HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, SEPTEMBER 21, 2023
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: bit.ly/44HVXwX
OR
CALL +1 936-755-1521
CONFERENCE ID: 968 623 283#

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

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Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Bill Baldwin
Lisa Clark
Michelle Colvard
Rodney Heisch
Daimian S. 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
Libby Viera-Bland

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
Patrick Mandapaka, PhD, AICP
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 21, 2023 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: bit.ly/44HVXwX; or
- **Phone: +1 936-755-1521 Conference ID: 968 623 283#**

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 21, 2023 2:30 p.m.

Call to Order

Director's Report

Consideration of the September 7, 2023 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 (Devin Crittle, Arum Lee, John Cedillo, and Dorianne Powe Phlegm)
d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, Devin Crittle, and John Cedillo)
e. Subdivision Plats with Special Exception Requests (Wilson Calvert)
f. Reconsiderations of Requirement (Devin Crittle)
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 (Tammi Williamson and Geoff Butler)

II. Establish a public hearing date of October 19, 2023

a. Ade Properties
b. Casa Maya
c. Cotton Oaks Estates replat no 1
d. Craig Woods partial replat no 40
e. Eula Realty Group Woodlyn
f. Everglade Estates
g. Foster Place partial replat no 38
h. Foster Place partial replat no 39
i. Heights Mobil Car Care
j. Morse Vista
k. Sandra Duplexes replat no 1
l. Southgate partial replat no 6
m. Stanford Place Estates partial replat no 1
n. Westhaven Estates Sec 2 partial replat no 13

III. Public Comment

IV. Adjournment

The Commission reserves the right to convene an Executive Session on any item listed on this agenda as authorized by the Texas Open Meetings Act, Texas Gov't Code Chapter 551, under any applicable exception, including but not limited to Sec. 551.071, Consultation with Attorney.

HOUSTON PLANNING COMMISSION MINUTES
THURSDAY, 7 SEPTEMBER 2023
CITY HALL ANNEX - CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: BIT.LY/44HVXWX
PHONE: 936-755-1521 MEETING ID: 968 623 283#

Call to Order at **2:30 PM** by Martha Stein, Chair.

Commissioners	**Quorum - Present / Absent / Remote**
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present Remote
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	**Absent**
Linda Porras-Pirtle	Present
Kevin Robins	**Absent**
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	Present Remote
Maggie Dalton for The Honorable KP George	Present Remote
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Jennifer Ostlind	Present

Ex Officio Members • Carol Lewis • Carol Haddock • Yuhayna H. Mahmud

CHAIR'S REPORT by Martha L. Stein

DIRECTOR'S REPORT by Jennifer Ostlind, Deputy Director

APPROVAL OF MINUTES

Consideration of the August 24, 2023, Planning Commission Meeting Minutes.
Action: Approved

Motion: Clark
Second: Victor

Vote: Unanimous
Abstaining: None

I. MTFP Application Update

- Applicant/Staff in agreement on recommendation.
  C. Franz Road
  E. Inner Katy Transit Corridor Street
  F. Cypresswood Drive
  H. Via Dora Drive
- Applications withdrawn by applicant.
  G. Fairview Drive/Unnamed Major Collector
  I. Anagnost Road and East Anderson Road
  J. Burke Road
- Applications not currently supported by Staff.
  A. West Greens Road
  B. Wilcrest Drive
  D. Baptist Encampment Road/Unnamed Major Thoroughfare

Speaker(s): Rolando Guajardo – supportive; Paige Lipetska – position not stated.

Items A and B, 1-104 were taken together.

II. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-57)
b. Replats (58-104)

Staff recommendation: Approve **Item No's. 1 – 104**, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for items removed for separate consideration.

Motion: Porras-Pirtle	Vote: Unanimous
Second: Alleman	Abstaining: None

Staff recommendation: Approve recommendations for **Item No's 1, 14, 16, 17, 20, 21, 24, 52, 53, 57, and 60** subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations.

Motion: Mares	Vote: Carried
Second: Clark	Abstaining: Sigler, Heisch, and Dalton

c. Replats requiring Public Hearings with Notification

105 Alice Manor – Approve

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Sigler	Vote: Unanimous
Second: Jones	Abstaining: None

106 ARCHIMEDES – DEFER

Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): None

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

107 BONNER ENCLAVE PARTIAL REPLAT NO 1 AND EXTENSION - GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Mares	Vote: Unanimous
Second: Viera-Bland	Abstaining: None

108 CONLEY MANOR – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

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

109 EAST 13TH STREET GROVE PARTIAL REPLAT NO 1 AND EXTENSION – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Linda Shead – opposed

Motion: Clark	Vote: Unanimous
Second: Sigler	Abstaining: None

110 HOLIDAY ESTATE – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Alleman	Vote: Unanimous
Second: Heisch	Abstaining: None

111 MALABAR PLACE PARTIAL REPLAT NO 1 - GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Jones	Vote: Unanimous
Second: Mares	Abstaining: None

112 North Bryan Park replat no 1 – Defer

Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): None

Motion: Porras-Pirtle	Vote: Unanimous
Second: Colvard	Abstaining: None

113 Saint Arnoldville at Lyons Avenue – Defer

Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): None

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

114 Second Replat of John Dreaper Place Sec 1 partial replat no 1 - Grant and Approve

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Raj Parikh, applicant – supportive; Patricia Murchison, Connie Sanchez – opposed; Brian Ross, Christina Ross – undecided; John Brown, Richard Smith – Houston Public Works

Motion: Clark	Vote: Unanimous
Second: Hines	Abstaining: None

115 Views at Laura Koppe – Approve

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Jones	Vote: Unanimous
Second: Mares	Abstaining: None

116 Westhaven Place – Withdraw

117 Williams on Commerce partial replat no 1 – Defer

Staff recommendation: Defer applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): None

Motion: Porras-Pirtle	Vote: Unanimous
Second: Alleman	Abstaining: None

d. Subdivision Plats with Variance Requests

118 Aldine Commerce Park GP - Defer

Staff recommendation: Defer Harris County's request.
Commission action: Deferred.
Speaker(s): None

Motion: Viera-Bland	Vote: Unanimous
Second: Mandapaka	Abstaining: None

119 Bauer Villas - Grant and Approve

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Joyce Owens, applicant

Motion: Mandapaka	Vote: Unanimous
Second: Alleman	Abstaining: None

120 Grand Prairie Highlands GP – Approve

Staff recommendation: Defer for further study and review.
Commission action: Approved subject to condition of 20 feet of open space reserve be dedicated.
Speaker(s): Matt Stoops, applicant; Fred Mathis – Harris County

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

121 Houston Electric Vehicle Montrose - Approve

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Baldwin	Vote: Unanimous
Second: Jones	Abstaining: None

122 Houston Youth Sports Group – Defer

Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): Christian Callens, Sharai Poteet – opposed; Jeff Boutte – applicant

Motion: Jones	Vote: Unanimous
Second: Baldwin	Abstaining: None

123 KATY ISD ELEMENTARY NO 48 - GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Viera-Bland	Vote: Unanimous
Second: Alleman	Abstaining: None

124 MALLOW ACRES ESTATES – DEFER

Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): None

Motion: Mares	Vote: Unanimous
Second: Hines	Abstaining: None

ITEMS 125, 126 AND 127 WERE TAKEN TOGETHER.

125 MUSTANG MEADOWS GP – DEFER

Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): None

126 MUSTANG MEADOWS SEC 1 – DEFER

Staff recommendation: Defer Chapter 42 planning standards.
Commission action: Deferred.
Speaker(s): None

127 MUSTANG MEADOWS SEC 2 – DEFER

Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): None

Motion: Clark	Vote: Unanimous
Second: Mandapaka	Abstaining: None

128 PORTER ROAD INVESTMENTS AT US 59 - GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Baldwin	Vote: Unanimous
Second: Jones	Abstaining: None

129 SPRING PARK WEST - GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Sigler	Vote: Unanimous
Second: Mandapaka	Abstaining: None

130 VETERANS MEMORIAL BUSINESS PARK – DEFER

Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): None

Motion: Mandapaka	Vote: Unanimous
Second: Mars	Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

131 BISSONNET STREET IN TRILLIUM STREET DEDICATION AND RESERVES SEC 2 – GRANT AND APPROVE

Staff recommendation: Grant the requested special exception(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested special exception(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Victor	Vote: Carried
Second: Mares	Abstaining: Dalton

132 MASCH - GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Mandapaka	Vote: Unanimous
Second: Alleman	Abstaining: None

ITEMS G, H AND I WERE TAKEN TOGETHER.

g. Extensions of Approval

133	Bridgeland Prairieland Village Sec 36	Approved
134	Cardiff Lakes	Approved
135	Crosby Pines Sec 1	Approved
136	Dunham Pointe Sec 11	Approved
137	Elyson Sec 49	Approved
138	Gentle Shadow Drive Street Dedication	Approved
139	Gilley Acres Sec 1	Approved
140	Grand West Sec 3	Approved
141	Hamman Place	Approved
142	Harris County ESD No 20 Fire Station no 42	Approved
143	Harris County MUD no 558 Water Plant no 1	Approved
144	Heights Twenty Sixth	Approved
145	Ivy Point Greenhouse	Approved
146	J H Hacketts partial replat no 1	Approved
147	J J Settegast Heirs Partition Plat partial replat no 1	Approved
148	Ketchu Sunnyside	Approved
149	Klein ISD Northampton Elementary School	Approved
150	Legacy Ranch Business Park Sec 1	Approved
151	Maple Gosling Reserve	Approved
152	Reserve at I45 and Spring Stuebner	Approved
153	Richs Car Wash Gosling Road	Approved
154	SMB Investments	Approved
155	Spring Creek RV Resort	Approved
156	Spring Cypress Road tract	Approved
157	Spring Market Place	Approved
158	Steeplechase Sec 1 partial replat no 3	Approved
159	Sugarland Point	Approved
160	Sunshine Church of God in Christ Forever	Approved
161	Telge Road Tract	Approved

h. Name Changes

162	JDS Hopfe Road GP (prev. Amira West GP)	Approved
163	Park Place Reserve (prev. Alabama Court Tract)	Approved

i. Certificates of Compliance

164	22528 and 22530 Pinedale Lane	Approved
165	20121 Live Oak South	Approved

Staff recommendation: Approve staff recommendations for Items 133 – 165.
Commission Action: Items 133 – 165 were approved per staff recommendations.
Speaker(s): None

Motion: Mares
Second: Clark

Vote: Carried
Abstaining:
Heisch – 133, 136, 137
Dalton – 156, 161, 162, 163
Sigler – 162

j. Administrative – None

k. Development Plats with Variance Requests

166 1435 Hewitt Drive – Approved

Staff recommendation: Deny.
Commission action: Approved with conditions of a minimum 5' wide ADA-compliant sidewalk with 4' wide safety buffer along Richelieu Lane, with the sidewalk located a minimum of 20' from proposed garage face.
Speaker(s): Joshua Ramano, applicant, Nicholas Johnson - supportive

Motion: Clark	Vote: Carried
Second: Colvert	Abstaining:

167 2719 Milwaukee Street – Defer

Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): None

Motion: Baldwin	Vote: Carried
Second: Mares	Abstaining:

III. Establish a public hearing date of October 5, 2023.

a. Albion Townhomes
b. Beulah Acres
c. Dearborn Place partial replat no 2
d. Elmen Vista
e. Long Point Center
f. Mansfield Oaks
g. Ruburfield No 66 partial replat no 10
h. TMC Niagara Development

Staff recommendation: Establish a public hearing date of October 5, 2023, for items III a-h.
Commission action: Established a public hearing date of October 5, 2023, for items III a-h.

Motion: Clark	Vote: Unanimous
Second: Victor	Abstaining: None

IV. Public Comment – None

V. Adjournment

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:50 PM**.

