Chesterfield Development Services
App No/Type: 2022-2260 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal.

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

HPW-OCE- Drainage and Utility: Detention is required.
Extend the W.M.E. to the ROW.
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
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 09/15/2022
Plat Name: Dunham Pointe Sec 10
Developer: Dunham Pointe Development, LLC, a Texas limited liability company
Applicant: BGE, Inc.
App No/Type: 2022-2285 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	17.8900	Total Reserve Acreage:	1.0130
Number of Lots:	44	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 09/15/2022
Plat Name: Dunham Pointe Sec 11
Developer: Dunham Pointe Development, LLC, a Texas limited liability company
Applicant: BGE, Inc.
App No/Type: 2022-2290 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	10.1400	Total Reserve Acreage:	0.3381
Number of Lots:	44	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	366B	ETJ

Conditions and Requirements for Approval

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

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.

CenterPoint: • Missing recording information for adjacent subdivision.
HPW-HW- IDS: Approved
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 is shown on plat and should be shown on construction plan (HC-permit regs)
Easements outside of plat boundary will need to be recorded prior to plat recordation Chapter 42-212)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18

Action Date: 09/15/2022

Plat Name: Dunham Pointe Sec 11

Developer: Dunham Pointe Development, LLC, a Texas limited liability company

Applicant: BGE, Inc.

App No/Type: 2022-2290 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 09/15/2022
Plat Name: Ella Grovewood
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2022-2239 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.0010	Total Reserve Acreage:	0.0170
Number of Lots:	27	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452X	City

Conditions and Requirements for Approval

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

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

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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 19
Action Date: 09/15/2022
Plat Name: Ella Grovewood
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2022-2239 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 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
Planner of the day phone #: 832-393-6600

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-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.
HPW-HW- IDS: For the creation of 27 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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

CenterPoint: INTERIOR BUILDING LINES MUST BE A MINIMUM OF 5 FEET.

PLEASE IDENTIFY AREA IN BETWEEN LOTS INCLUDING DASH LINES.
Solid Waste: The proposed development does not qualify for COH solid waste services since it exceeds the maximum number of residential units allowed.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 09/15/2022
Plat Name: Ella Timbergrove
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2022-2240 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	3.5640	Total Reserve Acreage:	0.0600
Number of Lots:	77	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452X	City

Conditions and Requirements for Approval

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

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

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

134.12. Add to general notes on face of plat: This property(s) is located in Park Sector number 12.

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

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

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: 20
Action Date: 09/15/2022
Plat Name: Ella Timbergrove
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2022-2240 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

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

2. 5' Building Lines are required in place of all 3' Building Lines for the interior roads/shared driveways.

3. Title Block lists 14 reserves, Reserve Table lists 12 reserves.

HPW-OCE-Traffic: 1. Turnaround
Turnaround dimensions shall comply with figure 10.11 of the IDM. Radii of the turnaround should be 28 ft. and the hammerhead portion should be 120 ft long.

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

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

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of 77 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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

Parks and Recreation: Incorrect Park Sector
Solid Waste: The proposed development does not qualify for COH solid waste services since it exceeds the maximum number of residential units allowed.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20

Action Date: 09/15/2022

Plat Name: Ella Timbergrove

Developer: Lovett Homes

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

App No/Type: 2022-2240 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 21
Action Date: 09/15/2022
Plat Name: Falcon Ranch Sec 1
Developer: Woodmere Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2051 C3F

Staff Recommendation:
Defer Applicant request

Total Acreage:	18.5380	Total Reserve Acreage:	2.1480
Number of Lots:	65	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	77336	299Y	ETJ

Conditions and Requirements for Approval

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

052. Proposed detention between subject site and Scott Road must be recorded prior to or simultaneously with this plat.

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

209. Applicant has requested that this item be deferred for two weeks.

1.) Deferred per applicant to confirm future of Scott Road, if MTF then dedication is required, if local then 1400' ISS must be addressed.
2.) Coordinate with County Engineer to confirm ROW width for Wolf Road as it appears to be show as 60' and 80' on the plat and widening requirement is uncertain.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 21
Action Date: 09/15/2022
Plat Name: Falcon Ranch Sec 1
Developer: Woodmere Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2051 C3F

Staff Recommendation:
Defer Applicant request

CenterPoint: A plat that has a split easement and the outside acreage/plat is a different landowner then the recording information for the outside portion must be included on the proposed plat.
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Dead-end water lines are prohibited within cul-de-sac.
Make sure that the subdivision has detention.
Make sure that 10' clearance between public utility to the building foundation.
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 will be required to determine left turn lane requirements at the time the property is ready for development, if not covered in TIA (HC-permit regs, 12.02)
Verify if dedication is required. Wolf Road appears to be 80' in width per recorded instrument and GIS. Scott Road appears to be 60' per GIS
Recommend 20' x 20' corner cuts or increase radii to 35' at Wolf Road/Eastgate Valley Drive intersection (COH geometric Design guidelines, 10-22)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
UVE should be checked at wolf Road and Scott 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)
UVE should be checked at Marcella Oaks St, Purple Pansy Ln, Furrowed Bark Ln, Tufted Needle Crt and Eastgate Valley Crossing. 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 wolf Road and Scott 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)
Depending on amenities provided within open space a parking evaluation may be 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: 22
Action Date: 09/15/2022
Plat Name: Gilley Acres GP
Developer: PRO-SURV
Applicant: PROSURV
App No/Type: 2022-2190 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	29.9976	Total Reserve Acreage:	0.0000
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	77447	324L	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review – No comments.
CenterPoint: Gilley Acres, submitted to the COH Plat Tracker Portal on 8-8-2022, is now a part of Gilley Acres GP submitted to Plat Tracker on 9-2-2022. Gilley Acres is still under a Transmission Review. A copy of this plat, Gilley Acres GP, will be sent to Misael Alvarez in Transmission Review.
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 locations, and left turn lane requirements at the time the property is ready for development.(HC-permit

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 09/15/2022
Plat Name: Gilley Acres GP
Developer: PRO-SURV
Applicant: PROSURV
App No/Type: 2022-2190 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 09/15/2022
Plat Name: Gilley Acres Sec 1
Developer: PRO-SURV
Applicant: PROSURV
App No/Type: 2022-2005 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.9976	Total Reserve Acreage:	9.9976
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	77447	324L	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

204. Provide current title opinion in complete agreement with the plat dedication. (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: 23
Action Date: 09/15/2022
Plat Name: Gilley Acres Sec 1
Developer: PRO-SURV
Applicant: PROSURV
App No/Type: 2022-2005 C2

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.

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities .
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Limited scope TIA will be required to determine driveway locations, and left turn lane requirements at the time the property is ready for development.(HC-permit regs, 12.02)
This appears to be a replat of Harris County School Lands Four Leagues. Revise plat description (Chapter 42)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 09/15/2022
Plat Name: Global New Millennium Reserve
Developer: Anchor Construction & Management
Applicant: PROSURV
App No/Type: 2022-2149 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	23.5320	Total Reserve Acreage:	23.5320
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:	Parkway Utility District

County	Zip	Key Map ©	City / ETJ
Harris	77044	457B	ETJ

Conditions and Requirements for Approval

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

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

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

062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 09/15/2022
Plat Name: Global New Millennium Reserve
Developer: Anchor Construction & Management
Applicant: PROSURV
App No/Type: 2022-2149 C3P

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. (Chapter 42)
Recommend 25' x 25' corner cut at East Tidwell Road and Beltway 8
TIA will be required prior to E. Tidwell roadway design submittal, addressing the proposed scope of construction. A joint scoping meeting with TxDOT is recommended. In particular, using a 45 mph design speed the report should address the eastbound movements beginning west of Beltway 8 and continuing under the tollway bridge and continuing through to the new portion of E. Tidwell Road. Items that should be shown are the missing auxiliary left turn lane west of Beltway 8 SB frontage road, revised lane striping under the bridge, revised lane assignment markings / overhead signs and a safe transition for EB thru traffic passing through the NB frontage road intersection to the new section of E. Tidwell Road and westbound lane assignments and striping.
TxDOT approval is needed for tie-in and traffic signal modifications. (HC-permit regs, 12.02)
Coordinate with property owner to the south to co-sign plat or submit an owner's ratification to dedicate additional 9 feet of 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: 25
Action Date: 09/15/2022
Plat Name: Harbor Heights
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No/Type: 2022-1987 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1780	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77020	494E	City

Conditions and Requirements for Approval

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

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

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

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

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (42-184)

134.6. The then-current fee in lieu of dedication shall be applied to this number (4 units) of dwelling units. (Sec 42-254)

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

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

188. Appendix D:Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) (Sec 42-42(5), 44(6))

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

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

Single family residential lots in the city adjacent to a collector or local street shall have a 5 feet front building line if vehicular access to each lot is provided by a shared driveway and the subdivision conforms to the performance standards of 157(c)(2). ***Conditions: (1) meets the requirements of division 2 of article III of Chapter 42, (2) each dwelling unit on a lot adjacent to a public street has a front door that faces the public street, provides pedestrian access to the public street and (3) all electrical service installations for the development are installed according to CenterPoint Energy's service standards for the underground installations. (Sec 42-157)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 09/15/2022
Plat Name: Harbor Heights
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No/Type: 2022-1987 C2

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: 08-12-2022 - 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
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.

CenterPoint: CenterPoint requires a 10’ building line where a boundary line is adjacent to a ROW with overhead facili es, which applies to: STONEWALL ST

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

Parks and Recreation: Incorrect Park Sector.
# of DUs in Park Notes should match "C" in Parks Table.
HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.
Make sure that 10’ clearance between public utility to the building foundation.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 09/15/2022
Plat Name: Harris County Toll Road Authority Northeast EZ Tag Facility
Developer: Kuo & Associates, Inc
Applicant: Kuo & Associates, Inc
App No/Type: 2022-2221 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.3368	Total Reserve Acreage:	4.3368
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77044	417X	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.

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: 26
Action Date: 09/15/2022
Plat Name: Harris County Toll Road Authority Northeast EZ Tag Facility
Developer: Kuo & Associates, Inc
Applicant: Kuo & Associates, Inc
App No/Type: 2022-2221 C2

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 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)
HCTRA approval required for frontage road driveway
UVE shown has not been approved yet for this PLAT. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (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 . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 09/15/2022
Plat Name: Highland Meadows Mobile Home Park Sec 1
Developer: WGA
Applicant: McKim and Creed
App No/Type: 2022-2169 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.1568	Total Reserve Acreage:	1.9460
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	77039	414E	ETJ

Conditions and Requirements for Approval

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

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

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

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

135. Provide a minimum 60-foot cul-de-sac radius as indicted on the marked file copy. Refer to PWE Design Manual. (131)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 27
Action Date: 09/15/2022
Plat Name: Highland Meadows Mobile Home Park Sec 1
Developer: WGA
Applicant: McKim and Creed
App No/Type: 2022-2169 C3P

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 - A portion of the plat is in the Floodplain, HCFCD needs space for maintenance access at the eastern boundary of the plat (around 20 Ft.).
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
Sandydale Ln will need to be abandoned prior to PLAT recordation (
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 09/15/2022
Plat Name: Hohl Terrace
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2022-2280 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3872	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77093	454E	City

Conditions and Requirements for Approval

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

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

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

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

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

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. (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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 09/15/2022
Plat Name: Hohl Terrace
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2022-2280 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Parks and Recreation: -#5 Park Note should match "C" in 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
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

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: 29
Action Date: 09/15/2022
Plat Name: Ivy Point Greenhouse
Developer: Canterbury Development
Applicant: Windrose
App No/Type: 2022-2217 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.7190	Total Reserve Acreage:	5.1902
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 238

County	Zip	Key Map ©	City / ETJ
Harris	77084	446R	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

204. Provide current title opinion in complete agreement with the plat dedication. (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: 29
Action Date: 09/15/2022
Plat Name: Ivy Point Greenhouse
Developer: Canterbury Development
Applicant: Windrose
App No/Type: 2022-2217 C2

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.
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. (HC) (COH-Chapter 42)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h)
Verify if additional ROW is needed for channel crossing
Limited scope TIA required to determine 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: 30
Action Date: 09/15/2022
Plat Name: Jack Road Street Dedication Sec 3
Developer: Dunham Pointe Development LLC, a Texas limited liability company
Applicant: BGE, Inc.
App No/Type: 2022-2219 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.6940	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

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

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

185. 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. (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.

HPW-HW- IDS: Approved.

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)
Jack Road and Mound Road street dedication will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
Limited scope Traffic Impact Analysis may be required before the review of construction plan to address developer responsibility for roadway construction including left turn lanes. (HC-permit regs, 12.02)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30

Action Date: 09/15/2022

Plat Name: Jack Road Street Dedication Sec 3

Developer: Dunham Pointe Development LLC, a Texas limited liability company

Applicant: BGE, Inc.

App No/Type: 2022-2219 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 09/15/2022
Plat Name: Kentshire Place Sec 2 partial replat no 1
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2022-2238 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3223	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77078	416W	City

Conditions and Requirements for Approval

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

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

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

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

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

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

204. Provide current title opinion in complete agreement with the plat dedication. (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: 31
Action Date: 09/15/2022
Plat Name: Kentshire Place Sec 2 partial replat no 1
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2022-2238 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1. Please include U.E. and A.E. in the LEGEND.
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
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-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

HPW-HW- IDS: For the creation of 4 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 09/15/2022
Plat Name: Kickapoo Road Street Dedication Sec 1
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2070 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.3400	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	77447	323L	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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)

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

1.) Coordinate with county engineering regarding ROW widening dedication along Electrical transmission corridor and Major Thoroughfare Betka Road.
2.) Coordinate with County regarding curve/cutback requirements for all intersections.
3.) Coordinate with County regarding intersection engineering and street names prior to final.
4.) Properly identify and dimension span of Betka Road and Kickapoo Road.
5.) Provide NAD note with Scale
6.) Betka Road, per the MTFP, must be 100’ wide. Not doing so would require a 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: 32
Action Date: 09/15/2022
Plat Name: Kickapoo Road Street Dedication Sec 1
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2070 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE
CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities .
Harris County Flood Control District: Flood Control review – No comments.
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)
Evaluate if 50' ROW should be dedicated at Betka Road in proximity of towers
Recommend 25' x 25' corner cuts or 35' circular radii at Betka and at intersection to the south
Recommend 30' corner radii at Hardy boys Path and Loxley crown road
Be advised that High Speed Rail bisects this development
If not covered in original TIA, limited scope TIA may be required to evaluate new street tie-ins, median opening and left turn lane requirements, developer construction responsibility and signal warrants at the time the property is ready for development.(HC-permit regs, 12.02)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 09/15/2022
Plat Name: Laura Square at Rosewood
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2022-2181 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2296	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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77016	454P	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)

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

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

204. Provide current title opinion in complete agreement with the plat dedication. (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: 33
Action Date: 09/15/2022
Plat Name: Laura Square at Rosewood
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2022-2181 C3F

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. 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
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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 09/15/2022
Plat Name: Legacy Ranch Business Park Sec 1
Developer: Kimley-Horn
Applicant: Windrose
App No/Type: 2022-2111 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	241.9700	Total Reserve Acreage:	233.2719
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	366D	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

204. Provide current title opinion in complete agreement with the plat dedication. (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: 34
Action Date: 09/15/2022
Plat Name: Legacy Ranch Business Park Sec 1
Developer: Kimley-Horn
Applicant: Windrose
App No/Type: 2022-2111 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1. CNP requires a 10' BL adjacent to road ROW with overhead facilities, which applies to:
• House and Hahl Road
• House and Hahl Road/Mound Road

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. (Chapter 42)
If applicable, Documentation of TxDOT driveway approval should be submitted with site plans. (HC permit regs, 5.06) (traffic)
Coordination with railroad would also be required if a connection to HWY 290 is made
Coordinate with MUD about utility easement adjustments along Mound Road
Recommend 20' X 20' corner cut at intersections
Developer will be responsible for abandoning existing section of House and Hahl road when Mound Road and new connection is fully in service and before road acceptance
Developer is to coordinate with NWHCRWA and MUD for roadway crossing over water transmission line and other utilities
The residual portion of the existing roadway easement to be abandoned by developer by separate instrument prior to street acceptance
TIA will be required to include but not limited to median openings, driveway location and left turn lane requirements as well as developer construction responsibilities on Mound Rd for future development
UVE should be checked at both House and Hahl Road and Mound Road intersections. 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)
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
Be advised that high speed rail bisects this development
Record temporary roadway easement for turnaround prior to plat 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: 35
Action Date: 09/15/2022
Plat Name: Maple Gosling Reserve
Developer: Kimley-Horn
Applicant: Windrose
App No/Type: 2022-2253 C2

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	15.3640	Total Reserve Acreage:	15.3640
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	77389	290M	ETJ

Conditions and Requirements for Approval

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

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

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

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

146.1. Provide for dedication of cutback(s) as indicated on the marked file copy. (42-161)

158. Provide for the dedication of widening for Gosling Road as indicated on the marked file copy. (Sec 42-121 and 123)

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

Defer - Harris County Engineers

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 09/15/2022
Plat Name: Maple Gosling Reserve
Developer: Kimley-Horn
Applicant: Windrose
App No/Type: 2022-2253 C2

Staff Recommendation:
Defer Additional information reqd

CenterPoint: Any existing easements should be shown and/or noted on plat in notes of plat with recording information.
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)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h)
Verify if additional ROW is needed for channel crossing on Gosling
Plan and PLAT need to be approved by project manager Bryan Merks prior to recordation (HC-permit regs, 5.06)
Recommend 25' x 25' corner cut at Spring Stuebner Rd and Gosling Rd to match other corner properties (COH geometric Design guidelines, 10-22)
Dedicate road and road drainage easement by 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)
UVE should be checked for making right on red by eastbound traffic on Spring Stuebner Rd onto Gosling Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)
Plat is recommended to be deferred.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 09/15/2022
Plat Name: Marjorie Square at Rosewood
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2022-2179 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2582	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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77016	454P	City

Conditions and Requirements for Approval

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

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

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

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

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: 36
Action Date: 09/15/2022
Plat Name: Marjorie Square at Rosewood
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2022-2179 C3F

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. 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
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.

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: 37
Action Date: 09/15/2022
Plat Name: Melbourne Place Sec 1 partial replat no 5
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2022-2094 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1641	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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77078	455B	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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 09/15/2022
Plat Name: Melbourne Place Sec 1 partial replat no 5
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2022-2094 C3F

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. 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
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-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.
HPW-HW- IDS: For the creation of 2 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 09/15/2022
Plat Name: Millennium Road Addition
Developer: Alterra Property Group
Applicant: Bohler Engineering
App No/Type: 2022-2182 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.6440	Total Reserve Acreage:	2.6440
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	77073	333Y	ETJ

Conditions and Requirements for Approval

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

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

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)

A02. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 2. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/15/2022
Plat Name: Millennium Road Addition
Developer: Alterra Property Group
Applicant: Bohler Engineering
App No/Type: 2022-2182 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1-Prior easement (copy attached) to be included on plat:
Recorded in CF#: V648886
END

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

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 09/15/2022
Plat Name: New Multi Use Facility at Neches Street
Developer: Kuo & Associates, Inc
Applicant: Kuo & Associates, Inc
App No/Type: 2022-2168 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.2447	Total Reserve Acreage:	3.2447
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77026	454S	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)4245

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 09/15/2022
Plat Name: New Multi Use Facility at Neches Street
Developer: Kuo & Associates, Inc
Applicant: Kuo & Associates, Inc
App No/Type: 2022-2168 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 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
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

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
There is 60" storm sewer pipe going through the property, need to call out Storm Sewer Easement on the plat.
No building is allowed within any public utility easement.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 09/15/2022
Plat Name: Northpointe East Business Park
Developer: Queenston Business Parks
Applicant: Dominion Development LLC
App No/Type: 2022-2101 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.4446	Total Reserve Acreage:	4.6184
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 368

County	Zip	Key Map ©	City / ETJ
Harris	77375	329E	ETJ

Conditions and Requirements for Approval

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

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

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)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 note: Director lots were created under the provisions described by the Municipal Utility District. If the tracts are developed in the future then adequate access must be provided per Chapter 42.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 09/15/2022
Plat Name: Northpointe East Business Park
Developer: Queenston Business Parks
Applicant: Dominion Development LLC
App No/Type: 2022-2101 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 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)
Northpointe Blvd should be constructed to Harris County standard before access will be allowed. Median opening location and WB left turn lane should be per geometric design guidelines
Dedication document calls out 124.65' for L4. Block 2 appears to be a different area on plat vs dedication document. Verify that C2 and C4 are the same radii. Resolve before plat recordation
Change reserve B restriction to drainage

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 41
Action Date: 09/15/2022
Plat Name: Palmetto Place
Developer: Houston Business Development
Applicant: BGE, Inc.
App No/Type: 2022-2185 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.7530	Total Reserve Acreage:	0.7486
Number of Lots:	43	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	534J	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.

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.

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.

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.) Use correct note for PAE.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 41
Action Date: 09/15/2022
Plat Name: Palmetto Place
Developer: Houston Business Development
Applicant: BGE, Inc.
App No/Type: 2022-2185 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 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
Planner of the day phone #: 832-393-6600

CenterPoint: 1.) Reserve J: No UEs and/or CNP easements, whether existing or proposed, should be within Reserves restricted to any kind of wet usage areas (i.e., detention, drainage, lake, etc.)
HPW-HW- IDS: For the creation of a subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.
HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE.
Stormwater quality permit is required.
Parks and Recreation: Missing 1 Park Note: "No building permit or other permit..."

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 09/15/2022
Plat Name: Pineapple Park
Developer: LJA Engineering
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2135 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.8930	Total Reserve Acreage:	3.1150
Number of Lots:	21	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	574K	City

Conditions and Requirements for Approval

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

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

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

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

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

A03. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 3. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov

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.

Submit an existing conditions survey 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: 42
Action Date: 09/15/2022
Plat Name: Pineapple Park
Developer: LJA Engineering
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2135 C3F

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. 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
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. 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.

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

HPW-HW- IDS: For the creation of 21 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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

HPW-OCE- Drainage and Utility: Storm water 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: 43
Action Date: 09/15/2022
Plat Name: Pineapple Square
Developer: LJA Engineering
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2084 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.5850	Total Reserve Acreage:	0.1550
Number of Lots:	60	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	574K	City

Conditions and Requirements for Approval

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

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

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

059.1. Acreage in title and on plat must match at recordation. Submit CPL for all areas being platted. (Sec 42-41)

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 09/15/2022
Plat Name: Pineapple Square
Developer: LJA Engineering
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2084 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 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
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: For the creation of this subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Stormwater quality permit is required.
May need to add 5’ WLE along Sesame 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 09/15/2022
Plat Name: Reserve at Skywater Boulevard
Developer: ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant: Quiddity Engineering - Katy
App No/Type: 2022-2258 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	13.0800	Total Reserve Acreage:	13.0800
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	77493	404W	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/15/2022
Plat Name: Reserve at Skywater Boulevard
Developer: ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant: Quiddity Engineering - Katy
App No/Type: 2022-2258 C2

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 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)
Skywater blvd and Aurora Bend Drive will need to be recorded prior to access from reserve (chapter 42-120)
If not covered in original TIA, Limited scope TIA will be required to determine driveway locations, median openings and left turn lane requirements at the time the property is ready for development. (HC-permit regs, 12.02)
UVE should be checked at Skywater Blvd and Pitts Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Skywater Blvd and Aurora Bend Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 09/15/2022
Plat Name: Robins Landing GP
Developer: Houston Habitat for Humanity, Inc.
Applicant: Elevation Land Solutions
App No/Type: 2022-2183 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	117.1359	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	77078	456A	City

Conditions and Requirements for Approval

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

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 09/15/2022
Plat Name: Robins Landing GP
Developer: Houston Habitat for Humanity, Inc.
Applicant: Elevation Land Solutions
App No/Type: 2022-2183 GP

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

3. ROW Street Construction
Applicant must submit plans for development of all internal public streets. Right of way must be improved to City Standards. Please refer to IDM Ch. 10 for ROW construction requirements.

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of a subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** 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.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 09/15/2022
Plat Name: Signat Development
Developer: Panattoni Development Company, Inc
Applicant: Landpoint
App No/Type: 2022-2184 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	21.6920	Total Reserve Acreage:	21.6920
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77041	409N	ETJ

Conditions and Requirements for Approval

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

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: 46
Action Date: 09/15/2022
Plat Name: Signat Development
Developer: Panattoni Development Company, Inc
Applicant: Landpoint
App No/Type: 2022-2184 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 County Flood Control District: Flood Control review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mailat recordation (.TLGC-242.001h)Ð_
Limited scope TIA required to determine driveway location and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 09/15/2022
Plat Name: SMB Investments
Developer: SMB Investments, LTD
Applicant: HRS and Associates, LLC
App No/Type: 2022-2203 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.2731	Total Reserve Acreage:	2.2731
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	77389	290F	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 47
Action Date: 09/15/2022
Plat Name: SMB Investments
Developer: SMB Investments, LTD
Applicant: HRS and Associates, LLC
App No/Type: 2022-2203 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 09/15/2022
Plat Name: Spring Branch Estates no 2 partial replat no 15
Developer: Quintessa Homes of Texas, Inc.
Applicant: Probstfeld & Associates, Inc.
App No/Type: 2022-2213 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4510	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77080	450Q	City

Conditions and Requirements for Approval

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

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: 48
Action Date: 09/15/2022
Plat Name: Spring Branch Estates no 2 partial replat no 15
Developer: Quintessa Homes of Texas, Inc.
Applicant: Probstfeld & Associates, Inc.
App No/Type: 2022-2213 C3F

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

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

Submit applications online at houstonpermittingcenter.org

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

CenterPoint: Owner name in Title Block differs from Owner name on Dedication Page & 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: 49
Action Date: 09/15/2022
Plat Name: Spring Creek RV Resort
Developer: ALJ Lindsey
Applicant: Windrose
App No/Type: 2022-2212 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	29.1310	Total Reserve Acreage:	26.9337
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	77373	293P	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 49
Action Date: 09/15/2022
Plat Name: Spring Creek RV Resort
Developer: ALJ Lindsey
Applicant: Windrose
App No/Type: 2022-2212 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE
CenterPoint: Define all abriviations, ex: H.C.F.C.D.
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)
TIA may be required to include but not limited to driveway location and left turn lane requirements, at the time the property is ready for development.(HC-permit regs, 12.02)
Required UVEs should be shown on the Plat and construction plan.
Provide HCFCD INO letter at 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: 50
Action Date: 09/15/2022
Plat Name: Spring Cypress Road tract
Developer: Lakewood 22 LLC.
Applicant: Meta Planning + Design LLC
App No/Type: 2022-2262 C2

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	9.0180	Total Reserve Acreage:	9.0100
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	328Q	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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 50
Action Date: 09/15/2022
Plat Name: Spring Cypress Road tract
Developer: Lakewood 22 LLC.
Applicant: Meta Planning + Design LLC
App No/Type: 2022-2262 C2

Staff Recommendation:
Defer Additional information reqd

HPW-HW- IDS: Approved
CenterPoint: Dedication Page is missing.
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 may be required to determine driveway locations, median opening and left turn lane requirements at the time the property is ready for development.(HC-permit regs, 12.02)
UVE should be checked for making right on red by southbound traffic on Village Creek Trl onto Spring Cypress 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)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org .

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 09/15/2022
Plat Name: Spring Market Place
Developer: ALJ Lindsey
Applicant: Windrose
App No/Type: 2022-2205 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.3170	Total Reserve Acreage:	2.3170
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:	Meadowhill Regional MUD

County	Zip	Key Map ©	City / ETJ
Harris	77388	291V	ETJ

Conditions and Requirements for Approval

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)

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

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) revise County Eng. to Milton Rahman

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 09/15/2022
Plat Name: Spring Market Place
Developer: ALJ Lindsey
Applicant: Windrose
App No/Type: 2022-2205 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE
CenterPoint: CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: F.M. 2920.

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)
UVE should be checked at Hannover Forest 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)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 09/15/2022
Plat Name: Story Tract Sec 1
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2054 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	48.1900	Total Reserve Acreage:	21.6000
Number of Lots:	147	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	323L	ETJ

Conditions and Requirements for Approval

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (Sec 42-155)

023. Single family residential lots outside the city can have a reduced front BL of 10' with 20' garage BL. (Sec 42-156(b))

040. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (Sec 42-183(e))

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

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

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))

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

064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))

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

132. Add COS plat note: Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision. (Sec 42-183)

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.

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 09/15/2022
Plat Name: Story Tract Sec 1
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2054 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 09/15/2022
Plat Name: Story Tract Sec 1
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2054 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Addressing: COPELAND CROSSING LANE contains two designated street types: CROSSING and LANE. Please change the name to something more unique.

The street name change between SALINGER ROAD and WONDER LANE as well as TAWNY LION STREET and HANSBOROUGH DRIVE is not approved. Unless the road turns at more than 45 degrees or is divided by a major thoroughfare there can not be a street name change. Please keep either SALINGER or WONDER as well as TAWNY LION or HANSBOROUGH for both sections of the development (Story Tract Sec 1 and Story Tract Sec 3) and remove the other name from either development.
CenterPoint: Plat Review: City of Houston 2022-2054 STORY TRACT SECTION 1
Plat denied. After review the above-named plat requires:

1-A Transmission Review is required as the plat is adjacent to a CenterPoint Energy Transmission Corridor. Please review the attached Transmission Review Letter for further instructions. Your Transmission Contacts are:
CenterPoint:
Scott Humble at scott.humble@centerpointenergy.com.
Plat Applicant:
LJA Engineering, Inc.- (Houston Office), Katy Harris, kharris@lja.com, 713-358-8536

2-BLK 4 L27-28: 14'UE must run the length of the rear lot line.

3-Split between Sec 1 and Sec 3: Sec 1 shows as a 14'UE, Sec 3 shows as a 14'UE/AE
END
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Recommend 25' x 25' corner cut at Kickapoo/Betka intersection
Evaluate proximity of towers to location of ultimate roadway section prior to final plat approval
Be advised that high speed rail alignment bisects this development
UVE should be checked at Kickapoo road and Betka 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)
Copeland Crossing Lane is a double suffix. Change street name.
UVE should be checked at Betka Road and Huckleberry Field 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)
Depending upon amenities, open space reserve may need an off-street parking analysis
Change J Verne Lane to Loxley Crown road
Limited scope TIA required to determine median openings and left turn lane requirements before review of site development plan if not covered in original TIA (HC-permit regs, 12.02)
Recommend 20' x 20' corner cuts at Loxley crown road and Kickapoo road(Chapter 10-COH geometric design)
UVE should be checked at Kickapoo road and Loxley Crown 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)
UVE should be checked at Kickapoo road and Bryan woods 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)
Recommend 25' x 25' corner cuts at Bryan woods Lane and Kickapoo road(Chapter 10-COH geometric

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 09/15/2022
Plat Name: Story Tract Sec 1
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2054 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 09/15/2022
Plat Name: Story Tract Sec 2
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2057 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	32.0500	Total Reserve Acreage:	11.8100
Number of Lots:	100	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	323L	ETJ

Conditions and Requirements for Approval

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (Sec 42-152 (a))

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)

023. Single family residential lots outside the city can have a reduced front BL of 10’ with 20’ garage BL. (Sec 42-156(b))

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

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

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))

052. Kickapoo Road Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3))

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

064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))

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

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

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 09/15/2022
Plat Name: Story Tract Sec 2
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2057 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

CenterPoint: Plat Review: City of Houston 2022-2057 Story Tract Section 2
Plat denied. After review the above-named plat requires:

1-A Transmission Review is required as the plat is adjacent to a CenterPoint Energy Transmission Corridor. Please review the attached Transmission Review Letter for further instructions. Your Transmission Contacts are:
CenterPoint:
Scott Humble at scott.humble@centerpointenergy.com.
Plat Applicant:
LJA Engineering, Inc.- (Houston Office), Katy Harris, kharris@lja.com, 713-358-8536

2-BLK 1 L1: 14'UE must run the length of the rear lot line.

3-BLK 2 L5: 14'UE must run the length of the rear lot line.
END

Addressing: Several names on this application need to be changed for various reasons:

Both HARRY HORTON and GRACE GARNET are common first and last names. Per city ordinance unless the street is being named after a deceased politician or local celebrity we can not approve these names. Please change them to something more unique.

After a quick web search I found HARDY BOYS is protected under copyright law. I would refer the developer to City of Houston Planning and Development Legal Division in order to ensure legally this street name is permitted before approval.

PIPPY PLACE - PLACE is a designated street type. A named street can not contain two reserved street types in its name. Please change the suffix of PIPPY to something more unique.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Verify how water plant is getting access
Evaluate proximity of towers to location of ultimate roadway section prior to final plat approval
Access easement will need to be recorded prior to plat recordation (chapter 42-212)
"Trace" is not an approved suffix. change suffix
Recommend 20' x 20' corner cuts or 35' radii at Hardy Boys trace/Kickapoo intersection
UVE should be checked at Kickapoo Road and Betka 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)
UVE should be checked at Kickapoo Road and Hardy boys Trace. 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)
Depending on amenities provided within open space a parking evaluation may be required
Limited scope TIA required to determine median openings and left turn lane requirements before review of site

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 09/15/2022
Plat Name: Story Tract Sec 2
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2057 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

development plan if not covered in original TIA (HC-permit regs, 12.02)
Be advised that high speed rail bisects this development
change suffix for "parkway" and "Crossing" (chapter 41)
Recommend 25’ x 25’ corner cut at Betka/Kickapoo intersection
Check with City about proper street names
Kickapoo Rd will need to be recorded prior to or simultaneously with this PLAT (Chapter 42-120)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 09/15/2022
Plat Name: Story Tract Sec 3
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2058 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	26.8000	Total Reserve Acreage:	1.3800
Number of Lots:	156	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

023. Single family residential lots outside the city can have a reduced front BL of 10’ with 20’ garage BL. (Sec 42-156(b))

040. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (Sec 42-183(e))

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

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

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))

052. Story Tract Sec 1 must be recorded prior to or simultaneously with this plat.

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

064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))

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

132. Add COS plat note: Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision. (Sec 42-183)

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.

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 09/15/2022
Plat Name: Story Tract Sec 3
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2058 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 09/15/2022
Plat Name: Story Tract Sec 3
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2058 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Addressing: NANCY DREW and GEORGE WOOD lane contain two very common first and last names. Per city ordinance there can not be a street with both a common first and last name unless its a deceased politician or local celebrity. Please change the names to something more unique.

COPELAND CROSSING lane contains two designated street type: CROSSING and LANE. Please remove the CROSSING from the aforementioned name and add a different suffix. A street name can not contain two designated street types in its name.

CenterPoint: Plat Review: City of Houston 2022-2058 Story Tract Section 3
Plat denied. After review the above-named plat requires:

1-A Transmission Review is required as the plat is adjacent to a CenterPoint Energy Transmission Corridor. Please review the attached Transmission Review Letter for further instructions. Your Transmission Contacts are:
CenterPoint:
Scott Humble at scott.humble@centerpointenergy.com.
Plat Applicant:
LJA Engineering, Inc.- (Houston Office), Katy Harris, kharris@lja.com, 713-358-8536

2-Split between Sec 1 and Sec 3:
Sec 1 shows as a 14'UE, Sec 3 shows as a 14'UE/AE
END
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
Recommend 20' x 20' corner cut at Huckleberry Field Dr and Betka Rd (COH geometric Design guidelines, 10-22)
Copeland Crossing Ln is a double suffix. Change St name. (COH chapter 41)
Story Tract Sec 1 will need to be recorded prior to or simultaneously with this PLAT (Chapter 42-120)
Evaluate proximity of towers to location of ultimate roadway section prior to final plat approval
Limited scope TIA required to determine median openings and left turn lane requirements before review of site development plan if not covered in original TIA (HC-permit regs, 12.02)
UVE should be checked at Orwell St and Betka Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Copeland Crossing Ln and Orwell St. 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 Nancy Drew Ln and George Wood Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Wells Story Path and Hansborough Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 09/15/2022
Plat Name: Story Tract Sec 3
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2058 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 09/15/2022
Plat Name: Story Tract Sec 4
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2060 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	21.2800	Total Reserve Acreage:	3.9500
Number of Lots:	82	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

023. Single family residential lots outside the city can have a reduced front BL of 10’ with 20’ garage BL. (Sec 42-156(b))

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

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

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))

052. Kickapoo Road Street Dedication Sec 1 & Story Tract Sec 1 must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3) & Sec 42-189)

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

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

064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))

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

157. Provide streets names for each street. (Sec 41-22, 42-133)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 09/15/2022
Plat Name: Story Tract Sec 4
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2060 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1-BLK 1 L7: 14'UE must run the length of the rear lot line.
2-BLK 3-Split easements with acreage the plat must depict:
A-Adjoining Land ownership evidenced by a label with owner name, acreage and deed recording reference.
B- Split between plat and acreage tract: The split must be drawn and footage labeled on both sides (inside & outside) of the split.
C-Inside City of Houston/ETJ: The outside portion of the split must be conveyed by a separate instrument and the recording reference labeled on the plat.
END

HPW-HW- IDS: Approved
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)
Kickapoo Road will need to be recorded prior to or simultaneously with plat recordation (chapter 42-120)
Traffic signal warrant analysis may be required based on pedestrian flow to park if not already covered in original TIA.
Parking analysis may be needed for park development (HC-permit regs)
Be advised that high speed rail alignment bisects this development
UVE should be checked at Kickapoo Road and Bryan Woods 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)
Recommend 25' x 25' corner cut or 35' radius for C5

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 09/15/2022
Plat Name: Story Tract Sec 6
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2073 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	15.4200	Total Reserve Acreage:	1.5900
Number of Lots:	86	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

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

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))

052. Story Tract Sec 1 and Sec 3 must be recorded prior to or simultaneously with this plat.

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

064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))

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

132. Add COS plat note: "Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision." (Sec 42-183)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/15/2022
Plat Name: Story Tract Sec 6
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2022-2073 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE
CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.
Harris County Flood Control District: Flood Control review - No comments.
Addressing: JOHNNY MERCER is a common first and last name. Street names can not contain both first and last names unless it is a deceased politician or local celebrity. Please provide proof this name fits either of those criteria or change the name to something more unique.
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)
COH may not allow proper names for streets. check with them
Sec 3 will need to be recorded prior to or simultaneously with this plat (chapter 42-120)
UVE should be checked at Wells Story Path and Hansborough Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 09/15/2022
Plat Name: Sunny Villas
Developer: Seranae Investment, Inc.
Applicant: Bowden Survey
App No/Type: 2022-2210 C2

Staff Recommendation:
Defer Chapter 42 planning standards

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

Conditions and Requirements for Approval

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 09/15/2022
Plat Name: Sunny Villas
Developer: Seranae Investment, Inc.
Applicant: Bowden Survey
App No/Type: 2022-2210 C2

Staff Recommendation:
Defer Chapter 42 planning standards

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

025. Single family residential lots in the city adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Add BL 157(b) illustration and notes to the plat. (Sec 42-157(b))

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

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

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. Legal description on face of the plat and in title must match. Replat Legal Descriptions shall follow guidelines and/or examples.

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

079. Revise the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (42-184)

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.

134.6. The then-current fee in lieu of dedication shall be applied to this number (2 units) of dwelling units. (Sec 42-254)

185.2. Appendix A: Provide an attesting individual in the dedicatory language.

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 and to place application in correct agenda location (this is 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: 57
Action Date: 09/15/2022
Plat Name: Sunny Villas
Developer: Seranae Investment, Inc.
Applicant: Bowden Survey
App No/Type: 2022-2210 C2

Staff Recommendation:
Defer Chapter 42 planning standards

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
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%.

Parks and Recreation: -Please put Parks Table items in a table
-"C" in Parks Table should read "Incremental"
-Please check box next to "I hereby certify..."
-# of DUs in park note #5 should match "C" in 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: 58
Action Date: 09/15/2022
Plat Name: Sunterra Sec 53
Developer: Astro Sunterra, L.P.
Applicant: Quiddity Engineering - Katy
App No/Type: 2022-2273 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	24.6100	Total Reserve Acreage:	1.1100
Number of Lots:	119	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Waller	77493	403Z	ETJ

Conditions and Requirements for Approval

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

052. Beckendorff Road Street Dedication and Reserve and Caymus Creek Drive Street Dedication and Reserve must be recorded prior to or simultaneously with this plat.

080. Revise the Lot Size - Suburban Compensating Open Space Table and plat notes to the plat. (Sec 42-182, 183)

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.

HPW-HW- IDS: Approved

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 09/15/2022
Plat Name: Tidwell Lakes Sec 4
Developer: Far East Land,LP
Applicant: Manley Engineering and Associates Inc
App No/Type: 2022-2079 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.7787	Total Reserve Acreage:	0.8929
Number of Lots:	50	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	77044	457A	ETJ

Conditions and Requirements for Approval

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 09/15/2022
Plat Name: Tidwell Lakes Sec 4
Developer: Far East Land,LP
Applicant: Manley Engineering and Associates Inc
App No/Type: 2022-2079 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

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

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

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

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

054. Reference 42-41 through 42-51 for plat, general plan and street dedication plat graphical and legal requirements.

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)

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)

130. Requirements for Public Easements. (210) 1) The full width of public utility easements shall be located along the boundary of the plat. 2) One-half of a public utility easement may be shown within the boundary of the plat if the following condition is satisfied: a) The property adjacent is within a recorded subdivision and which provided for the dedication of a P.U.E contiguous to the proposed easement; or b) The additional P.U.E. witdth is dedicated by the owner of the adjacent property by separate instrument.

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

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

190.1. Add 'or M. Sonny Garza, Vice Chairman' on same line as Chair in the Planning Commission certificate.

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 09/15/2022
Plat Name: Tidwell Lakes Sec 4
Developer: Far East Land,LP
Applicant: Manley Engineering and Associates Inc
App No/Type: 2022-2079 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1-Title Block: Lists 2 reserves, map shows only 1 reserve.
2-BLK 2: CenterPoint requires a 14' UE in front or rear of lots, or a 16' UE if wet utilities are needed.
3-BLK 2: If the intent is to split the easement with the adjacent acreage the plat must depict:
A-Adjoining Land ownership evidenced by a label with owner name, acreage and deed recording reference.
B- Split between plat and acreage tract: The split must be drawn and footage labeled on both sides (inside & outside) of the split.
C-Inside City of Houston/ETJ: The outside portion of the split must be conveyed by a separate instrument and the recording reference labeled on the plat.
4- Prior easement (copy attached) to be included on plat:
1ST- Document should be corrected and refiled: grantee should be "local public utilities" and not "the public" (meaning any individual) see attached Sample EAS to Local Public Utilities.
Recorded in CF#: 20060250906
It appears this is the adjoining 7'UE for BLK 2 and must be shown on plat.
5-Incorrect references: Adjoining plat TIDWELL LAKES PONDS is recorded in 589129 not 589429 and shows United Gas P/L as 3489/149 and not 3498/149. TIDWELL LAKES SEC 2 is recorded in 676511 MR. Please check all recording references.
END

HPW-HW- IDS: Approved

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

Addressing: GUCCI and LAGERFIELD are names, of fashion designers, protected by copyright. Please change the name to something more unique or speak with the COH PD Legal Division to ensure these names are legally permitted.

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Gucci Ave. should be a street dedication not within a reserve (Chapter 42)
INO letter may be needed for pipeline crossing prior to plan approval
Recommend 20' x 20' corner cuts at Gucci Lane/Beltway 8 frontage road
Documentation of TxDOT street tie-in approval should be submitted with site plans.
UVE should be checked at Lagerfield Lane and Gucci Ave. 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 Lagerfield Lane and Tidwell 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)
Recommend 20' x 20' corner cuts at Lagerfield/Tidwell road intersection

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 09/15/2022
Plat Name: Trillium Sec 6
Developer: TPHTM 1464, LLC
Applicant: Costello, Inc.
App No/Type: 2022-2080 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	18.8100	Total Reserve Acreage:	10.2600
Number of Lots:	41	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	527S	ETJ

Conditions and Requirements for Approval

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

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

052. Trillium Sec 3 must be recorded prior to or simultaneously with this plat.

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

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

Provide Council Motion at recordation for the Approval of MTFP amendment for the alignment of Madden Road on the MTFP Major Thoroughfare and Freeway Plan prior to recordation.

Westmoor Drive from Marigold Ranch to Madden Road must be recorded prior to or simultaneously with this plat.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 09/15/2022
Plat Name: Trillium Sec 6
Developer: TPHTM 1464, LLC
Applicant: Costello, Inc.
App No/Type: 2022-2080 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Fort Bend Engineer: 1) Tulip Meadow and Hydrangea Cliffs can be a single street name
2) Trillium Section 3 must be recorded prior to or concurrently with this section for legal access
3) Submit FP to FBC for formal review
4) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: APPROVE
CenterPoint: For outside easements, adjoining acreage should be labeled with owner name, acreage, and deed reference or you may elect to put all the easement along the rear or side of the lot line as a perimeter easement in the subdivision. Please identify split easements 7/7 split with indicator arrows for outside easements if easements remain an outside split with the appropriate recording information. Please identify all split easements with indicator arrows.
Please add abbreviations GBL and ROW to notes and or Legend.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 09/15/2022
Plat Name: Union Crossing Northwest
Developer: Boulevard Partners
Applicant: Windrose
App No/Type: 2022-2249 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	75.3520	Total Reserve Acreage:	65.8132
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77095	367Z	ETJ

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the pipeline company(s) as indicated on the marked file copy.

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)

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

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

091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (Sec 42-191)

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 09/15/2022
Plat Name: Union Crossing Northwest
Developer: Boulevard Partners
Applicant: Windrose
App No/Type: 2022-2249 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved.

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
County recommends curves to be a minimum of 550' feet for commercial collector road
TIA should be d. It should address, but not limited to, (1) operations at Wyman Gordon Drive and Tuckerton Road , and at Northwest Lake Drive and Telge Road based on added developments, (2) a new traffic path for drivers diverting away from the Telge Road and Tuckerton Road intersection. (3) sight distances, (4) LTL requirements, and (5) TSWA at both locations.(6) Impacts at US 290 and Telge Road specifically in NB traffic movements and Special requirements for the proposed railroad crossing. Confirm applicable design considerations and required improvements with HC Traffic and Public Review prior to submitting plans. EB left turn lane will be required on Tuckerton Road at Wyman Gordon Drive. (HC-permit regs, 12.02)
UVE should be checked at Wyman Gordon Drive and Tuckerton 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)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org
Verify that centerline for Wyman Gordon drive aligns with centerline of Elmore Court (chapter 42)
Recommend additional ROW for 25' x 25' corner cuts

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 09/15/2022
Plat Name: Urbana Spring
Developer: Urban Movement
Applicant: Meta Planning + Design LLC
App No/Type: 2022-2265 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	31.0000	Total Reserve Acreage:	29.0900
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:	Meadowhill Regional MUD

County	Zip	Key Map ©	City / ETJ
Harris	77388	291R	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

088. Minimum reserve size shall be 5000 square feet having 60’ frontage along at least one public street with a right-of-way not less than 60 feet. (Sec 42-191)

088.1. A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The use intended for each reserve shall be noted. A reserve tract for which a use has not been determined shall be identified on the plat as an unrestricted reserve. (192)

135. Provide a minimum 60-foot cul-de-sac radius as indicted on the marked file copy. Refer to PWE Design Manual. (Sec 42-131)

159. Provide centerline tie.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/15/2022
Plat Name: Urbana Spring
Developer: Urban Movement
Applicant: Meta Planning + Design LLC
App No/Type: 2022-2265 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved

CenterPoint: Please add all abbreviations on plat to Legend. P.P.R.R.P., R.O.W., M.R.H.C., H.C.M.R. VOL.,PG., U.E., O.P.R.O.R.P.,OR any other abbreviation on plat not in 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. (Chapter 42)
Recommend a larger curve radii for multifamily traffic
Revise ROW width to 60 feet for Hannover Way, Rainwood Street and Big Spring Valley Drive fronting unrestricted reserve/Leasing space (chapter 42)
TIA will be required to evaluate multifamily driveway locations, with public street intersections as well as including a TSWS at the time the property is ready for development.
Recommend 25' X 25' corner cut at big spring valley Drive and FM 2920
UVE should be checked at Big Spring Valley Drive 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 Rainwood St and Big Spring Valley Ave. 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)
If taking access from 2920, Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 09/15/2022
Plat Name: Wayside Village Sec 7
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2022-2198 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	74.3060	Total Reserve Acreage:	36.8390
Number of Lots:	227	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 439

County	Zip	Key Map ©	City / ETJ
Harris	77016	415T	City

Conditions and Requirements for Approval

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

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

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: 63
Action Date: 09/15/2022
Plat Name: Wayside Village Sec 7
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2022-2198 C3P

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

3. ROW Construction
Applicant must submit plans for development of all proposed internal streets. . Right of way must be improved to City Standards. Please refer to IDM Ch. 10 for ROW construction requirements.

4. Approaches at or near Median Opening
Any approach or intersection 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)(Pink Mimosa ln & E Little York Rd, Texas Hawthorn Way & N Wayside Dr)

CenterPoint: 1. Reserve “A” - 10’UE split w/ Blk 1, Lot1:
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. Split Easement: Recording information for adjacent subdivision required prior to recording plat.
Harris County Flood Control District: Flood Control review - A big portion of the plat is in the Floodplain. Need to show and label Drainage Channel P125-00-00 with top of banks, also several HCFCD Fee and Easements need to be shown on the plat.
HPW-HW- IDS: For the creation of a subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: In the floodplain, need drainage plan.
Stormwater quality permit is required.

Addressing: The street name MAGNOLIA MAE is a sound-a-like name. Please select a more unique name.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 09/15/2022
Plat Name: Wayside Village Sec 7
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2022-2198 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 09/15/2022
Plat Name: Wayside Village Sec 13
Developer: Rausch Coleman Home Houston, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2022-2208 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	13.4630	Total Reserve Acreage:	0.6060
Number of Lots:	80	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 439

County	Zip	Key Map ©	City / ETJ
Harris	77016	415T	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.

052. Wayside Village Sec 12 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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/15/2022
Plat Name: Wayside Village Sec 13
Developer: Rausch Coleman Home Houston, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2022-2208 C3P

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

3. ROW Construction
Applicant must submit plans for development of all proposed internal ROW streets. Right of way must be improved to City Standards. Please refer to IDM Ch. 10 for ROW construction requirements.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel P118-07-00 with top of banks, also show the HCFCD Drainage Easements at the western boundary of the plat.
HPW-HW- IDS: For the creation of a subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Stormwater quality permit is required.
Addressing: The street name SEA LAVENDER is similar to an existing street. Please select a more unique street name.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 09/15/2022
Plat Name: West Houston Addition partial replat no 2
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2022-2109 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77005	492Y	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)

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

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

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

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

204. Provide current title opinion in complete agreement with the plat dedication. (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: 65
Action Date: 09/15/2022
Plat Name: West Houston Addition partial replat no 2
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2022-2109 C3F

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. 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
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

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.

Parks and Recreation: If claiming existing DU, need to change #'s in Parks Notes and Table

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 09/15/2022
Plat Name: West University Place Public Works Maintenance Facility
Developer: City of West University Place
Applicant: IDS Engineering Group
App No/Type: 2022-2243 C2

Staff Recommendation:
Defer Applicant request

Total Acreage:	2.0910	Total Reserve Acreage:	2.0910
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77005	492Y	City

Conditions and Requirements for Approval

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

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

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

100. If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time. (Sec 42-251)

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (42-161)

158. Provide for the dedication of widening for Westpark Drive as indicated on the marked file copy. (Sec 42-121 and 123)

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: 66
Action Date: 09/15/2022
Plat Name: West University Place Public Works Maintenance Facility
Developer: City of West University Place
Applicant: IDS Engineering Group
App No/Type: 2022-2243 C2

Staff Recommendation:
Defer Applicant request

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
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 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.

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

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

Submit applications online at houstonpermittingcenter.org

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

Parks and Recreation: Missing Park Note "IF this plat is proposed to be..."

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 09/15/2022
Plat Name: Alveranga Estates
Developer: South Point Surveying
Applicant: South Point Surveying, PLLC
App No/Type: 2022-1994 C2R

Staff Recommendation:
Disapprove

Total Acreage:	2.3600	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	651C	ETJ

Conditions and Requirements for Approval

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 09/15/2022
Plat Name: Alveranga Estates
Developer: South Point Surveying
Applicant: South Point Surveying, PLLC
App No/Type: 2022-1994 C2R

Staff Recommendation:
Disapprove

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

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

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 ********.

054. Reference 42-41 through 42-51 for plat, general plan and street dedication plat graphical and legal requirements. (Sec 42 -41 thru 51)

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. (42-41(12))

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

075. Add Single Family Residential note to the plat. (42-1)

087. SF residential lots are allowed to take vehicular access to a major thoroughfare only when the lot is greater than one acre in size. Add notes: Lot xx, Block xx, is greater than one acre in size. This lot shall provide a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare. (42-188(b))

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))

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.

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

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

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) (Sec 42-42(5), 44(6))

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

188. Appendix D:Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) (Sec 42-42(5), 44(6))

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

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

206. Staff recommendation is disapproval for the following reasons.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 09/15/2022
Plat Name: Alveranga Estates
Developer: South Point Surveying
Applicant: South Point Surveying, PLLC
App No/Type: 2022-1994 C2R

Staff Recommendation:
Disapprove

Add 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.”

Provide signed title report

Disapprove - applicant was unresponsive and made no attempts to make any corrections or respond to communications

For Your Information:

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

Fort Bend Engineer: 1) Provide ROW dedication for West Sycamore Street, adjust lot acreages
2) Add 25’ BL and 10’ landscape easement adjacent to the new ROW line
3) Add acknowledgement statement for surveyor and engineer
4) Adjust plat to FBC plat format (County signatures on the right)
5) Update title block and vicinity map to reflect the correct information
6) Provide owners acknowledgement statements
7) Provide all FBC plat notes
8) Submit FP to FBC for formal review
9) this is not considered a formal review by FBC as not all review comments are provided in this portal
CenterPoint: 1. CenterPoint requires a 10’ BL adjacent to road ROW with overhead facilities which applies to: Sycamore Street
2. Vicinity Map is incorrect.
3. The following GHBA language is required to be included with City of Houston plats:
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.

- 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.
Missing B.L..

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 09/15/2022
Plat Name: Archers Villas
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2022-1935 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3615	Total Reserve Acreage:	0.0000
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77093	453D	City

Conditions and Requirements for Approval

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

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

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

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

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

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

1.) Plat must identify adjacent property across street.
2.) Show correct lot sizes.
3.) Coordinate with HPW-OCE Traffic regarding Agency Comments 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 09/15/2022
Plat Name: Archers Villas
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2022-1935 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-OCE-Traffic: 1. 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 frontage for a ROW compliant driveway is 36 ft. Please clarify the drawing layout as the visibility triangle is outside the property lines.

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

3. 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

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

Parks and Recreation: Incremental # of DUs is incorrect in Park Notes & Park 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: 69
Action Date: 09/15/2022
Plat Name: Blue Bonnet Estates partial replat no 4
Developer: Alejandro Ortiz Construction, LLC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2022-2220 C2R

Staff Recommendation:
Defer further deed rests review reqd

Total Acreage:	0.2272	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	City

Conditions and Requirements for Approval

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 09/15/2022
Plat Name: Blue Bonnet Estates partial replat no 4
Developer: Alejandro Ortiz Construction, LLC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2022-2220 C2R

Staff Recommendation:
Defer further deed rests review reqd

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

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

Submit applications online at houstonpermittingcenter.org

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

Parks and Recreation: -Please add "I hereby certify..." to Parks Table

CenterPoint: PLEASE ADD ALL ABBREVIATIONS ON PLAT TO LEGEND. H.C.D.R. AND P.U.E. OR ANY OTHER ABBREVIATION ON PLAT NOT IN 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: 70
Action Date: 09/15/2022
Plat Name: Brook Cove
Developer: IDAHO LIVERPOOL LP
Applicant: RSG Engineering
App No/Type: 2022-1906 C3R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	1.8650	Total Reserve Acreage:	0.1830
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77045	572N	City

Conditions and Requirements for Approval

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

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (42-160)

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

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

075. Add Single Family Residential note to the plat. (42-1)

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (42-184)

091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (42-191)

134.08. Add to general notes on face of plat: This property(s) is located in Park Sector number 8. (42-1, Division 7)

134.6. The then-current fee in lieu of dedication shall be applied to this number (22 units) of dwelling units. (Sec 42-254)

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 09/15/2022
Plat Name: Brook Cove
Developer: IDAHO LIVERPOOL LP
Applicant: RSG Engineering
App No/Type: 2022-1906 C3R

Staff Recommendation:
Defer Additional information reqd

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 42 Article XXII to meet the sidewalk requirements.

Redesign subdivision plat, provide new drawings and registry

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/15/2022
Plat Name: Brook Cove
Developer: IDAHO LIVERPOOL LP
Applicant: RSG Engineering
App No/Type: 2022-1906 C3R

Staff Recommendation:
Defer Additional information reqd

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

3. Driveway Placement on Corner Lot for Residential (Lot 12)
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.

4. Access from an Undeveloped Street
Applicant must submit plans for development of the street if there is any proposed access from an undeveloped street (Wrigley Cove Ave). Right of way must be improved to City Standards. Please refer to IDM Ch. 10 for ROW construction requirements.

Parks and Recreation: -Existing survey does not distinguish residence. Please provide d survey, demo permit or water letter dated within the last year to claim existing DU. If unable to provide, please correct numbers in Parks Table & Parks Notes
-Parks Table needs to be corrected, none of the numbers reflect what's in Plat Tracker. Also, Existing is A, Proposed is B, Incremental is C
-There is no Park Sector shown
-There is no number of units shown in Parks Notes
-Please complete all Parks & Open Space Requirements
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
** 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.

HPW-OCE- Drainage and Utility: Storm water quality permit is required.
Solid Waste: The proposed development does not meet the frontage criteria to receive COH solid waste collection services.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 09/15/2022
Plat Name: Brook Cove
Developer: IDAHO LIVERPOOL LP
Applicant: RSG Engineering
App No/Type: 2022-1906 C3R

Staff Recommendation:
Defer Additional information reqd

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 09/15/2022
Plat Name: Brooke Smith at Compean
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2022-2277 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3214	Total Reserve Acreage:	0.1837
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453X	City

Conditions and Requirements for Approval

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

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 09/15/2022
Plat Name: Brooke Smith at Compean
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2022-2277 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. 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
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.

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

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

Parks and Recreation: -Incorrect Park Sector
-Cannot have negative number for Incremental Dwelling Units
-Parks Table needs to be corrected, - Existing is A, Proposed is B, Incremental is C
-# of DUs in Parks Notes #5 should match "C" in 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: 72
Action Date: 09/15/2022
Plat Name: Carverdale Development
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2022-2112 C2R

Staff Recommendation:
Defer further deed rests review reqd

Total Acreage:	0.2785	Total Reserve Acreage:	0.2785
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	77041	450A	City

Conditions and Requirements for Approval

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions. Unrestricted reserve possible by deed restriction, review by legal required.

For Your Information:

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

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: 72
Action Date: 09/15/2022
Plat Name: Carverdale Development
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2022-2112 C2R

Staff Recommendation:
Defer further deed rests review reqd

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 09/15/2022
Plat Name: Clara Road Industrial Park
Developer: Clay Development
Applicant: Gruller Surveying
App No/Type: 2022-2173 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.6110	Total Reserve Acreage:	4.6110
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77041	449D	ETJ

Conditions and Requirements for Approval

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

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

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 09/15/2022
Plat Name: Clara Road Industrial Park
Developer: Clay Development
Applicant: Gruller Surveying
App No/Type: 2022-2173 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 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)
If applicable, An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
Callout that this is a replat of Independence Gardens (provide lot and block number)and label reason for replat

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 09/15/2022
Plat Name: Clevie Courts
Developer: TACM CONSULTS LLC
Applicant: CGES|Bailey Planning
App No/Type: 2022-2241 C2R

Staff Recommendation:
Defer for further study and review

Total Acreage:	0.2089	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77088	412S	City

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. Original warranty deed required to see building line restrictions.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 09/15/2022
Plat Name: Clevie Courts
Developer: TACM CONSULTS LLC
Applicant: CGES|Bailey Planning
App No/Type: 2022-2241 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
Planner of the day phone #: 832-393-6600

2. 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.

CenterPoint: 1. U.E. to be included in Legend.
2. UE/AE language: “back-to-back ground easements”
3. Lot 3: An E.A.E. cannot encroach on an existing utility easement with facilities.
4. Please label shared driveway and building line. CNP requires a minimum 5’BL for interior roads/shared driveways.

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

Submit applications online at houstonpermittingcenter.org

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 09/15/2022
Plat Name: Colonial Gardens partial replat no 3
Developer: Francos Homes Enterprises
Applicant: Windrose
App No/Type: 2022-2251 C2R

Staff Recommendation:
Defer further deed rests review reqd

Total Acreage:	0.1397	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77022	453L	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 09/15/2022
Plat Name: Colonial Gardens partial replat no 3
Developer: Francos Homes Enterprises
Applicant: Windrose
App No/Type: 2022-2251 C2R

Staff Recommendation:
Defer further deed rests review reqd

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 09/15/2022
Plat Name: East River Sec 3
Developer: KBRN, LP
Applicant: BGE, Inc.
App No/Type: 2022-2189 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.6100	Total Reserve Acreage:	10.2180
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77020	494J	City

Conditions and Requirements for Approval

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: 76
Action Date: 09/15/2022
Plat Name: East River Sec 3
Developer: KBRN, LP
Applicant: BGE, Inc.
App No/Type: 2022-2189 C3R

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 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
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. 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.

CenterPoint: Dedication Page missing.
Harris County Flood Control District: Flood Control review - No comments.

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

HPW-OCE- Drainage and Utility: If Grove street inside the Subdivision has been abandoned through JRC? Need to call out all public utilities and its easements. And if the public utilities will be relocated?
Also need to relocate the 10'x20' W.M.E. inside of ROW.
Detention is required.
Storm water quality permit is required.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 09/15/2022
Plat Name: East River Sec 3
Developer: KBRN, LP
Applicant: BGE, Inc.
App No/Type: 2022-2189 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 09/15/2022
Plat Name: East River Sec 4
Developer: KBRN, LP
Applicant: BGE, Inc.
App No/Type: 2022-2191 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	13.5200	Total Reserve Acreage:	11.5570
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77020	494K	City

Conditions and Requirements for Approval

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: 77
Action Date: 09/15/2022
Plat Name: East River Sec 4
Developer: KBRN, LP
Applicant: BGE, Inc.
App No/Type: 2022-2191 C3R

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 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
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. 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-OCE- Drainage and Utility: Detention is required.
Storm water quality permit is required.

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

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

CenterPoint: No Dedication Page.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 09/15/2022
Plat Name: Emery Sinclair Estate
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2022-2252 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1222	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 09/15/2022
Plat Name: Emery Sinclair Estate
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2022-2252 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. 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
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-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 09/15/2022
Plat Name: Estates on Elser
Developer: KAG Series, LLC
Applicant: Paksima Group1
App No/Type: 2022-2105 C2R

Staff Recommendation:
Withdraw

Total Acreage:	0.1262	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	453Z	City

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 09/15/2022
Plat Name: Estates on Elser
Developer: KAG Series, LLC
Applicant: Paksima Group1
App No/Type: 2022-2105 C2R

Staff Recommendation:
Withdraw

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

CenterPoint: All abbreviations must be defined on the plat, in the legend, or in the notes this plat is missing: BL, HCDR.
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 09/15/2022
Plat Name: Grand Park partial replat no 1
Developer: Mckinley Home Builders
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2022-2024 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1147	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:	Combination	Utility District:	

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

Conditions and Requirements for Approval

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

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: 80
Action Date: 09/15/2022
Plat Name: Grand Park partial replat no 1
Developer: Mckinley Home Builders
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2022-2024 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. 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
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.

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

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

Parks and Recreation: -Please provide "I hereby certify..." statement in Parks 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: 81
Action Date: 09/15/2022
Plat Name: Hamman Place
Developer: Mohsen Javadian
Applicant: Total Surveyors, Inc.
App No/Type: 2022-2226 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492F	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)

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 09/15/2022
Plat Name: Hamman Place
Developer: Mohsen Javadian
Applicant: Total Surveyors, Inc.
App No/Type: 2022-2226 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. 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
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-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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

Submit applications online at houstonpermittingcenter.org

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 09/15/2022
Plat Name: Harris County ESD No 20 Fire Station no 42
Developer: S&G Engineering Consultants, LLC.
Applicant: West Belt Surveying, Inc.
App No/Type: 2022-2289 C2R

Staff Recommendation:
Defer LGL deed rests review pending

Total Acreage:	2.9460	Total Reserve Acreage:	2.9460
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 180

County	Zip	Key Map ©	City / ETJ
Harris	77066	371J	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. (41)

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 09/15/2022
Plat Name: Harris County ESD No 20 Fire Station no 42
Developer: S&G Engineering Consultants, LLC.
Applicant: West Belt Surveying, Inc.
App No/Type: 2022-2289 C2R

Staff Recommendation:
Defer LGL deed rests review pending

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. (Chapter 42)
UVE should be checked at Magnolia Trace Drive and Richey 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)
UVE should be checked at Kleinmeadow Drive and Richey 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)
Add additional ROW for corner cut of 25' x 25' at Richey Road Kleinmeadow Drive intersection
Add additional ROW for 20' X 20' corner cut at Richey Road/Magnolia Trace Drive intersection (COH geometric Design guidelines, 10-22)
Coordinate with HL&P for driveway location, light pole conflict at existing median opening on W Richey 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 09/15/2022
Plat Name: Harris County MUD no 418 Water Plant no 3
Developer: Bridgeland Development, LP a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2022-2218 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	4.6350	Total Reserve Acreage:	4.6350
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 492

County	Zip	Key Map ©	City / ETJ
Harris	77447	365S	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.

For Your Information:

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

CenterPoint: 1-Abandonment of a street or alley requires CNP review via a Street/Alley Closure application (attached) re: 40 ft road in Fairview Colony Farms 357/575 HCDR.
2- Prior easement (copy attached) to be included on plat:
Blanket easements should be listed in the General Notes.
Recorded in CF#: Y869841, amended in RP-2017-141844, Amended in RP-2020-510748
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)
Verify 40' road is abandoned, if not will need to be
Access easement will need to be recorded prior to or simultaneously with this PLAT (Chapter 42-212)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83

Action Date: 09/15/2022

Plat Name: Harris County MUD no 418 Water Plant no 3

Developer: Bridgeland Development, LP a Maryland limited partnership

Applicant: BGE, Inc.

App No/Type: 2022-2218 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 09/15/2022
Plat Name: Haven at Highland
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2022-2275 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	1.9610	Total Reserve Acreage:	0.0300
Number of Lots:	41	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	412X	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)

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

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.

Lot Width Averaging (Replat): 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 the subdivision plat of (name of original subdivision plat containing a lot with a width less than 20 feet). All subsequent replats of lots within this subdivision plat shall contain a plat notation stating these requirements. (42-185)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/15/2022
Plat Name: Haven at Highland
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2022-2275 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal.

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

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

HPW-OCE- Drainage and Utility: Storm water quality permit is required.
Detention is required.
Master W.M.E. which is required for all 28’ PVT/PAE.

Questions concerning the informational comments should be directed to the agency’s author. Planning and 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: 85
Action Date: 09/15/2022
Plat Name: Hope Clinic
Developer: M. Strategic Partners
Applicant: Windrose
App No/Type: 2022-2248 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	10.5390	Total Reserve Acreage:	10.5390
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 158; Harris County MUD 243

County	Zip	Key Map ©	City / ETJ
Harris	77083	528F	ETJ

Conditions and Requirements for Approval

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation. (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) (Sec 42-42(5), 44(6))

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 09/15/2022
Plat Name: Hope Clinic
Developer: M. Strategic Partners
Applicant: Windrose
App No/Type: 2022-2248 C2R

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. (Chapter 42)
Limited scope TIA will be required to determine driveway locations, median openings and left turn lane requirements at the time the property is ready for development. (HC-permit regs, 12.02)
Provide flood control INO letter/e-mail at recordation (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: 86
Action Date: 09/15/2022
Plat Name: Ikes Hand Carwash and Detail Shop
Developer: SOLAR DIRECT DEVELOPERS
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2022-2202 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2187	Total Reserve Acreage:	0.2187
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

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

100. If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time. (Sec 42-251)

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. (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: 86
Action Date: 09/15/2022
Plat Name: Ikes Hand Carwash and Detail Shop
Developer: SOLAR DIRECT DEVELOPERS
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2022-2202 C2R

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 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
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. TxDOT Approval
Please coordinate with TxDOT for any work along Old Spanish Trail.

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 87
Action Date: 09/15/2022
Plat Name: Intercontinental Crossing Annex
Developer: Jones Engineering Solutions
Applicant: The Pinnell Group, LLC
App No/Type: 2022-2188 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	29.2370	Total Reserve Acreage:	28.1522
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77073	373C	ETJ

Conditions and Requirements for Approval

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

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

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))

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

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

064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))

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)

091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (42-191)

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

188. Appendix D:Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))

Provide a Letter of No Objection from Public Works at recordation for the existing Intercontinental Center Drive

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 09/15/2022
Plat Name: Intercontinental Crossing Annex
Developer: Jones Engineering Solutions
Applicant: The Pinnell Group, LLC
App No/Type: 2022-2188 C3R

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.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
UVE should be checked at Eastveld Drive and Aldine-Westfield 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)
UVE should be checked at Eastveld Drive and Intercontinental Center 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)
Limited scope TIA may be required to determine driveway locations, median opening and left turn lane requirements and truck movement projections at the time the property is ready for development.
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org .
Label Centerpoint as owner on plat which they need to co-sign or submit owner's ratification at 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 09/15/2022
Plat Name: J J Settegast Heirs Partition Plat partial replat no 1
Developer: Cadillac Car Wash
Applicant: Daram Engineers, Inc.
App No/Type: 2022-2279 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.7239	Total Reserve Acreage:	0.7239
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Mount Houston Road MUD

County	Zip	Key Map ©	City / ETJ
Harris	77088	412J	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

Revise 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 09/15/2022
Plat Name: J J Settegast Heirs Partition Plat partial replat no 1
Developer: Cadillac Car Wash
Applicant: Daram Engineers, Inc.
App No/Type: 2022-2279 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1-CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead primary facilities, which applies to: W MOUNT HOUSTON / FM 249
2- Prior easement (copy attached) to be included on plat.
Blanket easements should be listed in the General Notes.
Recorded in CF#: RP-2018-91760
Recorded in CF#: RP-2019-88777
3-Note 5: The City of Houston requires the GHBA language, word-for-word, be included in the General Notes. A copy is attached.
END

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Missing B.L
Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Verify north property boundary line. No mention of any found iron rod
Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)
Label 25' building line (chapter 42)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 09/15/2022
Plat Name: Ketchu Sunnyside
Developer: Fritsche Anderson Realty Partners, LLC
Applicant: Windrose
App No/Type: 2022-2214 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1983	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77033	573D	City

Conditions and Requirements for Approval

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

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

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. (Sec 42-41)

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (42-184)

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

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

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

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

204. Provide current title opinion in complete agreement with the plat dedication. (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 42 Article XXII to meet the sidewalk requirements.

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 09/15/2022
Plat Name: Ketchu Sunnyside
Developer: Fritsche Anderson Realty Partners, LLC
Applicant: Windrose
App No/Type: 2022-2214 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of 3 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 90
Action Date: 09/15/2022
Plat Name: Landing at Lehman
Developer: Prosperity Homes/Umran Martin, LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2022-2131 C2R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	1.1901	Total Reserve Acreage:	0.0184
Number of Lots:	28	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

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

1.) ROW paving width for Lehman Road is less than 18’ and must be improved to 20’ Prior to recordation with a Certificate of Completion provided.
2.) Adjacent property to the west and south appears to be part of subject site as per HCAD, the COH Block books and previous plats. Coordinate with City surveyor to confirm ownership of adjacent property as shown in red in the marked file.
3.) FYI: 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.

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-

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 09/15/2022
Plat Name: Landing at Lehman
Developer: Prosperity Homes/Umran Martin, LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2022-2131 C2R

Staff Recommendation:
Defer Additional information reqd

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

3. Access from an Undeveloped Street
Applicant must submit plans for development or extension 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.

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

- 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).
CenterPoint: 1. CenterPoint requires a minimum 5’BL/GBL for interior roads/shared driveways.
2. Please label 10’BL on Lehman Road.

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

HPW-HW- IDS: For the creation of 28 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.
Parks and Recreation: -No residence distinguished on existing survey. Provide d survey, demo permit or water letter dated within the last year to claim existing DUs. If not available, please correct numbers in Parks Table & Parks Notes

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 09/15/2022
Plat Name: Landing at Lehman
Developer: Prosperity Homes/Umran Martin, LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2022-2131 C2R

Staff Recommendation:
Defer Additional information reqd

-Park Note #12 should reflect incremental # of DUs
Solid Waste: The proposed development does not qualify for COH solid waste services since it exceeds the maximum number of residential units allowed.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 91
Action Date: 09/15/2022
Plat Name: Landing at Tidwell
Developer: BBZ Development LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2022-2255 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9663	Total Reserve Acreage:	0.1351
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	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)

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) (Sec 42-42(5), 44(6))

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

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

204. Provide current title opinion in complete agreement with the plat dedication. (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 42 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: 91
Action Date: 09/15/2022
Plat Name: Landing at Tidwell
Developer: BBZ Development LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2022-2255 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1. CenterPoint requires a minimum 5'BL for interior roads/shared driveways.
HPW-OCE-Traffic: 1. Driveway at or near Median Opening
Due to the location of the driveway, the driveway approach must be designed as a right-in/right-out with a porkchop island to direct traffic.

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

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

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

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 09/15/2022
Plat Name: Manheim Reserve
Developer: Gay Construction Company
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2022-2237 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	21.3500	Total Reserve Acreage:	21.3500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77061	574M	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)

134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7. (42-1, Division 7)

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

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

188. Appendix D:Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) (Sec 42-42(5), 44(6))

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 09/15/2022
Plat Name: Manheim Reserve
Developer: Gay Construction Company
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2022-2237 C2R

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

3. Coordinate with the respective entity for any work done in their easement.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
No building is allowed within any public utility easement.

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

Submit applications online at houstonpermittingcenter.org

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

Parks and Recreation: -Incorrect Park Sector
CenterPoint: Please add all abbreviations on plat to Legend. O.P.R.H.C.T., R.O.W., C.F., NO. H.C.C.F. AND M.R.H.C. OR any other abbreviation on plat not in Legend.

In title it is noted that G936424, Power Pole easement affects this plat. I an unable to locate this.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 09/15/2022
Plat Name: Maybell Homes
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2022-2139 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:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

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

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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 93
Action Date: 09/15/2022
Plat Name: Maybell Homes
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2022-2139 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. 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
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.

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

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 09/15/2022
Plat Name: McDaniel Interests
Developer: Quarter note Properties, Inc
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2022-2082 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.8116	Total Reserve Acreage:	2.8116
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77039	373Y	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

HPW-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 - Plat is in the Floodplain. No comments.
CenterPoint: Owner in Title Block does not match owner on Declaration Page.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 09/15/2022
Plat Name: McDaniel Interests
Developer: Quarter note Properties, Inc
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2022-2082 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 09/15/2022
Plat Name: Modera Oak Forest
Developer: Kimley-Horn
Applicant: Windrose
App No/Type: 2022-2209 C2R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	3.3350	Total Reserve Acreage:	3.2354
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77018	452P	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)

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

139. Provide for widening of 10’ for West 34th 1/2 Street, local street. (122)

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

1.) Dimension Varied ROW widths for Couch Street.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 09/15/2022
Plat Name: Modera Oak Forest
Developer: Kimley-Horn
Applicant: Windrose
App No/Type: 2022-2209 C2R

Staff Recommendation:
Defer Additional information reqd

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

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 09/15/2022
Plat Name: Morgan Oaks
Developer: Visionz Building Group LLC
Applicant: Chesterfield Development Services
App No/Type: 2022-2254 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3904	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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77016	454C	City

Conditions and Requirements for Approval

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

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

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

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

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.) Remove BL along southern Boundary.
2.) Provide adequate wastewater note.
3.) Address Legal Description in title block.
4.) FYI: 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: 96
Action Date: 09/15/2022
Plat Name: Morgan Oaks
Developer: Visionz Building Group LLC
Applicant: Chesterfield Development Services
App No/Type: 2022-2254 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. 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
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-OCE- Drainage and Utility: Detention 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 houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 09/15/2022
Plat Name: Murdock Manor
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2022-2234 C2R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.4797	Total Reserve Acreage:	0.0000
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

025. Single family residential lots in the urban area adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Add BL 159 A illustration and notes to the plat. (159)

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

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

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

1.) Provide Parking reserve as required per Ch 42.
2.) Provide Heavy Trash Note if plat is eligible for solid waste service.
3.) FYI: 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: 97
Action Date: 09/15/2022
Plat Name: Murdock Manor
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2022-2234 C2R

Staff Recommendation:
Defer Additional information reqd

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

2. 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.

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.

4. Street Widening Requirements for Shared Driveways
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

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

HPW-HW- IDS: For the creation of 8 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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

CenterPoint: Interior Building Lines must be a minimum of 5 feet.

Any existing easements should be shown and/or noted on plat within 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: 98
Action Date: 09/15/2022
Plat Name: Peerless Village Estate
Developer: Oc Plans & Permits
Applicant: Oc Plans & Permits
App No/Type: 2022-2145 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

Conditions and Requirements for Approval

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

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

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

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

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

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: 09/15/2022
Plat Name: Peerless Village Estate
Developer: Oc Plans & Permits
Applicant: Oc Plans & Permits
App No/Type: 2022-2145 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. 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
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.

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

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

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

Addressing: Please correct the plat to say DAPHINE STREET and not MICHELLE AVENUE.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 09/15/2022
Plat Name: Petsuites Fry Road
Developer: STNL DEVELOPMENT
Applicant: Gruller Surveying
App No/Type: 2022-2259 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.3360	Total Reserve Acreage:	1.3360
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 157

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

Conditions and Requirements for Approval

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

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

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

1) remove map record from 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.

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)
Recommend 20' x 20' corner cut at Saint Michaels Pass and Fry Rd (COH geometric Design guidelines, 10-22)
Plan and PLAT need to be approved by project manager Alain Gonzalez prior to recordation (HC-permit regs, 5.06)
UVE should be checked at Saint Michaels Pass and Fry 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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 09/15/2022
Plat Name: Petsuites Fry Road
Developer: STNL DEVELOPMENT
Applicant: Gruller Surveying
App No/Type: 2022-2259 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 09/15/2022
Plat Name: Plaza Estates at Earline
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2022-2091 C2R

Staff Recommendation:
Defer further deed rests review reqd

Total Acreage:	0.2669	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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77016	454G	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 09/15/2022
Plat Name: Plaza Estates at Earline
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2022-2091 C2R

Staff Recommendation:
Defer further deed rests review reqd

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
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

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.
CenterPoint: Recording information for the 5'x20' AE-5'UE 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 09/15/2022
Plat Name: Plaza Estates at Francis
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2022-2142 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.0991	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/15/2022
Plat Name: Plaza Estates at Francis
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2022-2142 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. 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
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-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.
May need to provide 5' U.E. at back lot, per GeoLink there is existing 6" Sanitary Sewer.

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

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

Submit applications online at houstonpermittingcenter.org

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

Parks and Recreation: -Please include "I hereby certify..." statement in Parks Table

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 09/15/2022
Plat Name: Spring Plaza Sec 4 Reserves
Developer: 42 C 2021 LLC
Applicant: Winkelmann & Associates, Inc.
App No/Type: 2022-2186 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	16.7850	Total Reserve Acreage:	16.7850
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Spring West MUD

County	Zip	Key Map ©	City / ETJ
Harris	77388	292N	ETJ

Conditions and Requirements for Approval

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 09/15/2022
Plat Name: Spring Plaza Sec 4 Reserves
Developer: 42 C 2021 LLC
Applicant: Winkelmann & Associates, Inc.
App No/Type: 2022-2186 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (Sec 42-155)

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

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.

061. Orient the layout of the plat with north to the top of the page (perpendicular to the bottom edge of the sheet) and provide a north arrow. (Sec 42-41)

073.1. Legal description on face of the plat and in title must match. Replat Legal Descriptions shall follow guidelines and/or examples.

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

088.1. A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The use intended for each reserve shall be noted. (Sec 42-190(b))

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

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

117. Add Utility plat 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."

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

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

190. Appendix F:Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

194. Appendix J:County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

Draw the plat boundary and line between the two proposed reserves as solid lines

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 09/15/2022
Plat Name: Spring Plaza Sec 4 Reserves
Developer: 42 C 2021 LLC
Applicant: Winkelmann & Associates, Inc.
App No/Type: 2022-2186 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

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

CenterPoint: Any existing easements should be shown and/or noted on plat with full recording information. Please add full recording information, CC# is not acceptable.

All abbreviations on plat must be noted in Legend.

Please add the following approved Aerial Easement Language.

Please add Absent Written Authorization to notes of plat.

Plat is noted as Preliminary in dedication but not in Title Block.
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)
Recommend 20' x 20' corner cut at Spring Plaza Dr and FM 2920 (COH geometric Design guidelines, 10-22)
TIA required to include but not limited to driveway locations, circulation and onsite storage capacity, traffic signal modifications, pedestrian access and any necessary turn lanes. (HC-permit regs, 12.02)
Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)
UVE should be checked for making right on red by southbound traffic on Spring Plaza Dr onto 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)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 09/15/2022
Plat Name: Stebbie Homes
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2022-2102 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.8633	Total Reserve Acreage:	0.0460
Number of Lots:	34	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	412X	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. (Sec 42-40(c) & 44(1))

079. Revise the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (42-184)

134.6. The then-current fee in lieu of dedication shall be applied to this number (34 units) of dwelling units. (Sec 42-254)

Coordinate with OCE - Traffic for required turn-around length to meet IDM standards. Current dimension from edge to edge to 93'. RE: HPW-OCE-Traffic CPC comment

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/15/2022
Plat Name: Stebbie Homes
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2022-2102 C3R

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 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
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

4. Turnaround depth shall be 70 ft from edge of pavement to edge of pavement. Refer to the 2022 COH IDM figure 10.11.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Easement as Channel E116-05-04 with top of banks, at the southern boundary of 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
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103

Action Date: 09/15/2022

Plat Name: Stebbie Homes

Developer: CE Engineers & Development Consultants, Inc.

Applicant: CE Engineers & Development Consultants, INC

App No/Type: 2022-2102 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 09/15/2022
Plat Name: Sugarland Point
Developer: Alief Independent School District
Applicant: City Choice Group, LLC
App No/Type: 2022-2064 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.8810	Total Reserve Acreage:	2.7210
Number of Lots:	150	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Kingsbridge MUD

County	Zip	Key Map ©	City / ETJ
Harris	77083	528N	ETJ

Conditions and Requirements for Approval

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

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

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

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

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)

1.) Coordinate with County Engineer regarding cutback dedication requirements prior to final.
2.) Open Space Amenities Plan (OSAP) must be submitted as additional page of recordation Mylar and plat must include note: "This subdivision's compensating open space includes an Open Space Amenities Plan for the specifically identified reserve. Ref. no. OSAP-_____."
3.) OSAP:
a.) 5' wide pedestrian pathway must provide access to and through the property.
b.) Benches must be shown.
c.) Must Note that all Amenities are ADA accessible.
d.) Must note that Irrigation system will irrigate full area of 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: 104
Action Date: 09/15/2022
Plat Name: Sugarland Point
Developer: Alief Independent School District
Applicant: City Choice Group, LLC
App No/Type: 2022-2064 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
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 15' x 15' and 25' x 25' corner cuts at intersections
UVE should be checked for making a right on red by eastbound traffic on Renn road onto Howell-Sugarland Road. UVE exhibits 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 Renn Road and Berrington drive. UVE exhibits 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 Sugarland Point Drive and Berrington drive. UVE exhibits 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)
Limited scope TIA will be required to determine median openings and left turn lane requirements at the time the property is ready for development.(HC-permit regs, 12.02)
Provide utility easements on final plat submittal.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 09/15/2022
Plat Name: Sunshine Church of God in Christ Forever
Developer: Sunshine Church of God in Christ Forever
Applicant: Windrose
App No/Type: 2022-2076 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5605	Total Reserve Acreage:	0.5335
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77026	494B	City

Conditions and Requirements for Approval

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. (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: 105
Action Date: 09/15/2022
Plat Name: Sunshine Church of God in Christ Forever
Developer: Sunshine Church of God in Christ Forever
Applicant: Windrose
App No/Type: 2022-2076 C2R

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 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
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

CenterPoint: CenterPoint requires a 10’ building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: Kirk ST, Bond ST

HPW-OCE- Drainage and Utility: Detention is required. Also missing B.L.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 09/15/2022
Plat Name: Sunshine Church of God in Christ Forever
Developer: Sunshine Church of God in Christ Forever
Applicant: Windrose
App No/Type: 2022-2076 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 09/15/2022
Plat Name: Texas Adriatic Holdings
Developer: M2L
Applicant: M2L Associates, Inc.
App No/Type: 2022-2040 C2R

Staff Recommendation:
Defer LGL deed rests review pending

Total Acreage:	0.2520	Total Reserve Acreage:	0.2500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77005	492Y	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.

There are some lots in the South Hampton subdivision that were restricted to single. Staff has requested this plat to be deferred to determine if any lots in this subdivision were restricted to single and to determine if a public hearing will be required.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 09/15/2022
Plat Name: Texas Adriatic Holdings
Developer: M2L
Applicant: M2L Associates, Inc.
App No/Type: 2022-2040 C2R

Staff Recommendation:
Defer LGL deed rests review pending

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

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

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 09/15/2022
Plat Name: Vaquero Antoine Addition
Developer: Groove 34th Antoine Partners, LP, a Texas limited Partnership
Applicant: JPH
App No/Type: 2022-2044 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	3.2430	Total Reserve Acreage:	0.0000
Number of Lots:	3	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	77092	451Q	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. (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. (41)

059.1. Acreage and legal description in title and on plat must match at recordation. Submit a current CPL for all areas being re-platted.

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

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.

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)

131. Requirements for Single Family Residential lots on a Major Thoroughfare. Single family residential lots are permitted to have direct vehicular access to a major thoroughfare: 1) if the lot in question is greater than one acre in size, and 2) the lot must provide for a vehicular turnaround on site, which prohibits vehicles from backing onto the major thoroughfare.

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

190.1. Add 'or M. Sonny Garza, Vice Chairman' on same line as Chair in the Planning Commission certificate.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 09/15/2022
Plat Name: Vaquero Antoine Addition
Developer: Groove 34th Antoine Partners, LP, a Texas limited Partnership
Applicant: JPH
App No/Type: 2022-2044 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Submit an existing conditions survey.

Provide Park and Open Space Table and all applicable plat notes.

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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
Email: 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. Coordinate with the respective entity for any work done in their 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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 09/15/2022
Plat Name: Vaquero Antoine Addition
Developer: Groove 34th Antoine Partners, LP, a Texas limited Partnership
Applicant: JPH
App No/Type: 2022-2044 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

No building is allowed within any public utility easement.

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.

Applicant should maintain a 10’ BL where property is adjacent to Road ROW with primary overhead facilities installed. LOT 2 BLK 1 SOUTH SET BACK LINE.

Plat is noted on Dedication Page as Preliminary and not noted in Title Block

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

Parks and Recreation: -Provide Parks Notes and 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: 108
Action Date: 09/15/2022
Plat Name: Villas at Kansas
Developer: CE Engineers & Development Consultants
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2022-2264 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.1234	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492B	City

Conditions and Requirements for Approval

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

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

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

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)

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

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

079. Revise the Lot Size and Coverage Table as indicated on the marked file copy. (Sec 42-184)

139. Provide for widening of Kansas minor collector street. (Sec 42-122)

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

Legal description on plat and in title must match.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/15/2022
Plat Name: Villas at Kansas
Developer: CE Engineers & Development Consultants
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2022-2264 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Parks and Recreation: -#12 Plat Notes DU # should match Incremental # in 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
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.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

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

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

CenterPoint: PLEASE ADD ALL ABBREVIATIONS ON PLAT TO LEGEND.
VOL., AND PG., OR ANY OTHER ABBREVIATION ON PLAT NOT IN 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: 109
Action Date: 09/15/2022
Plat Name: Villas at Larkspur
Developer: SSN Investments, LLC.
Applicant: ICMC GROUP INC
App No/Type: 2022-2162 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3111	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77033	533Z	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. List and describe easements in the title. Remove all vague statements that do not list and describe easements.

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: 109
Action Date: 09/15/2022
Plat Name: Villas at Larkspur
Developer: SSN Investments, LLC.
Applicant: ICMC GROUP INC
App No/Type: 2022-2162 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. 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
Planner of the day phone #: 832-393-6600

2. 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.

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

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.
Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel C122-00-00 with top of banks, also include Public Easement recording information (HCCF # 507807).
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
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Parks and Recreation: -Incorrect Park Sector
CenterPoint: Interior building lines must be a minimum of 5 feet.

Please add recording information at location of existing easements.

Please define H.C.M.R. in Legend or any other abbreviation noted on plat.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 09/15/2022
Plat Name: Villas on Brandon
Developer: SSN Investments, LLC.
Applicant: ICMC GROUP INC
App No/Type: 2022-2147 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 09/15/2022
Plat Name: Villas on Brandon
Developer: SSN Investments, LLC.
Applicant: ICMC GROUP INC
App No/Type: 2022-2147 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. 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
Planner of the day phone #: 832-393-6600

2. 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.

3. Shared driveway must be 18 ft width at the approach and maintain a 4 ft offset from the adjacent property line.
CenterPoint: 1-Title block typos: Half, Sunnyside Extension South.
2-Title block: States tract is the south half of Lot 5 map and existing survey show tract is the north half of Lot 5
3-Shared driveways: CNP requires 5' Building Lines.
4-South boundary of plat: Is the dashed line the EAE? Please label and include the footage.
END

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.
Missing B.L. along shared driveway.
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
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Parks and Recreation: -Incorrect Park Sector
-Park Notes #11 is incorrect-Should match "C" in Parks Table which is also incorrect.
-No evidence of existing DU

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 09/15/2022
Plat Name: Villas on Center
Developer: 3213 Center Holdings, LLC
Applicant: ICMC GROUP INC
App No/Type: 2022-2267 C2R

Staff Recommendation:
Defer for further study and review

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	493E	City

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. Legal description discrepancies. Plat classification, C2 or C2R. 5' ROW dedication required.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 111
Action Date: 09/15/2022
Plat Name: Villas on Center
Developer: 3213 Center Holdings, LLC
Applicant: ICMC GROUP INC
App No/Type: 2022-2267 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
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-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.
Per GeoLink, existing 8" WL is crossing property. Provide 5' WLE.

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

Parks and Recreation: -Incorrect Park Sector
-Plat Note #11 should be the same as "C" in Parks Table (Incremental #)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 112
Action Date: 09/15/2022
Plat Name: Villas on West 23rd
Developer: Arcada Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2022-2225 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3333	Total Reserve Acreage:	0.0046
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452T	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)

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

134.12. Add to general notes on face of plat: This property(s) is located in Park Sector number 12.

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 09/15/2022
Plat Name: Villas on West 23rd
Developer: Arcada Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2022-2225 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. 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
Planner of the day phone #: 832-393-6600

2. 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 8 lots and 1 block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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

CenterPoint: INTERIOR BUILDING LINES MUST BE A MINIMUM OF 5 FEET.

JUST FOR YOUR INFORMATION, PLEASE CHECK THE ADDRESS OF THE EXISTING SURVEY. IT APPEARS THE ADDRESS ON THE SURVEY IS NOT CORRECT.

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 09/15/2022
Plat Name: Wall Place
Developer: DOSIS Investment LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2022-2244 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1492	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	411V	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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 09/15/2022
Plat Name: Wall Place
Developer: DOSIS Investment LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2022-2244 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. 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
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-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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

Submit applications online at houstonpermittingcenter.org

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

Parks and Recreation: -Please change dwelling unit numbers in Plat Tracker

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 09/15/2022
Plat Name: Warwick Enclave
Developer: Adeo Homes LLC
Applicant: The Interfield Group
App No/Type: 2022-2282 C2R

Staff Recommendation:
Defer further deed rests review reqd

Total Acreage:	0.4620	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77016	454D	City

Conditions and Requirements for Approval

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions. Deed restrictions still active or not--must be reviewed by legal team.

Deed restrictions still active or not--must be reviewed by legal team.

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 09/15/2022
Plat Name: Warwick Enclave
Developer: Adeo Homes LLC
Applicant: The Interfield Group
App No/Type: 2022-2282 C2R

Staff Recommendation:
Defer further deed rests review reqd

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
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 2 & 6)
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-OCE- Drainage and Utility: Detention is required.