Motion: Heisch	Vote: Unanimous
Second: Sigler	Abstaining: None

Martha L. Stein, Chair

Jennifer Ostlind, Secretary

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
1	Alice Manor	C3F		Approve the plat subject to the conditions listed
2	AM Will Clayton Development	C2		Approve the plat subject to the conditions listed
3	Anniston Sec 9	C3F		Approve the plat subject to the conditions listed
4	Barker Rock Corner	C2		Defer Chapter 42 planning standards
5	Bartlett Road Street Dedication Sec 5	C3P		Approve the plat subject to the conditions listed
6	Bauer Villas	C3F		Approve the plat subject to the conditions listed
7	Beckendorff Road Street Dedication Sec 6	C3P		Approve the plat subject to the conditions listed
8	Bolan Heights	C2	DEF1	Defer Chapter 42 planning standards
9	Bridgeland Prairieland Village Sec 33	C3F		Approve the plat subject to the conditions listed
10	Bridgeland Prairieland Village Sec 36	C3F		Approve the plat subject to the conditions listed
11	Bridgeland Waller ISD Reserve Sec 2	C2		Approve the plat subject to the conditions listed
12	Broze Road GP	GP		Approve the plat subject to the conditions listed
13	Bucks East River	C2		Defer Chapter 42 planning standards
14	Caymus Creek Drive Street Dedication	C3P		Approve the plat subject to the conditions listed
15	Cervenka Landing	C2	DEF1	Defer for Harris County request.
16	Conley Manor	C3F		Approve the plat subject to the conditions listed
17	Crosby Farms Detention Reserves Sec 1	C2		Approve the plat subject to the conditions listed
18	Cypress Green Holderrieth Reserve	C2		Approve the plat subject to the conditions listed
19	Cypress Green Sec 13	C3P		Approve the plat subject to the conditions listed
20	Cypress Green Sec 14	C3P		Approve the plat subject to the conditions listed
21	Dogwood Estates	C3F	DEF1	Approve the plat subject to the conditions listed
22	East Downtown	C2		Approve the plat subject to the conditions listed
23	Edwards Point	C2	DEF1	Approve the plat subject to the conditions listed
24	Elyson Sec 57	C3P		Approve the plat subject to the conditions listed
25	Estates on Areba	C3F		Approve the plat subject to the conditions listed
26	Garver Heights	C3F	DEF1	Approve the plat subject to the conditions listed
27	Harvest Green Sec 51	C3F		Approve the plat subject to the conditions listed
28	Highland Meadows Mobile Home Park Sec 1	C3F		Approve the plat subject to the conditions listed
29	Houston Youth Sports Group	C2	DEF1	Approve the plat subject to the conditions listed
30	Huffman Estates	C2		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
31	Iglesia Evangelica Palabra De Restauracion	C2		Approve the plat subject to the conditions listed
32	Kaiser at Riley Fuzzel Estates	C2	DEF1	Approve the plat subject to the conditions listed
33	Lamar Consolidated ISD Campus Complex Sec 1	C3P		Approve the plat subject to the conditions listed
34	Lauder Estates	C2	DEF2	Approve the plat subject to the conditions listed
35	Masjidul Azeez Umah	C2		Approve the plat subject to the conditions listed
36	Morrison Estates	C2		Approve the plat subject to the conditions listed
37	Olympia Fields Sec 1	C3F		Approve the plat subject to the conditions listed
38	Oyster Creek Montessori School	C2		Approve the plat subject to the conditions listed
39	Redbud Wastewater Treatment Plant	C2		Approve the plat subject to the conditions listed
40	Redbud Water Plant	C2		Approve the plat subject to the conditions listed
41	Rockwell Telephone Place	C2		Defer Chapter 42 planning standards
42	Second Replat of John Dreaper Place Sec 1 partial replat no 1	C3F		Approve the plat subject to the conditions listed
43	Sha Ron Estates	C3F	DEF2	Approve the plat subject to the conditions listed
44	Stockdick Road Street Dedication Sec 6	C3P		Approve the plat subject to the conditions listed
45	Stuebner Multifamily Development	C3F		Approve the plat subject to the conditions listed
46	Sunterra Recreation Center and Street Dedication	C3F		Approve the plat subject to the conditions listed
47	Sunterra Sec 57	C3F		Approve the plat subject to the conditions listed
48	Sunterra Sec 58	C3F		Approve the plat subject to the conditions listed
49	Sunterra Sec 59	C3F		Approve the plat subject to the conditions listed
50	Sunterra Sec 60	C3F		Approve the plat subject to the conditions listed
51	Sunterra Sec 69	C3P		Approve the plat subject to the conditions listed
52	Sunterra Sec 71	C3P		Approve the plat subject to the conditions listed
53	Sunterra Sec 72	C3P		Approve the plat subject to the conditions listed
54	Sunterra Sec 73	C3P		Approve the plat subject to the conditions listed
55	Swift FM 1314	C2		Defer Chapter 42 planning standards
56	Synova Sec 1	C3F	DEF1	Defer Applicant request
57	Tantara Bend Drive Street Dedication and Detention Reserves	C3P		Approve the plat subject to the conditions listed
58	US 59 New Caney Commercial Development Sec 3	C3P	DEF2	Approve the plat subject to the conditions listed

B-Replats

59	Albany Yards	C2R		Defer for further study and review
60	Albemarle Place Plaza	C2R	DEF1	Defer Chapter 42 planning standards

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
61	Aras Homes	C2R		Approve the plat subject to the conditions listed
62	Bennington Development	C2R		Approve the plat subject to the conditions listed
63	Biglu Apartments	C2R		Approve the plat subject to the conditions listed
64	Clear Lake Subaru	C2R		Defer further deed rests review reqd
65	Dream Town	C2R		Approve the plat subject to the conditions listed
66	Dumble Street Gardens	C2R		Approve the plat subject to the conditions listed
67	Durloy Villas	C3R	DEF2	Approve the plat subject to the conditions listed
68	East River Plaza	C2R		Approve the plat subject to the conditions listed
69	Emancipation Court	C2R		Defer Applicant request
70	English Street Landing	C2R		Approve the plat subject to the conditions listed
71	Estates at Tillison	C2R		Approve the plat subject to the conditions listed
72	Francis Estates	C2R		Approve the plat subject to the conditions listed
73	Galesburg Estates	C2R		Approve the plat subject to the conditions listed
74	Goll Jamison Reserve	C2R		Approve the plat subject to the conditions listed
75	Hatteras Estates	C2R		Approve the plat subject to the conditions listed
76	Hoffman Estates	C2R	DEF1	Approve the plat subject to the conditions listed
77	Holman Ten Acre Lots partial replat no 1	C2R		Defer Submittal reqmts incomplete
78	Homestead Center	C2R		Approve the plat subject to the conditions listed
79	Ibarra Estates at McFarland	C2R	DEF1	Approve the plat subject to the conditions listed
80	Inwood Heights	C3R		Defer Chapter 42 planning standards
81	Jaramillo Sauer	C2R		Approve the plat subject to the conditions listed
82	Juarez Estates	C2R	DEF1	Approve the plat subject to the conditions listed
83	Klein ISD Otis Davis Transportation Center replat no 1 and extension	C2R		Approve the plat subject to the conditions listed
84	Little Stubble Addition	C2R	DEF1	Defer for further study and review
85	Madrid Grove	C2R		Approve the plat subject to the conditions listed
86	Mels Mannor	C2R		Approve the plat subject to the conditions listed
87	Namury Enterprise at Bennington Street	C2R		Defer for further study and review
88	Neyland Heights	C2R		Approve the plat subject to the conditions listed
89	Noah Villas	C2R		Approve the plat subject to the conditions listed
90	Norwood Grove	C2R		Approve the plat subject to the conditions listed
91	Paula Estates	C2R		Approve the plat subject to the conditions listed
92	Peerless Landing	C2R		Defer for further study and review

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
93	Queensland Landing	C2R		Approve the plat subject to the conditions listed
94	Red Haw Heights	C2R		Defer for further study and review
95	Rivera Best Produce	C2R		Approve the plat subject to the conditions listed
96	Ryson Estates	C2R		Approve the plat subject to the conditions listed
97	Sampson Drew Crossing	C2R		Defer Chapter 42 planning standards
98	Settegast Gardens Place	C2R		Approve the plat subject to the conditions listed
99	Shelburne Point	C2R	DEF2	Disapprove
100	SMS Self Storage	C2R		Approve the plat subject to the conditions listed
101	Texas Best Homes at Mayle Street	C2R		Approve the plat subject to the conditions listed
102	Thomas Estates at California Road	C2R	DEF1	Approve the plat subject to the conditions listed
103	Urban Care Manor	C2R		Approve the plat subject to the conditions listed
104	Urban Care Villas	C2R		Approve the plat subject to the conditions listed
105	Vera Homes	C2R		Approve the plat subject to the conditions listed
106	Views at King Street	C2R		Approve the plat subject to the conditions listed
107	Villa Rosa	C2R	DEF1	Approve the plat subject to the conditions listed
108	Villas at Heaney Street	C2R	DEF1	Approve the plat subject to the conditions listed
109	White Oak at Studewood Reserve	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

110	Archimedes	C3N	DEF1	Disapprove
111	Brick and Stone at Lydia partial replat no 2	C3N		Defer for further study and review
112	Cano Estates at Cochran Street	C3N		Approve the plat subject to the conditions listed
113	City of Houston Sharpstown Water Well no 5	C3N		Withdrawn
114	Lucky Gardens replat no 1	C3N		Approve the plat subject to the conditions listed
115	New Orleans Street Estates	C3N		Withdrawn
116	Noel Place	C3N		Defer for further study and review
117	North Bryan Park replat no 1	C3N	DEF2	Approve the plat subject to the conditions listed
118	Patton Park partial replat no 1	C3N		Approve the plat subject to the conditions listed
119	Saint Arnoldville at Lyons Avenue	C3N	DEF1	Defer Applicant request
120	Second Amended Map of Live Oaks partial replat no 2	C3N		Approve the plat subject to the conditions listed
121	Williams on Commerce partial replat no 1	C3N	DEF2	Withdrawn

D-Variances

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
122	Aldine Commerce Park GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
123	Davis World	C2R	DEF3	Grant the requested variance(s) and Approve the plat subject to the conditions listed
124	Fort Bend County Sportsplex	C2		Defer for further study and review
125	Friendswood Hariom	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
126	Mallow Acres Estates	C2R	DEF1	Approve the plat subject to the conditions listed
127	Mustang Meadows GP	GP	DEF1	Withdrawn
128	Mustang Meadows Sec 1	C3P	DEF1	Withdrawn
129	Mustang Meadows Sec 2	C3P	DEF1	Withdrawn
130	Quality Ocean Cypress	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
131	Veterans Memorial Business Park	C2	DEF1	Defer Applicant request

E-Special Exceptions

132	Flagstone GP	GP		Grant the requested special exception(s) and Approve the plat subject to the conditions listed

F-Reconsideration of Requirements

133	Texas Toy Box Storage Bridgeland GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
134	Texas Toy Box Storage Bridgeland Sec 1	C2	DEF2	Approve the plat subject to the conditions listed

G-Extensions of Approval

135	Avalon at Cypress Avalon View Drive Street Dedication Sec 1	EOA		Approved
136	Avalon at Cypress Sec 12	EOA		Approved
137	Blue Ridge Commerce Center Fondren Reserve	EOA		Approved
138	Blue Ridge Commerce Center Moffett Reserve	EOA		Approved
139	Brandon Estates	EOA		Approved
140	Brandt Road Residence	EOA		Approved
141	Crosby Farms Sec 1	EOA		Approved
142	Harris County MUD no 418 Water Plant no 3	EOA		Approved
143	Newtechwood America Headquarters	EOA		Approved
144	North Bridgeland Lake Parkway Street Dedication Sec 9	EOA		Approved
145	North Bridgeland Lake Parkway Street Dedication Sec 10	EOA		Approved
146	Portman Center Street East	EOA		Approved
147	Portman Center Street West	EOA		Approved
148	R and J Grant Property Addition replat no 1	EOA		Approved

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
149	RMSphere Management Properties	EOA		Approved
150	Vigavi West Road	EOA		Approved

H-Name Changes

151	Langham Creek Colony Sec 2 partial replat 3 (prev. Langham Creek Colony)	NC		Approved

I-Certification of Compliance

152	19800 Broken Baugh Lane	COC		Approved
153	26845 Peach Creek Drive	COC		Approved

J-Administrative

None

K-Development Plats with Variance Requests

154	2719 Milwaukee Street	DPV	DEF1	Approved
155	3710 Broyles Street	DPV		Approved

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 09/21/2023
Plat Name: Alice Manor
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2023-2055 C3F

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	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)

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 09/21/2023
Plat Name: Alice Manor
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2023-2055 C3F

HPW- TDO- Traffic: 09/19/2023
* Ensure reconstructing the existing sidewalk according to IDM standard.
* Recommend restricting parking on England St (19' width) & Alice St (19' width) when development is completed. "No Parking" signs must be installed for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation).
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

HPW-HW- IDS: For the creation of three 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 09/21/2023
Plat Name: AM Will Clayton Development
Developer: A & M Prime Investment LLC
Applicant: Doshi Engineering & Surveying Company
App No / Type: 2023-1975 C2

Total Acreage:	2.1592	Total Reserve Acreage:	2.1592
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 278

County	Zip	Key Map ©	City / ETJ
Harris	77396	376A	ETJ

Conditions and requirements for approval:

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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For Your Information:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 09/21/2023
Plat Name: AM Will Clayton Development
Developer: A & M Prime Investment LLC
Applicant: Doshi Engineering & Surveying Company
App No / Type: 2023-1975 C2

HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
No building is allowed within any public utility easement.
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)
GIS calls out P130-03-00 bisecting development. Recorded plat calls out HISD drainage easement. Coordinate with HCFCD as to any needed dedications. Provide INO letter/e-mail at recordation
TIA/limited scope TIA may be required to determine impacts. Email trafficpermits@harriscountytx.gov for more information (HC-permit regs, 12.02)
Plat name must match application (chapter 42)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 09/21/2023
Plat Name: Anniston Sec 9
Developer: FR Beeson, LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2023-2120 C3F

Total Acreage:	15.0980	Total Reserve Acreage:	0.8910
Number of Lots:	76	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:

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

052. Anniston Sec 8 and Anniston Reserves 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)

LOMR-F documentation required at redecoration to prove COS reserve (Reserve D) has been removed from the flood plain.