Parks and Recreation: -Existing survey does not distinguish a residence. Please provide d survey, demo permit or water letter dated within the last year to claim existing DU. If unable to provide, please correct Parks Table & Parks Notes removing Existing DUs.
Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of a subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 09/15/2022
Plat Name: West 17th States
Developer: Arcada Homes, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2022-2056 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2104	Total Reserve Acreage:	0.0000
Number of Lots:	4	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	452U	City

Conditions and Requirements for Approval

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

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

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

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

Single family residential lots in the city adjacent to a collector or local street shall have a 5 feet front building line if vehicular access to each lot is provided by a shared driveway and the subdivision conforms to the performance standards of 157(c)(2). ***Conditions: (1) meets the requirements of division 2 of article III of Chapter 42, (2) each dwelling unit on a lot adjacent to a public street has a front door that faces the public street, provides pedestrian access to the public street and (3) all electrical service installations for the development are installed according to CenterPoint Energy's service standards for the underground installations. (Sec 42-157)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 09/15/2022
Plat Name: West 17th States
Developer: Arcada Homes, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2022-2056 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. 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
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. 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

CenterPoint: CenterPoint requires a 10’ building line where a boundary line is adjacent to a ROW with overheadn facilities, which applies to: W 17th ST.

CNP requires shared driveways have 5’ building lines.

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

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

Parks and Recreation: -There are no existing residences shown on survey. Provide d survey, demo permit or water letter within last year showing 2 existing DUs or correct numbers in Parks Table & Park Notes to reflect accurate numbers.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 116
Action Date: 09/15/2022
Plat Name: Wileyvale Estates
Developer: Hass Associates LLC
Applicant: CGES|Bailey Planning
App No/Type: 2022-2242 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2769	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	454G	City

Conditions and Requirements for Approval

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

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

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: 116
Action Date: 09/15/2022
Plat Name: Wileyvale Estates
Developer: Hass Associates LLC
Applicant: CGES|Bailey Planning
App No/Type: 2022-2242 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. 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
Planner of the day phone #: 832-393-6600

2. 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. Please comply with the plat requirements for ingress and egress on flag lots.

HPW-HW- IDS: APPROVED
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 117
Action Date: 09/15/2022
Plat Name: Yellow Finch
Developer: Yellow Foot 2, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2022-2250 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	City

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: 117
Action Date: 09/15/2022
Plat Name: Yellow Finch
Developer: Yellow Foot 2, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2022-2250 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. 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
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.

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 09/15/2022
Plat Name: Clairmont Place Sec 1 partial replat no 11
Developer: PEMEX Investmenets
Applicant: Texas Land Maps
App No/Type: 2022-1873 C3N

Staff Recommendation:
Defer LGL deed rests review pending

Total Acreage:	0.3661	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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77028	455F	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/)

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

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

We are awaiting Legal Review for this plat.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 09/15/2022
Plat Name: Clairmont Place Sec 1 partial replat no 11
Developer: PEMEX Investmenets
Applicant: Texas Land Maps
App No/Type: 2022-1873 C3N

Staff Recommendation:
Defer LGL deed rests review pending

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
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 & 6)
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

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

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

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

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Clairmont Place Sec 1 partial replat no 11

Applicant: Texas Land Maps



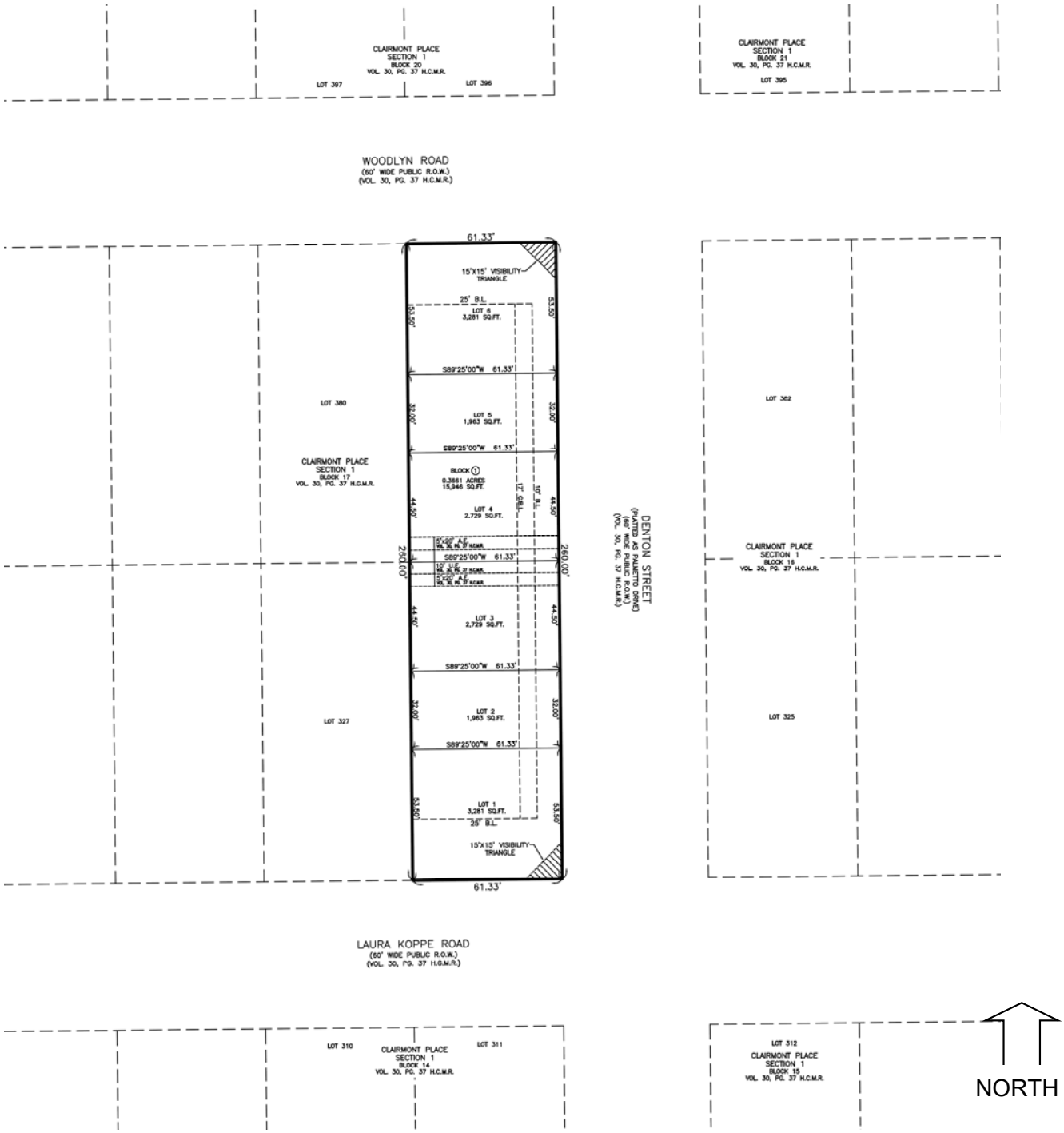
C – Public Hearings Site Location

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Clairmont Place Sec 1 partial replat no 11

Applicant: Texas Land Maps



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Clairmont Place Sec 1 partial replat no 11

Applicant: Texas Land Maps



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 26, 2022

Dear Property Owner:

Reference Number: 2022-1873; Clairmont Place Sec 1 partial replat no 11: a partial replat of **Clairmont Place Sec 1**, being all of Lots 326 and 381, Block 17, as recorded in Vol. 30, Pg. 37 of the Harris County Map Records.

The property is located along and west of Denton Street between Woodlyn Road and Laura Koppe Road. The purpose of the replat is to create six (6) single-family residential lots. The applicant, **Matthew Sigmon,** with Texas Land Maps, on behalf of PEMEX Investments, the developer, can be contacted at **713-298-9987.**

Pursuant to 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 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 15, 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 or Call: 832-393-6624.**

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
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,

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: 119
Action Date: 09/15/2022
Plat Name: McFarland Court partial replat no 3
Developer: N/A
Applicant: replats.com
App No/Type: 2022-1957 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2831	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

Conditions and Requirements for Approval

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

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

The applicant is required to provide proof of an approved conceptual drainage plan, with two signatures from Public Works (PWE), is required at submission, for all final plats in City, and in 100 and or 500 year floodplain. Contact City Engineer's Office and Floodplain Management Office regarding Sec. 19-13 for plan requirements and details. Provide proof of an approved Drainage Plan from PWE, Floodplain Managment and Engineering Services offices prior to submittal of a final plat.

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 119
Action Date: 09/15/2022
Plat Name: McFarland Court partial replat no 3
Developer: N/A
Applicant: replats.com
App No/Type: 2022-1957 C3N

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. 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
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

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.
In the floodplain, need approved drainage plan.

Harris County Flood Control District: Flood Control review - The whole plat is in the Floodway, it has portions on a State of Texas and HCFCD Fees not shown on the plat.
CenterPoint: Please add all abbreviations on plat to Legend. H.C.C.F., VOL., PG., R.O.W., V., P., G.B.L. OR any other abbreviation on plat not in Legend.

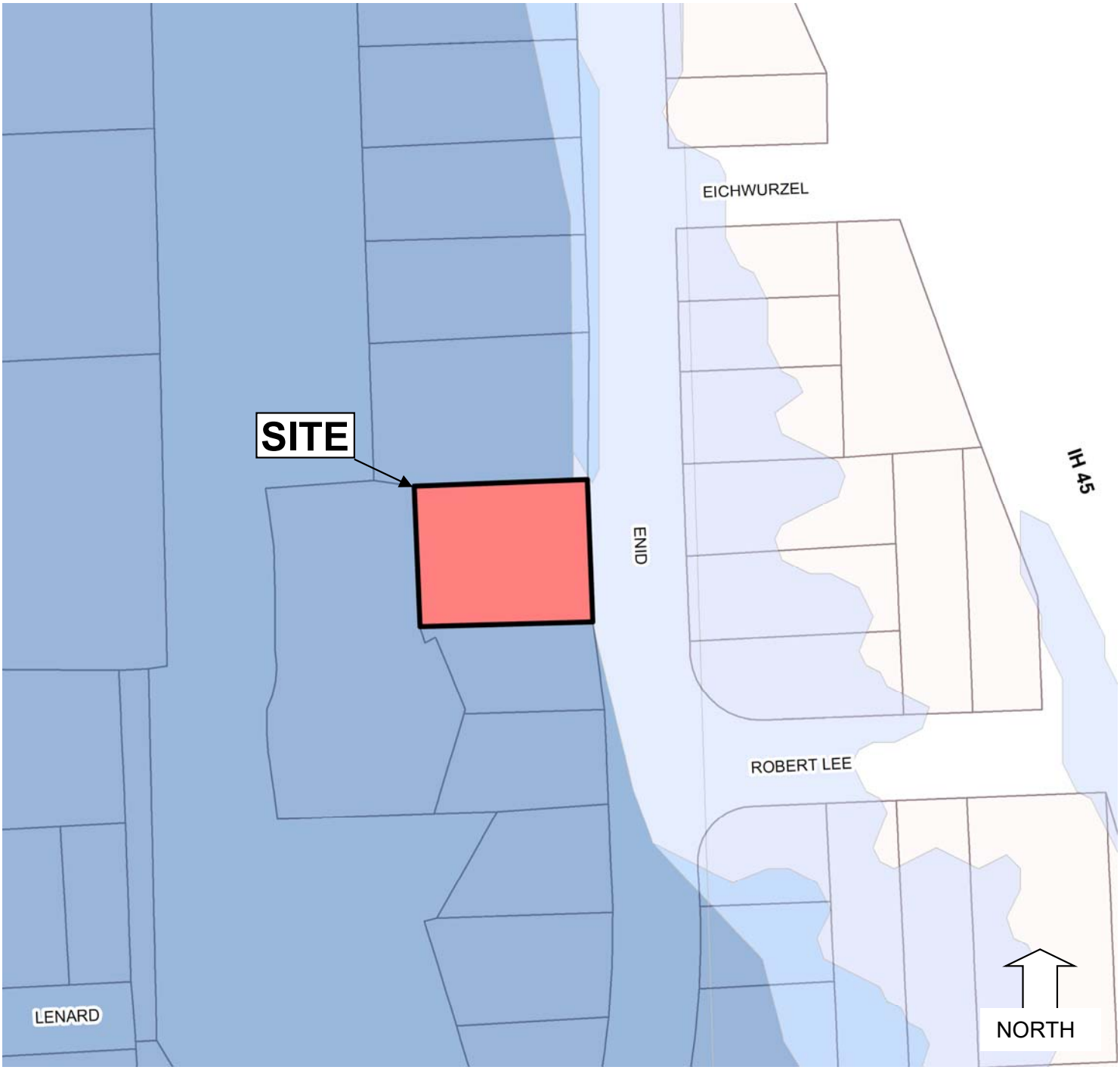
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: McFarland Court partial replat no 3

Applicant: replats.com



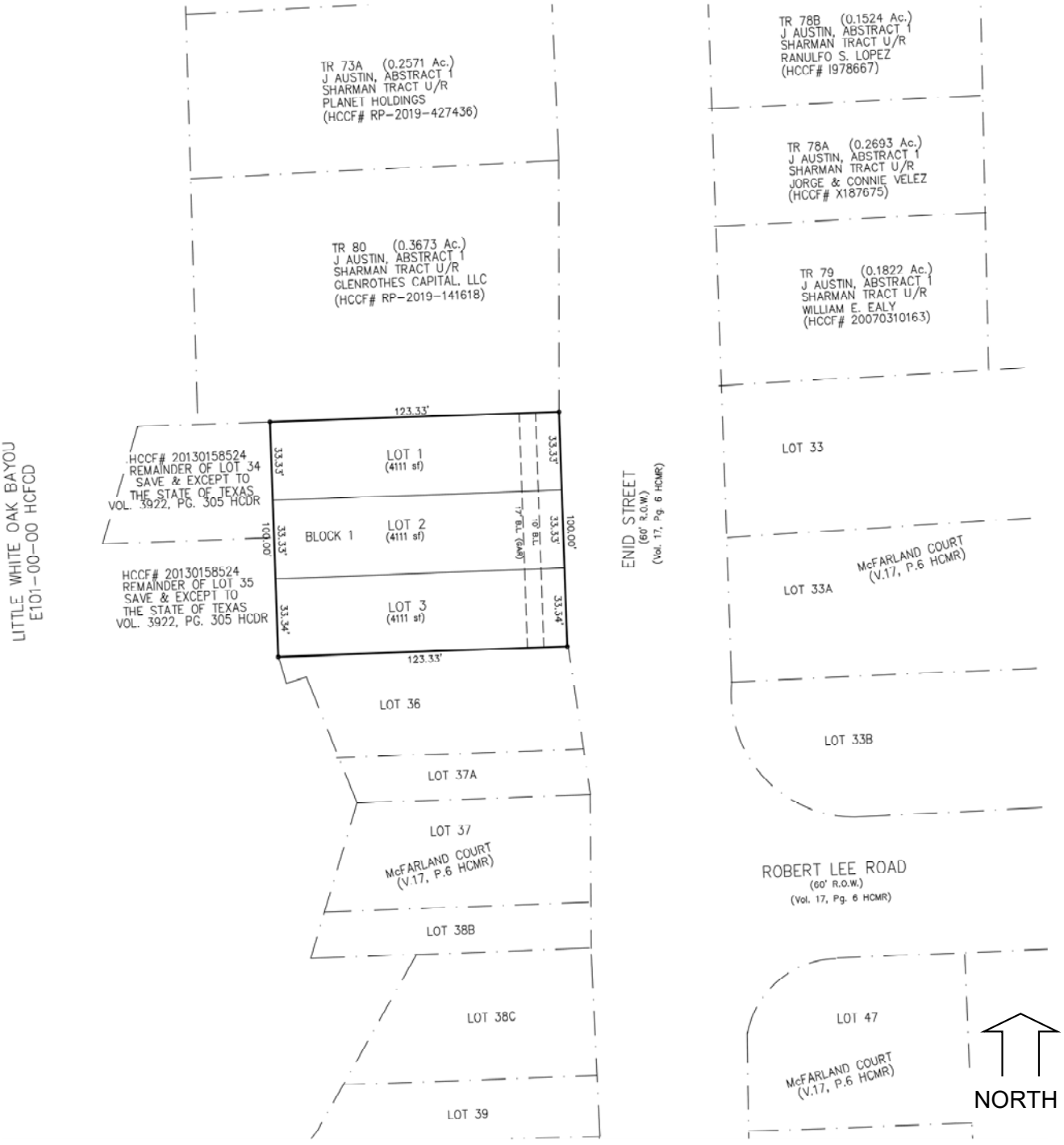
C – Public Hearings Site Location

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: McFarland Court partial replat no 3

Applicant: replats.com



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: McFarland Court partial replat no 3

Applicant: replats.com



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 26, 2022

Dear Property Owner:

Reference Number: 2022-1957; McFarland Court partial replat no 3: a partial replat of **McFarland Court**, being all of Lots 34 and 35, as recorded in Vol. 17, Pg. 6 of the Harris County Map Records.

The property is located along and west of Enid Street, south of Sylvester Road, and north of Link Road. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Dave Strickland,** with replats.com, on behalf of the developer, can be contacted at **281-705-4297.**

Pursuant to 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 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, September 15, 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 or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman 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,

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 120
Action Date: 09/15/2022
Plat Name: Neuen Manor partial replat no 29
Developer: Oc Plans & Permits
Applicant: Oc Plans & Permits
App No/Type: 2022-1871 C3N

Staff Recommendation:
Disapprove

Total Acreage:	0.5000	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77080	450Q	City

Conditions and Requirements for Approval

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

206. Staff recommendation is disapproval for the following reasons: Notification requirements were not met. During the deferral the notification sign was not updated accordingly.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 120
Action Date: 09/15/2022
Plat Name: Neuen Manor partial replat no 29
Developer: Oc Plans & Permits
Applicant: Oc Plans & Permits
App No/Type: 2022-1871 C3N

Staff Recommendation:
Disapprove

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
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

HPW-OCE- Drainage and Utility: Detention is required.
Parks and Recreation: -Existing survey does not distinguish a residence. Please provide d survey, demo permit or water letter dated within the last year to claim existing DU. If unable to provide, please correct Parks Table & Parks Notes.
-Please add "I hereby certify..." to Parks Table
-Parks Note #5 should be the same as "C" in Parks Table (Incremental #)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 09/15/2022**

Subdivision Name: Neuen Manor partial replat no 29 – DEF1

Applicant: Oc Plans & Permits



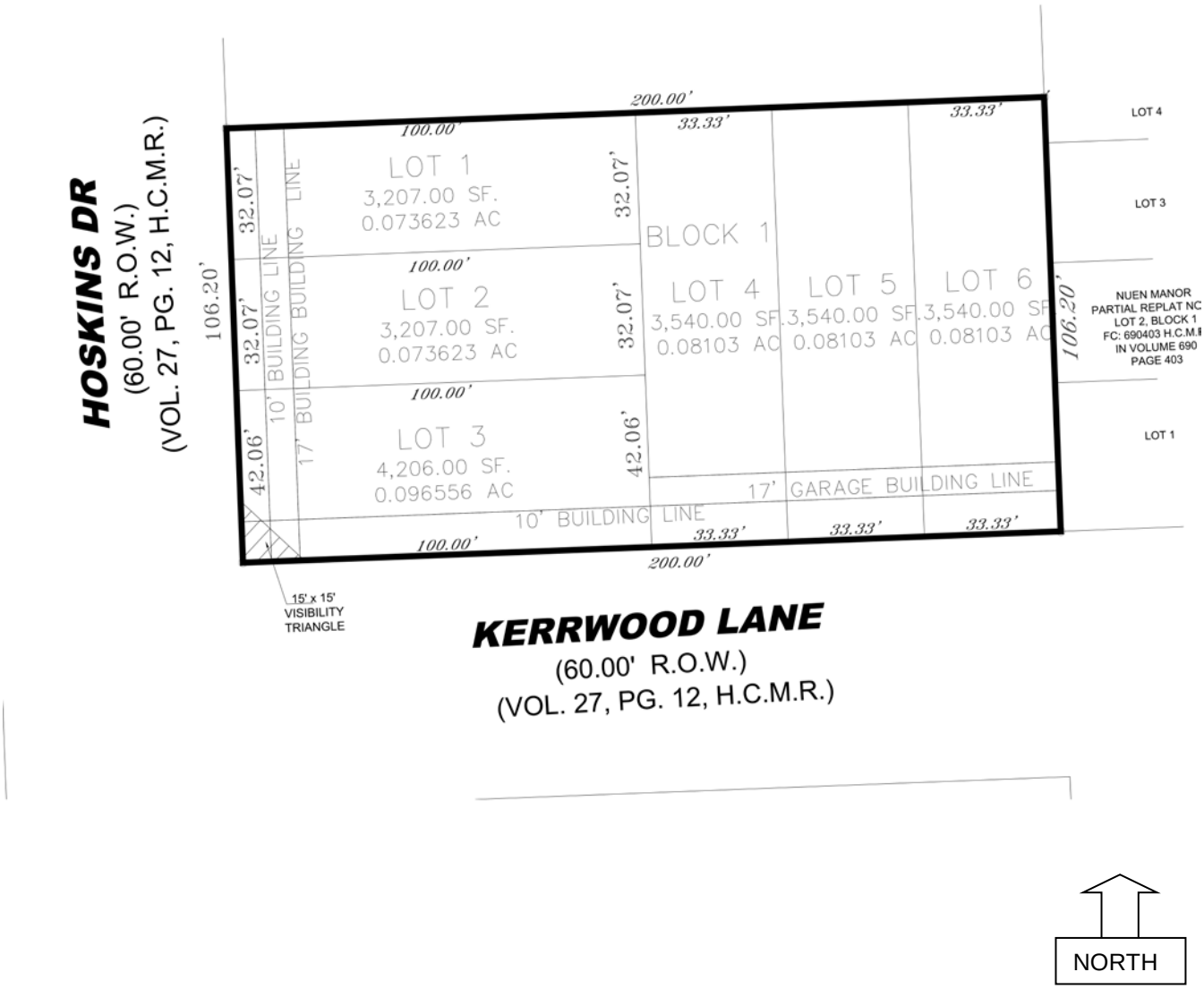
C – Public Hearings Site Location

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Neuen Manor partial replat no 29 – DEF1

Applicant: Oc Plans & Permits



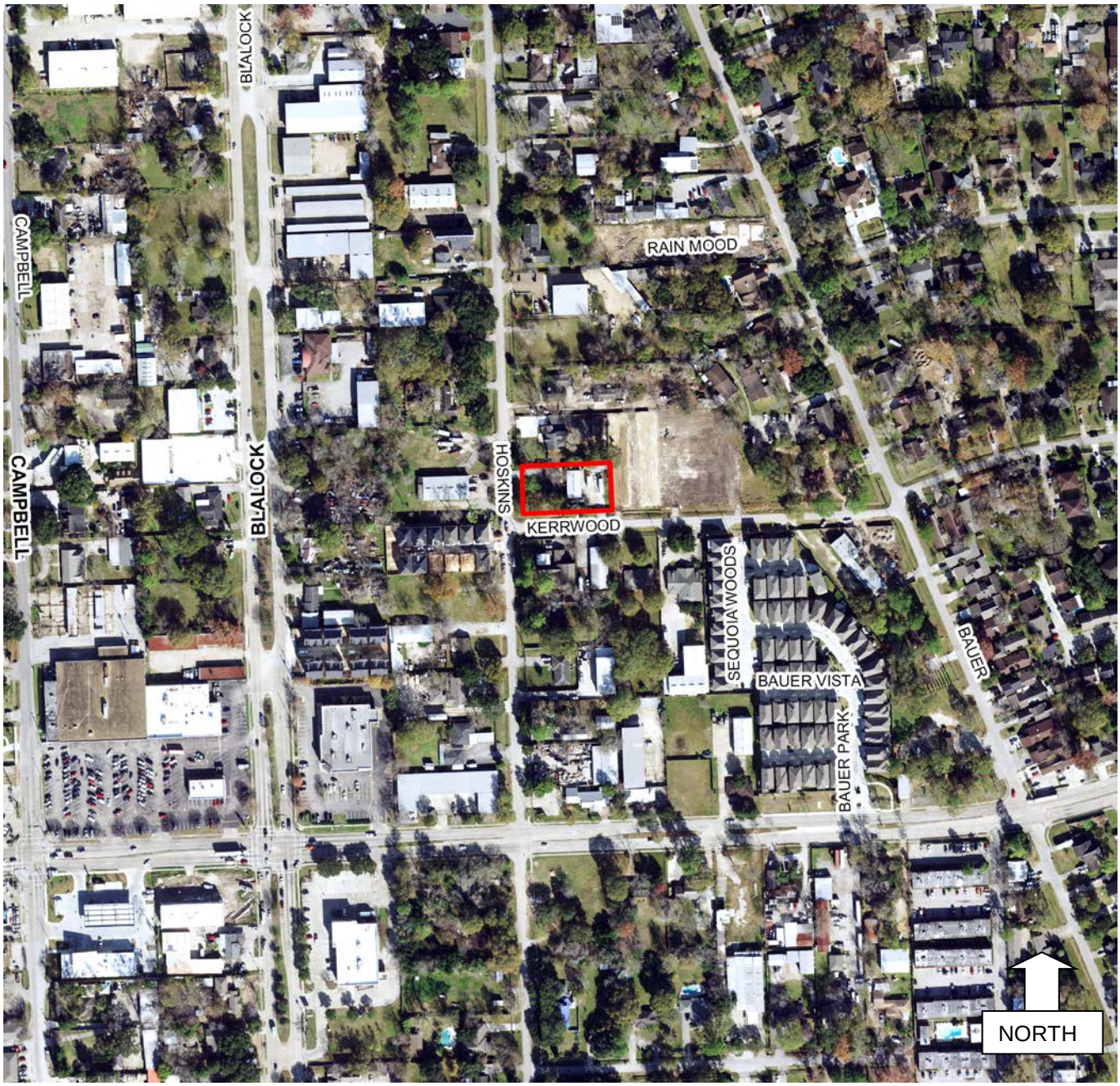
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Neuen Manor partial replat no 29 – DEF1

Applicant: Oc Plans & Permits



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 12, 2022

Dear Property Owner:

Reference Number: 2022-1871; Neuen Manor partial replat no 29; a partial replat of **Neuen Manor** subdivision, being all of Lot 133, Block 75 as recorded in Vol. 27, Pg. 12 of the Harris County Map Records.

The property is located at the northeast intersection of Hoskins Drive and Kerrwood Lane, north of Hammerly Boulevard and east of Blalock Road. The purpose of the replat is to create six (6) single-family residential lots. The applicant, **Silvia Ortiz**, with Oc Plans & Permits, on behalf of the developer, can be contacted at **281-570-7270.**

Pursuant to 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 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 1st, 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 or Call: 832-393-6624.**

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
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,

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: 121
Action Date: 09/15/2022
Plat Name: North Church Reserve
Developer: Langford Engineering, Inc.
Applicant: Windrose
App No/Type: 2022-1881 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	1.9796	Total Reserve Acreage:	1.9796
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Cinco MUD 9

County	Zip	Key Map ©	City / ETJ
Harris	77494	485F	ETJ

Conditions and Requirements for Approval

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

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action, and email a picture to staff no later than Tuesday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: https://www.houstontx.gov/planning/DevelopRegs/)

209. Applicant has requested that this item be deferred for two weeks.

Staff is awaiting Legal Review.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 09/15/2022
Plat Name: North Church Reserve
Developer: Langford Engineering, Inc.
Applicant: Windrose
App No/Type: 2022-1881 C3N

Staff Recommendation:
Defer Applicant request

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 Katy-Fort Bend Road and Grand Parkway 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)
Verify if public ROW still exists for remainder of Katy Fort Bend Road
When plans are submitted, Limited scope TIA may be required to determine driveway locations, median opening and left turn lane requirements at the time the property is ready for development. (HC-permit regs, 12.02)
When plans are submitted, Katy Fort Bend Road will need to be improved for reserve access
Label building line (Chapter 42)
HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review – No comments.
HPW-OCE- Drainage and Utility: Missing B.L.
Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: North Church Reserve

Applicant: Windrose



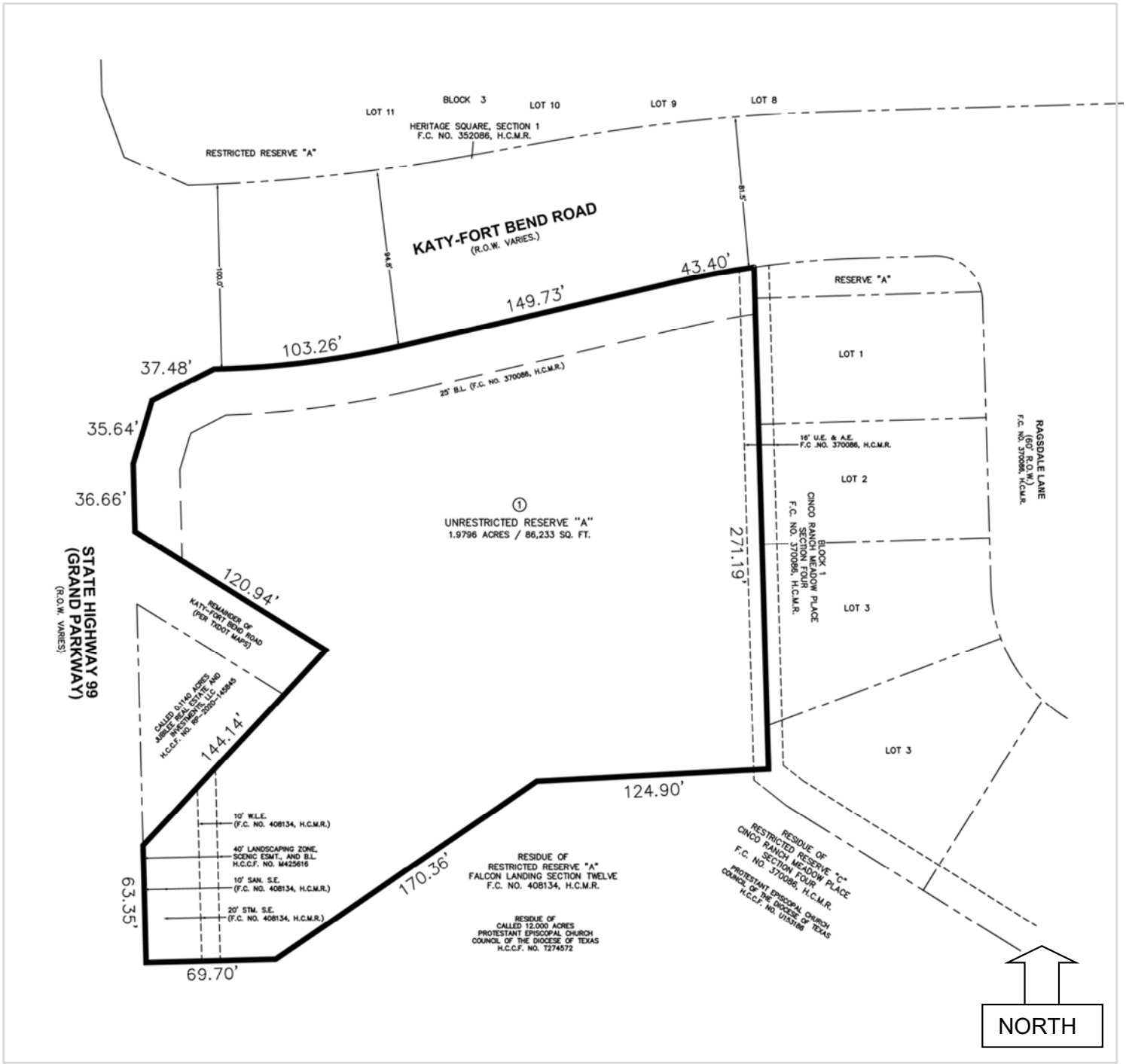
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: North Church Reserve

Applicant: Windrose



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: North Church Reserve

Applicant: Windrose



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1881
Plat Name: North Church Reserve
Applicant: Windrose
Date Submitted: 07/25/2022

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:

The applicant requests a variance to replat a portion of a greenbelt open space reserve into an unrestricted reserve.

Chapter 42 Section: 42-193

Chapter 42 Reference:

Sec. 42-193(c)(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. Sec. 42-193(c)(3)A plat restriction limiting the use of property specifically to 'commercial' use: c. May be amended to any more specific "commercial" use of that property.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The subject property is 1.9796 acres located at the southeast corner of the SH 99 (Grand Parkway) Frontage Road and the unimproved Katy-Fort Bend Road right-of-way, approximately 645 feet north of the intersection with Taswell Drive. The Protestant Episcopal Church (the "applicant") has operated a church on the adjacent property to the south for more than 20 years. The applicant acquired the subject property in 2011 with the intent of expanding their campus. Before the church can move forward with their expansion plans, they must replat as that the subject site is made up of several restricted reserves designated as "commercial" and "greenbelt / open space". This plat will require a Subdivision variance, as the City's Code of Ordinances does not allow replatting of commercial reserves into less specific use designations. Further, the City considers open space/greenbelt reserves as a single-family restriction regardless of whether said areas were required to meet a single-family compensating open space requirement. This tract was not a code-required open space designation, but the applicant understands why a variance is required in this instance. While the subject site will be designated as an unrestricted reserve, the proposed use will be religious and institutional. Not allowing the replat to move forward based on the referend technicality is a definite hardship that completely deprives the applicant of the use of their property.

(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;

The circumstance supporting the variance is a technicality in the City's Code of Ordinances that prevents the applicant from utilizing their own property to its highest and best use. The applicant's church campus has been a stable and contributing asset to the community for more than 20 years. The subject tract is currently owned by the Church and expansion along SH 99 (Grand Parkway) is compatible with the surrounding street network and adjacent land uses. The proposed variance is the only possible way for the Church to move forward with their expansion plans.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The subject area is characterized by mixed uses, including institutional, commercial, single-family residential and multifamily residential. The requested variance will allow the applicant to continue the logical expansion of the institutional use to an adjacent tract. Because the applicant's request is reasonable, compatible with surrounding development, and does not violate any separately filed deed restrictions – noting that both State and Federal regulations include protections for religious expression and land use – the proposed development will meet the intent of the City's Subdivision Regulations.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety, or welfare as it will simply allow the applicant to continue expand their use onto an adjacent property that they have owned for more than 10 years. The church has been a stable presence in the community for more than 20 years and the subject tract is a logical addition to their campus. No improved right-of-way exists to the north and getting a new driveway cut along the SH 99 (Grand Parkway) Frontage Road is not viable given the site's narrow frontage and proximity to the church's existing driveway and the planned Katy-Fort Bend Road intersection. The church has the unique ability to cross existing drainage infrastructure with private drives to access the buildable area of the subject tract. Given that the proposed development will have no significant impact on traffic mobility in the area and all County Code requirements will be met in terms of emergency access, the granting of the variance will not be injurious to the public's health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

The proposed variance will allow the Protestant Episcopal Church to continue their expansion plans on a property they have owned for over 10 years. The planned development is necessary to maintain the long-term viability of the Church's campus and the increasing needs of their growing congregation. The applicant's request is compatible with the surrounding area and does not negatively impact the traffic mobility or safety of the adjacent street network. The conditions that prevent the applicant from replatting are not self-imposed and are not financially motived. Lastly, the variance is necessary and justified to preserve the applicant's right to reasonable use of the land.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2022-1881
Agenda Item: 121
PC Action Date: 09/15/2022
Plat Name: North Church Reserve
Applicant: Windrose

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: **42-193**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The applicant requests a variance to replat a portion of a greenbelt open space reserve into an unrestricted reserve.;

Basis of Recommendation:

The site is located at the northeast intersection of Katy Fort Bend Road and State Highway 99 Grand Parkway in Houston's Extraterritorial jurisdiction in Harris County, Texas. The reason for replat is to create one unrestricted reserve. The applicant is seeking a variance to replat a portion of a greenbelt open space reserve into an unrestricted reserve. Legal has requested additional time to review the separately filed deed restrictions. The applicant has requested a deferral. Staff's recommendation is to defer the plat per the applicant's request.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.

n/a

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PHV

August 25, 2022

Dear Property Owner:

Reference Number: 2022-1881; North Church Reserve; a partial replatting of "Cinco Ranch Meadow Place Sec 4" and Falcon Landing Sec 12." This proposal includes the replatting of Restricted Reserve B and a portion of Reserve C per Film Code 370086 of the Harris County Map Records and a portion of Reserve A per Film Code 408134 of the Harris County Map Records.

The property is located along and east of the Grand Parkway, south of Katy Passage Road and north of Taswell Drive. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Steven Henderson,** with Windrose**,** on behalf of the developer, Langford Engineering, Inc., can be contacted at **713-458-2281.**

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 300' of 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, September 15th, 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 or Call: 832-393-6624.**

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

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.

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.
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Planning Commission Body, Authority and Obligation

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 122
Action Date: 09/15/2022
Plat Name: Shepherd Oaks partial replat no 2
Developer: Key Investment LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2022-1970 C3N

Staff Recommendation:
Defer LGL deed rests review pending

Total Acreage:	0.3552	Total Reserve Acreage:	0.0000
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

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

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/)

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

Staff is waiting Legal Review of the 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 122
Action Date: 09/15/2022
Plat Name: Shepherd Oaks partial replat no 2
Developer: Key Investment LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2022-1970 C3N

Staff Recommendation:
Defer LGL deed rests review pending

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
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.

4. Driveways shall not be placed directly in front of speed humps.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

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

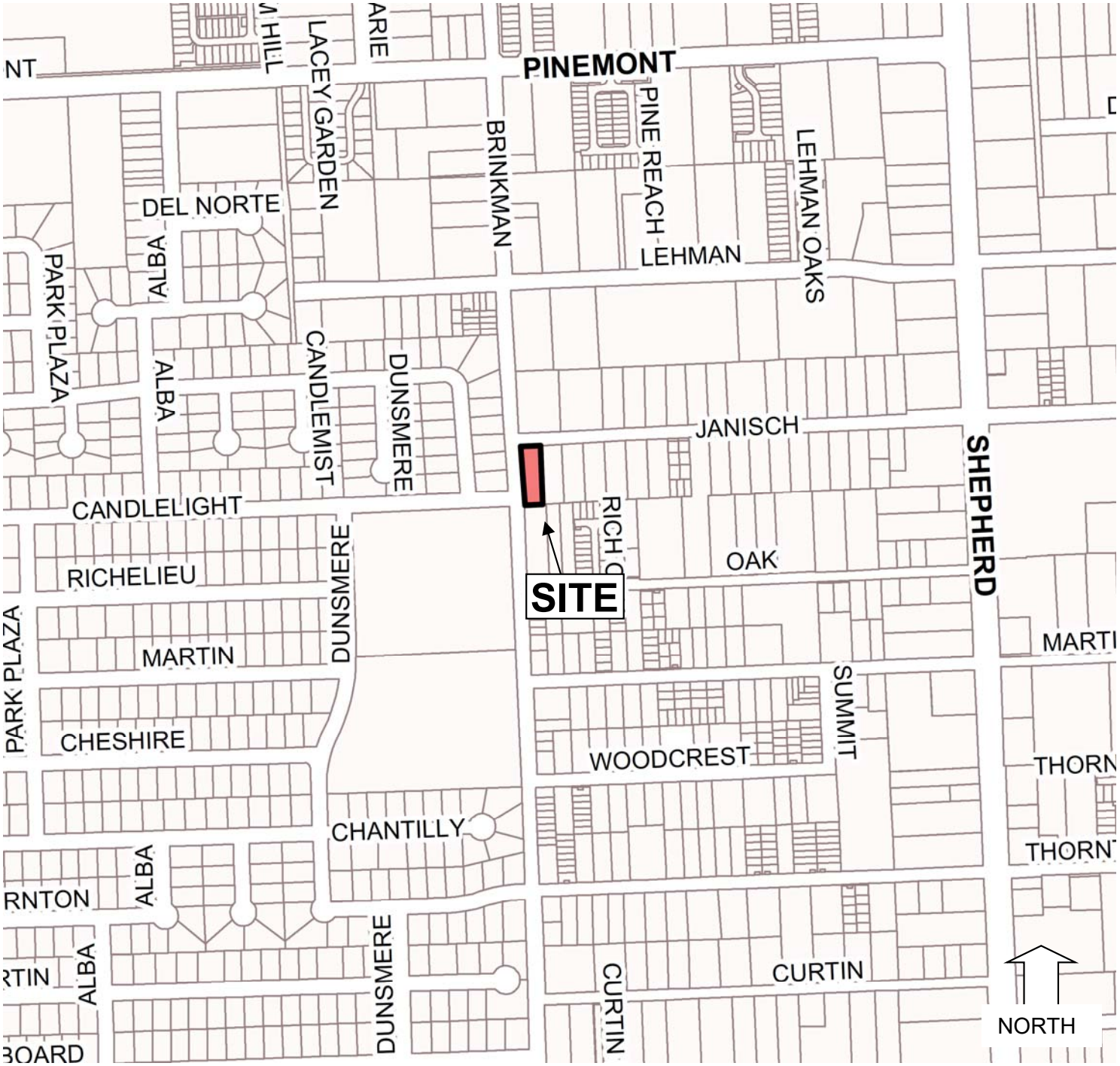
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Shepherd Oaks partial replat no 2

Applicant: MOMENTUM ENGINEERING



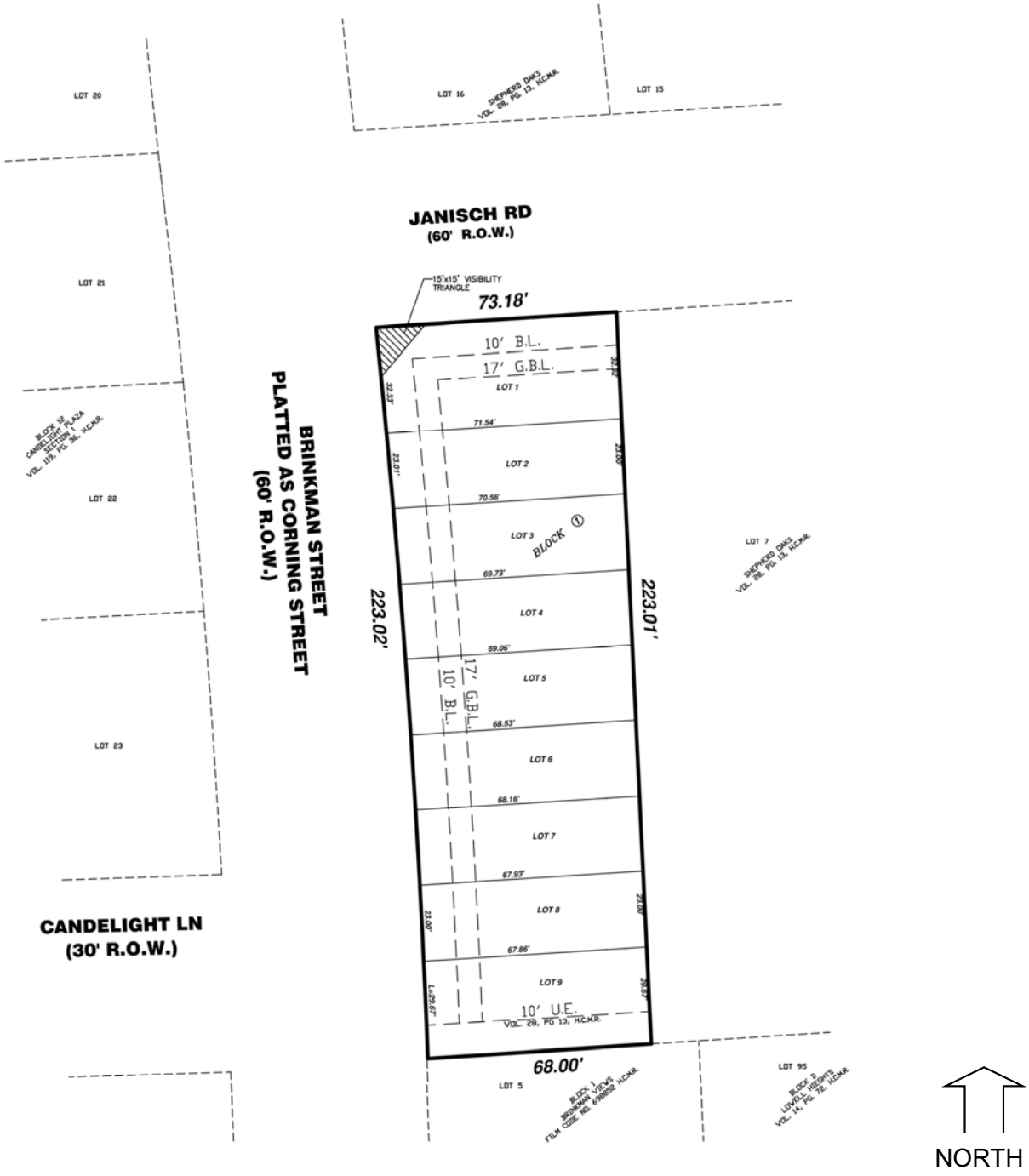
C – Public Hearings Site Location

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Shepherd Oaks partial replat no 2

Applicant: MOMENTUM ENGINEERING



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Shepherd Oaks partial replat no 2

Applicant: MOMENTUM ENGINEERING



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 25, 2022

Dear Property Owner:

Reference Number: 2022-1970 Shepherd Oaks partial replat no 2; a replat of **Shepherd Oaks**, being Lot 8 as recorded in Vol. 28, pg. 13 of the Harris County Map Records.

The property is located at the southeastern intersection of Brinkman Street and Janisch Road. The purpose of the replat is to create nine (9) single-family residential lots. The applicant, **Shahnawaz Ghanchi,** with Momentum Engineering, on behalf of Key Investments LLC., the developer, can be contacted at **281-741-1998.**

Pursuant to 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 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 15, 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 or Call: 832-393-6624.**

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1. Send email to: speakercomments.pc@houstontx.gov,

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. 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.

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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

Terminology

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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 123
Action Date: 09/15/2022
Plat Name: Spring Branch Estates no 2 partial replat no 16
Developer: Quintessa Homes of Texas, Inc.
Applicant: Probstfeld & Associates, Inc.
App No/Type: 2022-1952 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4293	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77080	450Q	City

Conditions and Requirements for Approval

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

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3. Driveway Placement on Corner Lot for Residential (Lot 2)
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HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

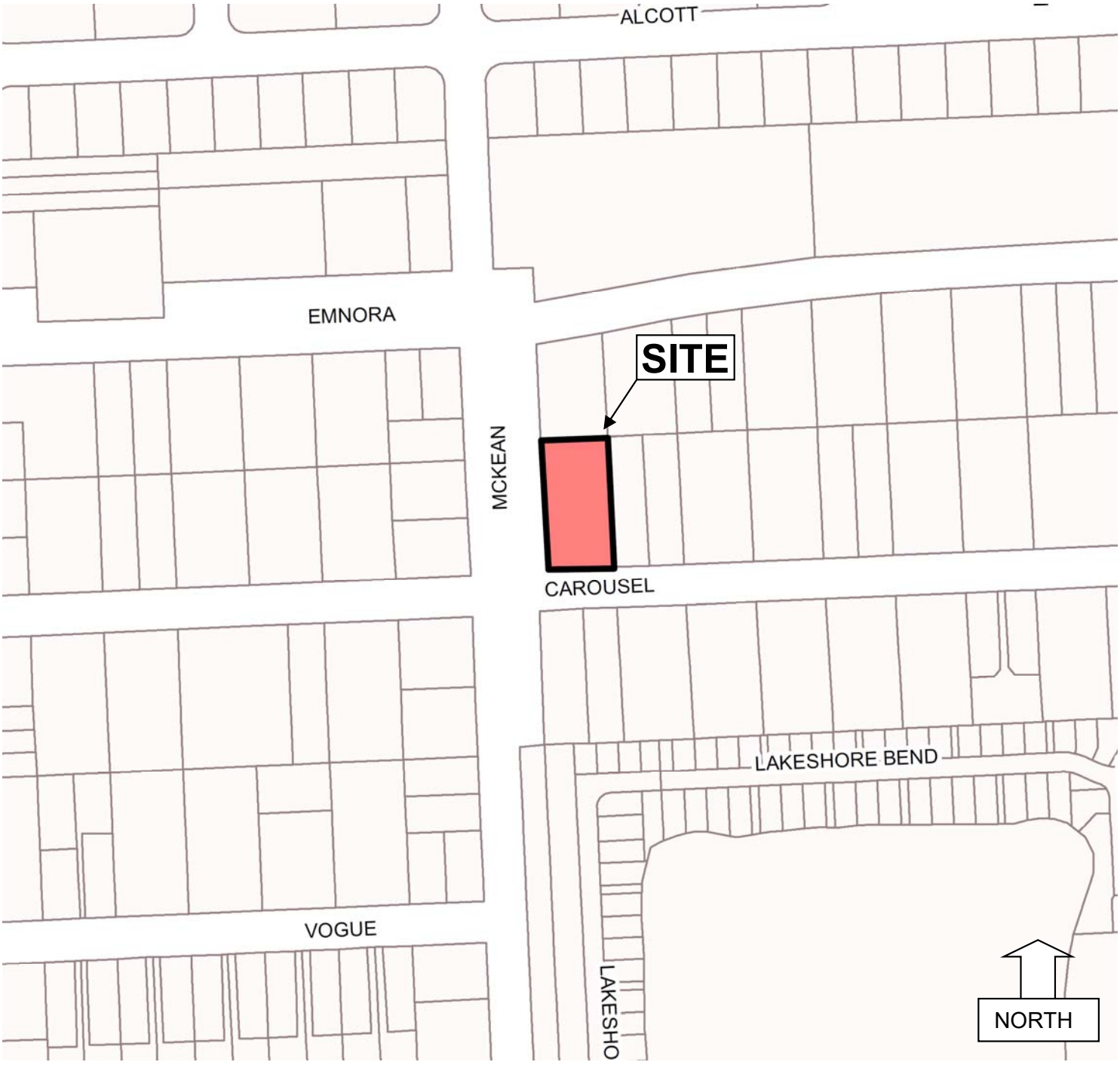
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Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Spring Branch Estates no 2 partial replat no 16

Applicant: Probstfeld & Associates, Inc.



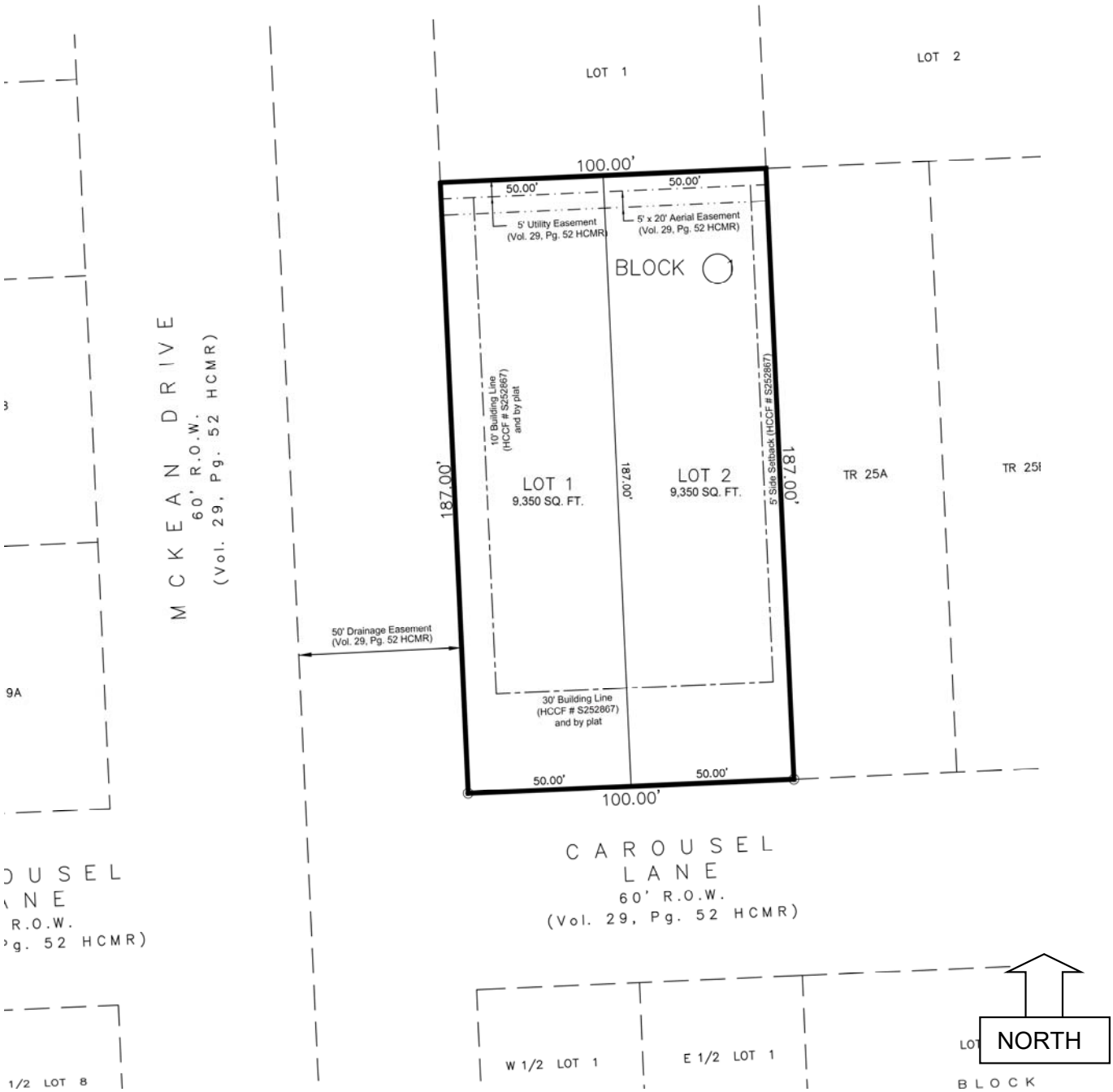
C – Public Hearings Site Location

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 09/15/2022**

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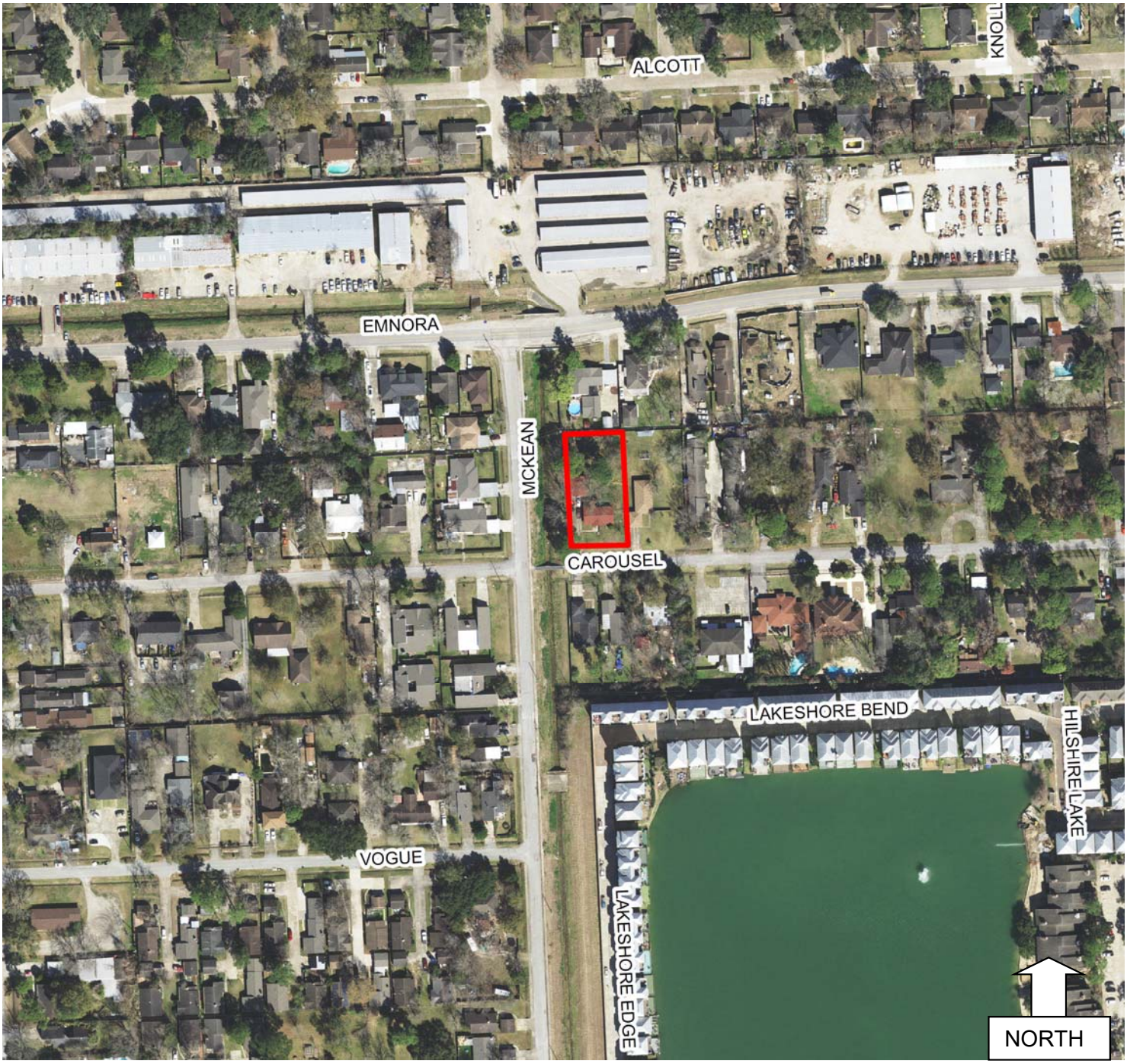
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Spring Branch Estates no 2 partial replat no 16

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 19, 2022

Dear Property Owner:

Reference Number: 2022-1952; Spring Branch Estates no 2 partial replat no 16; a replat of **Spring Branch Estates no 2**, being Lots 26 Block 3, as recorded in Vol. 29, pg. 52 of the Harris County Map Records.

The property is located west of Hollister Street, at thee northeast intersection of McKean Drive and Carousel Lane. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Mario Colina,** with Probstfeld & Associates, Inc., on behalf of Quintessa Homes of Texas, Inc., the developer, can be contacted at **281-829-0034.**

Pursuant to 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 300ft of the boundary of the plat.

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The Houston Planning Commission will hold a public meeting to consider this application.

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City Council Chamber, Public Level, Houston, Texas

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 124
Action Date: 09/15/2022
Plat Name: Weyburn Estates
Developer: WAFA Capital Investments LLC
Applicant: RP & Associates
App No/Type: 2022-2019 C3N

Staff Recommendation:
Disapprove

Total Acreage:	0.5087	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77028	454H	City

Conditions and Requirements for Approval

206. Staff recommendation is disapproval for the following reasons.
1) public notice requirement was not met.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 124
Action Date: 09/15/2022
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Applicant: RP & Associates
App No/Type: 2022-2019 C3N

Staff Recommendation:
Disapprove

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Planning Department Information
Email: 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.

4. A single-family residential lot shall not have direct vehicular access to a major thoroughfare. Compliance with Sec. 42-188 of the Code of Ordinances is required.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see Title Report.
Please add all abbreviations on plat to Legend, F.C., A.E., G.B.L. or any other abbreviation on plat not in Legend.
HPW-OCE- Drainage and Utility: Detention is required.

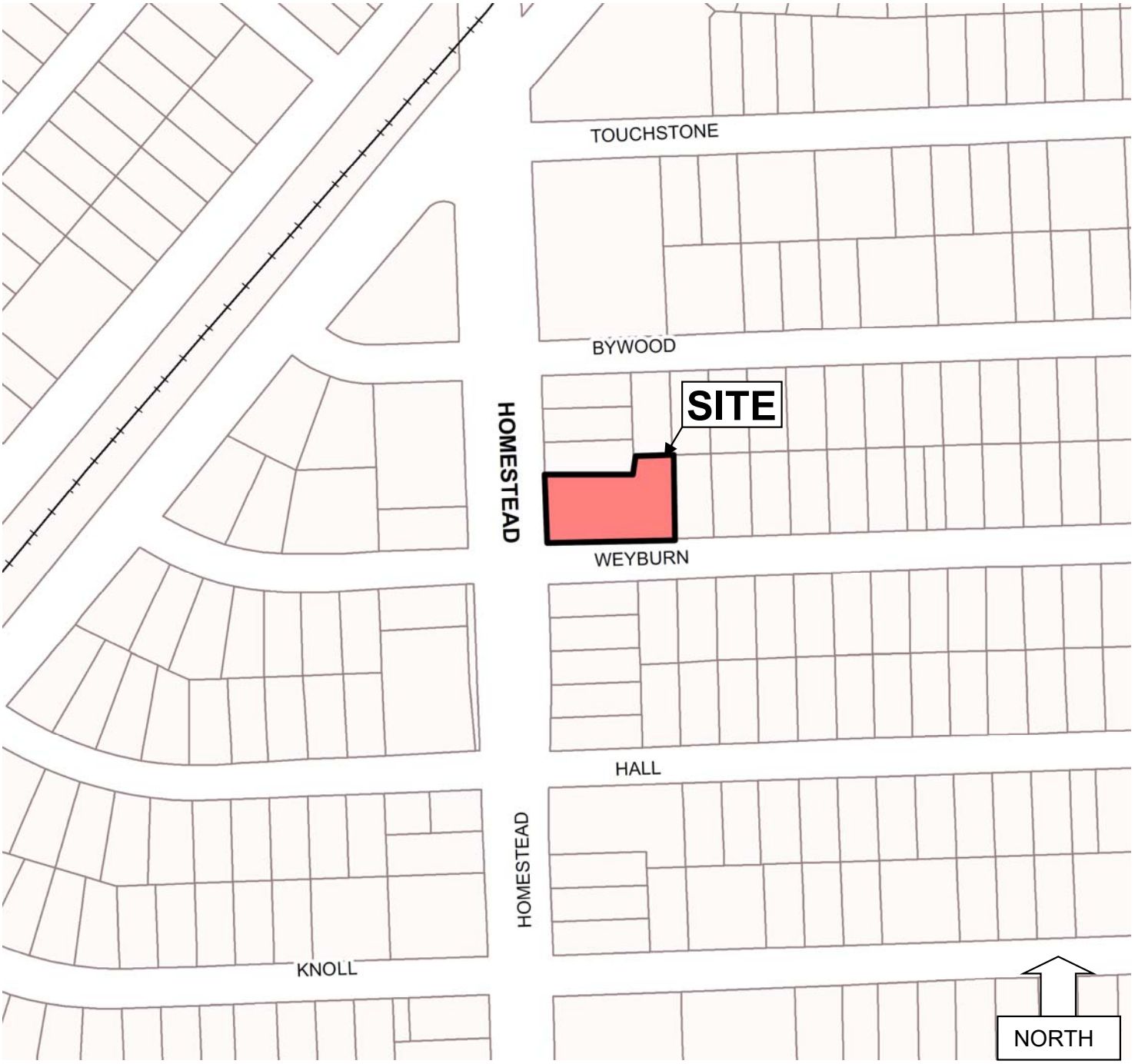
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Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Weyburn Estates

Applicant: RP & Associates



C – Public Hearings Site Location

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Weyburn Estates

Applicant: RP & Associates



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Weyburn Estates

Applicant: RP & Associates



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
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Margaret Wallace Brown
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Houston, Texas 77251-1562

T. 832.393.6600
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www.houstontx.gov

Public Hearing Notice

PH

August 23, 2022

Dear Property Owner:

Reference Number: 2022-2019; Weyburn Estates; a partial replat of **Rosewood Estates,** being Lots 126, 127, and 128, Block 27, as recorded in Volume 23, Page 42 of the Harris County Map Records.

The property is located at the northeast intersection of Homestead Road and Weyburn Street, north of Ley Road. The purpose of the replat is to create six (6) single-family lots. The applicant, **Ross Palacios,** with RP & Associates, on behalf of the developer, WAFA Capital Investments, LLC, can be contacted at **713-416-6894.**

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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 125
Action Date: 09/15/2022
Plat Name: Whispering Pines Estates partial replat no 13
Developer: Individual
Applicant: Century Engineering, Inc
App No/Type: 2022-1999 C3N

Staff Recommendation:
Defer further deed rests review reqd

Total Acreage:	0.3736	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

Conditions and Requirements for Approval

001. If your plat is deferred you will have to revise the date and time of the hearing on the sign. If the sign is not updated, the Monday following the deferral and staff do not received photographic proof the Monday following the deferral, your plat will be disapproved and you will have to start the process over. Take a picture of the sign location from the R-O-W and e-mail it to staff.

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

134.10. Add to general notes on face of plat: This property(s) is located in Park Sector number 10.

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

1.) Dimension Shared Driveway.
2.) Provide vehicular access indicators.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/15/2022
Plat Name: Whispering Pines Estates partial replat no 13
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App No/Type: 2022-1999 C3N

Staff Recommendation:
Defer further deed rests review reqd

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

2. 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.

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

- 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).

CenterPoint: CNP requires 5’ BL for shared driveways.
HPW-OCE- Drainage and Utility: Detention is required.
Harris County Flood Control District: Flood Control review – No comments.
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

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

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Whispering Pines Estates partial replat no 13

Applicant: Century Engineering, Inc.



C – Public Hearings

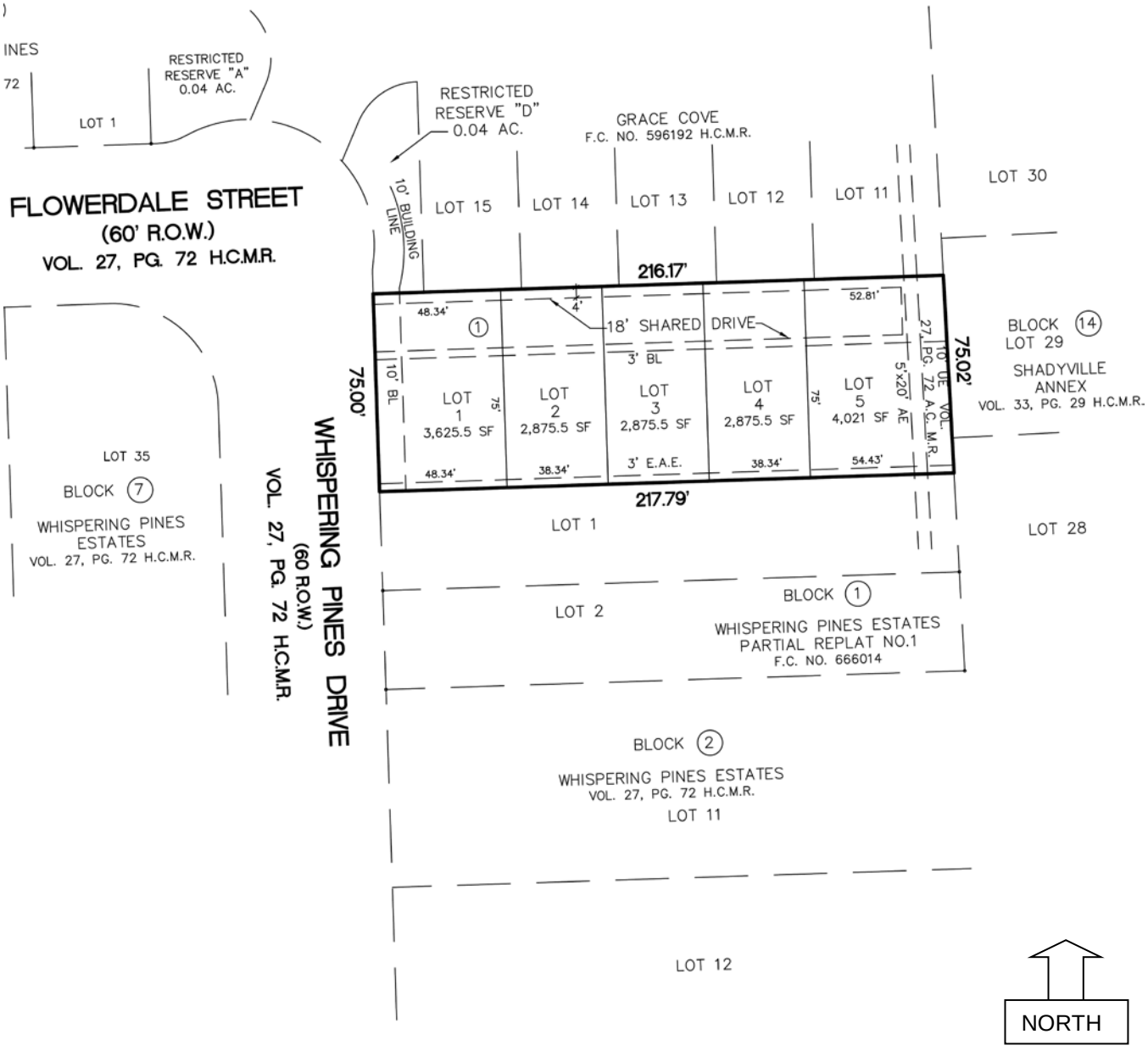
Site Location

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Whispering Pines Estates partial replat no 13

Applicant: Century Engineering, Inc.



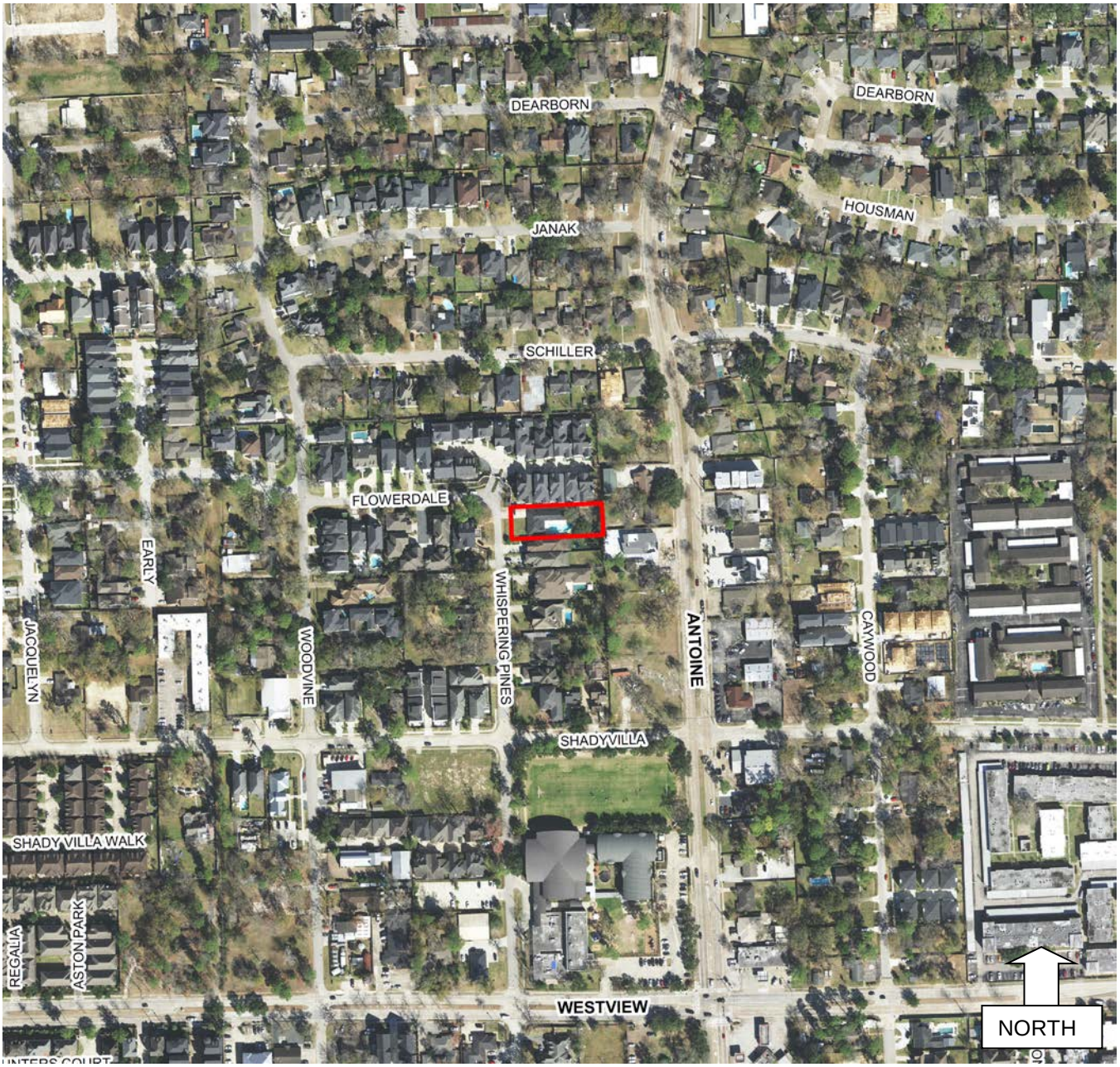
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Whispering Pines Estates partial replat no 13

Applicant: Century Engineering, Inc.



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 23, 2022

Dear Property Owner:

Reference Number: 2022-1999; Whispering Pines Estates partial replat no 13; a partial replat of **Whispering Pines Estates,** being Lot 9, Block 2, as recorded in Volume 27, Page 72 of the Harris County Map Records.

The property is located east along Whispering Pines Drive, west of Antoine Drive and north of Westview Drive. The purpose of the replat is to create five (5) single-family lots along a Shared Driveway. The applicant, **Barry Hunsworth,** with Century Engineering Inc., on behalf of the developer, can be contacted at **713-780-8871.**

Pursuant to 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 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 15, 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 or Call: 832-393-6624.**

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
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,

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.
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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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 126
Action Date: 09/15/2022
Plat Name: Yocum Gardens partial replat no 2
Developer: Key Investment LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2022-1933 C3N

Staff Recommendation:
Defer further deed rests review reqd

Total Acreage:	0.3041	Total Reserve Acreage:	0.0092
Number of Lots:	8	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	451N	City

Conditions and Requirements for Approval

013.3. If your plat is deferred you will have to revise the date and time of the hearing on the sign. If the sign is not updated, the Monday following the deferral and staff do not received photographic proof the Monday following the deferral, your plat will be disapproved and you will have to start the process over. Take a picture of the sign location from the R-O-W and e-mail it to staff.

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

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

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

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

1.) FYI: 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: 126
Action Date: 09/15/2022
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Developer: Key Investment LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2022-1933 C3N

Staff Recommendation:
Defer further deed rests review reqd

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

2. 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.

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

CenterPoint: CNP requires 5’ BL for shared driveways.
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.
Harris County Flood Control District: Flood Control review – No comments.
HPW-HW- IDS: For the creation of 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
** 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.

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Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Yocum Gardens partial replat no 2

Applicant: Momentum Engineering



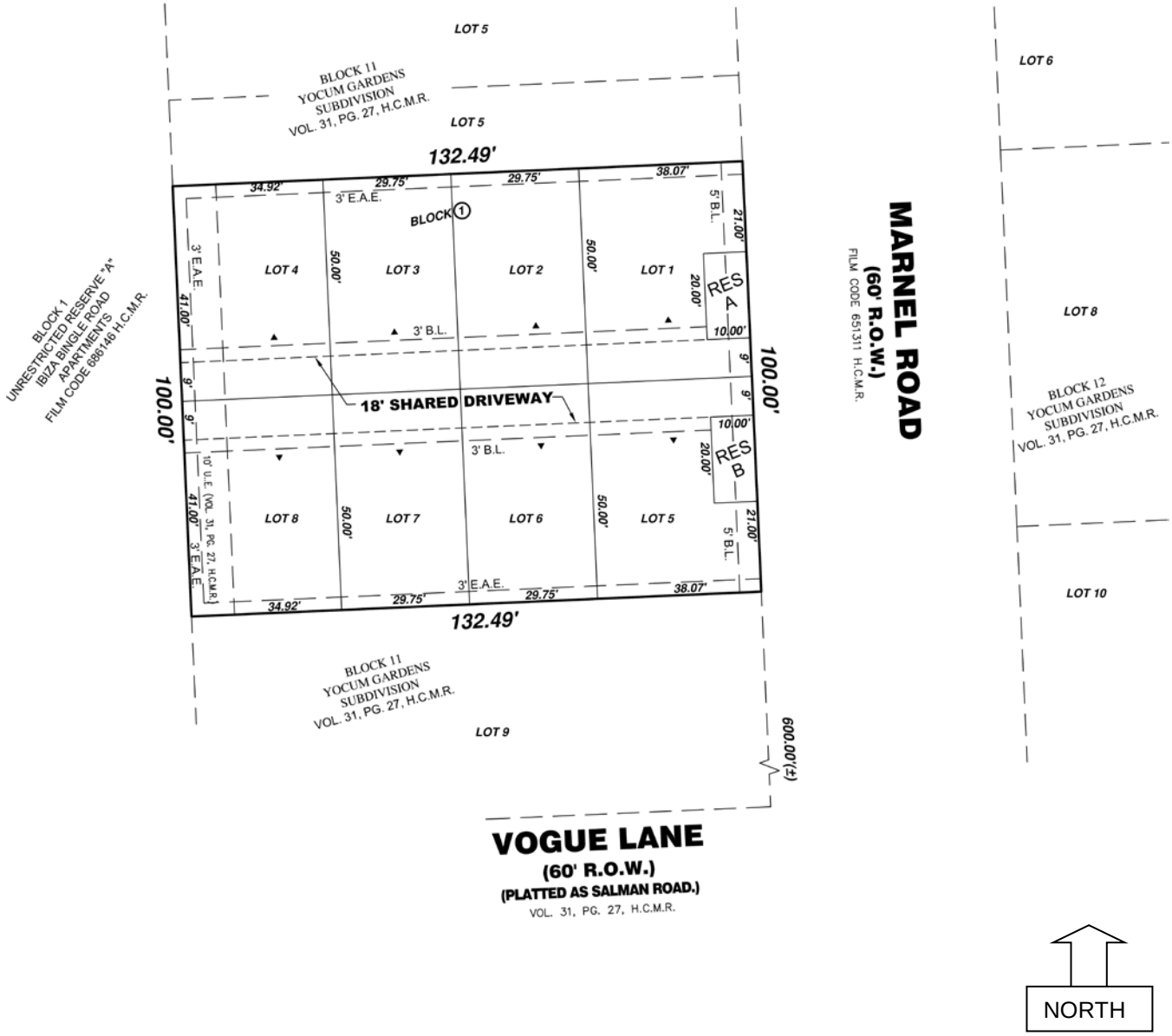
C – Public Hearings Site Location

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Yocum Gardens partial replat no 2

Applicant: Momentum Engineering



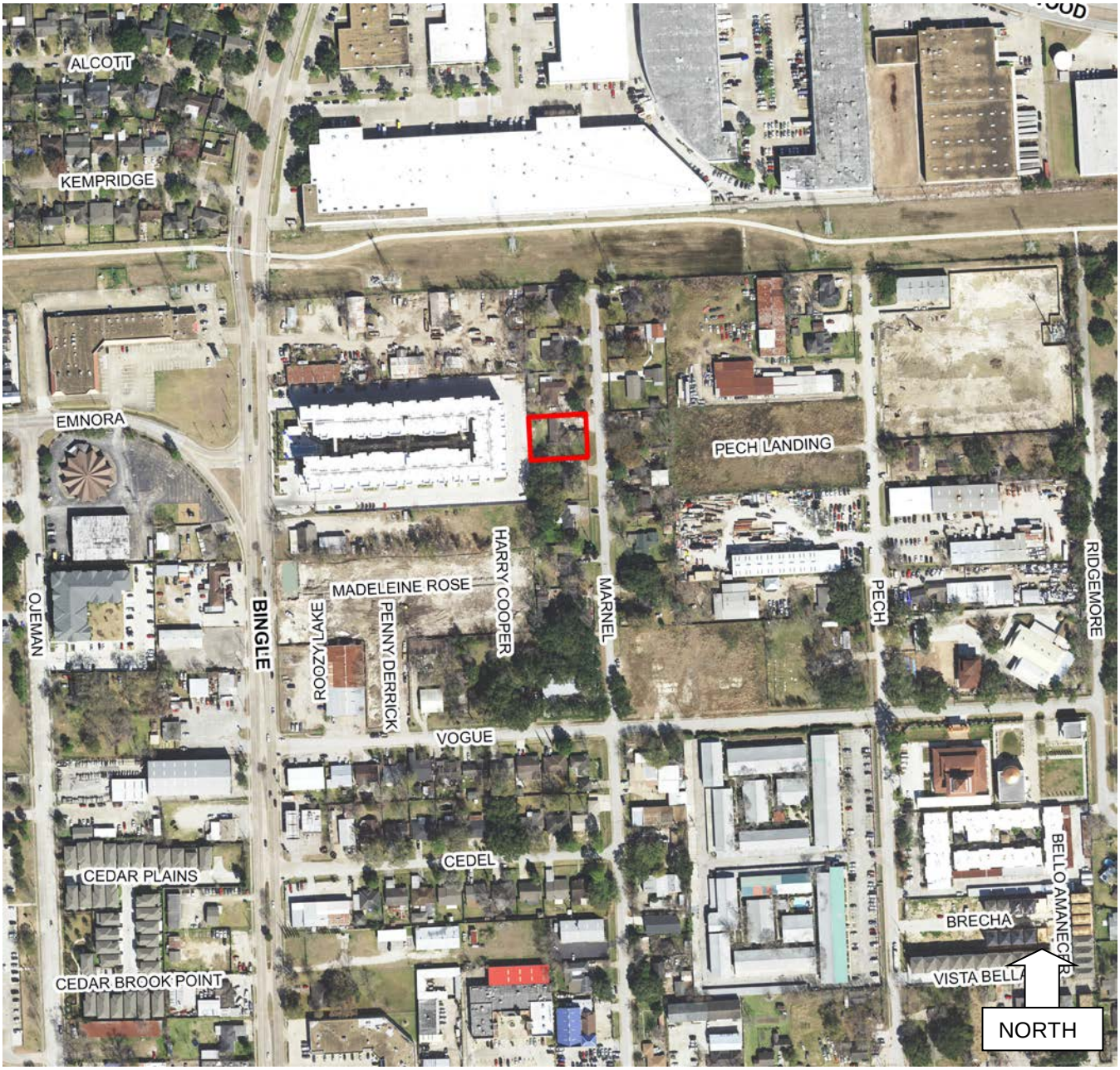
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Yocum Gardens partial replat no 2

Applicant: Momentum Engineering



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 25, 2022

Dear Property Owner:

Reference Number: 2022-1933 Yocum Gardens partial replat no 2; a replat of **Yocum Gardens**, being Lot 7 Block 11, as recorded in Vol. 31, pg. 27 of the Harris County Map Records.

The property is located west along Marnel Road, east of Bingle Road and north of Hammerly Bouldevard. The purpose of the replat is to create eight (8) single-family residential lots and two (2) reserves on a shared driveway. The applicant, **Shahnawaz Ghanchi,** with Momentum Engineering, on behalf of Key Investments LLC., the developer, can be contacted at **281-741-1998 ext. 109.**

Pursuant to 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 300ft of the boundary of the plat.

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The Houston Planning Commission will hold a public meeting to consider this application.

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Thursday, September 15, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
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Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 127
Action Date: 09/15/2022
Plat Name: Blake Vista
Developer: N/A
Applicant: replats.com
App No/Type: 2022-1966 C2R

Staff Recommendation:
Withdraw

Total Acreage:	1.0000	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	Fort Bend County FWSD 2

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

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.

CenterPoint: • CenterPoint requires a minimum 10’BL on Blake Road, where facilities are present.

Fort Bend Engineer: 1) Adjust plat to county format - all names as applicable
2) Provide 30’ ROW dedication for half the required width of a local street
3) Update plat notes and acknowledgement statements and paragraphs
4) Show all existing easements on the property
5) Provide 25’ BL from ROW dedication
6) Address drainage/detention need
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: APPROVE

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

Houston Planning Commission ITEM: 127

Planning and Development Department Meeting **Date: 09/15/2022**

Subdivision Name: Blake Vista (DEF 2)

Applicant: Replats.com



D – Variances

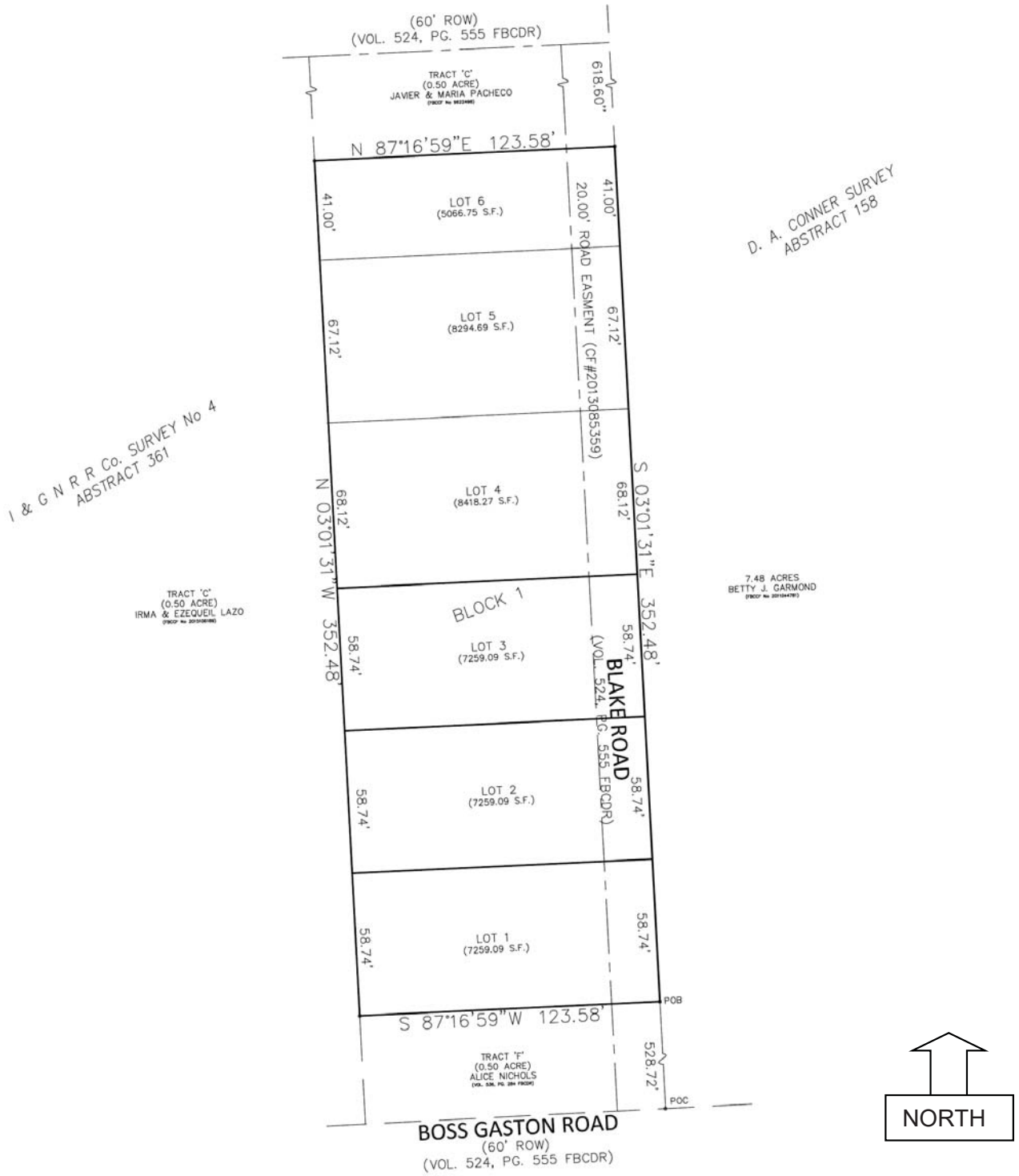
Site Location

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Blake Vista (DEF 2)

Applicant: Replats.com



D – Variances **Subdivision**

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Blake Vista (DEF 2)

Applicant: Replats.com



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1966
Plat Name: Blake Vista
Applicant: replats.com
Date Submitted: 08/06/2022

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 take access via a 20' Access Easement in lieu of public Right of Way.
Chapter 42 Section: 188

Chapter 42 Reference:
Sec. 42-188. - Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
With the division of the Eddie Bundick 4.25 acre tractin 1970, 8 tracts were created (Tracts A thru H) with a 20 feet wide non-exclusive right-of-way easement (now called Blake Road) in and to the properties within the common east boundary of each tract linking up to Boss Gaston Road to the south and also connects to a 60 foot road easement to the north. This Blake Road easement has a total length of 1,395 feet to a dead end. The 20' wide non-exclusive right-of-way easement is part of the subject property, as with all lots in the previous division. No property is available for dedication.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The original division of the parent tract in 1970 was not the result of an effort by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The proposed development is single family residential and will have very limited impact on the traffic.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance will provide sufficient ingress/egress to the properties.

(5) Economic hardship is not the sole justification of the variance.

It is based on the characteristics of the surrounding area and no other access to the property is available.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2022-1966
Agenda Item: 127
PC Action Date: 09/15/2022
Plat Name: Blake Vista
Applicant: replats.com

Staff Recommendation: Withdraw

Chapter 42 Sections: **188**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To take access via a 20' Access Easement in lieu of public Right of Way. ;
Basis of Recommendation:
Applicant has requested that this item be withdrawn at this time.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;
n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
n/a

(5) Economic hardship is not the sole justification of the variance.
n/a

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 128
Action Date: 09/15/2022
Plat Name: Heights Twenty Sixth
Developer: Property Commerce
Applicant: Owens Management Systems, LLC
App No/Type: 2022-1913 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	3.2720	Total Reserve Acreage:	3.2720
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and Requirements for Approval

007.5. Provide written approval from PWE, Joint Referral Committee regarding the abandonment of a street, alley, or easement inside the City of Houston prior to recordation. If it is determined that public utilities are involved a copy of the ordinance to abandon must be provided prior to recordation. Contact JRC at http://www.publicworks.cityofhouston.gov/documents/JRC/index.htm for the application process or call 713-837-0050.

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)

Provide decorative screening along the parking garage areas along 26th and 27th streets. Provide 3" caliper street trees throughout.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 128
Action Date: 09/15/2022
Plat Name: Heights Twenty Sixth
Developer: Property Commerce
Applicant: Owens Management Systems, LLC
App No/Type: 2022-1913 C2R

Staff Recommendation:
Grant the requested variance(s) and 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 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
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

5. Please coordinate with OCE regarding use of the alley. Alley should not be blocked by any obstructions.
Also provide any correspondence for the abandonment as stated on the plat.
HPW-OCE- Drainage and Utility: Detention is required.
Storm water quality permit is required.
No building is allowed within any public utility easement.

Harris County Flood Control District: Flood Control review - No comments.
CenterPoint: The easements, per the title report, and their recording information need to be depicted on the plat.