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	3
Action Date:	09/21/2023
Plat Name:	Anniston Sec 9
Developer:	FR Beeson, LLC
Applicant:	LJA Engineering, Inc.- (Houston Office)
App No / Type:	2023-2120 C3F

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

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Make sure that 10' clearance between public utility to the building foundation.
CenterPoint: Please note the easement in Anniston 7 is a 14' U.E., since these are different owners, A proposed plat is allowed to have a half-size UE if it is adjacent to a full-size UE that exists in an adjoining subdivision in a recorded plat.

If the UE is split between the plat and adjacent subdivisions/acreage tracts the developer must:
A - Own both tracts of land, evidenced by a label with plat name and section or a label with owner name, acreage and deed recording reference.
The split must be drawn and footage labeled on both sides (inside & outside) of the plat boundary so the entire UE is visible on both plats. Outside Plat should be labeled with plat name/recording info, lots/blocks/reserves should be drawn and labeled.

It is showing the owner of Anniston 7 and Anniston 9 are different owners. If the 14' U.E. was recorded in Anniston 7 you could have a 7' U.E. in Anniston 9.
You may elect to do PUE.
Public Utility Easement (PUEs) dedicated by separate instruments will be reviewed to ensure they meet CNP standard requirements for facility installation (effective May, 2015, PUE document utilized should be the agreed upon document between the Greater Houston Builders Association {GHBA} and CenterPoint Energy {CNP}).
Attachment: PU and AE

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)
Anniston Sec 8 needs 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 TIA\TIA required to determine traffic impacts. if not addressed in original TIA before review of site development plan (HC-permit regs, 12.02)
Required UVEs have been shown on the PLAT and should be shown on construction plan also

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 09/21/2023
Plat Name: Barker Rock Corner
Developer: Niyyatmehtu & Sonu LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2023-2069 C2

Total Acreage:	2.4776	Total Reserve Acreage:	2.4776
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	77449	407S	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.

Commission Action:

Defer Chapter 42 planning standards

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	4
Action Date:	09/21/2023
Plat Name:	Barker Rock Corner
Developer:	Niyyatmehtu & Sonu LLC
Applicant:	Hovis Surveying Company Inc.
App No / Type:	2023-2069 C2

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-permit regs, 12.02)
UVE should be checked at Barker Rock Ln and W Little York Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 09/21/2023
Plat Name: Bartlett Road Street Dedication Sec 5
Developer: ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant: Quiddity Engineering - Katy
App No / Type: 2023-2104 C3P

Total Acreage:	2.6300	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
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)

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	5
Action Date:	09/21/2023
Plat Name:	Bartlett Road Street Dedication Sec 5
Developer:	ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant:	Quiddity Engineering - Katy
App No / Type:	2023-2104 C3P

HPW- TDO- Traffic: 09/19/2023
No comments.
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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 09/21/2023
Plat Name: Bauer Villas
Developer: Darcey Gonzalez
Applicant: Owens Management Systems, LLC
App No / Type: 2023-2106 C3F

Total Acreage:	10.3510	Total Reserve Acreage:	2.5510
Number of Lots:	6	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	285X	ETJ

Conditions and requirements for approval:

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	6
Action Date:	09/21/2023
Plat Name:	Bauer Villas
Developer:	Darcey Gonzalez
Applicant:	Owens Management Systems, LLC
App No / Type:	2023-2106 C3F

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Verify if this is a replat
UVE should be checked at Bauer road and Torres Street. 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)
Approved civil plans required prior to recordation for pvt 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 09/21/2023
Plat Name: Beckendorff Road Street Dedication Sec 6
Developer: ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant: Quiddity Engineering - Katy
App No / Type: 2023-2131 C3P

Total Acreage:	2.9800	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
Waller	77493	403Z	ETJ

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)

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 09/21/2023
Plat Name: Beckendorff Road Street Dedication Sec 6
Developer: ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant: Quiddity Engineering - Katy
App No / Type: 2023-2131 C3P

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.

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 09/21/2023
Plat Name: Bolan Heights
Developer: Bolan Air LLC
Applicant: C & C Surveying, Inc
App No / Type: 2023-2011 C2

Total Acreage:	12.7260	Total Reserve Acreage:	12.7260
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	77375	249X	ETJ

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy.
Sec 42-156, 157, 158, 159, 160

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

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.

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 42-190

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

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

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

Commission Action:

Defer Chapter 42 planning standards

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	8
Action Date:	09/21/2023
Plat Name:	Bolan Heights
Developer:	Bolan Air LLC
Applicant:	C & C Surveying, Inc
App No / Type:	2023-2011 C2

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 09/21/2023
Plat Name: Bolan Heights
Developer: Bolan Air LLC
Applicant: C & C Surveying, Inc
App No / Type: 2023-2011 C2

CenterPoint: 1—Title block/dedication: Acreage differs.
2—Title block lists 5 reserves, Map shows 6 reserves.
3-- CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead primary facilities, which applies to: HUFFSMITH ROAD &, FM2978
4—Vicinity Map appears incorrect.
5-- Prior easement (copy attached) to be included on plat:
Recorded in CF#: C693798
Recorded in CF#: F159928
Recorded in CF#: J534931
Recorded in CF#: M041442
Recorded in CF#: M041443
Recorded in CF#: M041444
Recorded in CF#: N737565
Recorded in CF#: RP-2023-225712

END
HPW-HW- IDS: Approved
Addressing: Change HUFSMITH CEMETERY ROAD to BOGS ROAD. HUFSMITH CEMETERY is located further east.
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)
Label 10' building line along Hufsmith Road (chapter 42)
There appears to be insufficient frontage for Reserve F along FM 2978. Check with COH (chapter 42)
Limited scope TIA\TIA required to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-permit regs, 12.02)
Documentation of TxDOT driveway approval should be submitted with site plans.(HC permit regs, 5.06)
Label 25' building line along FM 2978 (chapter 42)
TxDOT may require a TIA, If so, county needs to be involved in scoping meeting
Verify number of reserves
UVE should be checked at Hufsmith Rd and FM 2978. 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 09/21/2023
Plat Name: Bridgeland Prairieland Village Sec 33
Developer: Bridgeland Development, LP a Maryland limited partnership
Applicant: BGE, Inc.
App No / Type: 2023-2048 C3F

Total Acreage:	22.1100	Total Reserve Acreage:	5.4500
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:	Harris County MUD 490

County	Zip	Key Map ©	City / ETJ
Harris	77433	365N	ETJ

Conditions and requirements for approval:

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

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

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

052. Bridgeland Migration Way and Perennial Crossing Street Dedication and also the adjacent detention must be recorded prior to or simultaneously with this plat.

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

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

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

Coordinate dead end water line easement with Harris County and MUD.

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	9
Action Date:	09/21/2023
Plat Name:	Bridgeland Prairieland Village Sec 33
Developer:	Bridgeland Development, LP a Maryland limited partnership
Applicant:	BGE, Inc.
App No / Type:	2023-2048 C3F

For Your Information:

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

HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.
Missing B.L. on some lots.
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)
C11 (125 foot radius) is substandard for a curve. Submit a county variance to mitigate curve with warning signs.
Perennial Crossing and Migration Way will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Depending on amenities provided within Reserve A a parking analysis may be required with site plans.

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 09/21/2023
Plat Name: Bridgeland Prairieland Village Sec 36
Developer: Bridgeland Development LP
Applicant: Costello, Inc.
App No / Type: 2023-2137 C3F

Total Acreage:	11.5300	Total Reserve Acreage:	1.0889
Number of Lots:	51	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 490

County	Zip	Key Map ©	City / ETJ
Harris	77433	364R	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. Bridgeland Pollinator Drive Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	10
Action Date:	09/21/2023
Plat Name:	Bridgeland Prairieland Village Sec 36
Developer:	Bridgeland Development LP
Applicant:	Costello, Inc.
App No / Type:	2023-2137 C3F

For Your Information:

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

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: 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)
UVE should be checked at Viceroy Butterfly Dr and Pollinator 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
Pollinator Dr 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)

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 09/21/2023
Plat Name: Bridgeland Waller ISD Reserve Sec 2
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No / Type: 2023-2105 C2

Total Acreage:	19.7800	Total Reserve Acreage:	19.7800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 490

County	Zip	Key Map ©	City / ETJ
Harris	77433	365J	ETJ

Conditions and requirements for approval:

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

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	11
Action Date:	09/21/2023
Plat Name:	Bridgeland Waller ISD Reserve Sec 2
Developer:	Bridgeland Development, LP, a Maryland limited partnership
Applicant:	BGE, Inc.
App No / Type:	2023-2105 C2

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

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Make sure that 10’ clearance between public utility to the building foundation.
No building is allowed within any public utility easement.

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)
North Bridgeland Lake Pkwy and Migration Way will need to be recorded prior to or simultaneously with this PLAT (Chapter 42-120)
Sanitary control easement needs to recorded prior to PLAT recordation (Chapter 42-212)
Limited scope TIA\TIA required to determine traffic impacts. Scoping meeting to be held with HCED-Traffic department to scope TIA. Recommend providing pedestrian access if a school. (HC-permit regs, 12.02)
UVE should be checked at Hill Topping Dr and N Bridgeland Lake Pkwy. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at migration way and Hill Topping 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)
FYI hike and bike trails are proposed along northern, southern and western PLAT boundaries from Howard Hughes GP

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 09/21/2023
Plat Name: Broze Road GP
Developer: A&S Engineering
Applicant: Meta Planning + Design LLC
App No / Type: 2023-2136 GP

Total Acreage:	111.2000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 454

County	Zip	Key Map ©	City / ETJ
Harris	77338	334N	ETJ

Conditions and requirements for approval:

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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For Your Information:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	12
Action Date:	09/21/2023
Plat Name:	Broze Road GP
Developer:	A&S Engineering
Applicant:	Meta Planning + Design LLC
App No / Type:	2023-2136 GP

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Missing B.L.
Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Documentation of TXDOT approval for street tie-in and/or driveways should be submitted with construction plans. (HC permit regs, 5.06)
TxDOT may require a TIA for this development. If so, Harris county needs to be included in scoping meeting Limited scope TIA/TIA will be required to determine but not limited to left turn lane requirements at the time the property is ready for development when section plats are submitted. Right turning movements may be prohibited from RV park onto Broze road. Turning templates may be required for RV park entrance to determine existing pavement widening (HC-permit regs)
UVE, ROW and cutbacks will be checked when section plats are submitted.

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 09/21/2023
Plat Name: Bucks East River
Developer: Haus Houston - Real Estate & Development Co.
Applicant: Cobalt Engineering & Inspections LLC
App No / Type: 2023-1912 C2

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

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

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)

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))

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

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

220. One additional guest parking space is required for every six dwelling units. (Sec 42-186)

221. Fully dimension all shared driveways. (44)

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

Commission Action:

Defer Chapter 42 planning standards

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	13
Action Date:	09/21/2023
Plat Name:	Bucks East River
Developer:	Haus Houston - Real Estate & Development Co.
Applicant:	Cobalt Engineering & Inspections LLC
App No / Type:	2023-1912 C2

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

HPW- TDO- Traffic: 09/19/2023
Missing Reserved parking.
Reference: Code of Ordinance , Section 42-186
Each subdivision plat providing for a single-family residential use on property located within the city that includes a shared driveway or a type 2 permanent access easement with six or more dwelling units shall provide one additional parking space for every six dwelling units.
CenterPoint: 1—Dedication 2nd paragraph: 5 FT AND ONE-HALF FEET (5.0') SHOULD BE (5.5')
2-- Shared driveways: CNP requires 5' Building Lines.
3— CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead primary facilities, which applies to: BUCK STREET
4-Legend: Define EAE
5—Technically, the proper recording reference for the plat Living Green Sec 3 is 643015 MRHC.
-END-
HPW-HW- IDS: For the creation of the a subdivision with a 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.

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing an access road, permanent access easement (28' PAE), private alley or public alley: The individual lots will be required to detain based on the impervious area in excess of 65% at a volume of 0.75 acre-feet per acre. The entire access road, permanent access easement (28' PAE) private alley or public alley will require detention at a volume of 0.75 acre-feet per acre no 65% reduction will be allowed. The total detention for the development will be a combination of these two volumes.
Missing B.L.
Make sure that 10' clearance between public utility to the building foundation.

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 09/21/2023
Plat Name: Caymus Creek Drive Street Dedication
Developer: Astro Sunterra, LP
Applicant: Quiddity Engineering - Katy
App No / Type: 2023-2096 C3P

Total Acreage:	0.9200	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
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.