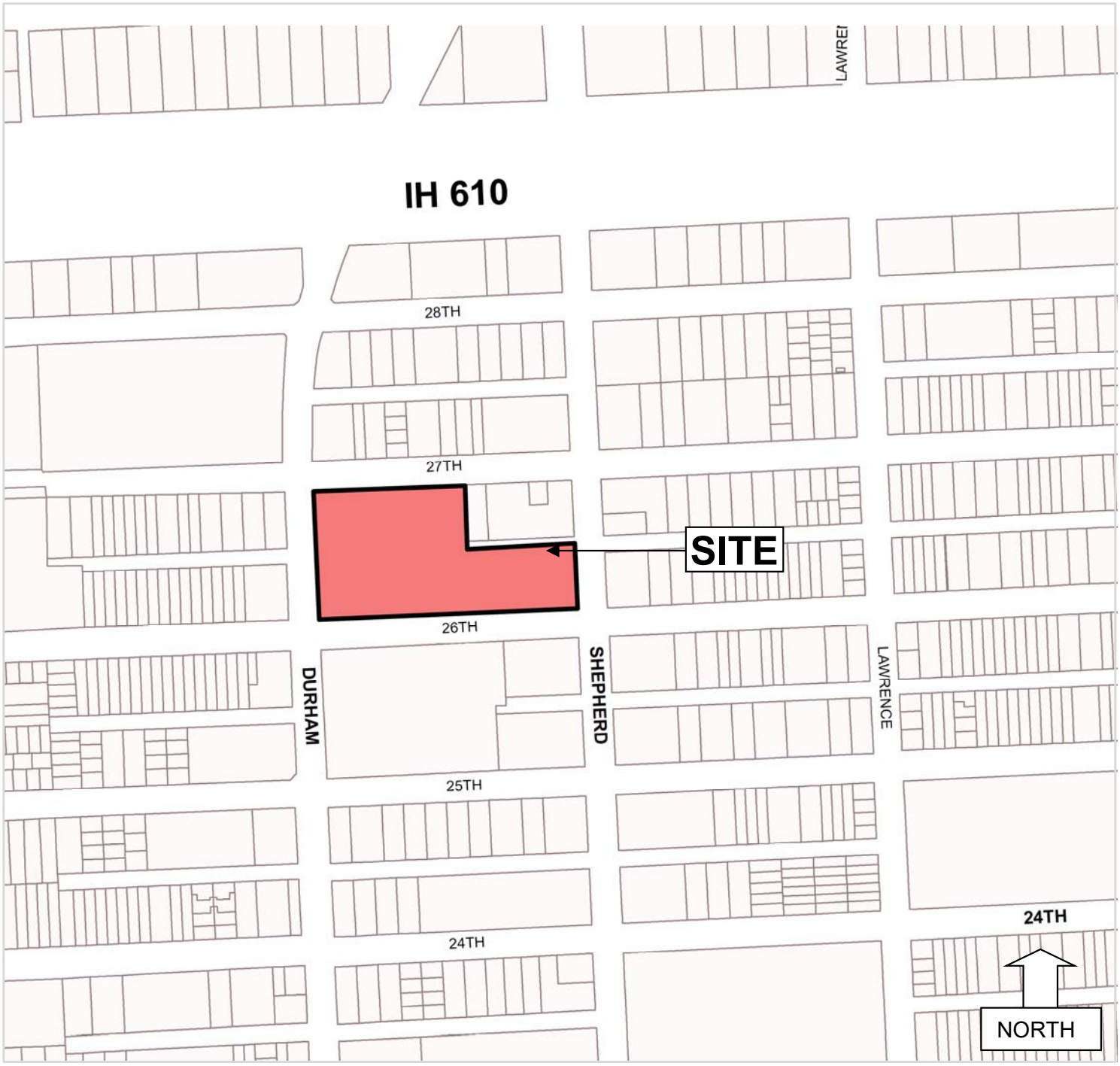
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Heights Twenty Sixth (DEF 2)

Applicant: Owens Management Systems, LLC



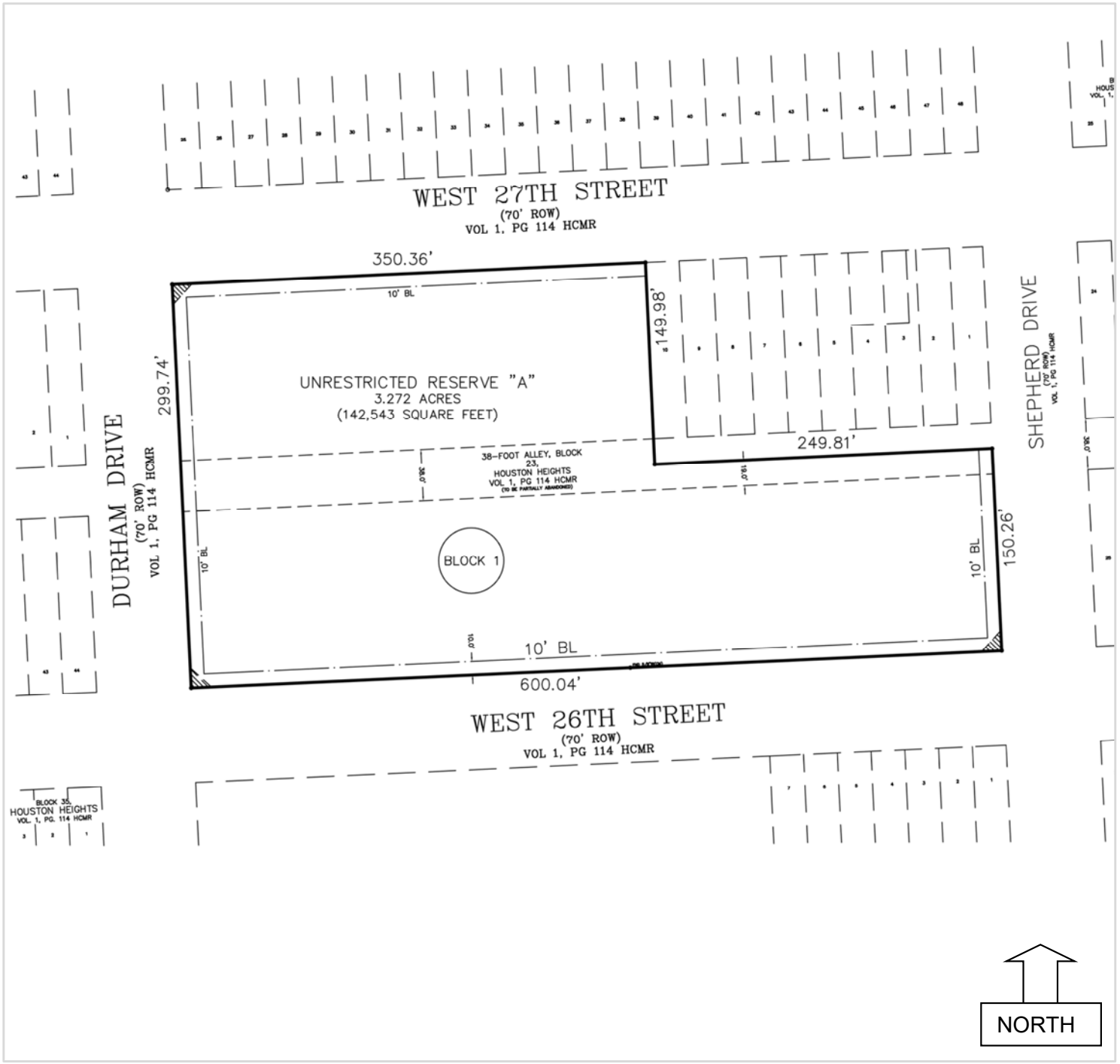
D – Variances **Site Location**

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Heights Twenty Sixth (DEF 2)

Applicant: Owens Management Systems, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 128

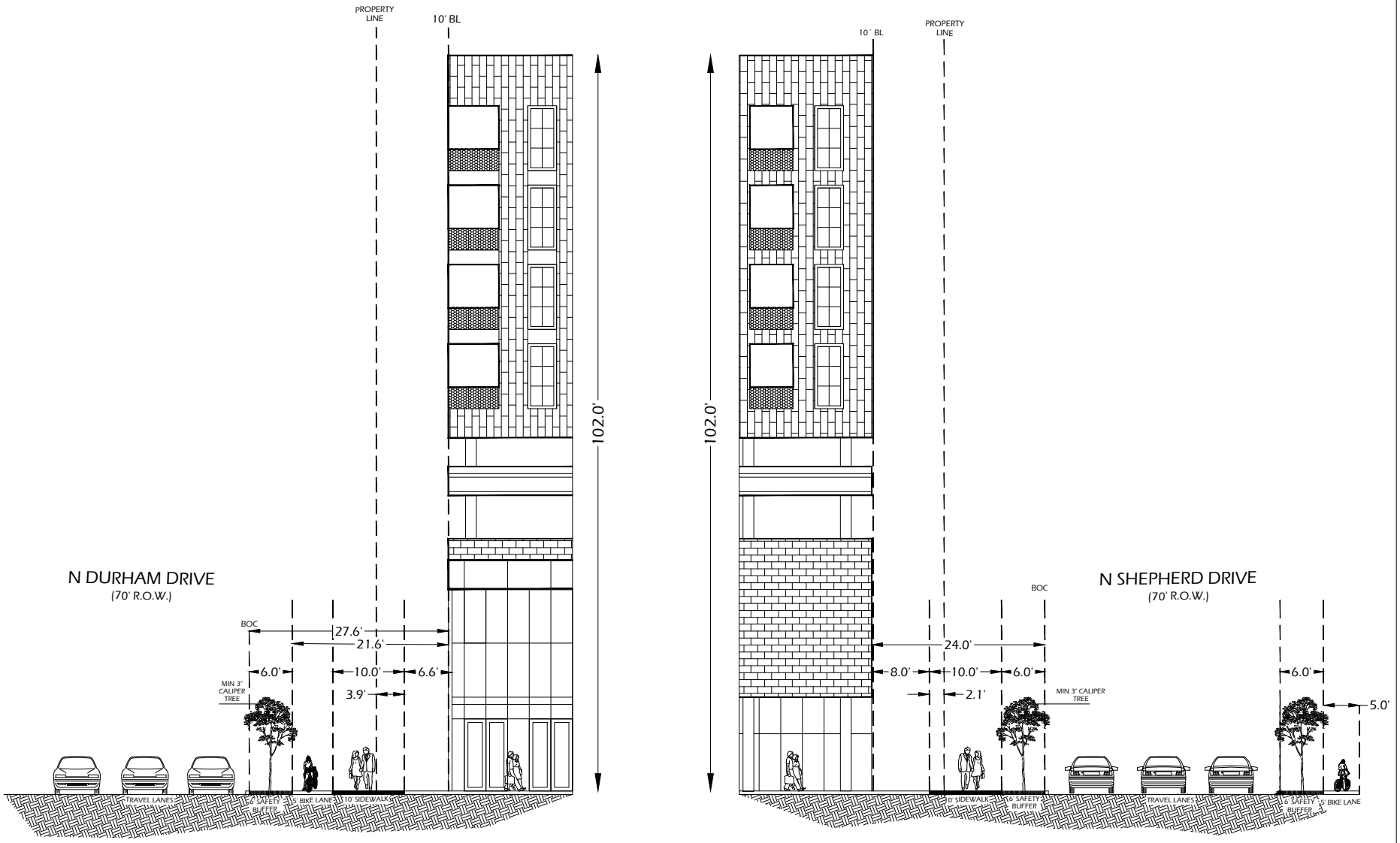
Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Heights Twenty Sixth (DEF 2)

Applicant: Owens Management Systems, LLC



D – Variances **Aerial**



HEIGHTS TWENTY SIXTH
CROSS SECTIONS

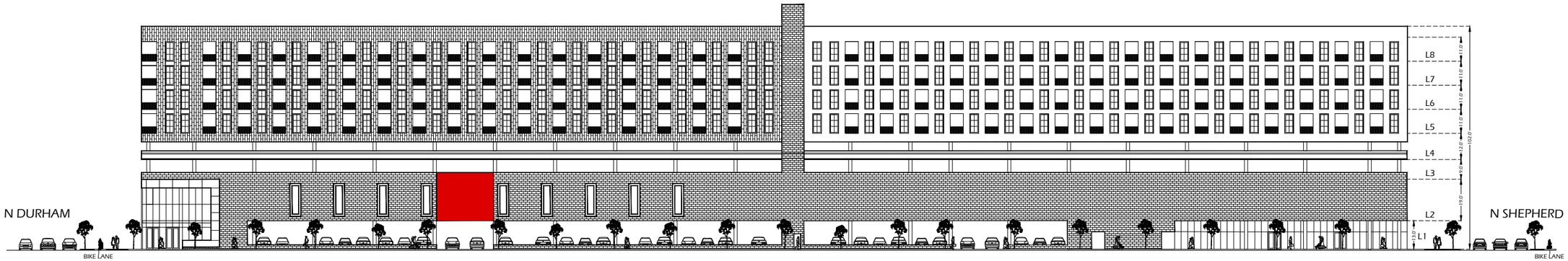
1 UNRESTRICTED RESERVE, 1 BLOCK

DATE: SEPTEMBER, 2022 SCALE: 1" = 20'

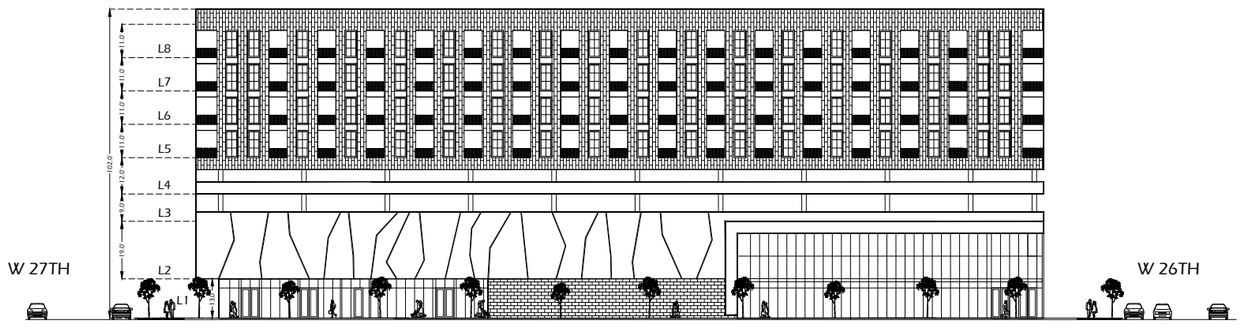
0 10 20 40

SCALE:
1"=50'

0 25 50 100



W 26TH STREET ELEVATION



N DURHAM ELEVATION

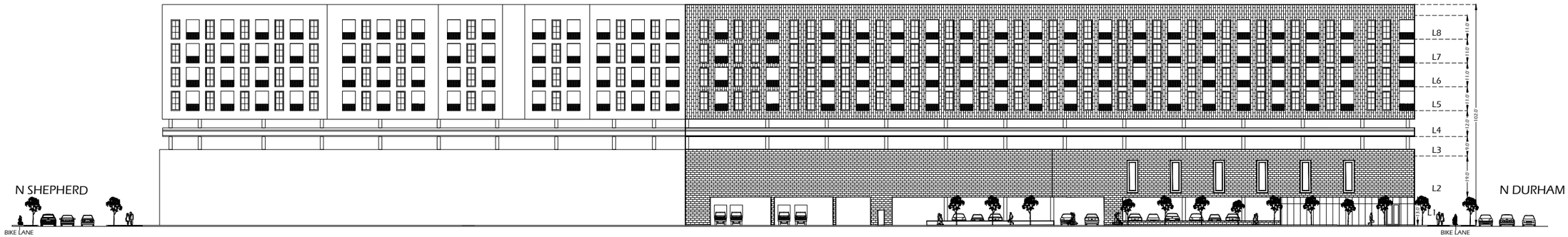
HEIGHTS TWENTY SIXTH ELEVATIONS

DATE: SEPTEMBER, 2022 SCALE: 1" = 50'

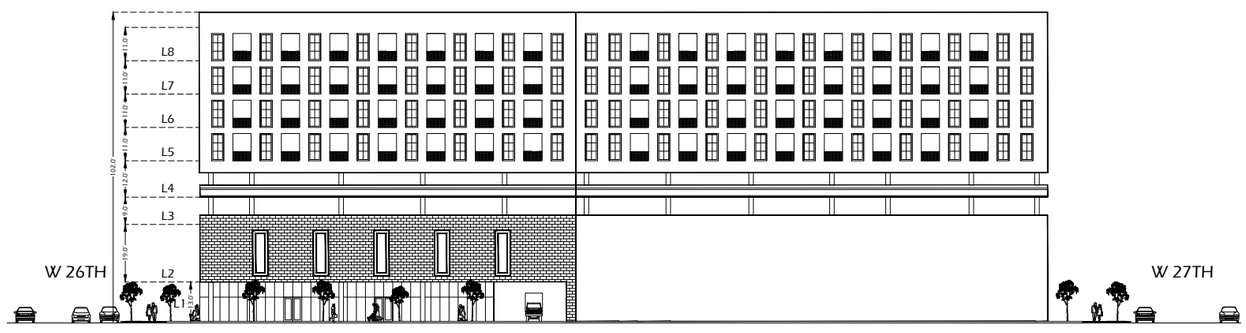
OWENS MANAGEMENT SYSTEMS, LLC
P.O. BOX 88331
HOUSTON, TEXAS 77288
713-643-6333

SCALE:
1"=50'

0 25 50 100



W 27TH STREET ELEVATION



N SHEPHERD ELEVATION

HEIGHTS TWENTY SIXTH ELEVATIONS

DATE: SEPTEMBER, 2022 SCALE: 1" = 50'

OWENS MANAGEMENT SYSTEMS, LLC
P.O. BOX 88331
HOUSTON, TEXAS 77288
713-643-6333

SCALE:
1"=50'

0 25 50 100

W 27TH STREET
(70' R.O.W.)

N DURHAM DRIVE
(70' R.O.W.)

N SHEPHERD DRIVE
(70' R.O.W.)

W 26TH STREET
(70' R.O.W.)

WBM INVESTMENTS LLC
LTS 1 2 5 6 7 & 8 & TRS 3A &
4A BLK 23
HOUSTON HEIGHTS

RETAIL

OPU

PARKING AND SERVICE AREAS

LOBBY AREA

RETAIL AREA

8' SIDEWALK

10' SIDEWALK

BIKE LANE

BIKE RACKS

PEDESTRIAN ACCESS

TRASH RECEPTACLE

PROPERTY LINE

10' BL

15.6'

33.2'

10.0'

25.8'

12.1'

22.1'

27.6'

25.1'

15.2'

14.3'

24.2'

MIN 3" CALIPER TREE

HEIGHTS TWENTY-SIXTH SITE PLAN

1 UNRESTRICTED RESERVE, 1 BLOCK

DATE: SEPTEMBER, 2022 SCALE: 1" = 50'

OWENS MANAGEMENT SYSTEMS, LLC
P.O. BOX 88331
HOUSTON, TEXAS 77288
713-643-6333

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1913
Plat Name: Heights Twenty Sixth
Applicant: Owens Management Systems, LLC
Date Submitted: 07/25/2022

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 variance: To allow a reduced building line of 10 feet along N Durham Drive and N Shepherd Drive instead of the required 25 feet.

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement. (a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time." (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. Major Thoroughfares - In general - 25 feet

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The site is located within Houston's City limits. The proposed plat covers the majority of a city block with frontage on four streets. West 27th and W 26th local east - west 70-foot wide ROWs, North Durham Drive and North Shepherd Drive are north-south 70-foot wide , 4 lane, one directional major thoroughfares. The purpose of the replat is to create one Unrestricted Reserve and request reduced building lines of 10 feet along N Durham Drive and N Shepherd Drive instead of the required 25 feet. The proposed development for the site will be a mixed-use development with retail and warehouse, with parking on the ground floor, 3 additional levels of parking and 350 apartments on the upper 4 levels. Chapter 42 has optional performance standards that allows a reduced building line up to zero feet for retail centers on major thoroughfares within the city limits with a planned right-of-way of 80 feet or less. This type of regulation helps move away from auto oriented developments to welcome pedestrian friendly developments in the City. The proposed development qualifies in part for this performance standard due to the ROW widths of N Shepherd and N Durham being less than 80 feet wide. However, it doesn't qualify for the retail center component as it is not present along both streets. The mixed-use project provides an active ground floor with retail space

at the intersection of N Shepherd and W 26th Street and lobby space at the intersection of N Durham and W 26th Street. An example of a pedestrian friendly development close to the proposed site is the HEB located at the intersection of N Shepherd Drive and W 24th Street that was granted a reduce building line of 10 feet along N Shepherd Drive in 2017. This type of development brings the building closer to the street eliminating the conflict between vehicles and pedestrians by not having a parking lot or vehicular uses between the pedestrian realm and the proposed building. In addition to this, the pedestrian realm is enhanced with wider sidewalks, safety buffers, trees within the safety buffer (between the street and sidewalk) that work as a speed mitigation device for vehicular traffic and physical protection for pedestrians against weather and vehicles. The sidewalk width for the HEB project along N Shepherd is 10 feet wide. These type of improvements in combination with active ground floors incentivizes pedestrian activities and creates places of interest for people to visit utilizing different modes of transportation other than driving. Memorial Heights Redevelopment Authority/TIRZ 5 is actively working on the “Shepherd Durham Project”. This project consists of the reconstruction and improvement of N Shepherd Drive and N Durham Drive from I-10 to Loop 610 and six streets that connect them on its first phase (three phases in total). Some of the improvements include accessible sidewalks, high comfort bike facilities, functional street trees for shade and roadway buffer and the reconfiguration of the travel lanes from four to three to add a bike lane and provide space for the improvements previously mentioned. The proposed mixed-use development aligns with the pedestrian friendly elements and improvements proposed by Memorial Heights Redevelopment Authority/ TIRZ 5 with the “Shepherd Durham Project” to create and promote pedestrian connectivity on the area. The proposed site will align with the improvements proposed by Memorial Heights Redevelopment Authority/TIRZ 5 by providing the following pedestrian realms: • Along N Shepherd a Pedestrian realm approximately 24 feet wide with 6 feet safety buffers, minimum 3-inch caliper trees, 10 feet sidewalks, bike racks and Benches. • Along N Durham a Pedestrian realm approximately 27.6 feet wide including the proposed 5 feet bike lane by the “Shepherd Durham Project”, 6 feet safety buffer, minimum 3-inch caliper trees, 10 feet sidewalks, bike racks and Benches. • Along W 26th Street a Pedestrian realm approximately 25 feet wide with 6 feet safety buffers, minimum 3-inch caliper trees, 8 feet sidewalks and bike racks • Along W 27th Street a Pedestrian realm approximately 25 feet wide with 6 feet safety buffers, minimum 3-inch caliper trees and 8 feet sidewalks. Furthermore, the proposed development will also include the following elements: • Pedestrian walkway leading to the building from N Shepherd and N Durham. • Covered trash receptacles. In addition to this, the proposed site will reduce the number of curb cuts along N Durham from two to zero and along W 26th Street and W 27th Street from seven to two. The proposed mixed-use development meets the parking requirements and proposes 40 bicycle parking loops offering parking for 160 bikes on site to support multimodal transportation and the creation of a bike lane along N Shepherd and N Durham with the “Shepherd Durham Project”. Strict application of the ordinance will create an impractical development due to the difficulty to design this type of pedestrian friendly development with the 25 feet setback requirement along major thoroughfares. Allowing a reduced building line along N Shepherd and N Durham will render a development that promotes an active ground floor, pedestrian connectivity, multimodal transportation, and place making.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The proposed site is in an urban setting where the current regulations are designed for suburban settings. Providing an urban pedestrian friendly development requires a different approach to the regulations to allow the proposed building to moved closer to the street in exchange for improvements to the public space by providing wider and better pedestrian realms to incentivize pedestrian connectivity, active ground floors and multimodal transportation.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Chapter 42 has optional performance standards that allows a reduced building line up to zero feet for retail centers on major thoroughfares within the city limits with a planned right-of-way of 80 feet or less. This type of regulation helps to move away from auto oriented developments and transition to pedestrian friendly developments in the City. The proposed development qualifies in part for this performance standard due to the ROW widths of N Shepherd and N Durham being less than 80 feet wide, but it doesn’t qualify for the retail center component as it is not present along both streets. The mixed-use project provides an active ground floor with retail at the intersection of N Shepherd and W 26th Street and lobby space at the intersection of N Durham and W 26th Street. This allows for ground floor activity with different intensities along both streets. Allowing a reduced building line of 10 feet along N Shepherd and N Durham will maintain the intent and general purpose of this chapter by providing pedestrian connectivity that incentivizes walkability, multimodal transportation and placemaking.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed development is a pedestrian friendly mixed-use development that will provide safe pedestrian realms on its four streets to incentivize walkability, ground floor activity and multimodal transportation. The development is reducing the number of existing curb cuts along N Durham from two to zero and along W 26th Street and W 27th Street from seven to two. The pedestrian realms for the four streets vary from 22 to 27 feet with 10 feet sidewalks along N Shepherd and N Durham and 8 feet sidewalks along W 26th and 27th Streets. Safety buffers and street trees are being proposed for weather and physical protection for pedestrians. This goes hand in hand with the proposed improvements on the “Shepherd Durham Project”. Allowing a reduced building line of 10 feet along N Shepherd and N Durham will not be injurious to the public health, safety or welfare since the proposed development will enhance the current conditions of the public space to a safer and higher standard that will promote pedestrian activity by choice. The developer will work with Memorial Heights Redevelopment Authority/TIRZ 5 on landscaping and pedestrian realm features to ensure compliance with the Shepherd Durham Project plan.

(5) Economic hardship is not the sole justification of the variance.

The proposed site will support the improvements proposed by Memorial Heights Redevelopment Authority/TIRZ 5 by providing the following pedestrian realms: • Along N Shepherd a Pedestrian realm approximately 24 feet wide with 6 feet safety buffers, minimum 3-inch caliper trees, 10 feet sidewalks, bike racks and Benches. • Along N Durham a Pedestrian realm approximately 27.6 feet wide including the proposed 5 feet bike lane by the “Shepherd Durham Project”, 6 feet safety buffers, minimum 3-inch caliper trees, 10 feet sidewalks, bike racks and Benches. • Along W 26th Street a Pedestrian realm approximately 25 feet wide with 6 feet safety buffers, minimum 3-inch caliper trees, 8 feet sidewalks and bike racks • Along W 27th Street a Pedestrian realm approximately 25 feet wide with 6 feet safety buffers, minimum 3-inch caliper trees and 8 feet sidewalks. Furthermore, the proposed development will also include the following elements: • Pedestrian walkway leading to the building from N Shepherd and N Durham. • Covered trash receptacles. In addition to this, the proposed site will reduce the number of curb cuts along N Durham from two to zero and along W 26th Street and W 27th Street from seven to two. The proposed mixed-use development meets the parking requirements and proposes 40 bicycle parking loops offering parking for 160 bikes on site to support multimodal transportation and the creation of a bike lane along N Shepherd and N Durham with the “Shepherd Durham Project”. This is consistent with the character of recent developments in the neighborhood.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2022-1913
Agenda Item: 128
PC Action Date: 09/15/2022
Plat Name: Heights Twenty Sixth
Applicant: Owens Management Systems, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 150

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: To allow a reduced building line of 10 feet along N Durham Drive and N Shepherd Drive instead of the required 25 feet.;

Basis of Recommendation:

The site is located in the City along Shepherd and Durham between 26th and 27th streets.
The applicant proposes an unrestricted reserve for the purpose of a mixed-use development. The applicant has requested a variance to create 10' building lines along Shepherd and Durham rather than the required 25'.
Staff is in support of this request.
The site is located on a block bound by major thoroughfares to the east and west. The site is within the Memorial Heights TIRZ, which proposes pedestrian and bicycle improvements along Shepherd and Durham. The applicant asserts that the proposed development will be consistent with the goals of the TIRZ enhancements as well as other City policies intended to encourage pedestrian and bicycle activity.
The proposed development will feature ground floor retail along Shepherd and Durham with parking and residential development on the upper levels. This will encourage first floor activity making a safer environment for pedestrians and cyclists, as well as mitigating any affects of situating the building closer to the street. This will achieve a result similar to those envisioned by the City's policies to encourage public safety and alternative modes of transportation. Staff finds this request to be consistent with sound public policy as it is consistent with TIRZ and City efforts to encourage walkability.
Staff recommends granting the variance and approving the plat per the CPC 101 form conditions

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The proposed development will feature ground floor retail along Shepherd and Durham with parking and residential development on the upper levels. This will encourage first floor activity making a safer environment for pedestrians and cyclists, as well as mitigating any affects of situating the building closer to the street. This will achieve a result similar to those envisioned by the City's policies to encourage public safety and alternative modes of transportation. Staff finds this request to be consistent with sound public policy as it is consistent with TIRZ and City efforts to encourage walkability.

(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 active ground floor uses along the proposed TIRZ improvements along both thoroughfares. These do not represent hardships.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The anticipated result will be consistent with the intent of the Walkable Places ordinance as well as reduced building line incentives for retail commercial incentives.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed development will provide active ground floor uses along Durham and Shepherd while limiting vehicular access to one point. This will allow for a safe environment for pedestrians and cyclists using the proposed TIRZ improvements along both streets.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified by the proposed active ground floor uses along the proposed TIRZ improvements along both thoroughfares. These do not represent hardships.

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

July 28, 2022

VAR

NOTICE OF VARIANCE

PROJECT NAME: Heights Twenty Sixth
REFERENCE NUMBER: 2022-1913

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along West 26th Street between North Shepherd and North Durham Drives. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Owens Management Systems, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow for 10' building setbacks along North Durham and North Shepherd as opposed to the required 25' building line. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 18, 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 or Call: 832-393-6624.**

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
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,

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 Joyce Owens at 713-643-6333. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 129
Action Date: 09/15/2022
Plat Name: Lexen Court
Developer: Interfield, Inc.
Applicant: The Interfield Group
App No/Type: 2022-2037 C3R

Staff Recommendation:
Defer Applicant request

Total Acreage:	1.9630	Total Reserve Acreage:	0.0790
Number of Lots:	46	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. (Chapter 42)

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

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)

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

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.

134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1.

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 41-128)

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

209. Applicant has requested that this item be deferred for two weeks.

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 129
Action Date: 09/15/2022
Plat Name: Lexen Court
Developer: Interfield, Inc.
Applicant: The Interfield Group
App No/Type: 2022-2037 C3R

Staff Recommendation:
Defer Applicant request

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

- 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).

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,

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 129
Action Date: 09/15/2022
Plat Name: Lexen Court
Developer: Interfield, Inc.
Applicant: The Interfield Group
App No/Type: 2022-2037 C3R

Staff Recommendation:
Defer Applicant request

please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

CenterPoint: Interior Building Lines must be a minimum of 5 feet.

Please add all abbreviations on plat to Legend. R.O.W.,P.A.E., P.V.T. OR any other abbreviation on plat not in Legend.

Addressing: LEXEN is too similar sounding to LEXINGTON. Please choose a more unique name to avoid confusion during emergencies.

HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE.
Stormwater quality permit is required.
Call out the private F.H..

Solid Waste: The proposed development does not qualify for COH solid waste services since it exceeds the maximum number of residential units allowed.

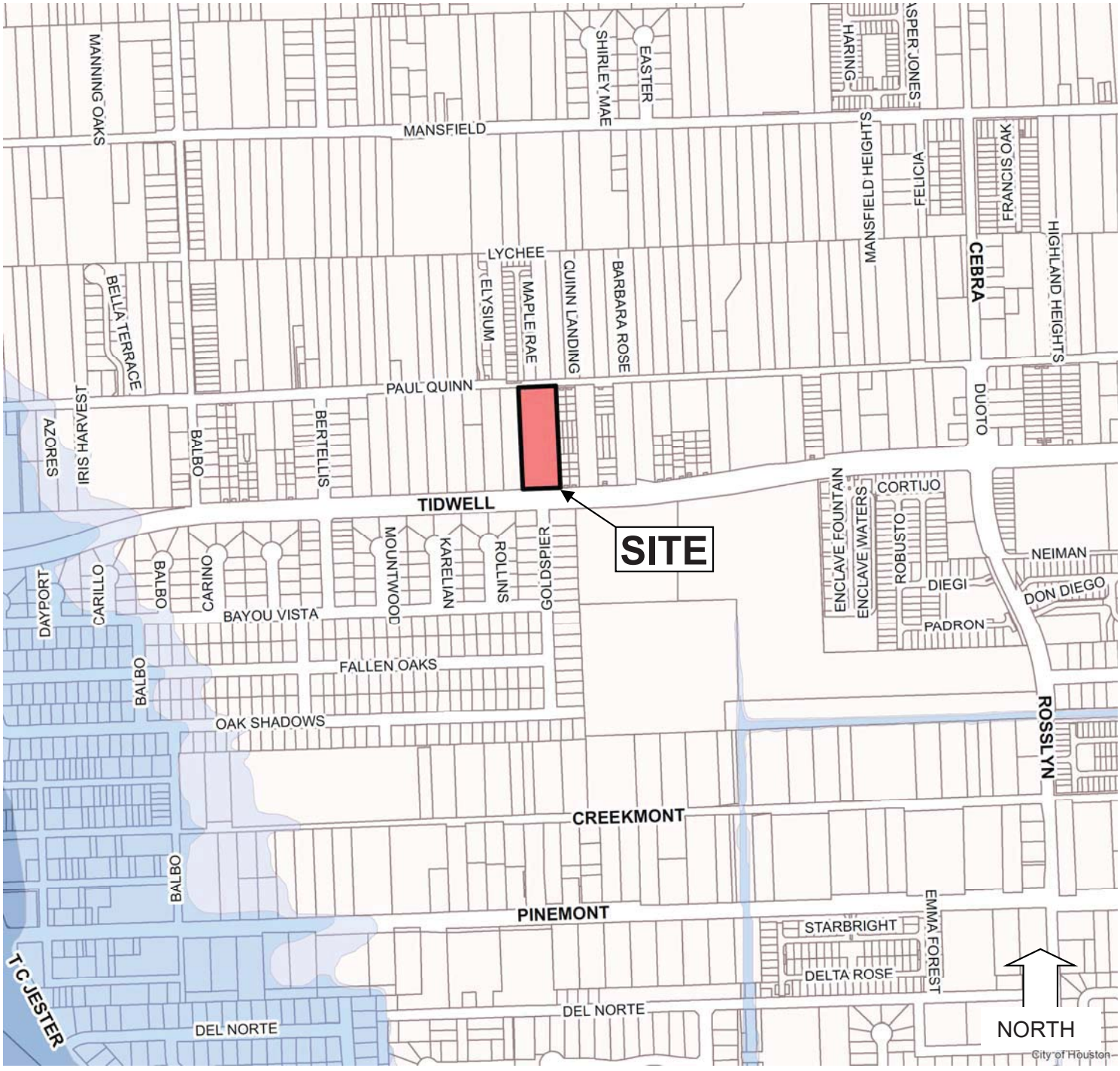
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Lexen Court

Applicant: The Intefield Group



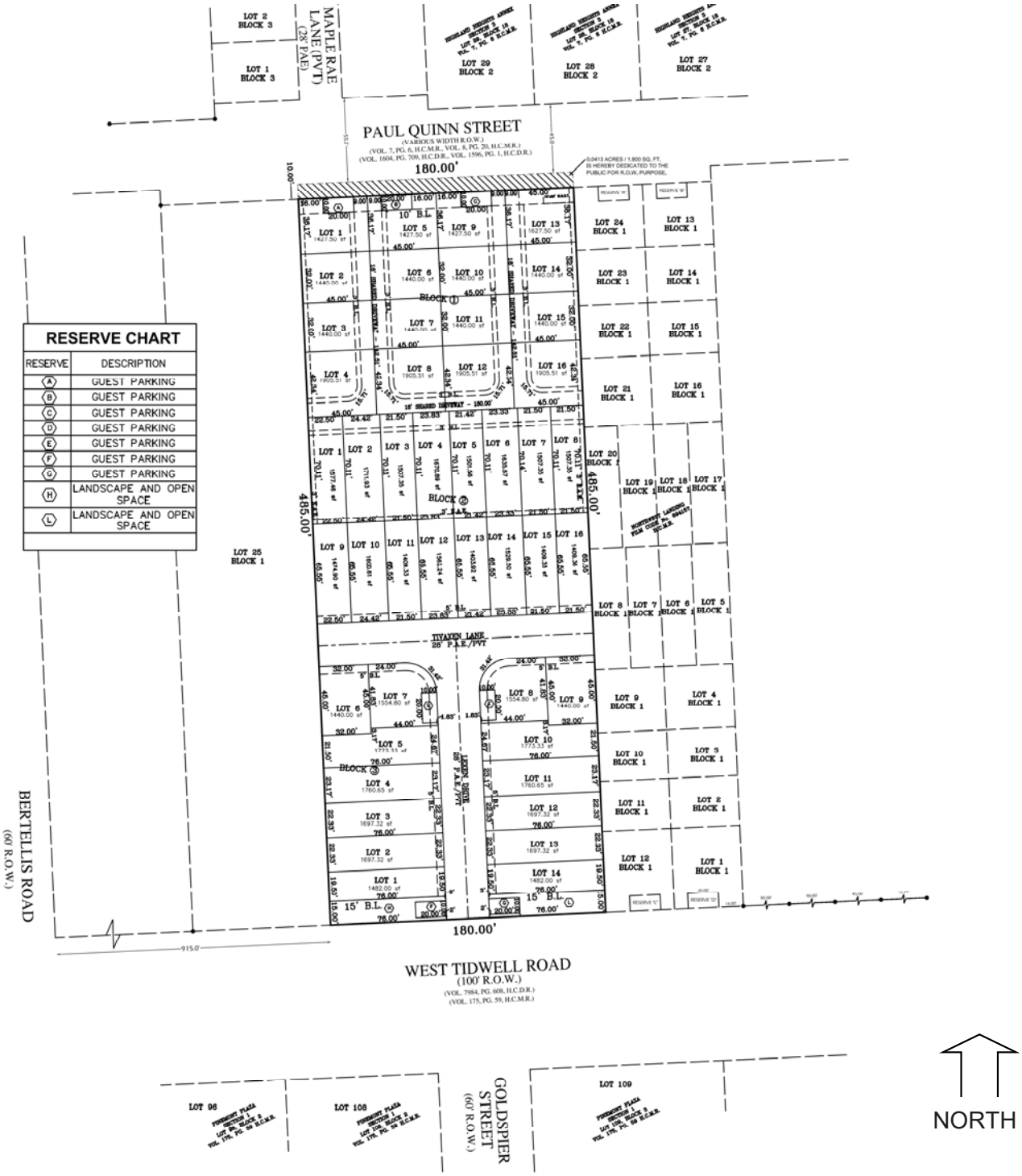
D – Variances **Site Location**

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Lexen Court

Applicant: The Intefield Group



D – Variances **Subdivision**

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Lexen Court

Applicant: The Intefield Group



D – Variances

Aerial



The
INTERFIELD GROUP
engineering | architecture
401 STUDEWOOD, SUITE 300
HOUSTON, TEXAS 77007
WWW.INTERFIELD.NET
TEL. (713) 780-0909
TX. REG. NO. F-5611

TITLE	**LEXEN COURT**
PROJECT	**2629 PAUL QUINN**
DATE: 08.19.22	*PROJ #:* 22031.00
DRAWN BY: TO	*CHECKED BY:* MLV
SCALE: NTS	
SHEET NO.	**SK1**
	OF 1

PROJECT FILE: \\UL08DC\MEDIA\SAVING MEDIA\ARCHITECT\JOBS\2629 PAUL QUINN ST_TIDWELL COURT\FLOORPLAN\SCHEMATIC\DRAFT2.FLOORPLAN.2629PAULQUINNST-UNIT8

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BLDG. CROSS SECTION AT W TIDWELL RD.

SCALE: 1/4" = 1'-0"



FRONT ELEVATION AT W TIDWELL RD.

SCALE: NTS

GENERAL NOTES

Status:			Revisions:		
Job Status	Date	Initial	Draft/ Changes	Date	Initial
START	X-XX-XX	TNB	VX-XXXX	X-XX-XX	XX
PRODUCTION	X-XX-XX	TNB		X-XX-XX	
REVIEW	X-XX-XX	TNB		X-XX-XX	
CLIENT APPR.	X-XX-XX	TNB		X-XX-XX	
CHECKING	X-XX-XX				
SUBMIT/ENGINEER	X-XX-XX	TNB			

PERMIT INFORMATION

Permit #: XXX		
	Revisions:	Date:
Submitted: X-X-XX	X	XX-XX-XX
	X	XX-XX-XX
Approved: X-X-XX	X	XX-XX-XX
Designer: TNB		

Firm Name and Address

URBAN PROJECT MANAGEMENT
713-868-7226
5023 WASHINGTON AVENUE
HOUSTON, TEXAS 77007

LEGEND

SHEET LOCATION
4.0 / A — A
SECTION CUT

WALLS:
2-2x4 — 2-2x4" STUD WALL
4" STUD WALL
6" STUD WALL

CEILINGS
FURRED DOWN CLG.
OPEN FRAMING ABOVE (STAIR VOIDS/OPENINGS)

CLOSETS: WALL
ROD & SHELF
WALL
DOUBLE ROD & SHELF

CABINETS: WALL
UPPER CABINET
18" ABOVE COUNTERTOP TYP.
COUNTERTOP @ 36" HT. TYP.

PLAN NOTES

IRC 2012 w/ C.O.H. AMENDMENTS

1) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY URBAN PROJECT MANAGEMENT, L.L.C. OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS. URBAN PROJECT MANAGEMENT, LLC. WILL NOT BE HELD RESPONSIBLE FOR THE CONTENTS PRESENTED BY THIRD PARTY CONSULTANTS (M.E.P., CIVIL, STRUCTURAL, ETC.).
2) ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWINGS (WHEN PROVIDED).
3) CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN.
4) ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (DO NOT CONNECT TO SANITARY SEWER).
5) PROVIDE PLUMBING ACCESS PANEL AT ALL BATHTUBS PER IRC 2012 SECT. P2704.1.
6) ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND TO COMPLY WITH IRC 2012 SECT. R308.4.5
7) SEE STAIR NOTES AND DETAILS – (LAST SHEET-WHEN PROVIDED) CONFORM TO IRC 2012, SECTIONS R311.7 and IBC 2012, CITY OF HOUSTON AMENDMENTS, SECTION 1009.15, EXCEPTION 4: PROVIDE CONTINUOUS RAILING WHEN THERE ARE 4 OR MORE RISERS.
8) PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 22"x30". PROVIDE MINIMUM HEAD CLEARANCE OF 30". WHERE SERVICING MECHANICAL EQUIPMENT, THE MINIMUM SIZE OF A PULL-DOWN STAIRS IS 30"x54", AND HAVE A MINIMUM LOAD CAPACITY OF 350 LBS. SEE IRC 2012 SECT. R807 AND SECT. M1305.1.3.
9) LOCATE WATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING PARTITION, IN A PAN, WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM WITH IRC 2012 SECT. P2801.
10) LOCATE H.V.A.C. EQUIPMENT IN ATTIC OR DESIGNATED MECHANICAL ROOM– U.N.O.
11) PROVIDE 24" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAXIMUM DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
12) ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450. SEE IRC 2012 SECT. R302.10
13) PROVIDE ADEQUATE FURRING SO VENT AND SOIL PIPES DO NOT PENETRATE PLATES. ALL PLUMBING VENTS SHALL EXIT THROUGH A ROOF PLANE THAT SLOPES TO THE BACK.

Development Logo:

TIDWELL COURT

Legal Information / Address:

LEXEN HOMES, LLC.
HIGHLAND HEIGHTS ANNEX
BLOCK: 20, LOTS: 23 & 24

2629 PAUL QUINN STREET
HOUSTON, TX 77018

Project – Version:	Plan:
TIDWELL COURT - V1	A–C
Date: 08 AUGUST 2022	Sheet: FRONT ELEV. & CROSS SEC.
Scale: 1/4" = 1'-0"	A2.0

DESIGN SCHEMATIC
NOT FOR CONSTRUCTION

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2037
Plat Name: Lexen Court
Applicant: The Interfield Group
Date Submitted: 08/08/2022

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 allow a 15' building line along W Tidwell Road, a major thoroughfare

Chapter 42 Section: 152

Chapter 42 Reference:

42-152 – Building line requirement Along Major Thoroughfare – The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this article.

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;

Lexen Court is located south of Paul Quinn, west of Duoto Street, north of W. Tidwell and east of Bertellis Lane. The new development consists of new single-family residences. Lexen Court is located on a tract of land out of Highland Heights Annex No. 4, filed of record in 1926. This map only provided a 40' wide strip of land to create the public street known as Paul Quinn. Owners of nearby properties have constructed a mix of both commercial and residential use since the filing of the plat. This mixed-use construction now requires Paul Quinn to be widen to 60'. Therefore, Lexen Court must now dedicate a 10' strip of land, which denies owner the use of 0.0143 (1800 SF) of land. In the City of Houston, building lines along major thoroughfares can range from 5 to 25- feet, which variances are approved on a case-by-case basis. Developments having buildings less than 25' provided improved pedestrian realms that benefit nearby residences. City of Houston's subdivision ordinance also outlines criteria that allows structures along some major thoroughfares a reduced building. Lexen Court will provide a pedestrian realm along W. Tidwell, to meet the intent and general purpose of Chapter 42 and will preserve and maintain, to enhance the general character of the block face, with the following: a. Proposed development will include a 6-foot sidewalk along W Tidwell Road b. A 4' pedestrian buffer c. 3" caliper trees d. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face. We hope these improvements meet with your approval and appreciate Staff's and Planning Commission's consideration of this request.

(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 external to subject tract.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: 1. Proposed development will include a 6-foot sidewalk along W Tidwell Road 2. A 4’ pedestrian buffer 3. 3” caliper trees

(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. Instead, will beautify the block face, without in any way compromising public health or safety.

(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 prevailing conditions and beautification of the block face.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2037
Plat Name: Lexen Court
Applicant: The Interfield Group
Date Submitted: 08/08/2022

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 the variance is to not provide a street through subject tract.

Chapter 42 Section: 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;

Lexen Court is located south of Paul Quinn, west of Duoto Street, north of W. Tidwell and east of Bertellis Lane. The new development consists of new single-family residences. Lexen Court is located on a tract of land out of Highland Heights Annex No. 4, filed of record in 1926. This map only provided a 40' wide strip of land to create the public street known as Paul Quinn. Owners of nearby properties have constructed a mix of both commercial and residential use since the filing of the plat. This mixed-use construction now requires Paul Quinn to be widen to 60'. Therefore, Lexen Court must now dedicate a 10' strip of land, which denies owner the use of 0.0143 (1800 SF) of land. Several developments along this strip of W Tidwell & Paul Quinn appear access to the north and south. Recent developments have not provided through streets along this section, which leads us to believe that traffic pattern in the area is such that a new street along this section is not required. Please note that proposed structures will be located 26.19 feet from edge of W Tidwell pavement. Lexen Court will provide a pedestrian realm along W. Tidwell, to meet the intent and general purpose of Chapter 42 and will preserve and maintain, and enhance the general character of the block face, with the following: a. Proposed development will include a 6-foot sidewalk along W Tidwell Road b. A 4' pedestrian buffer c. 3" caliper trees d. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face. We hope these improvements meet with your approval and appreciate Staff's and Planning Commission's consideration of this request.

(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 external to subject tract.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: 1. Proposed development will include a 6-foot sidewalk along W Tidwell Road 2. A 4’ pedestrian buffer 3. 3” caliper trees 4. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face.

(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. Instead, will beautify the block face, without in any way compromising public health or safety.

(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 prevailing conditions and beautification of the block face.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2022-2037
Agenda Item: 129
PC Action Date: 09/15/2022
Plat Name: Lexen Court
Applicant: The Interfield Group

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 152; 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a 15' building line along W Tidwell Road, a major thoroughfare ;
Specific variance is being sought and extent of the variance is to not provide a street through subject tract.;

Basis of Recommendation:

The subject site is located along Tidwell Road and east of TC Jester Boulevard. The applicant is requesting two variances:
(1) to allow a reduced 15' building line along major thoroughfare Tidwell Road instead of the required 25' building line and (2) to not provide a north/south public street through the subject site. At this time, the applicant has requested that this item be deferred for two weeks.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.

n/a

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

August 25, 2022

VAR

NOTICE OF VARIANCE

PROJECT NAME: Lexen Court
REFERENCE NUMBER: 2022-2037

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 W Tidwell Road, along and south of Paul Quinn St, east of Bertellis Lane, and west of Duoto 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.