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	14
Action Date:	09/21/2023
Plat Name:	Caymus Creek Drive Street Dedication
Developer:	Astro Sunterra, LP
Applicant:	Quiddity Engineering - Katy
App No / Type:	2023-2096 C3P

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

HPW-HW- IDS: Approved
CenterPoint: Dedication Page Missing.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 09/21/2023
Plat Name: Cervenka Landing
Developer: SLSCO
Applicant: Cobalt Engineering & Inspections LLC
App No / Type: 2023-2035 C2

Total Acreage:	0.7834	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	77336	339F	ETJ

Conditions and requirements for approval:

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

076. Lots not served by a wastewater collection system shall not be allowed unless the requirements of 42-181 are complied with.

208. Staff requests a two week deferral to allow time for Harris County to arrange the approval of a variance for the plat.

Commission Action:

Defer for Harris County request.

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 09/21/2023
Plat Name: Cervenka Landing
Developer: SLSCO
Applicant: Cobalt Engineering & Inspections LLC
App No / Type: 2023-2035 C2

CenterPoint: Any existing easements should be shown and/or noted on plat at site of easement with full recording information or in notes of plat if unable to identify the area.
Please add recording information to the 5x20 A.E. at site of easement on plat.
Please note all other easements including Pipeline Easements are in notes of plat with full recording information. Please make sure that recording information on plat and in notes identify where the recording is recorded, as in H.C.M.R, H.C.D.R., etc etc

All abbreviations on plat must be in Legend and/or notes of plat. Please add O.P.R.H.C., CCPN, R.O.W., Vol., Pg., or any other abbreviation on plat not noted in Legend and or notes of plat.
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)
Aerial easement will need to be dedicated by separate instrument prior to plat 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)
County variance request needs to be submitted and approved. Plat is requested to be deferred

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 09/21/2023
Plat Name: Conley Manor
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2023-2135 C3F

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

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

Conditions and requirements for approval:

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

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

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- Owner must match title at recordation

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 09/21/2023
Plat Name: Conley Manor
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2023-2135 C3F

HPW- TDO- Traffic: 09/12/2023 - No comments.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
** 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%.

CenterPoint: Identify unrecorded easement 19-Z-13.

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 09/21/2023
Plat Name: Crosby Farms Detention Reserves Sec 1
Developer: JNC Development, Inc. A Texas Corporation
Applicant: EHRA
App No / Type: 2023-2115 C2

Total Acreage:	10.6400	Total Reserve Acreage:	10.6400
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	77532	379Y	ETJ

Conditions and requirements for approval:

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

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

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

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

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)

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

Commission Action:

Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 09/21/2023
Plat Name: Crosby Farms Detention Reserves Sec 1
Developer: JNC Development, Inc. A Texas Corporation
Applicant: EHRA
App No / Type: 2023-2115 C2

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

HPW-HW- IDS: Approved
CenterPoint: GHBA Language is missing from the notes.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Sec 1 will need to be recorded prior to or simultaneously with this plat (chapter 42-120)
Verify if floodplain easement should be shown on plat
UVE should be checked at Point Nemo Street 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 (chapter 10-COH geometric design guidelines, 10-23)
Depending on amenities provided within Reserve A a parking evaluation may be required with site plans

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 09/21/2023
Plat Name: Cypress Green Holderrieth Reserve
Developer: Astro Cypress Green, L.P.
Applicant: Quiddity Engineering
App No / Type: 2023-2129 C2

Total Acreage:	15.2900	Total Reserve Acreage:	14.9700
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	77447	285U	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.

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 ********.

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	18
Action Date:	09/21/2023
Plat Name:	Cypress Green Holderrieth Reserve
Developer:	Astro Cypress Green, L.P.
Applicant:	Quiddity Engineering
App No / Type:	2023-2129 C2

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

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
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)
TIA/limited scope TIA will be required to determine impacts including signal warrant analysis. Email trafficpermits@harriscountytx.gov for more information (HC-permit regs, 12.02)
sanitary sewer easement will need to be recorded prior to or simultaneously with this plat (Chapter 42-212)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 09/21/2023
Plat Name: Cypress Green Sec 13
Developer: Astro Cypress Green, L.P.
Applicant: Quiddity Engineering
App No / Type: 2023-2114 C3P

Total Acreage:	16.3200	Total Reserve Acreage:	5.4300
Number of Lots:	54	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

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

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

052. Holderrieth Road Street Dedication Sec 6 and Reserves must be recorded prior to or simultaneously with this plat.

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	19
Action Date:	09/21/2023
Plat Name:	Cypress Green Sec 13
Developer:	Astro Cypress Green, L.P.
Applicant:	Quiddity Engineering
App No / Type:	2023-2114 C3P

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

HPW- TDO- Traffic: 09/12/2023- No comments.
HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: 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)
Easements outside of plat boundary will need to be recorded prior to plat recordation (COH-Chapter 42-212)
UVE should be checked at Konnos Beach Drive and Paphos 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)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation (.TLGC-242.001h)
Holderrieth road will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
UVE should be checked at Mason Road and Holderrieth Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)
Limited scope TIA\TIA may be required to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-permit regs, 12.02)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 09/21/2023
Plat Name: Cypress Green Sec 14
Developer: Astro Cypress Green, L.P.
Applicant: Quiddity Engineering
App No / Type: 2023-2127 C3P

Total Acreage:	20.5900	Total Reserve Acreage:	0.8700
Number of Lots:	100	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

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

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

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

052. ___ must be recorded prior to or simultaneously with this plat.

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	20
Action Date:	09/21/2023
Plat Name:	Cypress Green Sec 14
Developer:	Astro Cypress Green, L.P.
Applicant:	Quiddity Engineering
App No / Type:	2023-2127 C3P

For Your Information:

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

CenterPoint: 1--BLK 1 L1-7: UEs are missing
2—HOLDERRITH RD has no BL

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. (HC) (COH-Chapter 42)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation (.TLGC-242.001h)
Cypress Green Sec 13 and Holderrieth Rd 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 (COH-Chapter 42-212)
Recommend making Paphos Dr at Lara Bay Dr a 90 degree turn
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, if not covered in original TIA email trafficpermits@harriscountytx.gov for further information (HC-permit regs, 12.02)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 09/21/2023
Plat Name: Dogwood Estates
Developer: SA CONSTRUCTION AND REMODELING
Applicant: Texas Field Services
App No / Type: 2023-1966 C3F

Total Acreage:	3.0840	Total Reserve Acreage:	0.0000
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	New Caney MUD

County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256P	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.

204. Provide current title opinion in complete agreement with the plat dedication.

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	21
Action Date:	09/21/2023
Plat Name:	Dogwood Estates
Developer:	SA CONSTRUCTION AND REMODELING
Applicant:	Texas Field Services
App No / Type:	2023-1966 C3F

CenterPoint: 1-No dedicated easements found. CenterPoint requires a 14' UE in front or rear of lots, or a 16' UE if wet utilities are needed.
10'UE is to Gulf States Utilities (not CNP) and does not cover all the proposed lots.

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Dead-end water lines are prohibited within cul-de-sac.

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 09/21/2023
Plat Name: East Downtown
Developer: Kimley-Horn
Applicant: Windrose
App No / Type: 2023-2097 C2

Total Acreage:	28.4200	Total Reserve Acreage:	28.4200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77023	494W	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. (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 in title and on plat must match at 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. (41)

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	22
Action Date:	09/21/2023
Plat Name:	East Downtown
Developer:	Kimley-Horn
Applicant:	Windrose
App No / Type:	2023-2097 C2

For Your Information:

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

HPW- TDO- Traffic: 09/12/2023
Any work in the State right-of-way requires TxDOT approval. Furnish copies of TxDOT driveway permit and sidewalk approval prior to traffic review. As well as coordinating with UPRR for any easement encroachment.
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 is required.
Stormwater quality permit is required.
There is 8" sanitary sewer line and 10" waterline owned by City located inside the property. It needs to be dedicated public utility easement or abandoned through JRC.
Make sure that 10’ clearance between public utility to the building foundation.
No building is allowed within any public utility easement.

Addressing: Please change the CALHOUN ST label to COYLE ST.

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 09/21/2023
Plat Name: Edwards Point
Developer: TOMO Development, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2023-1977 C2

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	5	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	493F	City

Conditions and requirements for approval:

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

134.14. Add to general notes on face of plat: This property(s) is located in Park Sector number 14.

134.6. Match the incremental dwelling unit number: The then-current fee in lieu of dedication shall be applied to this number (1 units) of dwelling units.

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

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)

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	23
Action Date:	09/21/2023
Plat Name:	Edwards Point
Developer:	TOMO Development, LLC
Applicant:	Total Surveyors, Inc.
App No / Type:	2023-1977 C2

For Your Information:

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

HPW- TDO- Traffic: 09.06.23
Ensure reconstructing the existing sidewalk according to IDM standard.

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%.

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 09/21/2023
Plat Name: Elyson Sec 57
Developer: Nash FM 529, LLC
Applicant: Meta Planning + Design LLC
App No / Type: 2023-2118 C3P

Total Acreage:	20.8000	Total Reserve Acreage:	3.0600
Number of Lots:	78	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 519

County	Zip	Key Map ©	City / ETJ
Harris	77493	404R	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. Elyson Boulevard and Elyson Lakes Drive Street Dedication 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. (42 & 44)

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

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

Commission Action:

Approve the plat subject to the conditions listed

Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	24
Action Date:	09/21/2023
Plat Name:	Elyson Sec 57
Developer:	Nash FM 529, LLC
Applicant:	Meta Planning + Design LLC
App No / Type:	2023-2118 C3P

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

HPW-HW- IDS: 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.

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)
Elyson blvd will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
TIA/limited scope TIA will be required to determine impacts as well as provide sidewalks along Elyson Blvd. Email trafficpermits@harriscountytx.gov for more information (HC-permit regs, 12.02)
UVE should be checked at Burnham Hollow Lane and Elyson blvd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Katy hockley cut-off and Elyson blvd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Bison Creek Loop and Skyline Prairie Ln. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 09/21/2023
Plat Name: Estates on Areba
Developer: Areab Homes LLC
Applicant: RP & Associates
App No / Type: 2023-2038 C3F

Total Acreage:	0.4003	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	77091	412W	City

Conditions and requirements for approval:

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (6 units) of dwelling units. (Sec 42-254)

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 09/21/2023
Plat Name: Garver Heights
Developer: COLE KLEIN BUILDERS, LLC
Applicant: BGE, Inc.
App No / Type: 2023-1958 C3F

Total Acreage:	43.5200	Total Reserve Acreage:	12.2048
Number of Lots:	200	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77048	574L	City

Conditions and requirements for approval:

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

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

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- Add Deed Restricted BL other than Chapter 42 BL Note: The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this section. (Sec 42-150)
2- FYI: A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit. (Sec 33-155)
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.

Commission Action:

Approve the plat subject to the conditions listed

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	26
Action Date:	09/21/2023
Plat Name:	Garver Heights
Developer:	COLE KLEIN BUILDERS, LLC
Applicant:	BGE, Inc.
App No / Type:	2023-1958 C3F

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

Action Date: 09/21/2023

For Your Information:

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

HPW-OCE- Drainage and Utility: Dead-end water lines are prohibited.
Stormwater quality permit is required.
No building is allowed within any public utility easement.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel C120-00 -00 with top of banks (see regulation guidelines uploaded PDF).
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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 09/21/2023
Plat Name: Harvest Green Sec 51
Developer: Grand Parkway HG 2 LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2023-2099 C3F

Total Acreage:	16.4780	Total Reserve Acreage:	3.0670
Number of Lots:	29	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	566G	ETJ

Conditions and requirements for approval:

012.2.1 Dead-end utility easements are not permitted.

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 09/21/2023
Plat Name: Harvest Green Sec 51
Developer: Grand Parkway HG 2 LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2023-2099 C3F

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

Fort Bend Engineer: 1) Remove dead end utility easements
2) Provide recording information for easements proposed outside the plat boundary
3) Provide 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: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 09/21/2023
Plat Name: Highland Meadows Mobile Home Park Sec 1
Developer: WGA
Applicant: McKim and Creed
App No / Type: 2023-2051 C3F

Total Acreage:	1.7062	Total Reserve Acreage:	1.4953
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	77039	414E	ETJ

Conditions and requirements for approval:

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	28
Action Date:	09/21/2023
Plat Name:	Highland Meadows Mobile Home Park Sec 1
Developer:	WGA
Applicant:	McKim and Creed
App No / Type:	2023-2051 C3F

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

HPW-HW- IDS: approve
HPW-OCE- Drainage and Utility: 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 email at recordation. (TLGC-242.001h)Ð_
Add 20' recreational reserve on top of 20' storm sewer easement for future pedestrian trail
Limited scope traffic study required. Submit design engineer's recommended parking restriction recommendations prior to civil plan approval.(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)
add note: County has legal rights to build, make improvements and maintain the trail within recreational reserve with related drainage on private property

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 09/21/2023
Plat Name: Houston Youth Sports Group
Developer: Texas Sports & Civil Engineering
Applicant: Windrose
App No / Type: 2023-1897 C2

Total Acreage:	4.9030	Total Reserve Acreage:	4.7690
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77345	297U	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)

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

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

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

Recorded quick-claim deed of the remnant of Lot 25 being left out of the plat boundary must be provided at recordation to ensure common ownership with Lot 24. Otherwise this subdivision plat cannot proceed as it would cause land to not meet ordinance requirements for minimum width and size.
**
No variance required. Meets Ch. 42 requirements.

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	29
Action Date:	09/21/2023
Plat Name:	Houston Youth Sports Group
Developer:	Texas Sports & Civil Engineering
Applicant:	Windrose
App No / Type:	2023-1897 C2

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

HPW- TDO- Traffic: 09/14/2023 - Dunnam Road is a narrow road with open ditches pleas e show dedication to public right-of-way on the plat when accessing a road that is currently between 13-15 feet with open ditches. Parking restrictions will be required to be installed on both sides of the street along the entire block.

Addressing: Change SANDBERRY DRIVE to WOODSPRING GLEN LANE
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

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

CenterPoint: It appears that Sandberry Drive on plat should be Woodspring Glen Lane, see PlatVerif 58036 Vicinity Map 297U

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 09/21/2023
Plat Name: Huffman Estates
Developer: Beacon Land Services
Applicant: Beacon Land Services
App No / Type: 2023-2138 C2

Total Acreage:	10.6350	Total Reserve Acreage:	0.0000
Number of Lots:	10	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	77336	339H	ETJ

Conditions and requirements for approval:

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

023. Single-family residential lots in the suburban area shall have minimum 20-foot front building lines along the local street. Should the lot side or back a local street a 10-foot side or rear building line will be required. A further reduction in the front building line shall be allowed when using the typical lot layout. Add BL 158 illustration and notes on the plat. Sec 42-156(b)

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	30
Action Date:	09/21/2023
Plat Name:	Huffman Estates
Developer:	Beacon Land Services
Applicant:	Beacon Land Services
App No / Type:	2023-2138 C2

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

HPW-HW- IDS: Approved

Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
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)
Recommend providing pedestrian access to schools on other side of Willy Ln.

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 09/21/2023
Plat Name: Iglesia Evangelica Palabra De Restauracion
Developer: Advance Surveying, Inc.
Applicant: Advance Surveying, Inc.
App No / Type: 2023-2060 C2

Total Acreage:	3.3466	Total Reserve Acreage:	3.3466
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 8

County	Zip	Key Map ©	City / ETJ
Harris	77015	496D	ETJ

Conditions and requirements for approval:

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 09/21/2023
Plat Name: Iglesia Evangelica Palabra De Restauracion
Developer: Advance Surveying, Inc.
Applicant: Advance Surveying, Inc.
App No / Type: 2023-2060 C2

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

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel P105-00 -00 with top of banks, also correct the word 'Harris' on the plat.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h)
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-permit regs, 12.02)
UVE should be checked at Orleans St and Normandy 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 09/21/2023
Plat Name: Kaiser at Riley Fuzzel Estates
Developer: Vogel Metals
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2023-1932 C2

Total Acreage:	5.2138	Total Reserve Acreage:	5.2138
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77373	292M	ETJ

Conditions and requirements for approval:

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

184.1 Provide a corner(s) cutback at the street intersection identified in compliance with PWE Infrastructure Design Manual. Cutback dimension requirements can be found in PWE IDM page 10-22.

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)

Provide cutback and change acreage to match

Make sure name is spelled correctly

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	32
Action Date:	09/21/2023
Plat Name:	Kaiser at Riley Fuzzel Estates
Developer:	Vogel Metals
Applicant:	South Texas Surveying Associates, Inc.
App No / Type:	2023-1932 C2

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

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

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 09/21/2023
Plat Name: Lamar Consolidated ISD Campus Complex Sec 1
Developer: Lamar CISD
Applicant: McKim and Creed
App No / Type: 2023-2050 C3P

Total Acreage:	173.0000	Total Reserve Acreage:	160.0520
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 132

County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524R	ETJ

Conditions and requirements for approval:

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

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

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	33
Action Date:	09/21/2023
Plat Name:	Lamar Consolidated ISD Campus Complex Sec 1
Developer:	Lamar CISD
Applicant:	McKim and Creed
App No / Type:	2023-2050 C3P

For Your Information:

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

Fort Bend Engineer: 1) Remove GP from the plat title
2) Update precinct commissioner 4 name
3) Revise street names through site. Extend existing street names as they are direct continuations of existing ROWs
4) Adjust BL along Bellaire Blvd
5) Provide recording information for easement proposed by separate instrument
6) Sponsorship required for TxDOT roadway connection
7) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: approve
HPW-OCE- Drainage and Utility: Call out on the plat the use intended for Lift station as a (“Restricted Reserve for Lift station”). Do not use lift station easement.
Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing: The proposed TRADITION WAY is too similar to the existing road TRADITIONS.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 09/21/2023
Plat Name: Lauder Estates
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No / Type: 2023-1593 C2

Total Acreage:	1.5099	Total Reserve Acreage:	1.5099
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	Aldine PUD

County	Zip	Key Map ©	City / ETJ
Harris	77039	414A	ETJ

Conditions and requirements for approval:

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 09/21/2023
Plat Name: Lauder Estates
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No / Type: 2023-1593 C2

CenterPoint: 1. CenterPoint requires a 10’ BL adjacent to road right-of-way with overhead facilities which applies to: Lauder Road
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Missing B.L..

Harris County Flood Control District: Flood Control review – Need to show and label Drainage Channel P138-01-00 with top of banks at the western boundary of the plat (see guidelines on uploaded PDF).
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (Chapter 42)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)Ð_
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation (.TLGC-242.001h)
Limited scope TIA\TIA may be required to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-permit regs, 12.02)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 09/21/2023
Plat Name: Masjidul Azeez Umah
Developer: Form2life Design
Applicant: REKHA ENGINEERING, INC.
App No / Type: 2023-2125 C2

Total Acreage:	0.6311	Total Reserve Acreage:	0.6311
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77053	571V	City

Conditions and requirements for approval:

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 09/21/2023
Plat Name: Masjidul Azeez Umah
Developer: Form2life Design
Applicant: REKHA ENGINEERING, INC.
App No / Type: 2023-2125 C2

HPW- TDO- Traffic: 09/12/2023 - Unrestricted Reserve may require a Tech Memo or TIA verify that the power pole is in the buffer space or coordinate with Center Point for relocation.
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.

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 09/21/2023
Plat Name: Morrison Estates
Developer: Partners in Building
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2023-2107 C2

Total Acreage:	0.3437	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	493B	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)

Match legal description to title report

Remove all replat language

Within minimum B.L. area of 11'. Change 10-17 to 11-17.

Dash all lines outside of plat boundary

Commission Action:

Approve the plat subject to the conditions listed

Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	36
Action Date:	09/21/2023
Plat Name:	Morrison Estates
Developer:	Partners in Building
Applicant:	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type:	2023-2107 C2

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

HPW- TDO- Traffic: 09/12/2023 - Recommend providing a continuous sidewalk along the west side of Morrison St.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
** 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%.
There is 24" sanitary sewer line owned by City located inside the property. It needs to be dedicated sanitary sewer easement.
No building is allowed within any public utility easement.
Make sure that 10’ clearance between public utility to the building foundation.

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

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 09/21/2023
Plat Name: Olympia Fields Sec 1
Developer: Woodmere Development CO., LTD.
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2023-2126 C3F

Total Acreage:	12.1640	Total Reserve Acreage:	1.2130
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611N	ETJ

Conditions and requirements for approval:

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.42

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 09/21/2023
Plat Name: Oyster Creek Montessori School
Developer: Beacon Land Services
Applicant: Beacon Land Services
App No / Type: 2023-2088 C2

Total Acreage:	1.7610	Total Reserve Acreage:	1.7610
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
Fort Bend	77406	566G	ETJ

Conditions and requirements for approval:

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

052. Harvest Bounty Drive and Harvest Patch Lane Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	38
Action Date:	09/21/2023
Plat Name:	Oyster Creek Montessori School
Developer:	Beacon Land Services
Applicant:	Beacon Land Services
App No / Type:	2023-2088 C2

For Your Information:

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

Fort Bend Engineer: 1) Provide correct FBC plat notes, remove unnecessary notes
2) Provide 10' BL along Harvest Patch Lane and Harvest Bounty Lane
3) Coordinate corner radius with Traffic to determine if additional ROW is needed for a roundabout at this intersection
4) The street dedication plat must be recorded prior to or concurrently with this plat for legal access purposes
5) Remove reference to replat from title block and add project description as this is not a replat
6) Address all markups
7) Submit FP to FBC for formal review
8) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Missing B.L.

CenterPoint: Please replace the easement language with the approved A.E. language attached.
Any existing easements should be shown and/or noted on plat at site of easement with full recording information or in notes of plat with full recording information. Please add full recording information to notes of plat.
Owners on plat and in dedication do not match. Please 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.

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 09/21/2023
Plat Name: Redbud Wastewater Treatment Plant
Developer: VPTM Bauer Hockley LB, LLC, a Delaware Limited Liability Company
Applicant: Quiddity Engineering
App No / Type: 2023-2091 C2

Total Acreage:	4.1800	Total Reserve Acreage:	4.1800
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	77447	325H	ETJ

Conditions and requirements for approval:

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

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

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

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

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

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

1.) provide easement exhibit at recordation.

Commission Action:

Approve the plat subject to the conditions listed

Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	39
Action Date:	09/21/2023
Plat Name:	Redbud Wastewater Treatment Plant
Developer:	VPTM Bauer Hockley LB, LLC, a Delaware Limited Liability Company
Applicant:	Quiddity Engineering
App No / Type:	2023-2091 C2

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

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - Need to label existing Irregular HCFCD Fee at the southwestern boundary of the plat (see uploaded PDF).
HPW-OCE- Drainage and Utility: MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE for restricted reserve Wastewater treatment is 50'.
Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

CenterPoint: The Title Report list numerous easements that do not appear on the plat.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Sec 1 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 09/21/2023
Plat Name: Redbud Water Plant
Developer: VPTM Bauer Hockley LB, LLC, a Delaware Limited Liability Company
Applicant: Quiddity Engineering
App No / Type: 2023-2090 C2

Total Acreage:	2.3790	Total Reserve Acreage:	2.3790
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	325C	ETJ

Conditions and requirements for approval:

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

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

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

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

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

1.) Provide easement exhibit at recordation.
2.) Provide record information for Hopfe or provide survey that measures and dimensions ROW width.

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	40
Action Date:	09/21/2023
Plat Name:	Redbud Water Plant
Developer:	VPTM Bauer Hockley LB, LLC, a Delaware Limited Liability Company
Applicant:	Quiddity Engineering
App No / Type:	2023-2090 C2

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

HPW-HW- IDS: 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 an additional 10' of ROW for Hopfe Road being a major collector on the County's MMTP

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 09/21/2023
Plat Name: Rockwell Telephone Place
Developer: rockwell realty
Applicant: Houston Platting
App No / Type: 2023-1901 C2

Total Acreage:	2.4770	Total Reserve Acreage:	2.4770
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	77087	534M	City

Conditions and requirements for approval:

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

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

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

158. Provide for the dedication of widening for Hasbrook Street as indicated on the marked file copy.

185. Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

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

Defer - provide ROW widening, identify adjacent properties, label ROW info

Commission Action:

Defer Chapter 42 planning standards

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	41
Action Date:	09/21/2023
Plat Name:	Rockwell Telephone Place
Developer:	rockwell realty
Applicant:	Houston Platting
App No / Type:	2023-1901 C2

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

Action Date: 09/21/2023

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

For Your Information:

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

HPW- TDO- Traffic: 09/19/2023

1) An Access Form may be required for all commercial developments except for 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. The form can be found in Chapter 15 of the Design Manual (IDM).

2) The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the planning department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

3) The driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual for the driveway placement for Non-Residential Driveway Spacing
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
Make sure that 10' clearance between public utility to the building foundation.
No building is allowed within any public utility easement.

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: GHBA Language is missing from the plat.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 09/21/2023
Plat Name: Second Replat of John Dreaper Place Sec 1 partial replat no 1
Developer: Jose Ivo
Applicant: City Choice Group, LLC
App No / Type: 2023-2047 C3F

Total Acreage:	0.3227	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77056	491U	City

Conditions and requirements for approval:

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

203. Provide complete Recordation Package when submitting plat for recordation.

204. Provide current title opinion in complete agreement with the plat dedication.

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 09/21/2023
Plat Name: Second Replat of John Dreaper Place Sec 1 partial replat no 1
Developer: Jose Ivo
Applicant: City Choice Group, LLC
App No / Type: 2023-2047 C3F

HPW- TDO- Traffic: 09/19/2023
Recommend restricting parking on Chevy Chase Dr (18.9' wide) when development is completed. "No Parking" signs must be installed for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation). Need to specify the adjacent street as in the survey it shows Chevy chase dr, while in the plat it shows Private Alley.
CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add R.O.W., Vol., Pg.,

Interior Building Lines must be a minimum of 5 feet. CNP's requirement stands apart from the city's as a minimum of 5' is required by CNP to install/operate/maintain an easement.