The Interfield Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting two variances: (1) to allow a 15' building line along W Tidwell Road in lieu of the 25' building line and (2) to not provide a north/south public street through the site. 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, September 15th, 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 or Call: 832-393-6624.**

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
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,

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 **Mary Villareal with The Interfield Group at 713-780-0909 Ext 312**. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 130
Action Date: 09/15/2022
Plat Name: Lodge Reserves
Developer: SPP Properties Partnership
Applicant: CGES|Bailey Planning
App No/Type: 2022-1874 C2

Staff Recommendation:
Defer Applicant request

Total Acreage:	13.6200	Total Reserve Acreage:	13.6200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	New Caney MUD

County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256V	ETJ

Conditions and Requirements for Approval

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

209. Applicant has requested that this item be deferred for two weeks.

Provide the following during the deferral period:
• Provide a draft of the proposed easement. We have a metes and bounds description of the location of an easement but we need a draft of the easement to be recorded. This should include specification of the paving material, width, use, etc.
• Consider a wider easement. If this is to be a commercial development, the easement and paving surface should be one that would safely accommodate the likely heavier traffic associated with commercial uses (ie: at least 60’ width with 30’ concrete curb and gutter roadway).
• Specify use. Indicate what specific commerce will take place in these reserves (logistics, manufacturing, retail, etc).
• Provide a site plan of the entire site. The plan submitted shows an unspecified portion of the tract. Submit a site plan showing the entire plat. If uses of the remainder of the property are not yet defined, show a plan of the entire site with “phase one” shown and the rest marked as future development.

For Your Information:

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

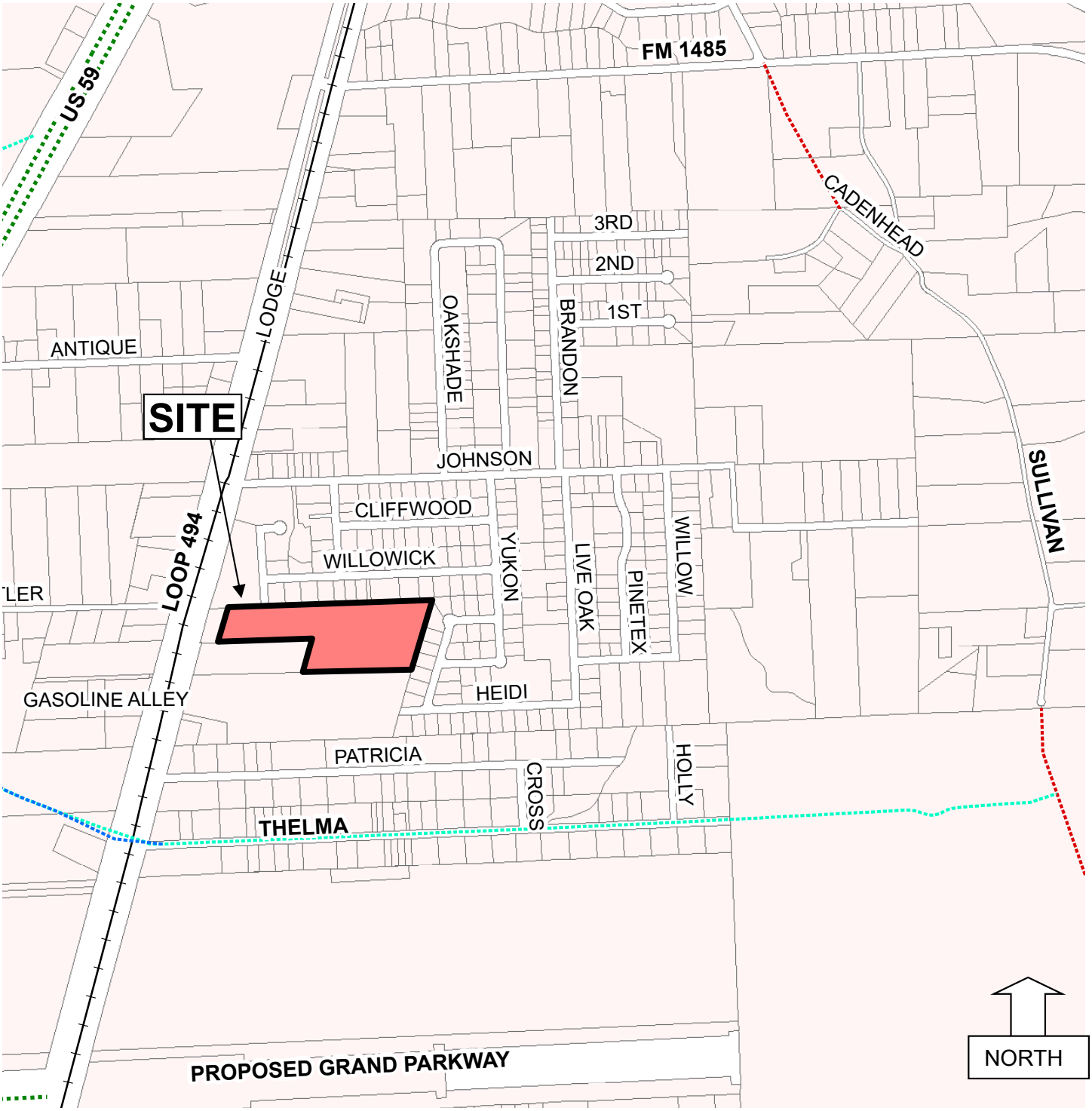
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Lodge Reserves (DEF 1)

Applicant: CGES|Bailey Planning



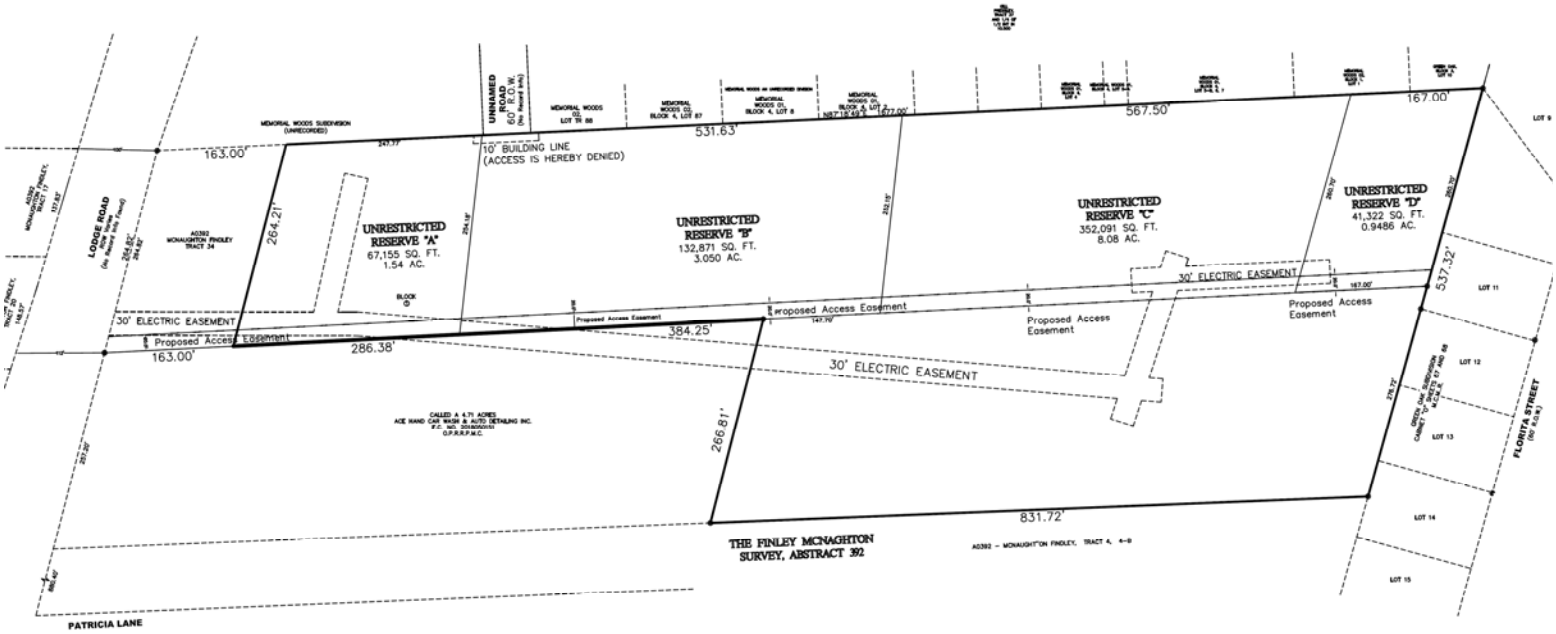
D – Variances **Site Location**

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Lodge Reserves (DEF 1)

Applicant: CGES|Bailey Planning



NORTH

D – Variances Subdivision

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Lodge Reserves (DEF 1)

Applicant: CGES|Bailey Planning



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1874
Plat Name: Lodge Reserves
Applicant: CGES|Bailey Planning
Date Submitted: 07/25/2022

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 is to exceed intersection spacing by not proving an east-west & north-south street connection through the site nor extend unnamed street through the site nor create a cul-de-sac.

Chapter 42 Section: 128; 134

Chapter 42 Reference:

128 (a) (1) Each local street shall intersect with a street that meets the requirements of the subsection (b)at least every 1,400 feet. Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The proposed 13+Acre property is land locked with no public street frontage. The developer is proposed 4 unrestricted reserves bringing new businesses to this part of Montgomery County. The current property owners did not create these original land configuration, as the lots were subdivided by meets and bounds by a previous owners. Per the plat to the north street stubs have been created to suffice the ordinance requirements of intersection spacing. Although extending the stub street to the north will not significantly improve traffic circulation. As development to the south is recently built and no street extension will work. This though process will apply for a north/south street connection, as a north/south street will not have future extension further south. An east/west street extension will not be feasible as Planning Commission granted a variance in 2017 with a plat to the south.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant's original subdivision did not create the stub streets and east-west and north-south connectivity is being served very well by current street connections.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the chapter to protect residential neighborhoods will be maintained, as no disruption of the current residential areas, that pre-date the ordinance, will be distressed by requiring an unnecessary street connection nor a cul-de-sac which is unfeasible to construct.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance will promote public safety by requiring additional street connections that will violate the ordinance.

(5) Economic hardship is not the sole justification of the variance.

Justification for the variance is the existing physical circumstances of the property.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1874
Plat Name: Lodge Reserves
Applicant: CGES|Bailey Planning
Date Submitted: 07/25/2022

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:

A variance is sought to allow four (4) unrestricted reserves to have access via an access easement instead of a public R.O.W.

Chapter 42 Section: 190(c)

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use—Reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: TYPE OF RESERVE: Unrestricted. MINIMUM SIZE: 5,000 sq. ft. TYPE OF STREET OR SHARED DRIVEWAY: Public street. MINIMUM STREET OR SHARED DRIVEWAY WIDTH: 60'(or 50 feet in a street width exception area). MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE: 60'.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The site is located in Montgomery County in Houston's ETJ near Thelma Lane and Loop 494. The applicant is requested one variance. 1. To allow four (4) unrestricted reserves to have access via an access easement instead of a public R.O.W. The subject tract is being proposed to be four (4) unrestricted reserves. The proposed reserve is proposed commercial development that has been existing on in divided meets/bounds configuration for more than 50+ years, prior to the current ordinance Chapter 42. The overall area is developed and land locked. No east/west street connections are present and will ever be due to existing constraints. The subject site has been in the same configuration and has been using access easements for access. Applicant is requesting for this access to remain as extending a public ROW will not improve traffic circulation to the overall area. Based on the existing character of the neighborhood, we request the Planning Commission to allow these four (4) unrestricted reserve to have access via an access easement as no change in land use is occurring nor major expansion'. Strict application of requiring a west/east public street to serve these four (4) reserves will going against public policy. As a public street requirement to provide access will not extend east, as an existing subdivision is present with single-family housing. Existing neighborhood characteristics limit on how a long piece of land can have access other that an access easement.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The main justification for granting the requested variance is based on the existing adjacent development and the unique configuration of the subject tract.

(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. Proposed development of the unrestricted reserves has had access to Lodge via an unofficial access easement. The formalized access easement will provide public ROW access from the reserve to the public street network. All adjacent land has proper frontage as required by 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. All adjacent land has proper frontage as required by the ordinance.

(5) Economic hardship is not the sole justification of the variance.

The granting of the variance will not be injurious to the public health, safety or welfare. All adjacent land has proper frontage as required by the ordinance.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2022-1874
Agenda Item: 130
PC Action Date: 09/15/2022
Plat Name: Lodge Reserves
Applicant: CGES|Bailey Planning

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 128; 134; 190(c)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Specific variance is being sought is to exceed intersection spacing by not proving an east-west & north-south street connection through the site nor extend unnamed street through the site nor create a cul-de-sac. ;
A variance is sought to allow four (4) unrestricted reserves to have access via an access easement instead of a public R.O.W.;

Basis of Recommendation:

Defer: Applicant 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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 131
Action Date: 09/15/2022
Plat Name: Mansfield Life
Developer: Umran 1407 Mansfield, LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2022-1947 C3R

Staff Recommendation:
Defer Applicant request

Total Acreage:	1.9133	Total Reserve Acreage:	0.1644
Number of Lots:	30	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

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

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)

209. Applicant has requested that this item be deferred for two weeks.

1) add 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: 131
Action Date: 09/15/2022
Plat Name: Mansfield Life
Developer: Umran 1407 Mansfield, LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2022-1947 C3R

Staff Recommendation:
Defer Applicant request

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
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

Parks and Recreation: -Existing survey does not distinguish residence. Please provide d survey, demo permit or water letter dated within the last year to claim existing DU. If unable to provide, please correct numbers in Parks Table & Parks Notes
-Plat Note #11 should be the same as "C" in Parks Table (Incremental #)
Harris County Flood Control District: Flood Control review - No comments.
Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.
HPW-OCE- Drainage and Utility: Stormwater quality permit is required.

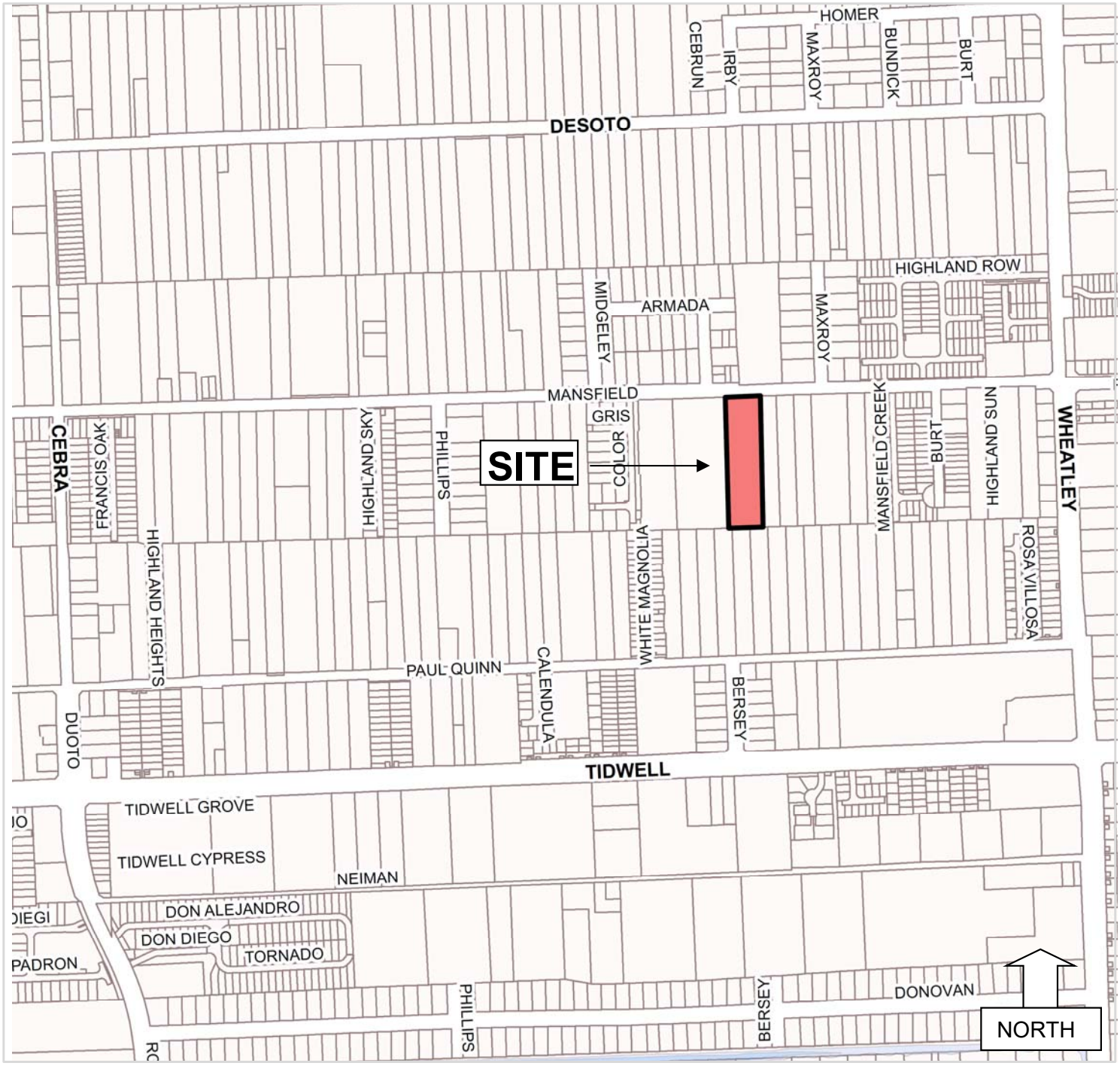
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Mansfield Life

Applicant: MOMENTUM ENGINEERING



D – Variances

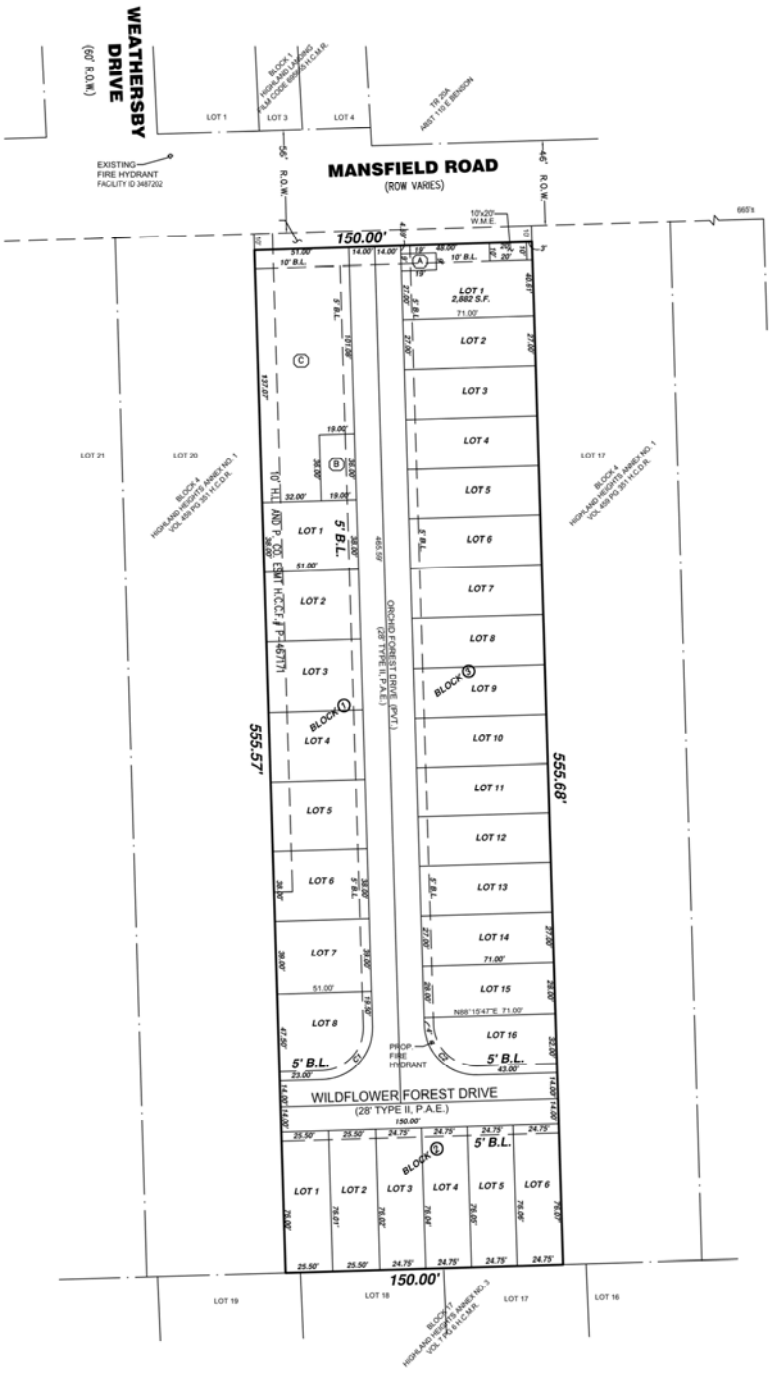
Site Location

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Mansfield Life

Applicant: MOMENTUM ENGINEERING



D – Variances **Subdivision**

Houston Planning Commission ITEM: 131

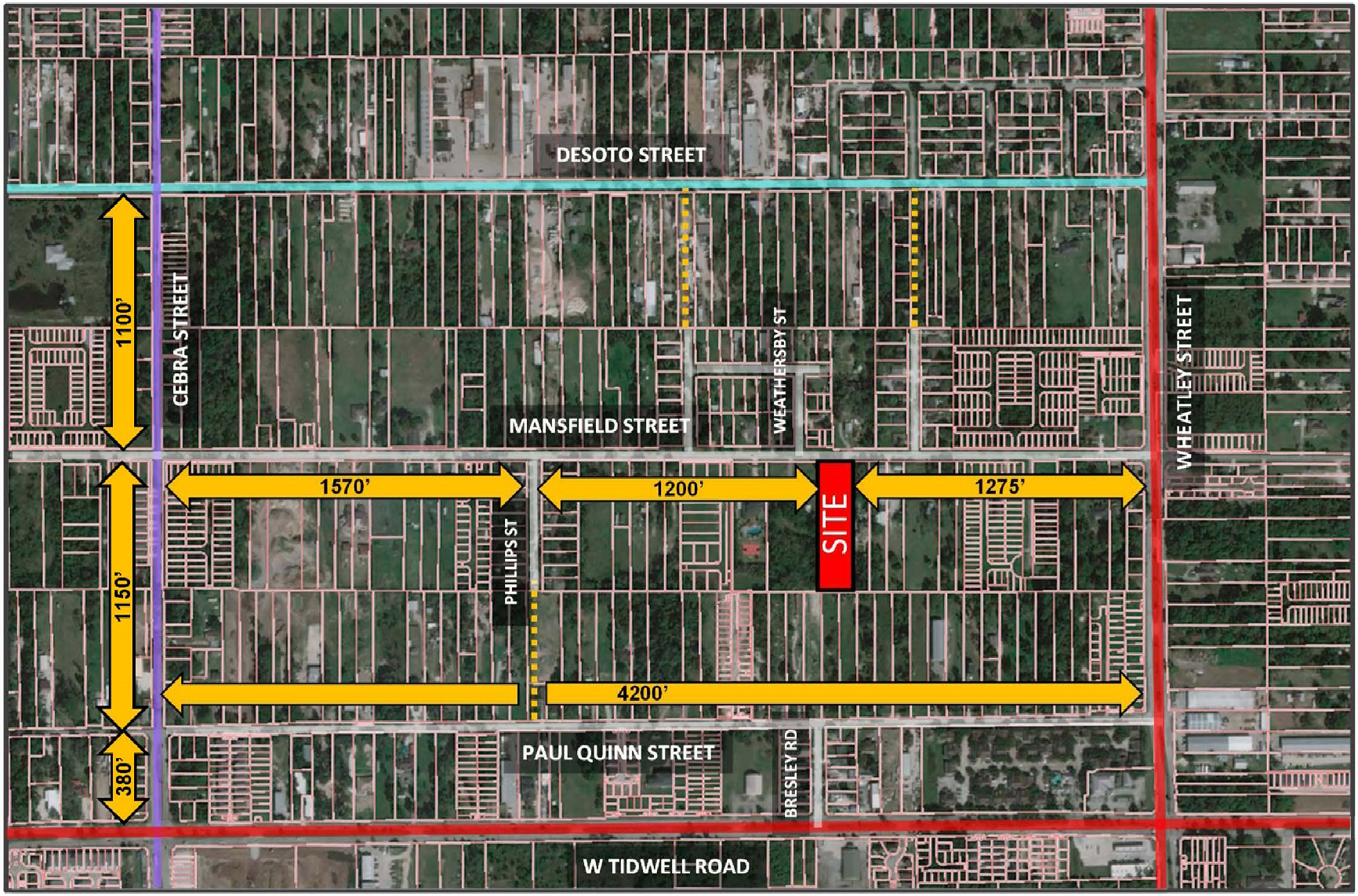
Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Mansfield Life

Applicant: MOMENTUM ENGINEERING



D – Variances Aerial


NORTH
DESOTO STREET
CEBRA STREET
1100'
MANSFIELD STREET
WEATHERSBY ST
WHEATLEY STREET
1570'
1200'
1275'
SITE
PHILLIPS ST
1150'
4200'
380'
PAUL QUINN STREET
BRESLEY RD
W TIDWELL ROAD
LEGEND
MAJOR THOROUGHFARE
MAJOR COLLECTOR
MINOR COLLECTOR
POSSIBLE NORTH – SOUTH FUTURE STREET CONNECTIONS

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1947
Plat Name: Mansfield Life
Applicant: MOMENTUM EGINEERING
Date Submitted: 08/05/2022

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 intersection spacing along Mansfield Road.

Chapter 42 Section: 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 1,400 feet;

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The site is located within the city limits. The purpose of the replat is to create a type 2 PAE development with 30 lots and 3 reserves. The site is out of Highland Heights Annex Addition recorded in 1920. The site has access to one local street, Mansfield Road. The area where the site is located is a low-density residential area. Similar developments to the one proposed on the site, type 2 PAEs, exist on the same block. West of the site there is one north-south street (Phillips Street) with half of its right of way (ROW) dedicated from Mansfield Road to Paul Quinn Street. The site is located approximately at 1200 feet from Phillips Street, west of the site, and 1275 feet from Wheatley Street, east of the site. Strict application of the ordinance requires a local street every 1400 feet. Dedicating a north-south street through the proposed site will deprive the owner of its reasonable use of the land making the proposed project unfeasible due to the requirements of this chapter. The site is 150 feet wide. Requiring the dedication of a public street through the site will represent more than 1/3 of the site's frontage in combination with the require building line for a public street. This area has a good street grid system and street connectivity composed of two major thoroughfares (W Tidwell Road and Wheatley Street), two collector streets (Cebra Street and Desoto Street) and local streets (Mansfield Street and Paul Quinn Street). In addition to this, there are sections of north-south streets, within the street grid, already dedicated that will provide additional connections between the local streets with future developments. This maintains the intent of Sec 42-128 (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". Providing a north-south street at this location will not enhance traffic circulation on this area. Vehicle traffic going from Mansfield Road to Paul Quinn Street, with a complete public ROW dedication, will go back to Wheatley Street to the east or Cebra Street to the west. West of the site there are better opportunities for a north-south street dedication that could align with existing north-south streets north of Mansfield Street (Weathersby Street) and south of Paul Quinn Street (Bersey Road). Phillip Street has already been dedicated half of the distance to connect to Paul Quinn Street. The stub street aligns with the property to the south that connects to Paul Quinn Street that could provide a straight ROW dedication for a complete north-south street. Not dedicating a north -south street at this location will not affect the street connectivity nor traffic circulation on this area.

(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 area where the site is located has a good street grid system composed of two major thoroughfares (W Tidwell Road and Wheatley Street), two collector streets (Cebra Street and Desoto Street) and local streets (Mansfield Street and Paul

Quinn Street). Within the street grid there are sections of north-south streets already dedicated that will provide additional connections between the local streets with future developments. The site is only 150 feet wide. Providing a public street through the site will represent more than 1/3 of the site's frontage taking into account the building setback require for a public street.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Strict application of the ordinance requires a local street every 1400 feet. The site is located approximately at 1200 feet from Phillips Street, west of the site, and 1275 feet from Wheatley Street, east of the site. Dedicating a north-south street through the proposed site will not enhance traffic circulation on this area. Vehicle traffic going from Mansfield Road to Paul Quinn Street, with a full ROW dedication, will go back to Wheatley Street to the east or Cebra Street to the west.
This area has a good street grid system composed of two major thoroughfares (W Tidwell Road and Wheatley Street), two collector streets (Cebra Street and Desoto Street) and two east-west local streets (Mansfield Street and Paul Quinn Street). This maintains the intent and general purpose of this chapter by following the intent of Sec 42-128 (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".

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Not providing a north-south street through the subject site will not be injurious to the public health, safety or welfare since the site has access to different streets. A major thoroughfare to the east and a collector street to the west. In addition to this, the area has a good street grid system composed by W Tidwell Road, Wheatley Street, Cebra Street and Desoto Street. Mansfield Street and Paul Quinn Street provide east-west connections. This street grid allows for different points of access for emergency services and for people living on this area in case of an emergency. Sections of north-south streets have already been dedicated from Mansfield to Paul Quinn Street and from Mansfield to Desoto Street with the potential to have a complete ROW dedication with future developments to increase the street connectivity on this area.

(5) Economic hardship is not the sole justification of the variance.

The area where the site is located is a low-density residential area with a good street grid system and street connectivity composed of two major thoroughfares (W Tidwell Road and Wheatley Street), two collector streets (Cebra Street and Desoto Street) and local streets (Mansfield Street and Paul Quinn Street). Within the street grid there are sections of north-south streets already dedicated that will provide additional connections between the local streets with future developments. The site is 150 feet wide. Providing a public street through the site will represent more than 1/3 of the site's frontage taking into account the building setback require for a public street. Not providing a north-south street through the site will not affect traffic circulation on this area. Vehicular traffic along Mansfield Road and Paul Quinn Street is distributed to the east (collector street Cebra Street) or to the west (major thoroughfare Wheatley Street). Traffic circulation moving

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2022-1947
Agenda Item: 131
PC Action Date: 09/15/2022
Plat Name: Mansfield Life
Applicant: MOMENTUM EGINEERING

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: **42-128**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To exceed intersection spacing along Mansfield Road.;
Basis of Recommendation:
Defer per 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

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

August 26, 2022

VAR

NOTICE OF VARIANCE

PROJECT NAME: Mansfield Life
REFERENCE NUMBER: 2022-1947

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south along Mansfield Street, west of Wheatley Street and east of Phillips 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.

The applicant **MOMENTUM EGINEERING,** has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed local intersection spacing along Mansfield Street by not providing a north/south public street through the site. 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, September 15th, 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 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,

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 **Shahnawaz Ghanchi**, with **MOMENTUM EGINEERING at 281-741-1998 Ext 109**. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6534.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 132
Action Date: 09/15/2022
Plat Name: Starship Millstone RV Resort
Developer: STARSHIP I-45 LEAGUE CITY LLC
Applicant: RSG Engineering
App No/Type: 2022-1964 C2R

Staff Recommendation:
Defer for further study and review

Total Acreage:	25.9178	Total Reserve Acreage:	25.8812
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:	Memorial Hills Utility District

County	Zip	Key Map ©	City / ETJ
Harris	77073	333J	ETJ

Conditions and Requirements for Approval

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

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

065. Revise reason for replat in title block.

073.1. Replat Legal Descriptions shall follow guidelines and/or examples. Legal description on face of the plat and in title must match. Legal description must include all land within bounds of plat (including right-of-way to be abandoned).

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

208. Staff requests a two week deferral per Harris County's request for further study and review.

A03. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 3. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov (Sec. 9-381)

A04. Add the following note to the face of the plat: "The land within this subdivision plat is located within a Controlled Compatible Land Use Area established by City of Houston Ordinance No. 2008-1052 and may be subject to regulations restricting the use of the land." (Ord. No. 08-1052; Ch. 9)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 132
Action Date: 09/15/2022
Plat Name: Starship Millstone RV Resort
Developer: STARSHIP I-45 LEAGUE CITY LLC
Applicant: RSG Engineering
App No/Type: 2022-1964 C2R

Staff Recommendation:
Defer for further study and review

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. (Chapter 42)
INO letters need to be provided from utility companies for utility easement removal before plan approval (HC-permit regs, 5.06)
Verify location of south property boundary adjacent to View of Millstone development prior to plat recordation
Emergency access needs to be mentioned as a condition for variance approval
Plans must show driveway access to emergency gate
Plat is recommended to be deferred for further study and review.
Add a 5' wide sidewalk along southern boundary of plat (Old Woods Lane) extending from terminus of existing sidewalk to the west to east property line

Coordinate with Harris County Precinct One about trail connection with minimum 5' wide sidewalk

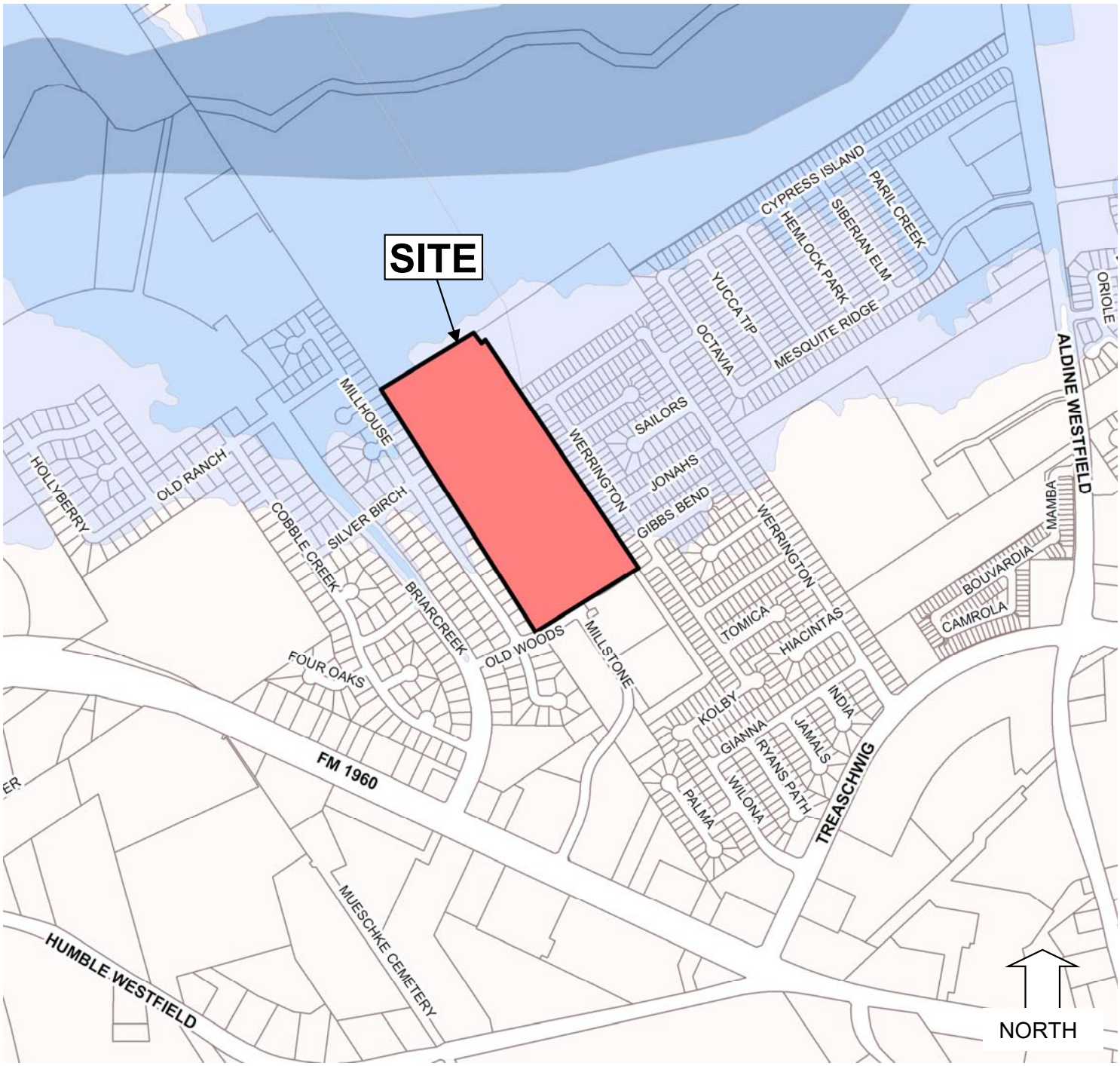
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Starship Millstone RV Resort (DEF 1)

Applicant: RSG Engineering



D – Variances

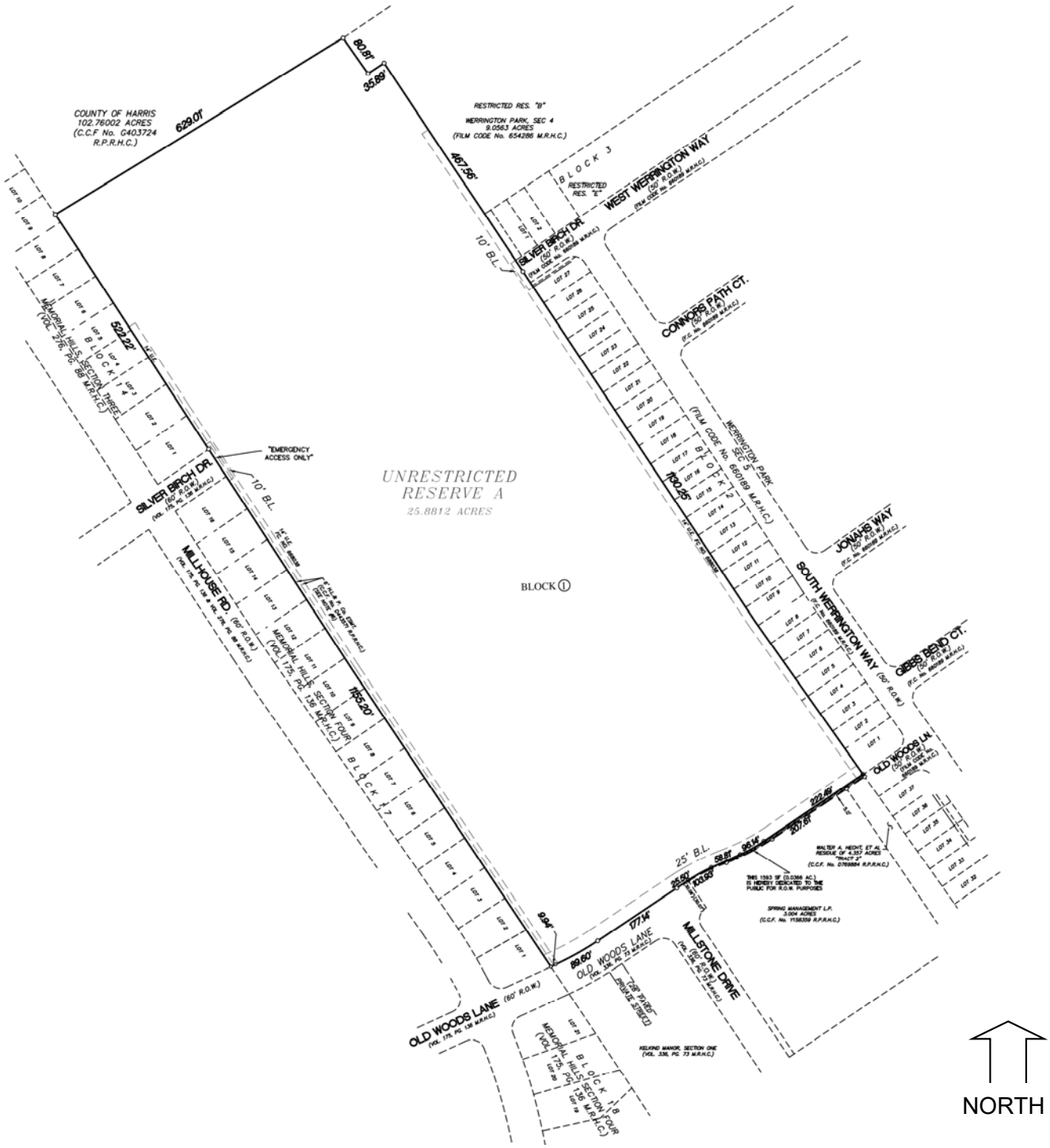
Site Location

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Starship Millstone RV Resort (DEF 1)

Applicant: RSG Engineering



D – Variances Subdivision

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 09/15/2022**

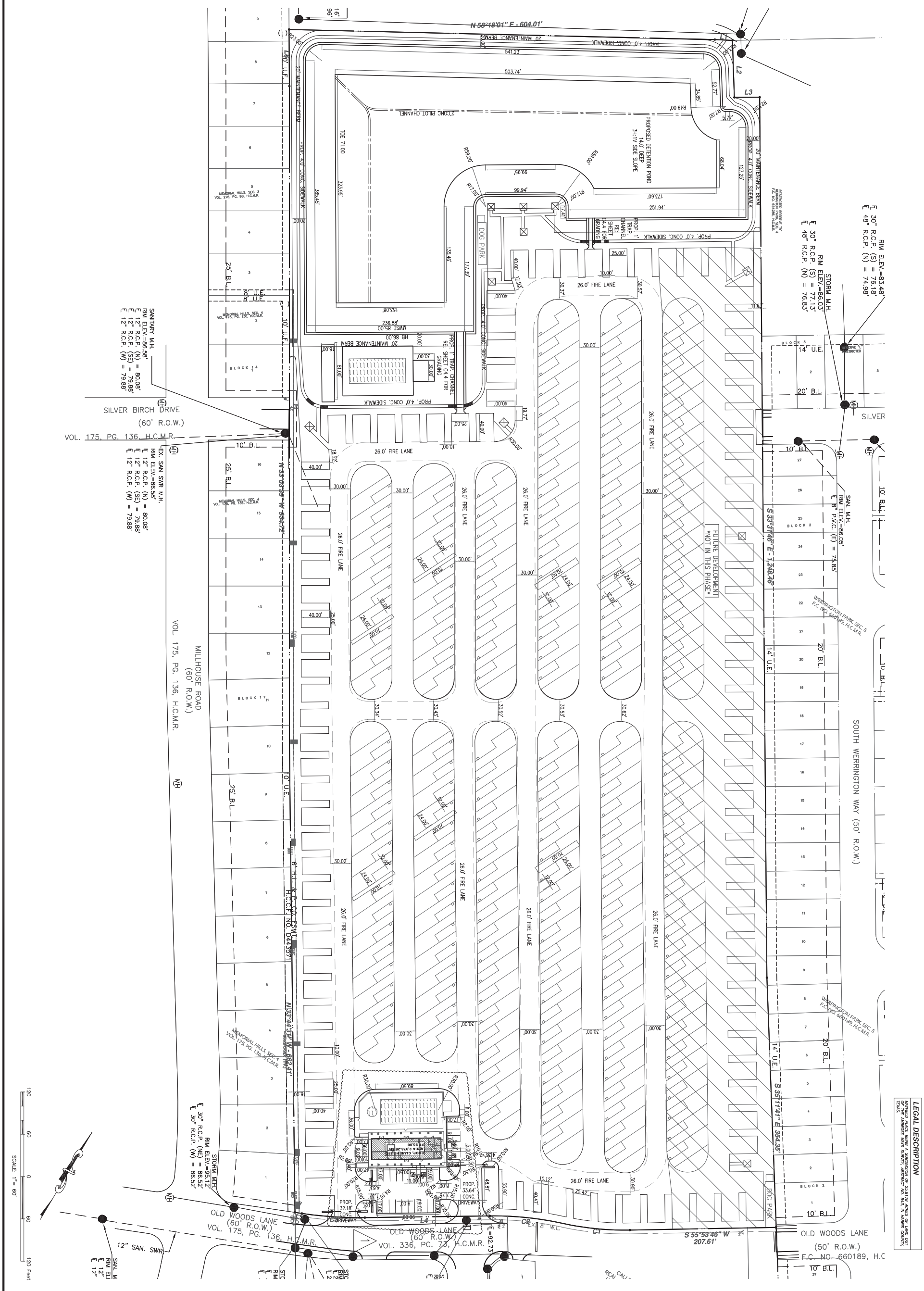
Subdivision Name: Starship Millstone RV Resort (DEF 1)

Applicant: RSG Engineering



D – Variances

Aerial



LEGAL DESCRIPTION

MAYFIELD PLACE BEING A SUBDIVISION OF 25.878 ACRES OF LAND OUT OF THE M. AMBROSE, MAYS SURVEY, ABSTRACT NO. 543, IN HARRIS COUNTY, TEXAS

PROJECT No: 21244.01	DRAWN BY: CM
SHEET No: C3.1	CHECKED: SNO

SITE PLAN

08.09.2021

SALIM NAZIH OBEID
119889
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

REVISIONS

1	GRADING AND C-1 INLET MODIFICATION DETAIL REV.	8.9.21

project

MILLSTONE RV PARK

at

0 MILESTONE DRIVE

HARRIS COUNTY, TEXAS 77073

RSG ENGINEERING

2825 WILCREST DRIVE
SUITE 678
HOUSTON, TEXAS 77042
PH. 713-783-7777

TBPE FIRM #: 15498

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1964
Plat Name: Starship Millstone RV Resort
Applicant: RSG Engineering
Date Submitted: 08/06/2022

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:

A variance is being sought for intersecion spacing to avoid proposing ROW that connects Silver Birch Dr. through the proposed reserve.

Chapter 42 Section: 128

Chapter 42 Reference:

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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;

Enforcing the requirement will connect the RV park to Memorial Hills Subdivision and Werrington Park Section 5. allowing traffic from Werrington Park and the RV Park to cut through Silver Birch Drive to Briarcreek Blvd to access Cypress Creek Parkway. That will place a larger amount of traffic entering Memorial Hills and would place large RV vehicles on narrow subdivision Streets that will create safety and maintenance concerns on the residential streets that our proposed development is hoping to avoid. The enforcement of the requirement will also connect properties of incompatible use to each other. The enforcement of the ROW connection through the property will give access to the RV park through a residential subdivision which will negatively effect both the neighboring subdivision and the RV Park.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

A variance for the same requirement was previously granted on the previously recorded plat of this property for similar reasons of separating the residential subdivisions from nonresidential proposed development.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Both neighboring subdivisions and the proposed development will still have great traffic access and connectability to Cypress Creek Parkway through separate avenues as they were previously

designed and are currently functioning. RV traffic will connect separately from the subdivisions through Millstone Drive.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will improve public safety and welfare.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2022-1964
Agenda Item: 132
PC Action Date: 09/15/2022
Plat Name: Starship Millstone RV Resort
Applicant: RSG Engineering

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: **128**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

A variance is being sought for intersecion spacing to avoid proposing ROW that connects Silver Birch Dr. through the proposed reserve.;

Basis of Recommendation:

The site is located in Houston's ETJ in Harris County, north of FM 1960, east of Hardy Toll Road, and west of Aldine Westfield Road. The applicant proposing an unrestricted reserve and is requesting a variance to exceed intersection spacing by not extending the two public stub streets of Silver Birch Drive through the site.
In 2014, the same variance was granted on a general, in which the subject section was later recorded. This proposed replat is required to readdress the previous variance request due to the change in use – from commercial warehouse to RV park. The site is bounded on both the west and east sides by single-family residential subdivisions. Silver Birch Drive is dedicate to the west as a 60' public right-of-way from Memorial Hills Sec 4; the eastern stub street of Silver Birch Drive is dedicated as a 50' public right-of-way from Werrington Park Sec 5. The applicant is requesting not to extend nor terminate in culs-de sac the two stub street Silver Birch Drive on its eastern and western boundaries, but is required to provide emergency access only from the western stub street. The primary point of access will be to Old Woods Lane and Millstone Drive to the south. With Cypress Creek and Harris County's Mercer Botanic Gardens and Arboretum spanning most of the land between Hardy and Aldine Westfield, future development north of the site is unlikely, and the neighborhoods surrounding the site have good connectivity for traffic circulation with multiple accesses to major thoroughfares. Also, there is a future east-west connection with Old Woods Lane at the southern edge of the subject site, approximately 1000 feet from Silver Birch. There is an existing trail network within the Mercer Botanic Gardens site that extends near the northern plat boundary. Werrington Park subdivision provides a public access point through their compensating open space. This development is likewise proposing a sidewalk connection. Staff recommends that a 5' pedestrian pathway be provided to the existing sidewalk within the Botanic Gardens site, pending coordination with Harris County Precinct One.

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;

Strict application of the ordinance would be contrary to sound public policy. The neighborhoods Werrington Park to the east and Memorial Hills to the west have sufficient traffic circulation to the surrounding major thoroughfares and the RV site's ingress and egress will be from Old Woods Lane to the south with emergency access only provided from the Silver Birch stub street to the west.

(2) The circumstances supporting the granting of the variance are not the result of a hardship

created or imposed by the applicant;

The circumstances supporting the granting of the variance are the existing street grid and connectivity for the neighborhoods to the east and west and Harris County's Mercer Botanic Gardens/ Arboretum and Cypress Creek to the north.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter is maintained by the two neighborhoods on the east and west (Werrington Park and Memorial Hills) having good connectivity for circulation with multiple points of access to major thoroughfares Aldine Westfield, Treaschwig and FM 1960. In addition, there is a possible future east-west connection of Old Woods Lane along the southern boundary (after the recordation of View of Millstone, only 40' remaining to be dedicated). The subject site proposes all vehicular traffic to Old Woods Lane which has unimpeded access to FM 1960 via Millstone Drive or Briarcreek Boulevard.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The surrounding neighborhoods to the east and west have multiple connections to major thoroughfares and with the possible future extension of Old Woods Lane, another east-west would be provided.

(5) Economic hardship is not the sole justification of the variance.

The existing street grid is the primary justifications for granting the variance.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 133
Action Date: 09/15/2022
Plat Name: Telge Road Tract
Developer: Elevated Development, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2022-2129 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	11.7000	Total Reserve Acreage:	3.8000
Number of Lots:	71	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77429	327H	ETJ

Conditions and Requirements for Approval

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

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.

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)

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)

161. Provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (122) (MTF name)

1.) Address Insufficient Open Space Amenities Plan:
a) Detention facility, if any, has a bank slope ratio of 4:1 or flatter and must be shown and noted on OSA Plan. Detention facility, if any, provides a stormceptor if the facility will not be a permanently wet lake or pond.
b) A5’ wide pedestrian pathway must provide access to and through the property.
c) All required Benches must be shown.1 bench for every 500’ of pathway.
d) OSAP must be submitted as additional page of recordation Mylar.
2.) Coordinate with County Engineer regarding intersection cutback and agency comments/mark-up regarding ROW widening dedication.

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 133
Action Date: 09/15/2022
Plat Name: Telge Road Tract
Developer: Elevated Development, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2022-2129 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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

CenterPoint: 1. Please include R.O.W. in with abbreviations.

HPW-HW- IDS: Approved.

Addressing: BENS LANDING sounds to similar to BENSON LANDING. Please change the name to something more unique.

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Street name is "Russellwood" per recorded plat (chapter 42)
Recommend 20' x 20' corner cuts at Adaline Haven Lane/Telge intersection
Submit a guest parking plan and/or provide a parking reserve for narrow lots prior to final plat approval. Account for approximately 35 spaces.
Limited scope TIA will be required to evaluate street tie-ins, median opening and left turn lane requirements at the time the property is ready for development.(HC-permit regs, 12.02)
UVE should be checked at Adaline Haven Lane and Telge 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)
Recommend approach width to major thoroughfare as 60 feet
Plans and plat will need to be reviewed and approved by CIP Senior Project Manager, mike turner prior to recordation (HC-permit regs, 5.06)
Bens Landing Drive is similar to Benson Landing Drive. change street name (chapter 41)
Verify language for variance request
Depending on amenities provided within open space, a parking evaluation may be required

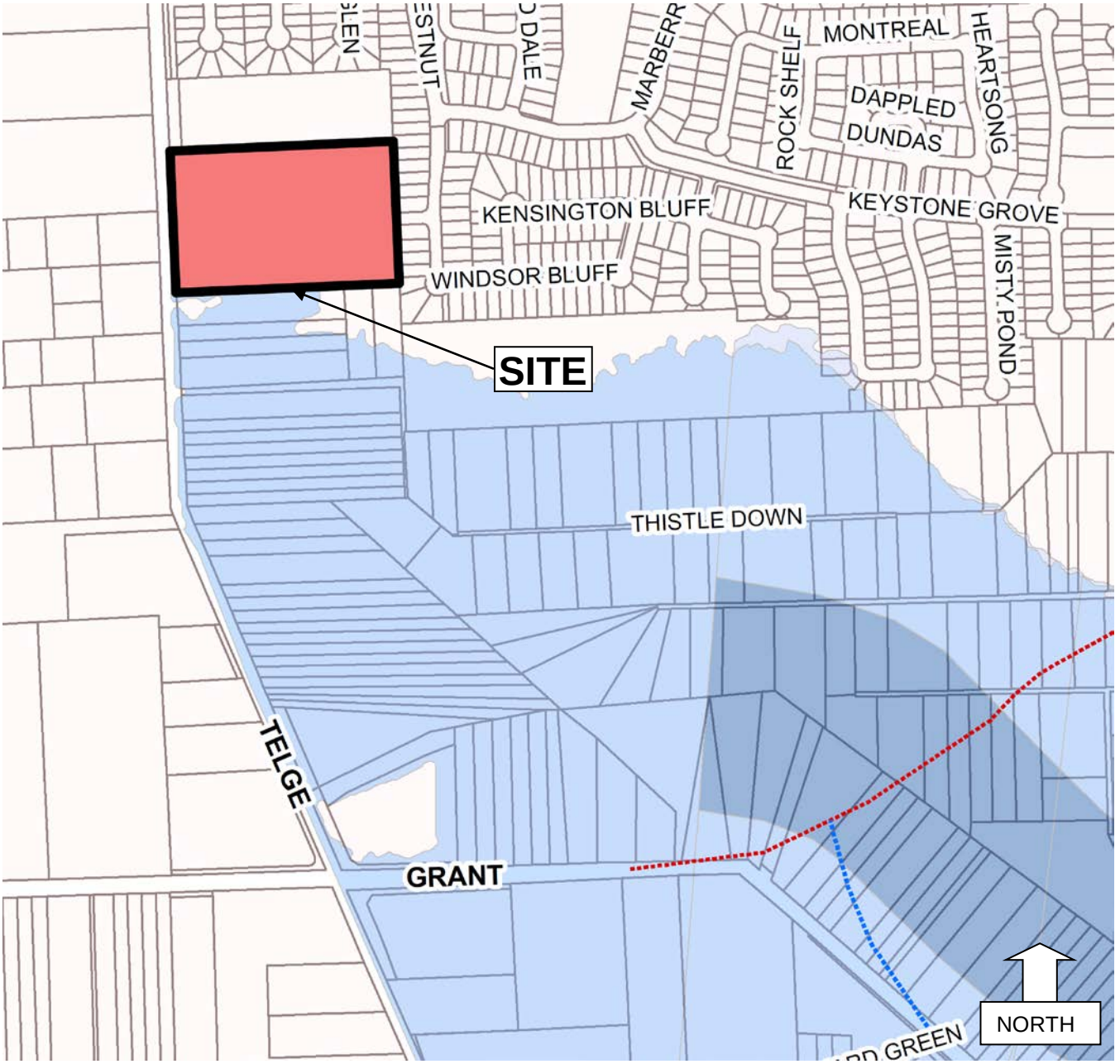
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Telge Road Tract

Applicant: Meta Planning + Design LLC



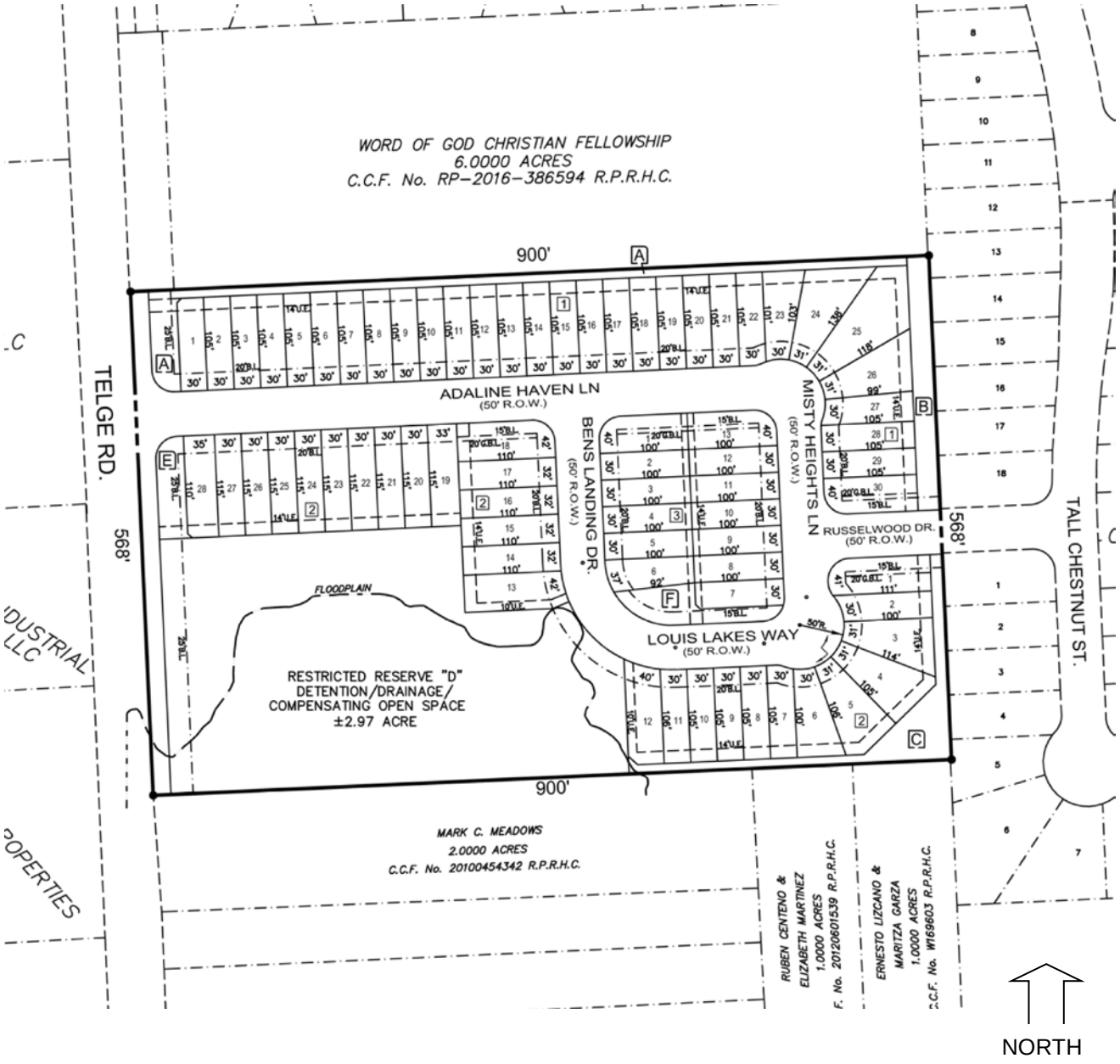
E – Special Exceptions **Site Location**

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Telge Road Tract

Applicant: Meta Planning + Design LLC



E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Telge Road Tract

Applicant: Meta Planning + Design LLC



E – Special Exceptions **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2022-2129
Plat Name: Telge Road Tract
Applicant: Meta Planning + Design LLC
Date Submitted: 08/22/2022

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. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:

To allow a major throughfare intersection to exceed the minimum spacing of 2,600 ft to 2,860 feet.

Chapter 42 Section: 42-127

Chapter 42 Reference:

(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The Telge Road Tract is approximately 11.7 acres located in Houston's ETJ. It is west of Tomball Parkway and south of the Grand Parkway. The tract will take access from the major thoroughfare Telge Road to the east and local street Russellwood Drive to the west. The subject tract proposes 71 residential lots within 3 blocks and 6 reserves. Telge Road intersects with Grant Road approximately 2,400 feet from the southern border of the Telge Road Tract. However, the placement of the proposed entrance to the subject site, Adaline Haven Lane, is currently approximately 2,860 feet from the intersection of Telge Road and Grant Road. Between the subject site and Grant Road, there are a series of unrecorded subdivisions including "Grant Plaza" and "Jefferson Place". Although these properties could be redeveloped and platted in the future, there is not currently a through street south of the subject site. The 2,860 foot separation is an approximately 10% deviation from the requirements as established in Sec. 42-127. To meet the intersection spacing requirement, the alignment of Adaline Haven Lane would need to shift to the southern portion of the Telge Road Tract. However, the southern portion of the tract is constrained by floodplain and a proposed drainage reserve. The placement of a roadway within a floodplain is not ideal, and to avoid this, the road was placed in the northern portion of the Telge Road Tract.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The special exception will allow a deviation of just 10%, which is a minor deviation, and will achieve a result contemplated by the standard in Article III of Chapter 42.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed modification is a 10% deviation from the standard, allowing for a decrease in intersection spacing, which is very minor and is not disproportionate to the requirements of the

standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter are preserved and maintained by the insignificant nature of the proposed special exception.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not frustrate local traffic circulation nor greatly exceed the expectations contemplated by the standards of this ordinance, and is therefore not injurious to the public health, safety, and welfare.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT

Special Exception Request Form

Application No: 2022-2129
Agenda Item: 133
PC Action Date: 09/15/2022
Plat Name: Telge Road Tract
Applicant: Meta Planning + Design LLC

Staff Recommendation: Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-127

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow a major throughfare intersection to exceed the minimum spacing of 2,600 ft to 2,860 feet. ;

Basis of Recomendation:

The subject site is a 11.7 acre property in the Harris County Extraterritorial jurisdiction, north of Grant Road and east along Telge Road. The applicant is proposing a single-family subdivision with multiple reserves, including Compensating Open Space with 50' wide public streets and is requesting a Special Exception to exceed 2600' intersection spacing along Major Thoroughfare Telge Road. Staff is in support of the Request.
Per Chapter 42 requirements intersection spacing along Major Thoroughfares is not to exceed 2,600'. The Special Exception request is to allow intersection spacing of 2,860', a 10% deviation from Ch 42 requirements.
The proposed plat still provides sufficient connectivity and providing a connection at the 2600' mark would be impractical as the ROW would have developed within the 100yr floodplain. Constructing the ROW further north, outside of the floodplain is sound public policy and insures a stronger ROW network.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Providing a connection within the 2600' requirement would be impractical as the ROW would be developed within the 100yr floodplain. Constructing the ROW further north, outside of the floodplain is sound public policy and insures a stronger ROW network.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed plat does provide the required E/W public row, with only a 10% deviation from the required intersection spacing which does achieve the intent of the ordinance.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The Proposed Modification is only a 10% deviation from the standard and is not disproportionate to Ch 42 Requirements.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The proposed modification provides better connectivity and safety to the public and preserves the intent of the Ordinance.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Granting the requested special exception will move the proposed intersection out of the Floodplain and provide better connectivity to the public and will not be injurious to public health and safety.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 134
Action Date: 09/15/2022
Plat Name: Devonshire Park
Developer: Geometry Developments, LLC
Applicant: Core
App No/Type: 2022-2276 C3P

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	12.4740	Total Reserve Acreage:	2.3650
Number of Lots:	49	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77388	292W	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.

Request form is lacking specific information related to the stated justification. Consider revising the from to specify any barriers to extending a small segment of Cannaberry way through the southern boundary.

Consider scheduling a meeting with City and County staff to discuss proposed street pattern and to clarify your request.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 134
Action Date: 09/15/2022
Plat Name: Devonshire Park
Developer: Geometry Developments, LLC
Applicant: Core
App No/Type: 2022-2276 C3P

Staff Recommendation:
Defer Additional information reqd

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.

CenterPoint: Please identify the dash lines between Lots 29 and 35 in Block 1.
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)
Piemonte Ave may be a street name duplication of Pinemont Drive. Check with city if street name change is needed (chapter 41)
Recommend minimum 28' lot frontage for lot 6, block 1
Depending on amenities provided a parking evaluation for no parking/parking spaces may be required
Extend Cannaberry Way into subdivision to prevent a circuitous route for new residents of subdivision coming from the south. To prevent a discontinuous street name, rename street and submit a separate replat to the south to change street name to be recorded prior to plat recordation

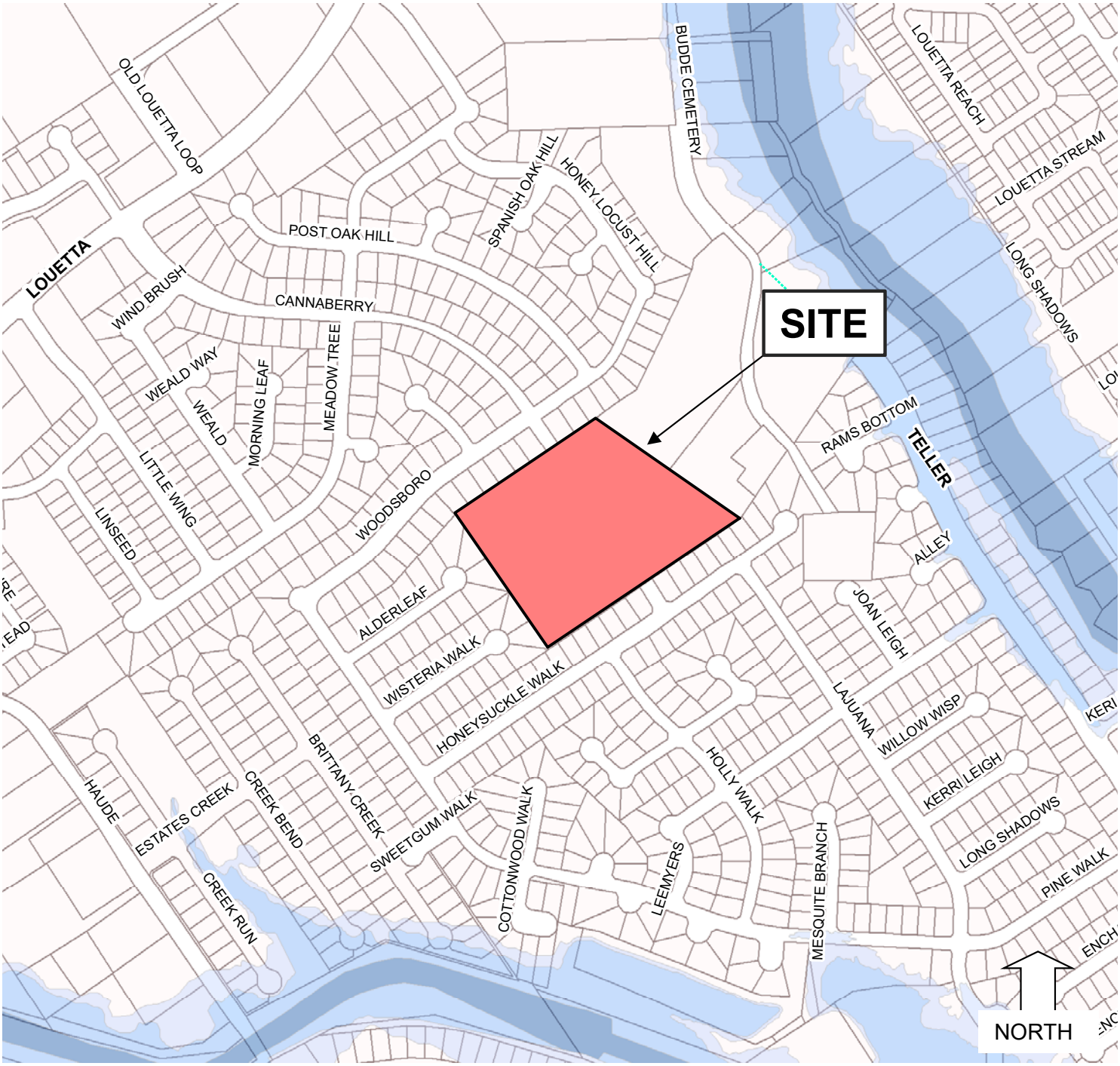
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Devonshire Park

Applicant: Core



F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Devonshire Park

Applicant: Core



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Devonshire Park

Applicant: Core



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No:	**2022-2276**
Plat Name:	**Devonshire Park**
Applicant:	**Core**
Date Submitted:	**09/06/2022**

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 being sought is not to extend Cannaberry Way (Local Street) through the subject tract and leave as a dead end street. It is also request not to provide a North/South public street through the subject tract.

Chapter 42 Section: 134, 128

Chapter 42 Reference:

(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 (42-128) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

See variance form.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2276
Plat Name: Devonshire Park
Applicant: Core
Date Submitted: 09/06/2022

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 being sought is not to extend Cannaberry Way (Local Street) through the subject tract and leave as a dead end street. It is also request not to provide a North/South public street through the subject tract.

Chapter 42 Section: 134, 128

Chapter 42 Reference:

(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 (42-128) 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

Our request not to extended Cannaberry Way is on behalf of Harris County MUD No 104 and Oaks of DeVonshire HOA. The MUD and HOA feel like it is in the best interest of the existing homeowners that Cannaberry Way (south dead end street) does not connect to the platted property.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

I believe the MUD and HOA will not support the development if it re-routes the flow of traffic.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the chapter is to provide reasonable connections to adjacent properties in order to ensure adequate traffic circulation within the general area. The MUD and HOA would like to move the flow of traffic north toward the Beltway rather than south through local streets.

(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.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2022-2276
Agenda Item: 134
PC Action Date: 09/15/2022
Plat Name: Devonshire Park
Applicant: Core

Staff Recommendation: Defer Additional information reqd

Chapter 42 Sections: **134, 128**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Specific variance being sought is not to extend Cannaberry Way (Local Street) through the subject tract and leave as a dead end street. It is also request not to provide a North/South public street through the subject tract.;

Basis of Recommendation:

Defer: Additional information required.

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: 135
Action Date: 09/15/2022
Plat Name: Park at Pinemont
Developer: South Post Oak Willow, L.P., a Texas Limited Partnership
Applicant: City Choice Group, LLC
App No/Type: 2022-2063 C3R

Staff Recommendation:
Defer: Councilmember Request

Total Acreage:	2.8700	Total Reserve Acreage:	0.1850
Number of Lots:	50	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77092	451F	City

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.

Provide a site plan. This should include depictions of all of the proposed improvements along Rena.
Written statement contradicts stated justification (ie: a variance should be granted because access will be limited to Rena which is a great argument for widening Rena). Consider revising.
Consider contacting the Councilmember Kamin's office and the Management District to address their concerns.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 135
Action Date: 09/15/2022
Plat Name: Park at Pinemont
Developer: South Post Oak Willow, L.P., a Texas Limited Partnership
Applicant: City Choice Group, LLC
App No/Type: 2022-2063 C3R

Staff Recommendation:
Defer: Councilmember Request

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

3. Rena St must be improved as well as the intersection of Rena St & 11th St for compliant access into the development. A development may not access from an undeveloped street.
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
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.
HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE.
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: 135

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Park at Pinemont

Applicant: City Choice Group LLC



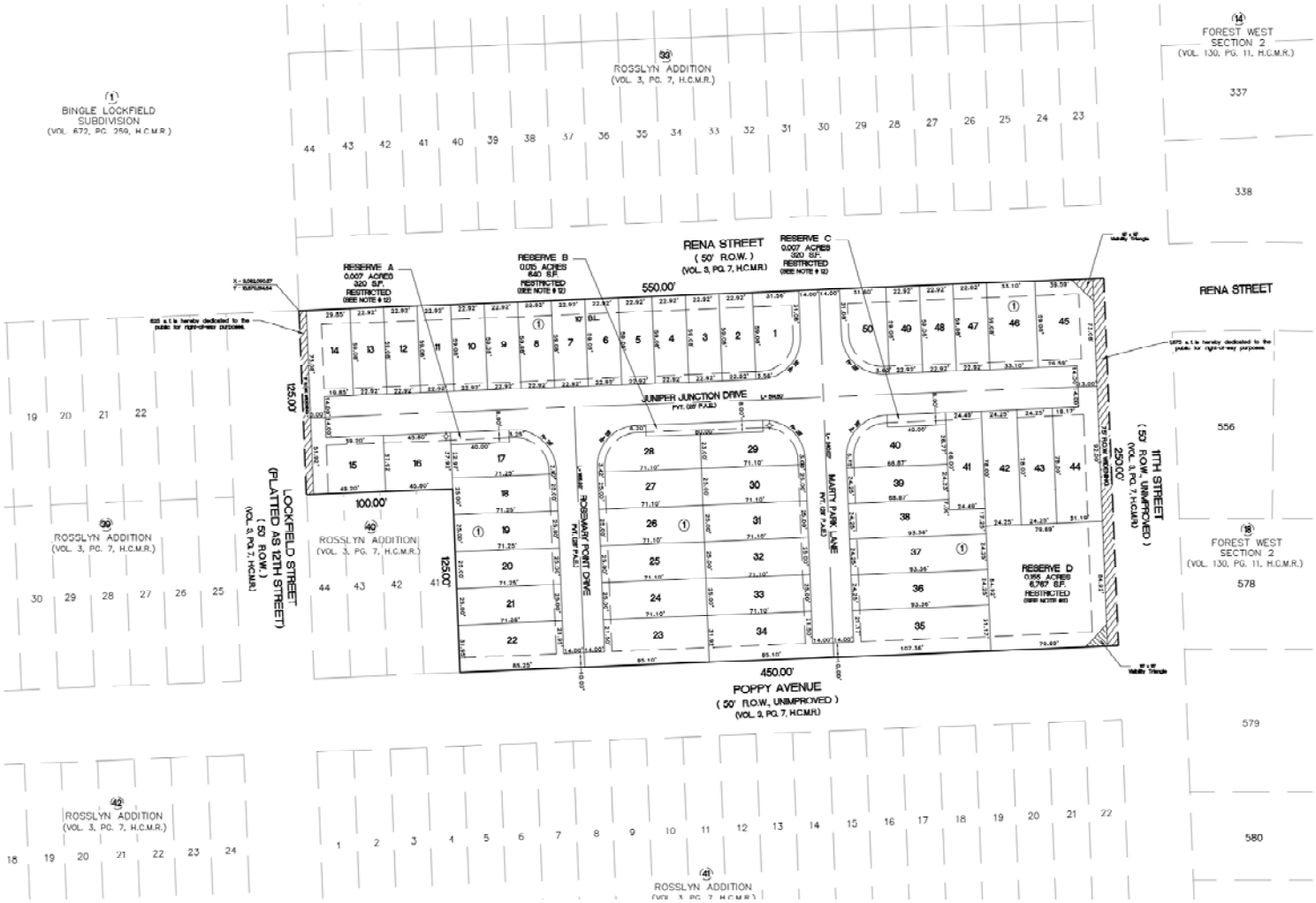
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Park at Pinemont

Applicant: City Choice Group LLC



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Park at Pinemont

Applicant: City Choice Group LLC



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2022-2063
Plat Name: Park at Pinemont
Applicant: City Choice Group, LLC
Date Submitted: 08/19/2022

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 provide the required widening for Rena Street
Chapter 42 Section: 42-121

Chapter 42 Reference:
42-121

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:
N/A

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2063
Plat Name: Park at Pinemont
Applicant: City Choice Group, LLC
Date Submitted: 08/19/2022

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 the required widening to Rena Street
Chapter 42 Section: 42-121

Chapter 42 Reference:
42-121

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 northwest Houston that has been undeveloped for decades. This site is uniquely challenged because there is a lot of platted access, but very little access in terms of actual on-the-ground infrastructure. Therefore, the most sensible land use for this site and the site across the street would be single family. This entire area of Houston was originally platted as Rosslyn Addition in the early 1900s and is an extremely large subdivision with over 4,000 platted lots and a grid pattern for the access. Almost none of this subdivision ended up being built the way it was platted. As a result of the development not being a success, we are left over with all kinds of platted, but never improved streets. The subject tract has frontage on 4 streets and only one of them is actually on the ground, which is Rena Street. Due to the manner of how the surrounding tracts are developed, the other 3 streets are unlikely to be built any time soon. The developer of this tract will be making improvements to Rena Street, but will not build or take access from 11th Street, 12th Street, or Poppy Avenue. Recently (in the past decade), the Joint Referral Committee (JRC) allowed the tract to the northwest to plat away what would have allowed Rena Street to be extended. That tract recently built a large apartment complex development that takes access from the major thoroughfare to the west, Bingle. Due to these building recently being constructed the likelihood of Rena Street being extended to Bingle would not be a reality for decades, if ever. Due to all of these factors, we believe that the existing 50' right of way is sufficient for the development of this tract and the tract across the street, which is currently being used for the Dad's Club baseball/soccer fields.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The hardship was created by the Joint Referral Committee granting the closure Rena Street at the

northwest corner of the subject tract.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The developer is dedicating the required right of way to all 3 of the other streets, but there is no need for additional dedication for Rena Street. The intent of this chapter is to only require 50' streets for single family development. The tract across the street is currently platted as single-family lots and is likely to be developed with that land use if the baseball fields ever go away.

(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.

(5) Economic hardship is not the sole justification of the variance.

The justification for the variance is related to the realities of how the surrounding tracts have developed. Rena Street is unlikely to become a connection point with any adjacent commercial or non-single-family residential use, so dedicating 5' on the northern property line of the subject tract is not needed. It is also based on the fact that this tract will be developed with single family residential.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2022-2063
Agenda Item: 135
PC Action Date: 09/15/2022
Plat Name: Park at Pinemont
Applicant: City Choice Group, LLC

Staff Recommendation: Councilmember Request

Chapter 42 Sections: **42-121**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To not provide the required widening to Rena Street;
Basis of Recommendation:
Defer: Councilmember's request.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
NA

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
NA

(3) The intent and general purposes of this chapter will be preserved and maintained;
NA

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
NA

(5) Economic hardship is not the sole justification of the variance.
NA

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-156

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

August 25, 2022

VAR

NOTICE OF VARIANCE

PROJECT NAME: Park at Pinemont
REFERENCE NUMBER: 2022-2063

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located east along Lockfield street and north of Pinemont Drive. 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.

City Choice Group, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not require 5' of r.o.w dedication along Rena Street. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, September 15th, 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 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,

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 City Choice Group, LLC at 832-426-6021**. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6534.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 136
Action Date: 09/15/2022
Plat Name: Quality Ocean Cypress
Developer: Quality Ocean, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2022-2235 C3P

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	13.9440	Total Reserve Acreage:	5.1450
Number of Lots:	11	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77429	368K	ETJ

Conditions and Requirements for Approval

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

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

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

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

Add note: The Planning Commission granted a variance to allow Adams Run Drive and Keepers Trail to be terminated without cul de sacs subject to specific conditions on 09/15/2022. 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. (Sec 42-81)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 136
Action Date: 09/15/2022
Plat Name: Quality Ocean Cypress
Developer: Quality Ocean, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2022-2235 C3P

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

CenterPoint: 1-Title block: states there are 5 reserves, please identify all reserves.
2-Reserve Legend is missing from plat. All reserves should specify its restrictions, if any, or use.
3-Res D (Detention): 14'UE - 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.).
4-Any private roads and/or Private Access Easements (PAE) would be preferred to be also dedicated as PUE and identified as such within the notes or legend
5-Any existing easements should be shown and/or noted on plat in notes of plat with recording information.
6-all previous recording information on plat must have full recording, where they were recording and recording index.

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)
Provide 25' corner radii which would shift E-W street to the north (chapter 42)
UVE should be checked at Cypress Aster Drive and cypress Baobab Drive with Cypress Wisteria 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)
Depending on amenities provided a parking evaluation for no parking/parking spaces may be required
Verify if reserve C is needed
Recommend one street name with suffix "loop"
There are two Reserve A's listed on plat. change one.

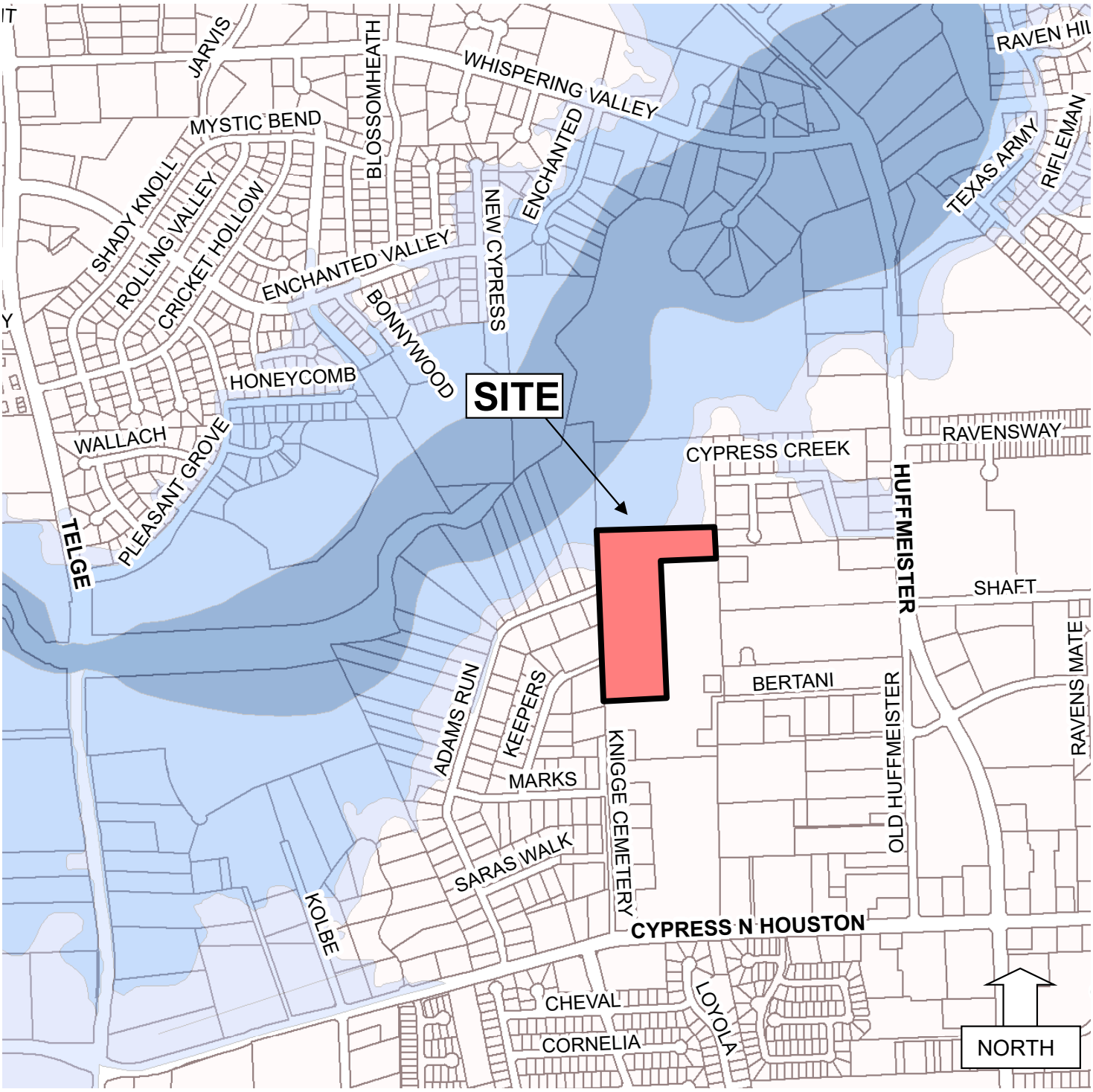
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Quality Ocean Cypress

Applicant: HRS and Associates, LLC



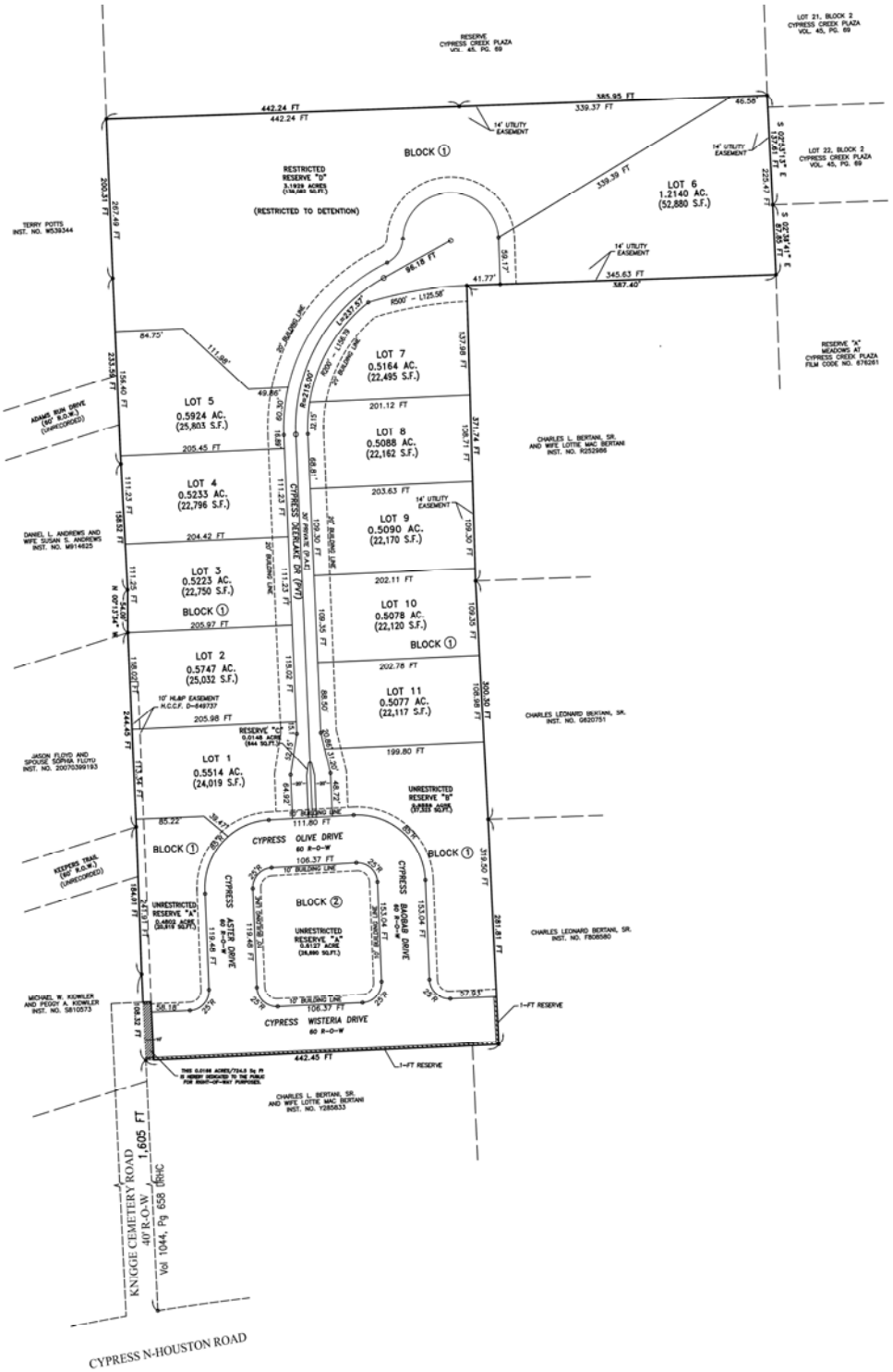
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Quality Ocean Cypress

Applicant: HRS and Associates, LLC



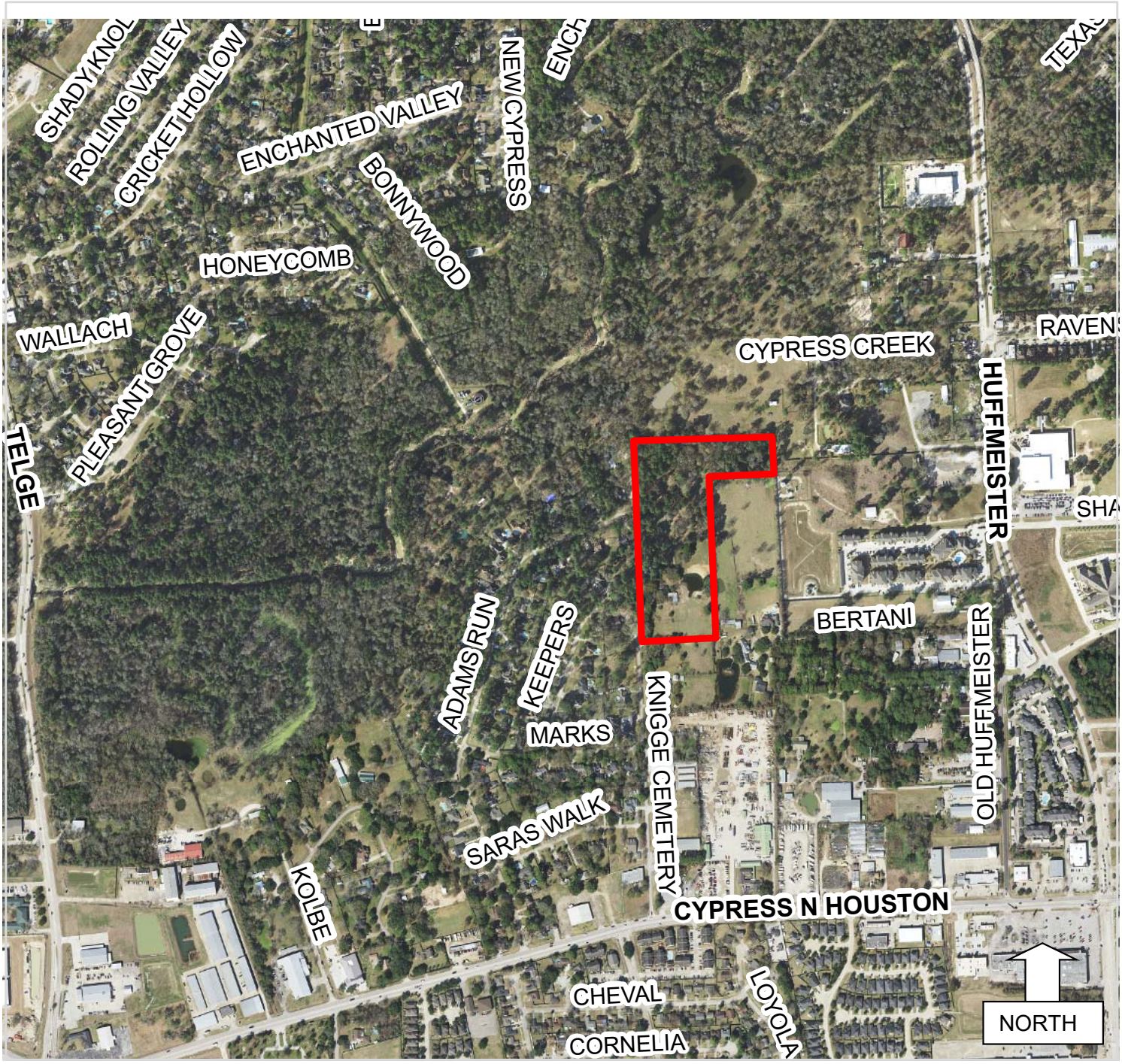
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 09/15/2022**

Subdivision Name: Quality Ocean Cypress

Applicant: HRS and Associates, LLC



F- Reconsideration of Requirements **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2022-2235
Plat Name: Quality Ocean Cypress
Applicant: HRS and Associates, LLC
Date Submitted: 09/05/2022

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:

Request to not extend Adams Run Road and Keepers Trail, eastward through the proposed plat as indicated on the marked copy of the plat and CPC-101. Request to not terminate and provide a cul-de-sac to the end of either street, as indicated on the marked copy on the plat and CPC-101.