Applicant should maintain a 10' BL where property is adjacent to ROW with primary OVH facilities installed. Please see Chevy Chase Dr., please note street correctly.

Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see Title Report-G032955

HPW-HW- IDS: For the creation of a subdivision with a 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.

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing an access road, permanent access easement (28' PAE), private alley or public alley: The individual lots will be required to detain based on the impervious area in excess of 65% at a volume of 0.75 acre-feet per acre. The entire access road, permanent access easement (28' PAE) private alley or public alley will require detention at a volume of 0.75 acre-feet per acre no 65% reduction will be allowed. The total detention for the development will be a combination of these two volumes.
Make sure that 10' clearance between public utility to the building foundation.
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.

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 09/21/2023
Plat Name: Sha Ron Estates
Developer: Sharon Smith LLV
Applicant: RP & Associates
App No / Type: 2023-1827 C3F

Total Acreage:	0.8264	Total Reserve Acreage:	0.0766
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:	4	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	77016	454K	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.

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	43
Action Date:	09/21/2023
Plat Name:	Sha Ron Estates
Developer:	Sharon Smith LLV
Applicant:	RP & Associates
App No / Type:	2023-1827 C3F

For Your Information:

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

HPW- TDO- Traffic: 08.23.23
Ensure reconstructing the existing sidewalk according to IDM standard.

HPW-HW- IDS: For the creation of 13 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.

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.
HPW-OCE- Drainage and Utility: W.M.E. need to change to 10’x20’.

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 09/21/2023
Plat Name: Stockdick Road Street Dedication Sec 6
Developer: ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant: Quiddity Engineering - Katy
App No / Type: 2023-2117 C3P

Total Acreage:	3.1300	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
Waller	77493	443D	ETJ

Conditions and requirements for approval:

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

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)

091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 09/21/2023
Plat Name: Stockdick Road Street Dedication Sec 6
Developer: ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant: Quiddity Engineering - Katy
App No / Type: 2023-2117 C3P

CenterPoint: 1-- Prior easement (copy attached) to be included on plat:
Recorded in CF#: 63168-208.71
Recorded in CF#: 63169-208.73

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.

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 09/21/2023
Plat Name: Stuebner Multifamily Development
Developer: dbw STUEBNER 280 LLC
Applicant: RSG Engineering
App No / Type: 2023-1969 C3F

Total Acreage:	17.7200	Total Reserve Acreage:	15.4600
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	77379	290S	ETJ

Conditions and requirements for approval:

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

091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)

185. Appendix A:Owners Acknowledgement 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)

192. Appendix H:Harris County Flood Control District Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation.

204. Provide current title opinion in complete agreement with the plat dedication.

Provide letter of no objection from Pipeline Company at recordation

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	45
Action Date:	09/21/2023
Plat Name:	Stuebner Multifamily Development
Developer:	dbw STUEBNER 280 LLC
Applicant:	RSG Engineering
App No / Type:	2023-1969 C3F

For Your Information:

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

HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Make sure that 10’ clearance between public utility to the building foundation.
No building is allowed within any public utility easement.

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 is required but not limited to determine driveway locations, median opening, signal warrant analysis and left turn lane requirements at the time the property is ready for development.(HC-permit regs, 12.02)
Dedicate 40’ ROW easement by plat
Dedicate additional ROW for 25’ x 25’ corner cut for future signalization at northeast corner of intersection
INO letter may be needed for pipeline crossings over public road prior to plan approval(HC-permit regs, 5.06)
UVE should be checked at Laurel Vista Drive and Stuebner Airline 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)

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 09/21/2023
Plat Name: Sunterra Recreation Center and Street Dedication
Developer: ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant: Quiddity Engineering - Katy
App No / Type: 2023-2078 C3F

Total Acreage:	13.3000	Total Reserve Acreage:	8.3500
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	404S	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.

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	46
Action Date:	09/21/2023
Plat Name:	Sunterra Recreation Center and Street Dedication
Developer:	ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant:	Quiddity Engineering - Katy
App No / Type:	2023-2078 C3F

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

HPW-HW- IDS: APPROVE
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
Limited scope TIA may be required to determine driveway location, and left turn lane requirements before review of site development plan if not covered in original TIA (HC-permit regs, 12.02)
Off-street parking analysis may be needed for recreation area depending on pavement width for Sunterra Village Dr
UVE should be checked at Sunterra Point Dr and Sunterra Village Dr (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Laguna Terra Dr and Sunterra Village Dr (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Aurora Bend Dr and Sunterra Point Dr (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Bright Villa Dr and Aurora Bend Dr (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Aurora Bend Dr and Beckendorff Rd (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

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 09/21/2023
Plat Name: Sunterra Sec 57
Developer: Astro Sunterra, LP
Applicant: Quiddity Engineering - Katy
App No / Type: 2023-2080 C3F

Total Acreage:	15.6100	Total Reserve Acreage:	0.4400
Number of Lots:	75	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	404S	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. Sunterra Recreation Center and Street Dedication, Sunterra Sec 62, and Beckendorff Road Street Dedication Sec 4 must be recorded prior to or simultaneously with this plat.

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

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

Commission Action:

Approve the plat subject to the conditions listed

Action Date: 09/21/2023

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

For Your Information:

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	47
Action Date:	09/21/2023
Plat Name:	Sunterra Sec 57
Developer:	Astro Sunterra, LP
Applicant:	Quiddity Engineering - Katy
App No / Type:	2023-2080 C3F

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

HPW-HW- IDS: APPROVE
CenterPoint: If the UE is split between the plat and adjacent subdivisions/acreage tracts the developer must: Own both tracts of land, evidenced by a label with plat name and section or a label with owner name, acreage and deed recording reference. Please see Lots13-27, Block 4. Different owners.

You may elect to do a P.U.E., Public Utility Easement (PUEs) dedicated by separate instruments will be reviewed to ensure they meet CNP standard requirements for facility installation (effective May, 2015, PUE document utilized should be the agreed upon document between the Greater Houston Builders Association {GHBA} and CenterPoint Energy {CNP}).
Attachment: PU and AE
You may elect to put the 14' U.E. inside the plat boundaries.

All abbreviations on plat must be in Legend and/or notes of plat. Please add C.C.F., VOL., PG., D.R.W.C.T., O.P.R.W.C.T., M.R.H.C.T.

Any existing easements should be shown and/or noted on plat at site of easement with full recording information or in notes of plat with full recording information. Please see Title Report.

BLK 4 L1: Label the inside portion of the side lot line dashed lines.

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 outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
Sunterra Point Dr will need to be recorded prior to or simultaneously with this PLAT (Chapter 42-120)
Recommend a continuous curve for Sunterra Village Dr

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 09/21/2023
Plat Name: Sunterra Sec 58
Developer: Astro Sunterra, LP
Applicant: Quiddity Engineering - Katy
App No / Type: 2023-2081 C3F

Total Acreage:	24.2300	Total Reserve Acreage:	1.1100
Number of Lots:	105	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	404S	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. Sunterra Sec 57, Sunterra Recreation Center and Street Dedication, Beckendorff Road Street Dedicatio Sec 4 must be recorded prior to or simultaneously with this plat.

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 09/21/2023
Plat Name: Sunterra Sec 58
Developer: Astro Sunterra, LP
Applicant: Quiddity Engineering - Katy
App No / Type: 2023-2081 C3F

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

CenterPoint: 1—BLK 1 L29 Side Lot Line: Label the side lot line UE.
2—BLK 2 L14 Side lot line: Sec 57 shows a 10' split side lot line UE, Sec 58 does not.
3—Dedication, title block, title report: Owner differs
4-- Prior easement (copy attached) to be included on plat:
Recorded in CF#: 111146-309.771
Recorded in CF#: 111147-309.775
Recorded in CF#: 123411-338.334
-END-
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)
UVE should be checked at Tulum Cove Ln and Oceanus Springs Drive. (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Orange Shore dr and Oceanus Springs Drive. (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Aurora bend drive and Sunterra Point Drive. (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked Aurora Bend Drive and Beckendorff Road. (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 (chapter 10-COH geometric design guidelines, 10-23)
Limited scope TIA/TIA may be required but not limited to left turn lane requirements at the time the property is ready for development. (HC-permit regs, 12.02)
Aurora Bend drive will need to be recorded prior to or simultaneously with this plat 9chapter 42-120)
Depending upon amenities, an off street parking analysis may be needed for Reserve A
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 09/21/2023
Plat Name: Sunterra Sec 59
Developer: ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant: Quiddity Engineering - Katy
App No / Type: 2023-2119 C3F

Total Acreage:	18.1400	Total Reserve Acreage:	1.3700
Number of Lots:	105	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	404S	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. Sunterra Recreation Center and Street Dedication must be recorded prior to or simultaneously with this plat.

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	49
Action Date:	09/21/2023
Plat Name:	Sunterra Sec 59
Developer:	ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant:	Quiddity Engineering - Katy
App No / Type:	2023-2119 C3F

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

CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add O.P.R.R.P.H.C.T., C.C.F., M.R.H.C.T., D.R.W.C.T, Vol., Pg.,

Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see Title Report.

If the UE is split between the plat and adjacent subdivisions/acreage tracts the developer must:
A - Own both tracts of land, evidenced by a label with plat name and section or a label with owner name, acreage and deed recording reference.
Please see L1-16, BLK 3, outside easement has different owners.
You may elect to put entire easement inside plat boundaries or PUE.
Public Utility Easement (PUEs) dedicated by separate instruments will be reviewed to ensure they meet CNP standard requirements for facility installation (effective May, 2015, PUE document utilized should be the agreed upon document between the Greater Houston Builders Association {GHBA} and CenterPoint Energy {CNP}).
Attachment: PU and AE

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)
Easements outside of plat boundary will need to be recorded prior to plat recordation (COH-Chapter 42-212)
Sunterra village Drive will need to be recorded prior to or simultaneously with this plat (chapter 42-120)
UVE should be checked at Laguna Terra Dr and Sunterra Village 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 09/21/2023
Plat Name: Sunterra Sec 60
Developer: ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant: Quiddity Engineering - Katy
App No / Type: 2023-2082 C3F

Total Acreage:	14.4700	Total Reserve Acreage:	1.0600
Number of Lots:	86	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	404S	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. Sec 61, Sunterra Recreation Center and Street Dedication, and Sunterra Sec 62 must be recorded prior to or simultaneously with this plat.

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 09/21/2023
Plat Name: Sunterra Sec 60
Developer: ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant: Quiddity Engineering - Katy
App No / Type: 2023-2082 C3F

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

Addressing: Application lists CLOUD BLISS DR as one of the proposed streets, but plat identifies the street as MOCHA PALMS DR. Please ensure information in application and plat are accurate to one another.
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)
Sunterra Village Dr 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 (COH-Chapter 42-212)
UVE should be checked at Geyser Starish Dr and Sunterra Village 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 Marigold Blaze Dr and Sunterra Village 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 Seafoam Lake Dr and Sunterra Village 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 09/21/2023
Plat Name: Sunterra Sec 69
Developer: ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant: Quiddity Engineering - Katy
App No / Type: 2023-2083 C3P

Total Acreage:	24.1900	Total Reserve Acreage:	2.5400
Number of Lots:	99	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Waller	77493	443D	ETJ

Conditions and requirements for approval:

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

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

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

052. Tantara Bend Drive Street Dedication and Detention Reserves and Stockdick Road Street Dedication Sec 6 must be recorded prior to or simultaneously with this plat.

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 09/21/2023
Plat Name: Sunterra Sec 69
Developer: ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant: Quiddity Engineering - Katy
App No / Type: 2023-2083 C3P

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

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

CenterPoint: Note 22 states that there are pipeline easements within the plated area. These easements should be plotted and the recording information provided for each one.

Dedication Page is missing.
Addressing: SUNRISE is a duplicate, while SILVER GATE, GALIANT, and RIDGE CREST are too similar to streets named SILVERGATE, GALLANT, and RIDGECREST.

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 09/21/2023
Plat Name: Sunterra Sec 71
Developer: Astro Sunterra, LP
Applicant: Quiddity Engineering - Katy
App No / Type: 2023-2102 C3P

Total Acreage:	20.2900	Total Reserve Acreage:	0.7900
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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Waller	77493	403Z	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. Tantara Drive Street Dedication and Detention and Bartlett Road Street Dedication Sec 5 must be recorded prior to or simultaneously with this plat.

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

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

Commission Action:

Approve the plat subject to the conditions listed

Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	52
Action Date:	09/21/2023
Plat Name:	Sunterra Sec 71
Developer:	Astro Sunterra, LP
Applicant:	Quiddity Engineering - Katy
App No / Type:	2023-2102 C3P

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

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 09/21/2023
Plat Name: Sunterra Sec 72
Developer: ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant: Quiddity Engineering - Katy
App No / Type: 2023-2103 C3P

Total Acreage:	23.5200	Total Reserve Acreage:	1.0000
Number of Lots:	112	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Waller	77493	403Z	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. Tantara Bend Street Dedication and Detention, Sunterra Sec 71, and Caymus Creek Drive Street Dedication must be recorded prior to or simultaneously with this plat.

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	53
Action Date:	09/21/2023
Plat Name:	Sunterra Sec 72
Developer:	ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant:	Quiddity Engineering - Katy
App No / Type:	2023-2103 C3P

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

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 09/21/2023
Plat Name: Sunterra Sec 73
Developer: ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant: Quiddity Engineering - Katy
App No / Type: 2023-2111 C3P

Total Acreage:	19.8700	Total Reserve Acreage:	0.3700
Number of Lots:	109	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Waller	77493	403Z	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. Caymus Creek Drive Drive Street Dedication and Sunterra Sec 72 must be recorded prior to or simultaneously with this plat.

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	54
Action Date:	09/21/2023
Plat Name:	Sunterra Sec 73
Developer:	ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant:	Quiddity Engineering - Katy
App No / Type:	2023-2111 C3P

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

CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add O.P.R.R.P.H.C.T.

If the UE is split between the plat and adjacent subdivisions/acreage tracts the developer must:
A - Own both tracts of land, evidenced by a label with plat name and section or a label with owner name, acreage and deed recording reference.
Recording on plat shows different owners, for outside easements it has to be same owners, the evidence is by the label. L21-22, BLK 2 and L1-18, BLK 3

You may recorded PUE Public Utility Easement (PUEs) dedicated by separate instruments will be reviewed to ensure they meet CNP standard requirements for facility installation (effective May, 2015, PUE document utilized should be the agreed upon document between the Greater Houston Builders Association {GHBA} and CenterPoint Energy {CNP}).
Attachment: PU and AE

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

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 09/21/2023
Plat Name: Swift FM 1314
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No / Type: 2023-2121 C2

Total Acreage:	1.9500	Total Reserve Acreage:	1.9500
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
Montgomery	77365	255Y	ETJ

Conditions and requirements for approval:

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

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

1) include adjacent property under common ownership in this plat boundary.
Update title report to reflect additional land.

Commission Action:

Defer Chapter 42 planning standards

Action Date: 09/21/2023

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

For Your Information:

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

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 09/21/2023
Plat Name: Synova Sec 1
Developer: Friendswood Development Company
Applicant: EHRA
App No / Type: 2023-2003 C3F

Total Acreage:	18.9210	Total Reserve Acreage:	2.2000
Number of Lots:	99	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	77532	378R	ETJ

Conditions and requirements for approval:

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

052. Synova Street Dedication and Detention Reserve must be recorded prior to or simultaneously with this plat.

137. Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. (132)

181. Subdivision replat is subject to the notificiation provisions of the Local Government Code, Section 212.015.

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

1.) Plat appears to be a replat of Lake Shadows Sec 3 and also subject to single family restrictions.
2.) Provide revisions to comply with Harris County Engineering Dept. markups

Commission Action:

Defer Applicant request

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	56
Action Date:	09/21/2023
Plat Name:	Synova Sec 1
Developer:	Friendswood Development Company
Applicant:	EHRA
App No / Type:	2023-2003 C3F

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

CenterPoint: 1—BLK 3 L1 East boundary, SPLIT 10'UE: Draw the entire 10'UE to include the outside portion.
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)
UVE should be checked at Vivid Aster Dr and Synova Drive. (chapter 10-COH geometric design guidelines, 10 -23)
UVE should be checked at Synova Drive and East Lake Houston Parkway. (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Synova Dr and Hazel Valley Dr. (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Violet Thistle Dr and Foley Rd. (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Violet Thistle Dr and Marigold Bend Dr. (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Marigold Bend Dr and Golden Iris Dr. (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
depending on amenities provided within open space a parking evaluation may be required with site plans
Recommend 20' X 20' corner cut at Violet Thistle Drive/Foley intersection
Limited scope TIA required but not limited to determine median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)
Synova Drive and East Lake Houston Parkway will need to be dedicated prior to or simultaneously with this plat (chapter 42-120)
Recommend 60'R for Dahlia Cove Ct
25' radius is substandard. show 25' x 25' corner cut at Synova Drive/East Lake Houston Parkway intersextion
125' radius is substandard for a curve for Marigold Bend Lane. Submit a variance request to Harris county to mitigate with warning signs.
Easements outside of plat boundary will need to be recorded prior to plat recordation (chapter 42-212)

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 09/21/2023
Plat Name: Tantara Bend Drive Street Dedication and Detention Reserves
Developer: ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant: Quiddity Engineering - Katy
App No / Type: 2023-2089 C3P

Total Acreage:	43.0300	Total Reserve Acreage:	40.4400
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:	Open Ditch	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.

052. Record Bartlett Road Street Dedication Sec 5 must be recorded prior to or simultaneously with this plat.

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

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

Commission Action:

Approve the plat subject to the conditions listed

Action Date: 09/21/2023

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

For Your Information:

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	57
Action Date:	09/21/2023
Plat Name:	Tantara Bend Drive Street Dedication and Detention Reserves
Developer:	ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant:	Quiddity Engineering - Katy
App No / Type:	2023-2089 C3P

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

HPW-HW- IDS: Approved
Addressing: SUNRISE is already in use and cannot be used. Please choose a more unique 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 09/21/2023
Plat Name: US 59 New Caney Commercial Development Sec 3
Developer: Sandlot Engineering
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2023-1819 C3P

Total Acreage:	17.8633	Total Reserve Acreage:	17.1396
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:	New Caney MUD

County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256Q	ETJ

Conditions and requirements for approval:

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 09/21/2023
Plat Name: US 59 New Caney Commercial Development Sec 3
Developer: Sandlot Engineering
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2023-1819 C3P

HPW-HW- IDS: Approved.

CenterPoint: Dedication is missing.
HPW-OCE- Drainage and Utility: Missing B.L.
Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Make sure that 10’ clearance between public utility to the building foundation.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 09/21/2023
Plat Name: Albany Yards
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No / Type: 2023-2042 C2R

Total Acreage:	0.3305	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77088	412U	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 City of Houston Urban Forestry group to provide feedback on potential protected trees.

Commission Action:

Defer for further study and review

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 09/21/2023
Plat Name: Albany Yards
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No / Type: 2023-2042 C2R

HPW- TDO- Traffic: 09/19/2023-
1-) The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the planning department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

2-) ADA ramps at the street intersection are required as per City (Detail # 02775-02)

3-) Provide the distance between the driveway and the property line near the street intersection, a minimum of 20 ft required Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual.

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

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

HPW-HW- IDS: For the creation of five 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 09/21/2023
Plat Name: Albemarle Place Plaza
Developer: Interplan Architects. Inc
Applicant: Century Engineering, Inc
App No / Type: 2023-1964 C2R

Total Acreage:	0.5646	Total Reserve Acreage:	0.5646
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77098	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.

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)

161. Provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (Richmond Avenue and South Shepherd Drive) Sec 42-121 & 122

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

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

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

Commission Action:

Defer Chapter 42 planning standards

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	60
Action Date:	09/21/2023
Plat Name:	Albemarle Place Plaza
Developer:	Interplan Architects. Inc
Applicant:	Century Engineering, Inc
App No / Type:	2023-1964 C2R

For Your Information:

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

HPW-HW- IDS: 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 is required.
Make sure that 10’ clearance between public utility to the building foundation.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 09/21/2023
Plat Name: Aras Homes
Developer: 618 I LLC
Applicant: HRS and Associates, LLC
App No / Type: 2023-2057 C2R

Total Acreage:	0.1181	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	77022	453J	City

Conditions and requirements for approval:

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 09/21/2023
Plat Name: Aras Homes
Developer: 618 I LLC
Applicant: HRS and Associates, LLC
App No / Type: 2023-2057 C2R

HPW- TDO- Traffic: 09/18/2023 -

The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the planning department, planning will communicate the process requirements.

The proposed driveway needs to be of consistent width within the right of way and can taper or flare into the desired width inside the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01).
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 09/21/2023
Plat Name: Bennington Development
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2023-2072 C2R

Total Acreage:	0.6421	Total Reserve Acreage:	0.6421
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77028	454Q	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.

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	62
Action Date:	09/21/2023
Plat Name:	Bennington Development
Developer:	3h Engineering & Construction, Inc
Applicant:	PLS CONSTRUCTION LAYOUT, INC
App No / Type:	2023-2072 C2R

HPW- TDO- Traffic: 09/14/2023 - No comments.
HPW-OCE- Drainage and Utility: Detention is required.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 09/21/2023
Plat Name: Biglu Apartments
Developer: MARTINEZLM, LLC
Applicant: HRS and Associates, LLC
App No / Type: 2023-2046 C2R

Total Acreage:	0.3443	Total Reserve Acreage:	0.3443
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77016	414M	City

Conditions and requirements for approval:

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	63
Action Date:	09/21/2023
Plat Name:	Biglu Apartments
Developer:	MARTINEZLM, LLC
Applicant:	HRS and Associates, LLC
App No / Type:	2023-2046 C2R

HPW- TDO- Traffic: 09/19/2023
Recommend restricting parking on Collins Rd (19' wide) when development is completed. "No Parking" signs must be installed for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation).
HPW-OCE- Drainage and Utility: Detention is required.

HPW-HW- IDS: For the creation of the 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 09/21/2023
Plat Name: Clear Lake Subaru
Developer: Z & Co., LLC
Applicant: Windrose
App No / Type: 2023-2128 C2R

Total Acreage:	8.9540	Total Reserve Acreage:	8.9540
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77034	617A	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.

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)

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

Commission Action:

Defer further deed rests review reqd

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 09/21/2023
Plat Name: Clear Lake Subaru
Developer: Z & Co., LLC
Applicant: Windrose
App No / Type: 2023-2128 C2R

HPW- TDO- Traffic: 09/18/2023
Recommend coordinating with TXDOT for any ROW encroachment or access easement along interstate highway 45.
CenterPoint: 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.
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 is required.
Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel A119-05 -00 with top of banks at the western boundary of the plat as stated on HCFCD regulations (see uploaded checklist).

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 09/21/2023
Plat Name: Dream Town
Developer: N/A
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No / Type: 2023-1985 C2R

Total Acreage:	4.0000	Total Reserve Acreage:	2.8587
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77048	574L	City

Conditions and requirements for approval:

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. (Chapter 42)

073.2. Add reason for replat to the title block.

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. (162)

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

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

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

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

Commission Action:

Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 09/21/2023
Plat Name: Dream Town
Developer: N/A
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No / Type: 2023-1985 C2R

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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HPW- TDO- Traffic: 09/19/2023
For roadways with widths in the range of 18 feet to 20 feet, street widening is not required. However, "No Parking" signs must be installed for the entire block on both sides (the applicant is required to get approval from TDO for "No Parking" sign installation).

CenterPoint: Applicant should maintain a 10' BL where property is adjacent to ROW with primary OVH facilities installed. Carson St.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
Missing B.L. on Carson St and Foxton St.
Make sure that 10' clearance between public utility to the building foundation.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 09/21/2023
Plat Name: Dumble Street Gardens
Developer: Algebra Living, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2023-2093 C2R

Total Acreage:	0.1109	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77023	494T	City

Conditions and requirements for approval:

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

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.

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	66
Action Date:	09/21/2023
Plat Name:	Dumble Street Gardens
Developer:	Algebra Living, LLC
Applicant:	Total Surveyors, Inc.
App No / Type:	2023-2093 C2R

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

HPW- TDO- Traffic: 09.13.23
Ensure reconstructing the existing sidewalk according to IDM standard.

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%.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 09/21/2023
Plat Name: Durloy Villas
Developer: DurLoy Homes, Inc.
Applicant: Chesterfield Development Services
App No / Type: 2023-1913 C3R

Total Acreage:	3.0035	Total Reserve Acreage:	0.3370
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	8	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	77035	570H	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.

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.

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 09/21/2023
Plat Name: Durloy Villas
Developer: DurLoy Homes, Inc.
Applicant: Chesterfield Development Services
App No / Type: 2023-1913 C3R

HPW- TDO- Traffic: 08.21.23
Ensure extending the existing sidewalk according to IDM standard.

CenterPoint: A 16' utility easements should be used when it is anticipated that wet utilities are to share the easement (i.e., water or sewer pipes). There is an existing 10' WL easement per the Survey & Replat.

A STREET/ALLEY CLOSURE APPLICATION FORM is attached and will need to be filled out and returned to CNP Energy.
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.

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 fire hydrant.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 09/21/2023
Plat Name: East River Plaza
Developer: HOUTEX
Applicant: MOMENTUM EGINEERING
App No / Type: 2023-2058 C2R

Total Acreage:	0.1084	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77003	494P	City

Conditions and requirements for approval:

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 09/21/2023
Plat Name: East River Plaza
Developer: HOUTEX
Applicant: MOMENTUM EGINEERING
App No / Type: 2023-2058 C2R

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

HPW- TDO- Traffic: 09/18/2023 - No comments.
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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 09/21/2023
Plat Name: Emancipation Court
Developer: 1st Homes LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2023-2098 C2R

Total Acreage:	0.5165	Total Reserve Acreage:	0.0056
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	City

Conditions and requirements for approval:

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

091. Lot access along a primary walkable place street must be provided by shared driveway, alley, or Type II PAE. (42-188)

133.2. Add 'Combination of Public Park Land Dedication and Fee In Lieu' 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.