Chapter 42 Section: 42-121

Chapter 42 Reference:

42-121

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:

Quality Ocean Cypress is a proposed subdivision plat of 13.944 acres in northwest Harris County, generally north of Cypress-North Houston Road, east of Telge Road and west of Huffmeister Road, in ETJ of City of Houston. The proposed plat consists of 11 lots, over half (½) acre in size and five reserves, one of which is a detention reserve of over 3 acres. The plat mark-ups required either extension of Keepers Trail and Adams Run Road to the east into the proposed plat, or, terminate both roads with cul-de-sacs, inside the proposed plat. Both Keepers Trail and Adams Run Road contain being 60 ft right-of-way within an unrecorded subdivision called Marks Glen.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2235
Plat Name: Quality Ocean Cypress
Applicant: HRS and Associates, LLC
Date Submitted: 09/05/2022

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 allow two unrecorded streets that abuts the west boundary line of the proposed subdivision, not to extend through the proposed subdivision.
Chapter 42 Section: 42-121

Chapter 42 Reference:
42-121

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;
Quality Ocean Cypress is a proposed subdivision plat being 13.944 acres, located in northwest Harris County generally north of Cypress-North Houston Road, east of Telge Road and west of Huffmeister Road in ETJ of City of Houston. The proposed plat consists of 11 lots being slightly over half (½) acre, and five reserves, one of which is a detention reserve of over 3 acres, and other 4 being unrestricted reserves. There is an unrecorded subdivision to the west (called Marks Glen) that contains two dead-end (60 ft r-o-w) roads that abut west boundary line of the proposed plat. Keepers Trail and Adams Run Road are about 400 ft apart and more than 2000 ft from Cypress-North Houston Road to the south and more than 3000 ft from Whispering Valley Drive to the north. Cypress Creek lies north of this proposed plat which may be another reason why there are no local streets that run east-west and north-south. There are other major thoroughfares that provide access to the area. Cypress-North Houston road is the east-west street on the south end of neighborhood and Whispering Valley Drive is another east west street on the north end about 5500 ft. The north-south streets are Telge Road on the west and Huffmeister Road, about 5600 ft to the east. The requirement to extend two streets into the subject property, being 400 ft apart, would be infeasible. The plat mark-up suggested extensions of both Keepers Trail and Adams Run Road, if for block length, the plat is proposing a 60 ft east-west right-of-way, to satisfy the block length from Cypress-North Houston Road on the south. The plat mark-up also suggested to terminate both streets with cul-de-sacs within the proposed plat. Cul-de-sac would not satisfy the block length (intersection spacing requirements) and is not necessary at this point.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The proposed plat will get its vehicular access from Knigge Cemetery Road, which is a 40 ft right-of-way, north-south street that terminates at the southwestern boundary of the proposed plat. It connects the development to Cypress -North Houston Road to the south. The plat is proposing a looped public street at Knigge Cemetery Road and a private street off of this looped street, to access the proposed lots. On the west boundary an unrecorded residential subdivision called Marks Glen was developed any time from the early 1980s till the late 1990s, according to Harris County Appraisal District. This unrecorded subdivision provided or allowed for two streets to provide access to these homes Cypress -North Houston Road for many years. Within Marks Glen unrecorded subdivision, all lots are residential with homes with exception of a few empty lots. The lots are about (½) acre in size. On the east side of the property there is an existing building to the east of Adams Run Road, which would make a right-of-way connection impossible. Looking at an aerial photo, there is a driveway that connects to a residence, which would make an east-west connection for Keepers Trail highly unlikely.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Most of the area around the proposed plat are half acre or larger residential lots. Because of Cypress Creek to the north, there are no local street with a north-south connection. Due to developed but un-platted areas, there are homes already built that would make local east-west street connections improbable. The intent and general purposes of Chapter 42 have been met because both Adams Run Road and Keepers Trail have small paved cul-de-sacs at the end of their length. A larger cul-de-sac on the proposed property would not be necessary or helpful as vehicular turn around has already been accomplished in the area. The applicant is proposing single-family lots with over half (½) acre lots, which is in line with the homes that are already established.

(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 public safety as both Adams Run Road and Keepers Trail both have paved cul-de-sacs within their 60 ft rights-of-way. Both 60 ft rights-of-way roads have served the area and have allowed for turn-arounds. The applicant has spoken to several home owners who do NOT want their streets to connect to the next subdivision. The extension of both roads could foster more traffic and higher speeds as the roads get longer. The proposed plat will get its vehicular access off of Knigge Cemetery Road with direct access to Cypress-North Houston Road, and will not affect local traffic on Marks Glen subdivision or any other neighboring subdivisions.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for this variance. The justification for the variance is that an extension of both unrecorded rights-of-way that are functioning in an existing subdivision, as it should, and that the proposed plat would be severely altered the two streets required to be extended. The two streets are not likely to ever connect to future rights-of-way and the possible extension could create greater traffic on existing roads. This variance would help protect the neighborhood and keep it safe, as it currently exists.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2022-2235
Agenda Item: 136
PC Action Date: 09/15/2022
Plat Name: Quality Ocean Cypress
Applicant: HRS and Associates, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: **42-121**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow two unrecorded streets that abuts the west boundary line of the proposed subdivision, not to extend through the proposed subdivision. ;

Basis of Recommendation:

The site is located in the Harris County ETJ east of Telge, west of Huffmeister and north of Cypress-North Houston.
The applicant proposes a subdivision of 11 single-family homes along public and private streets.
The applicant is requesting reconsideration of the requirement to extend Keepers Trail and Adams Run Drive through the site.
Staff is in support of this request.
The site is located along Knigge Cemetery Drive north of Cypress-North Houston. The applicant proposes an east-west street within their boundary, meeting Chapter 42's intersection spacing requirements. The site is to the east of the Marks Glen community, an unrecorded subdivision with two stub streets abutting the subject site. This condition has existed since the early 1990s and both streets feature vehicular turn arounds within their subdivision.
The existing turnarounds allow for safe circulation of vehicles within the abutting neighborhood. In addition, the proposed east-west street within the plat will allow for sufficient access and circulation once it is extended through tracts to the east. Staff finds the request to be consistent with the intent of Chapter 42 considering the existing conditions and proposed east-west street.
Harris County has expressed no objection to this request.
Staff recommends granting the variance and approving the plat per the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The existing turnarounds allow for safe circulation of vehicles within the abutting neighborhood. In addition, the proposed east-west street within the plat will allow for sufficient access and circulation once it is extended through tracts to the east. Staff finds the request to be consistent with the intent of Chapter 42 considering the existing conditions and proposed east-west street.

(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 applicant providing an east-west street and the existing vehicular turn arounds within the abutting neighborhood. These do not represent hardships.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The existing stub streets feature vehicular turn arounds within the abutting neighborhood. This will allow the applicant to terminate them without cul de sacs while allowing for the safe movement of vehicles.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The existing turn arounds will allow for safe movement of vehicles.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified by the applicant providing an east-west street and the existing vehicular turn arounds within the abutting neighborhood. These do not represent hardships.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 137
Action Date: 09/15/2022
Original Action Date: 09/30/2021
Plat Name: Bear Creek Retail Center Sec 1
Developer: LJA Engineering, Inc.- (Houston Office)
Applicant: LJA Engineering, Inc.- (Houston Office)
App No : 2021-2252
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	13.8980	Total Reserve Acreage:	13.8980
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	77449	446G	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: 138
Action Date: 09/15/2022
Original Action Date: 09/16/2021
Plat Name: Bridgeland Prairieland Village Peek Reserve Sec 1
Developer: BGE, Inc.
Applicant: BGE, Inc.
App No : 2021-2101
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	28.7900	Total Reserve Acreage:	28.7900
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	365P	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.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 139
Action Date: 09/15/2022
Original Action Date: 10/28/2021
Plat Name: Grand Prairie Reserves
Developer: Meta Planning + Design LLC
Applicant: Meta Planning + Design LLC
App No : 2021-2485
App Type: C3P

Staff Recommendation:
Approve

Total Acreage:	15.2000	Total Reserve Acreage:	13.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	324N	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: 140
Action Date: 09/15/2022
Original Action Date: 10/14/2021
Plat Name: Grand Prairie Sec 3
Developer: Meta Planning + Design LLC
Applicant: Meta Planning + Design LLC
App No : 2021-2405
App Type: C3P

Staff Recommendation:
Approve

Total Acreage:	22.3000	Total Reserve Acreage:	1.1100
Number of Lots:	129	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	77447	324N	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: 141
Action Date: 09/15/2022
Original Action Date: 10/28/2021
Plat Name: Grand Prairie Sec 4
Developer: Meta Planning + Design LLC
Applicant: Meta Planning + Design LLC
App No : 2021-2491
App Type: C3P

Staff Recommendation:
Approve

Total Acreage:	21.9000	Total Reserve Acreage:	1.4000
Number of Lots:	97	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	324S	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: 142
Action Date: 09/15/2022
Original Action Date: 10/28/2021
Plat Name: Grand Prairie Sec 5
Developer: Meta Planning + Design LLC
Applicant: Meta Planning + Design LLC
App No : 2021-2492
App Type: C3P

Staff Recommendation:
Approve

Total Acreage:	22.8000	Total Reserve Acreage:	1.8600
Number of Lots:	78	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	323R	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: 143
Action Date: 09/15/2022
Original Action Date: 09/30/2021
Plat Name: Harris County MUD no 49 Water Plant no 2
Developer: Benchmark Engineering Corporation
Applicant: Benchmark Engineering Corporation
App No : 2021-2275
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	2.0480	Total Reserve Acreage:	2.0480
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 49

County	Zip	Key Map ©	City / ETJ
Harris	77396	376X	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: 144
Action Date: 09/15/2022
Original Action Date: 09/16/2021
Plat Name: Harris County MUD No 525 Wastewater Treatment Plant
Developer: EHRA
Applicant: EHRA
App No : 2021-2173
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	4.0378	Total Reserve Acreage:	4.0378
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

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: 145
Action Date: 09/15/2022
Original Action Date: 09/16/2021
Plat Name: Harris County MUD No 525 Water Plant
Developer: EHRA
Applicant: EHRA
App No : 2021-2176
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	4.9240	Total Reserve Acreage:	4.9240
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

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: 146
Action Date: 09/15/2022
Original Action Date: 12/02/2021
Plat Name: Los Pinos Plant Reserves
Developer: Elevation Land Solutions
Applicant: Elevation Land Solutions
App No : 2021-2686
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	6.8580	Total Reserve Acreage:	6.8580
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Harris County MUD 517

County	Zip	Key Map ©	City / ETJ
Harris	77336	299A	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.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 147
Action Date: 09/15/2022
Original Action Date: 09/30/2021
Plat Name: Mai Dao Estates
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No : 2021-2274
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	4.6969	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	77066	371L	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: 148
Action Date: 09/15/2022
Original Action Date: 10/28/2021
Plat Name: North Eldridge Complex Sec 1
Developer: Hovis Surveying Company Inc.
Applicant: Hovis Surveying Company Inc.
App No : 2021-2430
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	1.9950	Total Reserve Acreage:	1.9950
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	328M	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: 149
Action Date: 09/15/2022
Original Action Date: 09/30/2021
Plat Name: Ramirez Estates Sec 1
Developer: The Pinnell Group, LLC
Applicant: The Pinnell Group, LLC
App No : 2021-2140
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	8.0003	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77373	334B	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: 150
Action Date: 09/15/2022
Original Action Date: 10/14/2021
Plat Name: Serenity Grove at Beall
Developer: ICMC GROUP INC
Applicant: ICMC GROUP INC
App No : 2021-2202
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.4591	Total Reserve Acreage:	0.0091
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:	Storm Sewer	Utility District:	

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

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 151
Action Date: 09/15/2022
Original Action Date: 09/16/2021
Plat Name: Springwood Business Park
Developer: McKim and Creed
Applicant: McKim and Creed
App No : 2021-2039
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	21.7900	Total Reserve Acreage:	21.7900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77373	292K	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: 152
Action Date: 09/15/2022
Original Action Date: 10/14/2021
Plat Name: Summerland
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No : 2021-2377
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	City

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 153
Action Date: 09/15/2022
Original Action Date: 09/30/2021
Plat Name: Villas on Ferguson
Developer: CE Engineers & Development Consultants, INC
Applicant: CE Engineers & Development Consultants, INC
App No : 2021-2292
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.1650	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77088	412P	City

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 154
Action Date: 09/15/2022
Original Action Date: 10/14/2021
Plat Name: Wise Acres Sec 1
Developer: Texas Professional Surveying, LLC
Applicant: Texas Professional Surveying, LLC
App No : 2021-2368
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	2.2190	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	77447	285W	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

ITEM: 155

Meeting Date: 09/15/2022

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
BONOAN VENTURES, INC.	JAYSON PATEL	(281) 704-5262	JAYSON@ELEV8DEVELOPERS.COM

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6409 EDDIE DR	22037187	77396	5565D	375S	B

HCAD ACCOUNT NUMBER(S): 0710440060202

PROPERTY LEGAL DESCRIPTION: BLK 1 UNRISTRICTED RESERVE 'A'

PROPERTY OWNER OF RECORD: BONOAN VENTURES, INC.

ACREAGE (SQUARE FEET): 90,237

WIDTH OF RIGHTS-OF-WAY: Eddie Dr: 60'; Eastex Fwy: Varies

EXISTING PAVING SECTION(S): Eddie Dr: 20'; Eastex Fwy: 26'

OFF-STREET PARKING REQUIREMENT: 27

OFF-STREET PARKING PROVIDED: 27

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 0

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 29,800 sq ft

PURPOSE OF VARIANCE REQUEST: To reduce building line from 25' to 10' along Eastex Fwy, a major thoroughfare

CHAPTER 42 REFERENCE(S): 42-121(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

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 155

Meeting Date: 09/15/2022

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): By way of background, on or about November 30, 2020, Bonoan purchased the Property, which at the time, was made up of five (5) separate tracts. On or about February 17, 2022, the Commission approved and signed Bonoan's plat which was file stamped in the Harris County Real Property Records as RP-2022-88883 (the "Plat"). The Plat stated that the Property was bound by ten (10) foot building lines on both the western and
southern portions of the Property. Shortly after Wadhwa submitted the proposed plans to the Commission, and after Bonoan had spent over $500,000.001 to reach this point in the process, the
Commission informed Bonoan that the Plat's ten (10) foot building line would no longer apply. Instead, the Commission stated that Section 42-150(a) of the City of Houston Code of Ordinances required a twenty-five (25) foot building line, claiming that the proposed construction was "*encroaching the 25' building line along Sam Houston Tollway (Major thoroughfare).*"

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

• The Commission previously stated that the twenty-five (25) foot setback applies because the proposed construction was encroaching the 25-foot building line along Sam Houston Tollway, which the Commission contends is a major thoroughfare.

• Section 42-1 defines *major thoroughfare* as a public street designated as a principal thoroughfare or thoroughfare on the latest edition of the major thoroughfare and freeway plan.

• The City of Houston's document titled, *Major Thoroughfare and Freeway Plan (MTFP) Minimum Right of Way Width by Street*

Classification, a copy of which his enclosed, states that major thoroughfares are the lesser of 100 feet or the right of way specified by the MTFP Street Classification. As seen in the attached MTFP Street Classification, major thoroughfares have a minimum width of 100 feet.

• Assuming the Property encroaches on the Sam Houston Tollway as the Commission previously contended, the Sam Houston Tollway does not meet the definition of major thoroughfare, as it is not 100 feet wide, and it is not categorized as a major thoroughfare on the 2021 MTFP Map, a copy of which is enclosed.

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The western portion of the Property is curved so that Bonoan can include a detention pond just west of the proposed Buildings 1-3 on the Property.

• In the event the Commission requires Bonoan to apply the twenty-five (25) foot building line, it would create a situation whereby it would be very difficult for Bonoan to comply with Houston Public Works' required storm detention requirements set forth in Chapter 9 of the 2020 Infrastructure Design Manual.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

On or about February 17, 2022, the Commission had previously approved and signed Bonoan's Plat which was file stamped as RP-2022-88883 (the "Plat") in the Harris County Real Property Records. The Plat stated that the Property was bound by ten (10) foot building lines on both the western and southern portions of the Property. A copy of the Plat is enclosed.

• Several months later, the Commission informed Bonoan, through no fault of his own, that the applicable buildings lines are twenty-five (25) feet.

• This change creates various hardships for Bonoan, including, but not limited to, additional costs needed to revise plats and plans, additional interest paid to lenders in connection with outstanding loans, uncertainties associated with increased construction and material costs for purposes of development, and attorney's fees.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The purpose of Chapter 42 of the City of Houston Ordinances is to *promote the health, safety, morals and general welfare of the city and the safe, orderly and healthful development of the city*.

• In this case, as seen in the enclosed Plans, the western portion of the Property is made up of a detention pond surrounded by a six (6) foot high cedar fence. On the northwest side of the fence, on property which Bonoan does not own, lies a large portion of undeveloped property owned by either Texas Department of Transportation or Houston Lighting and Power.

• This request does not increase the likelihood of pedestrian harm. Furthermore, the difference between the Commission's proposed twenty-five (25) building line and Bonoan's ten (10) foot building line has only a nominal impact on the overall aesthetic of the proposed development.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Since Bonoan's variance request only requests an increase of twenty (20) feet to the Commission's current proposal, and because Bonoan's request has no effect on the building line on the southern portion of the property which abuts Eddie Drive, Bonoan's requested change will not be injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

• Although the Commission's current twenty-five-foot (25) building line requirement poses an economic hardship on Bonoan, it also frustrates the purpose of Bonoan's business plan, as he expected to have the ability to market the development to prospective tenants by stating that a certain amount of rentable space was available.

• In the event this variance request is denied, Bonoan is concerned that viability of the development will fail, which ultimately prevents Bonoan from attracting new business and an added tax revenue stream for the City of Houston.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 155

Meeting Date: 09/15/2022

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 155

Meeting Date: 09/15/2022

Aerial Map



DEVELOPMENT PLAT VARIANCE

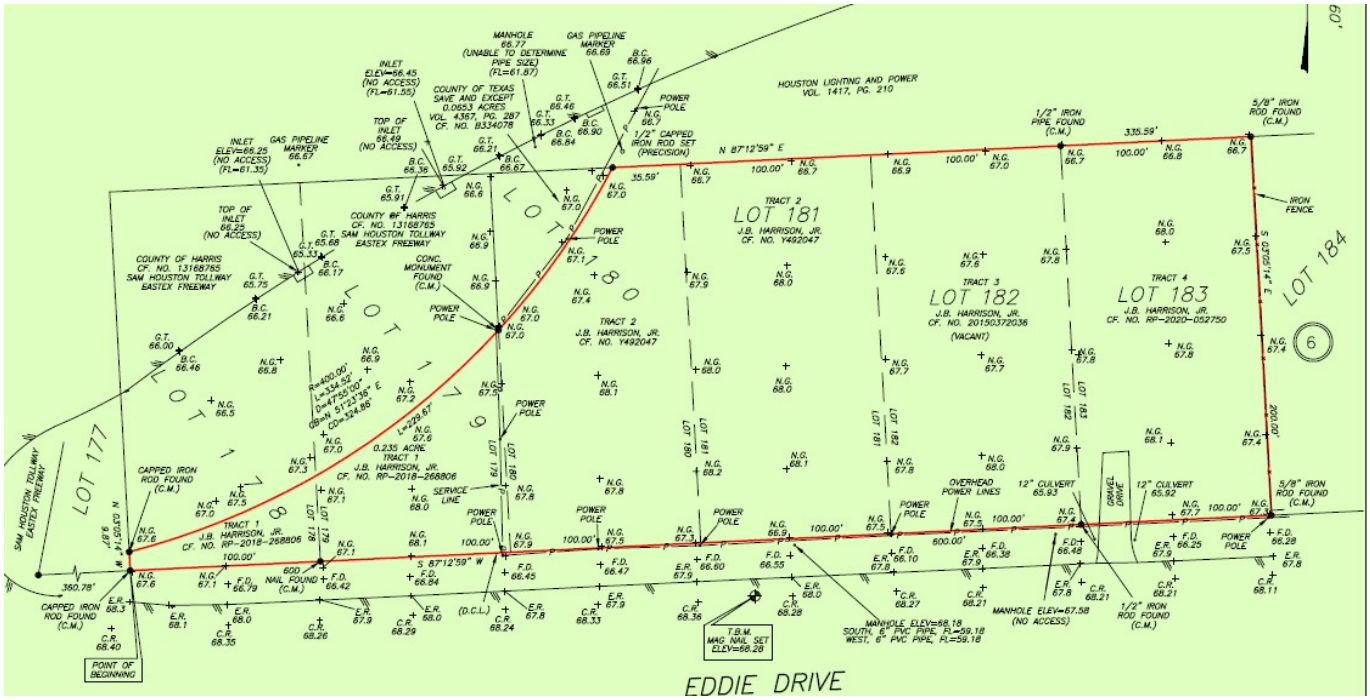
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 155

Meeting Date: 09/15/2022

Survey



DEVELOPMENT PLAT VARIANCE

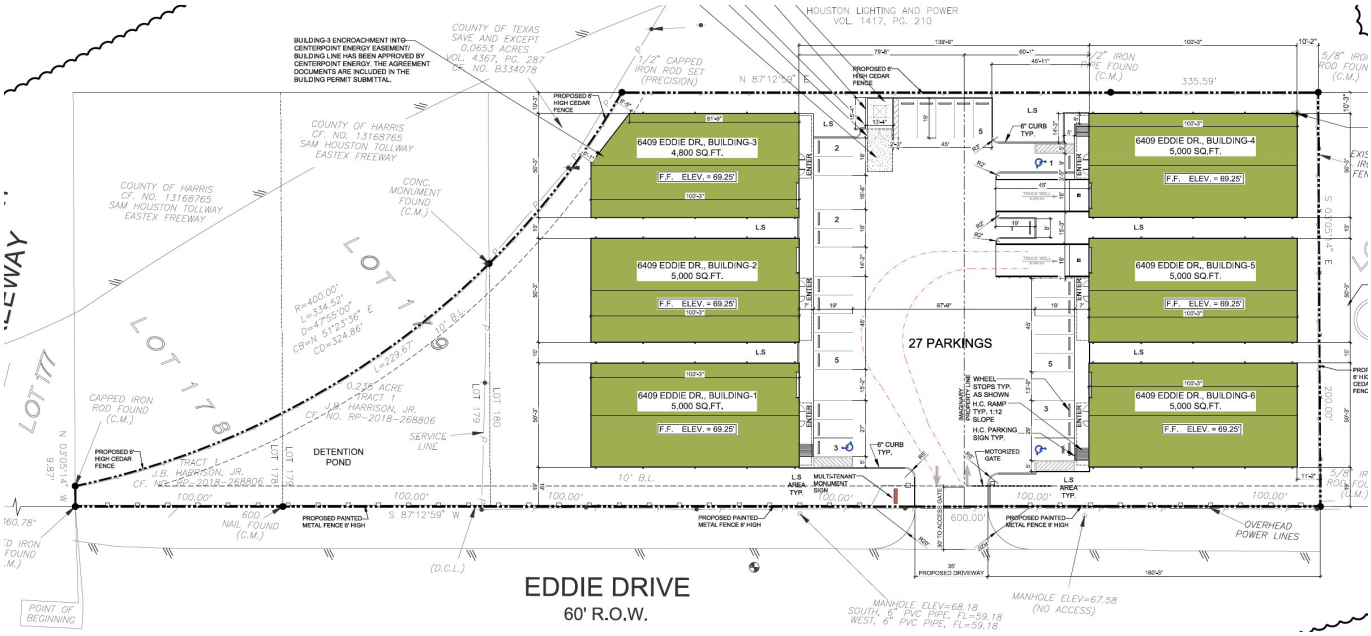
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 155

Meeting Date: 09/15/2022

Site Plan



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

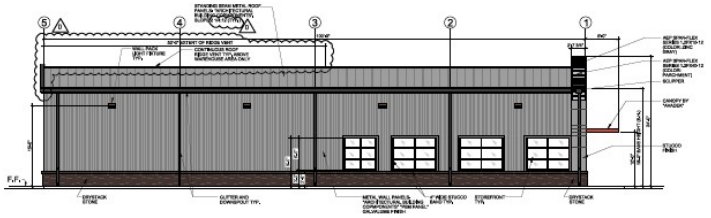
ITEM: 155

Meeting Date: 09/15/2022

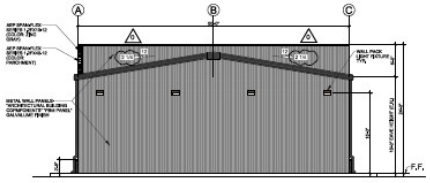
Elevations



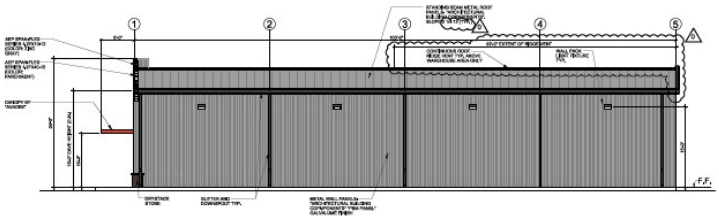
1 FRONT ELEVATION (EAST)
SCALE : 1/8" = 1'-0"



2 LEFT SIDE ELEVATION (SOUTH)
SCALE : 1/8" = 1'-0"



3 REAR ELEVATION (WEST)
SCALE : 1/8" = 1'-0"



4 RIGHT SIDE ELEVATION (NORTH)
SCALE : 1/8" = 1'-0"

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 155

Meeting Date: 09/15/2022

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located south of Beltway 8, east of 59 and along the north side of Eddie Drive. The applicant is requesting a variance to allow a reduced 10' building line in lieu of the ordinance required 25' building line along Eastex Freeway for a proposed commercial structure. Staff is in support of the request.

The lot was platted within the Beltway 8 East Office Park subdivision with a 10' building line along Eastex Freeway. This portion of Eastex Freeway is a major thoroughfare with sufficient width lined with vacant lots. In February 2022, the subdivision plat was recorded without the required 25' building line. Subsequently, the applicant submitted plans to permitting utilizing the 10' building line as they were unaware the ordinance required a 25' building line along the major thoroughfare, Eastex Freeway. The distance from back of curb to the proposed commercial structure is approximately 45' along Eastex Freeway which would not be injurious to public health, safety, or welfare. Additionally, access to the lots is being taken from Eddie Drive, a local street and not the major thoroughfare.

Staff's recommendation is to approve the request to allow a reduced building line of 10' in lieu of the ordinance required 25' building line along Eastex.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 09/15/2022

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Beacon Land Services	Andrew Allemand	(346) 701-5706	aallemand@beaconland.net

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2621 Augusta Dr	22030592	77057	5356	491T	G

HCAD ACCOUNT NUMBER(S): 0690910000002

PROPERTY LEGAL DESCRIPTION: Tract 2B, Post Oak Estates

PROPERTY OWNER OF RECORD: Westheimer-Augusta NE LTD

ACREAGE (SQUARE FEET): 1.398

WIDTH OF RIGHTS-OF-WAY: Augusta: 60'; Westheimer: 120'

EXISTING PAVING SECTION(S): Augusta: 42'; Westheimer: 110'

OFF-STREET PARKING REQUIREMENT: 94 (Adjusted to 85 using 10% Bike Rack Reduction)

OFF-STREET PARKING PROVIDED: **43**

LANDSCAPING REQUIREMENTS: **Complies**

EXISTING STRUCTURE(S) [SQ. FT.]: 7,767 SF (Building Being Converted is 2,800 SF)

PROPOSED STRUCTURE(S) [SQ. FT.]: 7,767 SF

PURPOSE OF VARIANCE REQUEST: To reduce the number of off-street parking spaces required from 94 spaces to 47 spaces, prior to any reduction for bicycle racks.

CHAPTER 26 REFERENCE(S): 26-492, Parking spaces for certain types of use classifications, Class 7 "Food and Beverage", Subcategory b "Dessert shop"; 6.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA"

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 09/15/2022

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The property owner desires to remodel an existing 2,800 square foot dry cleaning business to a Chocolate Bar dessert shop. Due to unusual physical characteristics and the prevailing development character of the surrounding area, the applicant is requesting that the number of required off-street parking spaces be reduced from 94 to 47. Given that 43 spaces exist on-site, there will also be a 10-percent reduction from 47 to 43.

APPLICANT'S STATEMENT OF FACTS:

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.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

Between the library and the applicant's retail buildings there are two 450 to 500 year old oak trees that are considered to be the 3rd and 4th largest oak trees in the city. The overall site has developed around the trees to include a series of patios, seating areas, and walking paths. In 1988 the library approached the applicant to discuss a mutually beneficial parking and access agreement that remained in place for over 20 years. Pedestrian access from the library was encouraged and the patios under the trees became an unofficial city park with retail customers, library patrons, and office workers enjoying the beautiful, shaded area. The applicant gave the library an access drive from Augusta, which greatly enhanced access for patrons looking to avoid making a U-turn on Westheimer. Finally, the applicant donated and planted four live oaks on the library property to enhance the experience the experience for the diners and library patrons, which the applicant continues to feed and prune to this day.

When the library closed to remodel in 2014, the applicant offered to add pole lighting, repave, landscape the library parking lot, and add enhanced directional walkways from the Library to Becks. The conversations were positive and moving forward when the library abruptly cancelled the agreement and any further discussion. Without the access and parking share agreement, the retail uses are grandfathered but will struggle to meet the regulatory requirements in the event of a remodel or change in use. Without the variance, the applicant will be forced to remove the patio seating and access drive to the library at a minimum. Because the existing uses and proposed use do not require the number of spaces that are required by Code, and because removing the patios and park atmosphere will be detrimental to the community, granting the variance is in the best interest of the public and the applicant.

OFF-STREET PARKING VARIANCE

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

The justification for the variance request is the need to preserve the unique characteristics of the site. Without the variance or a parking agreement with the library, the applicant cannot remodel the 2,800 square foot building to convert the dry cleaner to a dessert-shop. One option would be to remove all of the decks under the 450 to 500 year-old oak trees and along with the access drive to the library to realize additional parking spaces. Because the entire site was developed with the goal of sharing the library parking area to preserve the tree stands and the park-like atmosphere, the City created an untenable position for the applicant in 2014 when they abruptly cancelled the agreement. While the City continues to benefit from the access drive and the private park space, the viability of the applicant's site has been negatively impacted.

(3) The intent of this article is preserved;

Granting the variance will allow the applicant to replace the existing dry cleaner business with a dessert-shop, which will be a more unique and compatible use for the immediate area. Most importantly, the City will be preserving the outdoor patios under the huge oak trees and preventing any parking areas from encroaching on the trees' root systems. As discussed below, the number of existing spaces is sufficient to serve the development given the various business hours of operational details.

(4) The parking provided will be sufficient to serve the use for which it is intended;

There are currently 43 off-street parking spaces on-site. The applicant conducted a parking analysis in 2017 due to sensitivities with the City cancelling the parking share agreement. Not once during the three-month period was the parking lot usage close to capacity. But why is this the case? First, the percentage of To-Go/Take Out Business for Beck's Prime is a majority of their revenue – currently 61.4% of all revenue for 2022. That means that a significant number of patrons are not eating on-site, which lessens the need for on-site parking. That ratio should be similar with the forthcoming Chocolate Bar, whose patrons routinely take their items to go for off-site consumption.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

If the City grants this variance, the applicant will be able to preserve and protect the centuries-old live oak tree stand and the associated outdoor seating that defines this area. A dessert shop is simply a more positive and compatible use that will add energy for the neighborhood and library goers. Plus, this applicant has demonstrated a willingness to work with the City and community as evidenced by the planting and maintenance of live oaks on the library property and their long tenure as a food service operator with the City of Houston. This owner is currently has been a trusted partner in the Memorial Park concession system for many years, having paid over $200,000 in fees to the Parks Department in 2022 alone.

OFF-STREET PARKING VARIANCE

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

NA

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 09/15/2022

Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

(3) The intent of this article is preserved;

(4) The parking provided will be sufficient to serve the use for which it is intended;

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

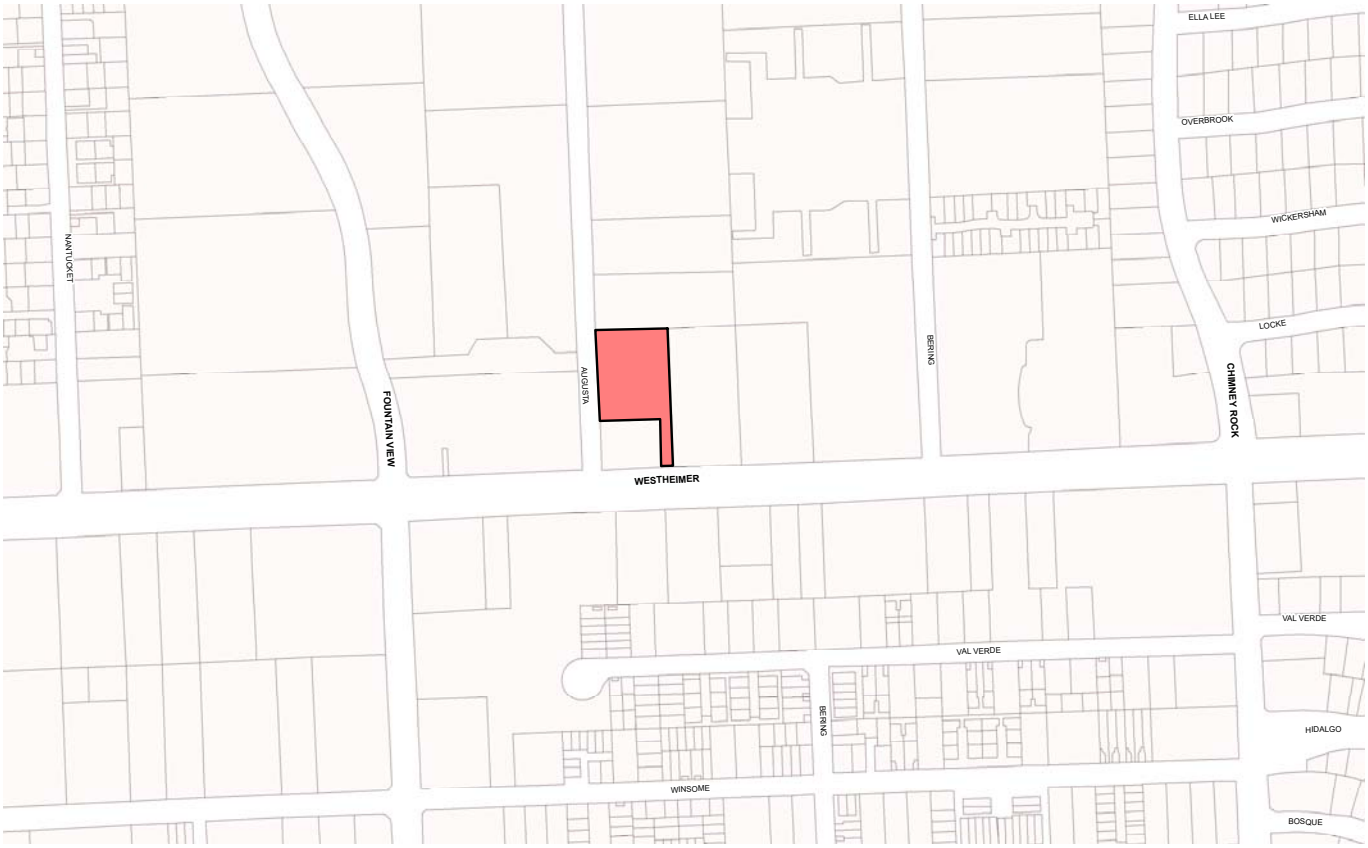
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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LOCATION MAP



OFF-STREET PARKING VARIANCE

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Aerial Map



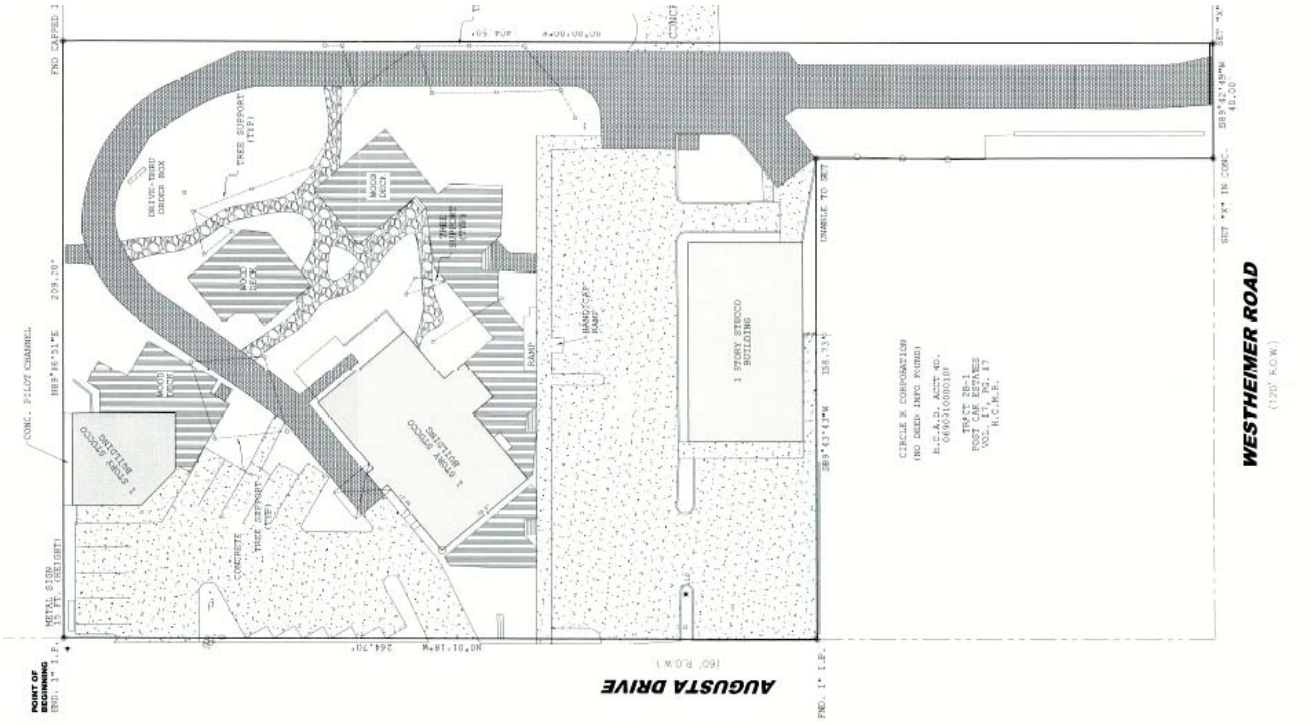
OFF-STREET PARKING VARIANCE

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Survey



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Site Plan

JURISDICTION: CITY OF HOUSTON

TOTAL LAND: 1.398 ACRES

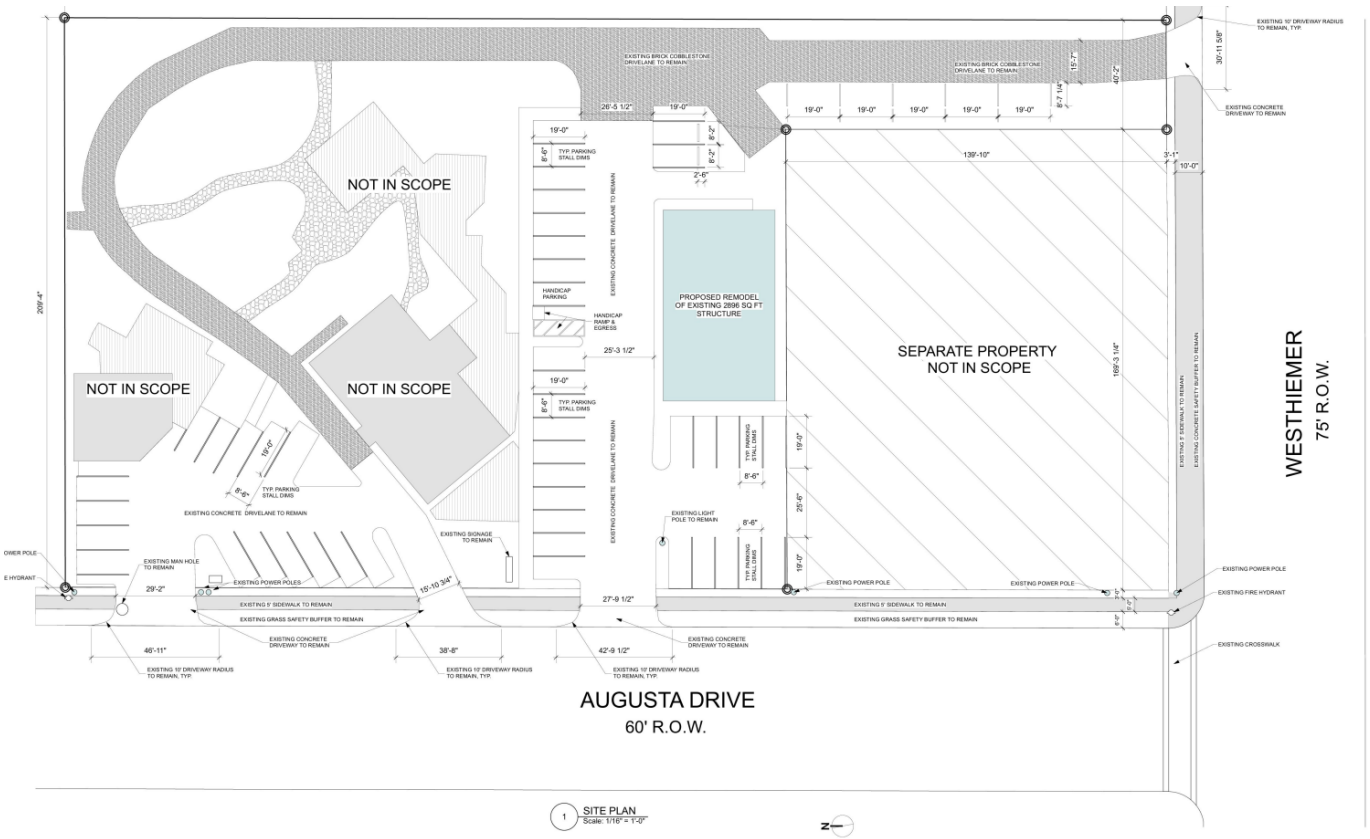
PARKING CLASSIFICATION
DESSERT SHOP = 6.0 PARKING SPACES FOR EVERY 1,000 SF OF GFA AND OUTDOOR DECKS, PATIO, AND SEATING AREAS IN EXCESS OF 15% OF GFA

SMALL RESTAURANT = 8.0 PARKING SPACES FOR EVERY 1,000 SF OF GFA AND OUTDOOR DECKS, PATIO, AND SEATING AREAS IN EXCESS OF 15% OF GFA

SMALL BAR = 12.0 PARKING SPACES FOR EVERY 1,000 SF OF GFA AND OUTDOOR DECKS, PATIO, AND SEATING AREAS

BUILDING AREA: 11,889

	% of Coverage	Req. Parking Per 1,000 Sf	Incremental Req Per 1,000 SF	Incremental Req
Dessert Shop	25%	6	6	17
Small Restaurant	59%	8	7	55
Small Bar	16%	12	11	22
Center Base Requirement				**94**
Extra Bicycle Parking Space Red				9.4
Total Reduction				9.4
New Total for Center				85
Provided Onsite				43
Needed for Variance				42



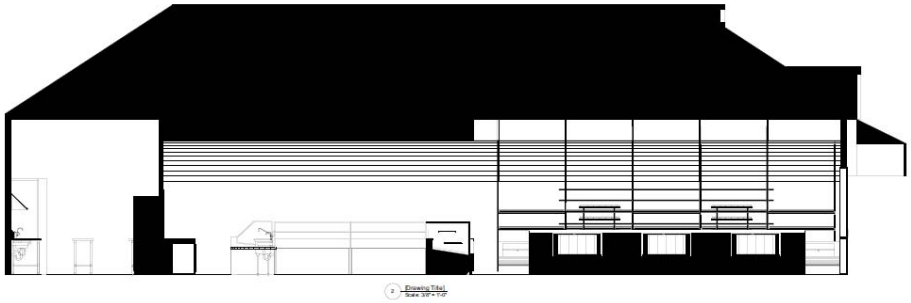
OFF-STREET PARKING VARIANCE

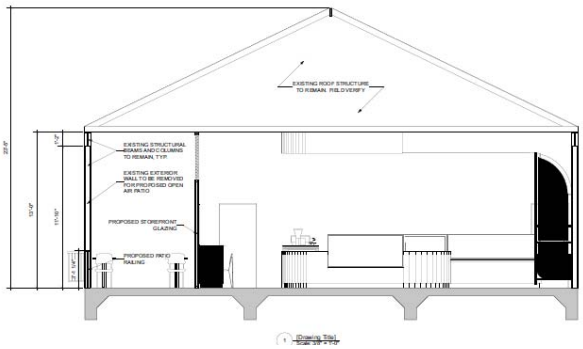
PLANNING & DEVELOPMENT DEPARTMENT

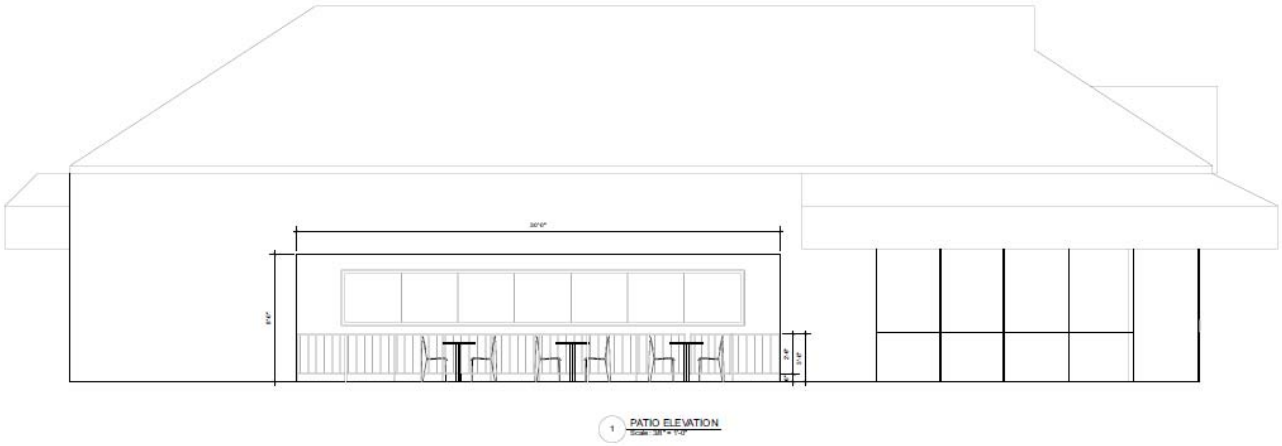
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Houston Planning Commission

Elevations







OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located north of Westheimer Road and east of Fountain View Drive. The purpose of the variance request is to allow 43 off-street parking spaces, in lieu of the ordinance required 94 off-street parking spaces, for the conversion of an existing dry cleaners into a dessert shop.

Staff is in support of the request.

The applicant is proposing the change of use of an existing dry cleaners to a dessert shop. Chapter 26, the off-street parking ordinance, requires the proposed development provide 94 off-street parking spaces. The applicant is proposing to provide 43 off-street parking spaces, including the 10 percent bike reduction. The site is within walking distance to high frequency bus routes & moderate bus routes, and is also surrounded by existing commercial developments. The location of the proposed development and the urban context of the surrounding area, provide for the justification of supporting the parking variance request.

Staff recommends approving the requested variance to allow 43 off-street parking spaces, in lieu of the ordinance required 94 off-street parking spaces for the proposed conversion of an existing dry cleaners to a dessert shop.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*
Additional Findings by Planning Commission:

OFF-STREET PARKING VARIANCE