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

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

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

Commission Action:

Defer Applicant request

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	69
Action Date:	09/21/2023
Plat Name:	Emancipation Court
Developer:	1st Homes LLC
Applicant:	Pioneer Engineering, LLC
App No / Type:	2023-2098 C2R

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

HPW- TDO- Traffic: 09.13.23
* Coordinate with Forestry for the existing tree that lays on the entrance of the proposed shared driveway within the limits of the right of way.
* Coordinate with Center point energy for the existing Light pole that lays on the entrance of the proposed shared driveway.
* Recommend reconstructing the existing sidewalk as per IDM standards.

CenterPoint: CNP REQUIRES shared driveways have 5' building lines.
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.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 09/21/2023
Plat Name: English Street Landing
Developer: Innerloop Meadow Development, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2023-2065 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453V	City

Conditions and requirements for approval:

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 09/21/2023
Plat Name: English Street Landing
Developer: Innerloop Meadow Development, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2023-2065 C2R

HPW- TDO- Traffic: 09/14/2023-Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns.
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

HPW-HW- IDS: For the creation of three 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 09/21/2023
Plat Name: Estates at Tillison
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2023-2026 C2R

Total Acreage:	0.1810	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77088	412P	City

Conditions and requirements for approval:

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

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

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.

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

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)

Commission Action:

Approve the plat subject to the conditions listed

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	71
Action Date:	09/21/2023
Plat Name:	Estates at Tillison
Developer:	3h Engineering & Construction, Inc
Applicant:	PLS CONSTRUCTION LAYOUT, INC
App No / Type:	2023-2026 C2R

Action Date: 09/21/2023

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/19/2023 - The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/
HPW-HW- IDS: APPROVE
Addressing: Change MERIDIAN ROAD to WHEATLEY ST.
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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 09/21/2023
Plat Name: Francis Estates
Developer: P Square Properties LLC
Applicant: STUPA INTERNATIONAL LLC
App No / Type: 2023-2067 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	City

Conditions and requirements for approval:

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

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

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. (162)

132. Add note: A building line requirement of 10 feet is required along Elgin Street, unless a pedestrian realm plan is submitted for site plan review. The pedestrian realm plan shall comply with 42-402, Transit corridor street and type A street pedestrian access standards, which may be d from time to time.

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

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

For any proposed development or improvement on a transit corridor street or type A street the property owner may build up to the property line abutting the transit corridor street or the type A street, but no closer than 15 feet from the back of curb, if the owner provides a pedestrian realm in accordance with 42-621, Transit corridor street and type A street pedestrian access standards.

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

Commission Action:

Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	72
Action Date:	09/21/2023
Plat Name:	Francis Estates
Developer:	P Square Properties LLC
Applicant:	STUPA INTERNATIONAL LLC
App No / Type:	2023-2067 C2R

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

HPW- TDO- Traffic: 09/14/2023-Provide visibility triangle on Nettleton st and Francis st

Provide offset line from the property line to the intersection of Elgin st
CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add H.C.M.R., V., PG.
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.
There is 8" sanitary sewer owned by City located inside the property. Need to dedicate sanitary sewer easement.
Make sure that 10' clearance between public utility to the building foundation.

HPW-HW- IDS: For the creation of three 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 09/21/2023
Plat Name: Galesburg Estates
Developer: JJames Construction Company
Applicant: AAB Homes, LLC
App No / Type: 2023-2133 C2R

Total Acreage:	0.1492	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	533Z	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.

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 09/21/2023
Plat Name: Galesburg Estates
Developer: JJames Construction Company
Applicant: AAB Homes, LLC
App No / Type: 2023-2133 C2R

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

HPW- TDO- Traffic: 09/12/2023 - Parking restriction will be required when development is completed, Duane St is approx. 19-20- feet wide with open ditches. No Parking signs will be required from the edge of the site to the corner of Duane St at Galesburg Street.
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.

CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add H.C.M.R., R.O.W.

Any existing easements should be shown and/or noted on plat at site of easement with full recording information. Please add recording information to Split 10' U.E. 5/5.
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 09/21/2023
Plat Name: Goll Jamison Reserve
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No / Type: 2023-2059 C2R

Total Acreage:	0.5480	Total Reserve Acreage:	0.5480
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77373	292Q	ETJ

Conditions and requirements for approval:

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 09/21/2023
Plat Name: Goll Jamison Reserve
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No / Type: 2023-2059 C2R

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)Ð_
UVE should be checked at Preston avenue and Keith street. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 09/21/2023
Plat Name: Hatteras Estates
Developer: New Era Development
Applicant: New Era Development & Land Services
App No / Type: 2023-2073 C2R

Total Acreage:	0.1155	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77022	453J	City

Conditions and requirements for approval:

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	75
Action Date:	09/21/2023
Plat Name:	Hatteras Estates
Developer:	New Era Development
Applicant:	New Era Development & Land Services
App No / Type:	2023-2073 C2R

HPW- TDO- Traffic: 09/18/2023
Ensure reconstructing the existing sidewalk according to IDM standard.
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 09/21/2023
Plat Name: Hoffman Estates
Developer: SURVEY SOLUTIONS OF TEXAS
Applicant: Survey Solutions of Texas
App No / Type: 2023-2027 C2R

Total Acreage:	0.2757	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	77028	454M	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.

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

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

Add Deed Restricted BL other than Chapter 42 BL Note: The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this section. (Sec 42-150)

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION
HOUSTON
TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 09/21/2023
Plat Name: Hoffman Estates
Developer: SURVEY SOLUTIONS OF TEXAS
Applicant: Survey Solutions of Texas
App No / Type: 2023-2027 C2R

HPW- TDO- Traffic: 09/05/2023 -No comments.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
** 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 09/21/2023
Plat Name: Holman Ten Acre Lots partial replat no 1
Developer: To be determined
Applicant: SEM SERVICES
App No / Type: 2023-2140 C2R

Total Acreage:	0.1263	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	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.

1. Applicant must provide a revised registry drawing that accurately reflects proposed plat location. Sec 42-40 (2)

Commission Action:

Defer Submittal reqmts incomplete

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 09/21/2023
Plat Name: Holman Ten Acre Lots partial replat no 1
Developer: To be determined
Applicant: SEM SERVICES
App No / Type: 2023-2140 C2R

HPW- TDO- Traffic: 09.13.23
Ensure extending the existing sidewalk according to IDM standard.

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%.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 09/21/2023
Plat Name: Homestead Center
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2023-2054 C2R

Total Acreage:	3.7170	Total Reserve Acreage:	3.7170
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77016	414R	City

Conditions and requirements for approval:

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	78
Action Date:	09/21/2023
Plat Name:	Homestead Center
Developer:	CE Engineers & Development Consultants, Inc.
Applicant:	CE Engineers & Development Consultants, INC
App No / Type:	2023-2054 C2R

HPW- TDO- Traffic: 09/19/2023
Ensure extending the existing sidewalk according to IDM standard.
CenterPoint: 1—Title Block: Block 30 of Timber Acres should be Block 2
HPW-OCE- Drainage and Utility: Detention is required.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 09/21/2023
Plat Name: Ibarra Estates at McFarland
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2023-1928 C2R

Total Acreage:	0.6650	Total Reserve Acreage:	0.6525
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	77060	412D	ETJ

Conditions and requirements for approval:

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	79
Action Date:	09/21/2023
Plat Name:	Ibarra Estates at McFarland
Developer:	CAS Consultants, LLC
Applicant:	CAS Consultants, LLC
App No / Type:	2023-1928 C2R

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

CenterPoint: Any existing easements should be shown and/or noted on plat on in notes of plat with full recording information. Please see Blanket Pipeline Right of Way to Sinclair Pipe Line Company as recorded in Volume 521, Page 601 of the Deed Records of Harris County, Texas.

It would be preferred if Building Lines were added adjacent to Street ROW.
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Missing B.L.

Harris County Flood Control District: Flood Control review – No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
UVE should be checked at Redbud Ln and McFarland Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 09/21/2023
Plat Name: Inwood Heights
Developer: JRSG & COMPANY, LLC
Applicant: JRSG & COMPANY
App No / Type: 2023-2028 C3R

Total Acreage:	0.9620	Total Reserve Acreage:	0.0850
Number of Lots:	18	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77088	411N	City

Conditions and requirements for approval:

041. Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation. Sec 42-210

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.

078.1. Minimum lot size in the urban area may be less than 3500 square feet, but not less than 1400 square feet if the subdivision plat meets the development standards of 42-184. Sec 42-184

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

Commission Action:

Defer Chapter 42 planning standards

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 09/21/2023
Plat Name: Inwood Heights
Developer: JRSG & COMPANY, LLC
Applicant: JRSG & COMPANY
App No / Type: 2023-2028 C3R

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

HPW- TDO- Traffic: 09/19/2023 - No comments.
CenterPoint: Any existing easements should be shown and/or noted on plat with full recording information.
Please see above recorded plat for existing easements.
If easements need to be released please find release of easements application attached.
Please see attached Title Report and recorded plat.

Please identify Reserves E, F, and #2-identified in reserve table.

All abbreviations must be on plat and/or notes of Legend. Please Add P.A.E.

Please add interior building lines lots 13-18
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: Master W.M.E. which is required for all 28' PVT/PAE.
Call out the private F.H..
Detention is required.

Solid Waste: The proposed development does not have enough frontage to qualify for COH solid waste services.
Addressing: WOODSMAN HEIGHTS DR is used for both roads. The road name must change at every 90 degrees. Choose a new unique name for one of the streets.

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 09/21/2023
Plat Name: Jaramillo Sauer
Developer: Teran Group LLC
Applicant: Teran Group, LLC
App No / Type: 2023-2071 C2R

Total Acreage:	0.1156	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

Conditions and requirements for approval:

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

Action Date: 09/21/2023

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

For Your Information:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 09/21/2023
Plat Name: Jaramillo Sauer
Developer: Teran Group LLC
Applicant: Teran Group, LLC
App No / Type: 2023-2071 C2R

HPW- TDO- Traffic: 09/14/2023-Ensure extending the existing sidewalk according to IDM standard.
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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 09/21/2023
Plat Name: Juarez Estates
Developer: Oc Plans & Permits LLC
Applicant: Oc Plans & Permits
App No / Type: 2023-2016 C2R

Total Acreage:	0.2536	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	412Y	City

Conditions and requirements for approval:

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 09/21/2023
Plat Name: Juarez Estates
Developer: Oc Plans & Permits LLC
Applicant: Oc Plans & Permits
App No / Type: 2023-2016 C2R

HPW- TDO- Traffic: 09/06/2023 - No comments.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
** 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.

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 09/21/2023
Plat Name: Klein ISD Otis Davis Transportation Center replat no 1 and extension
Developer: Klein ISD
Applicant: American-Lupher Land Surveyors, Inc.
App No / Type: 2023-2039 C2R

Total Acreage:	27.7500	Total Reserve Acreage:	27.7500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77379	290X	ETJ

Conditions and requirements for approval:

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

161.2. Identify existing major thoroughfare has sufficient right-of-way per current MTFP. No additional dedication for ROW widening is required. (122) (name)

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (long replat paragraph).

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	83
Action Date:	09/21/2023
Plat Name:	Klein ISD Otis Davis Transportation Center replat no 1 and extension
Developer:	Klein ISD
Applicant:	American-Lupher Land Surveyors, Inc.
App No / Type:	2023-2039 C2R

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 09/21/2023
Plat Name: Little Stubble Addition
Developer: Tegrity Homes
Applicant: Cobalt Engineering & Inspections LLC
App No / Type: 2023-1949 C2R

Total Acreage:	0.0675	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	454W	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.

Plat name cannot be Little Stubble Addition. Must be changed to Little Stubble. Defer.

Commission Action:

Defer for further study and review

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 09/21/2023
Plat Name: Little Stubble Addition
Developer: Tegrity Homes
Applicant: Cobalt Engineering & Inspections LLC
App No / Type: 2023-1949 C2R

HPW-HW- IDS:
approve
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.
Make sure that 10’ clearance between public utility to the building foundation.
No building is allowed within any public utility easement.

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

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 09/21/2023
Plat Name: Madrid Grove
Developer: Urban Arc Development
Applicant: Total Surveyors, Inc.
App No / Type: 2023-2063 C2R

Total Acreage:	0.2242	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	534N	City

Conditions and requirements for approval:

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)

Deed Restricted BL other than Chapter 42 BL Note: The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this section. (Sec 42-150)

10-17 being shown incorrectly

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 09/21/2023
Plat Name: Madrid Grove
Developer: Urban Arc Development
Applicant: Total Surveyors, Inc.
App No / Type: 2023-2063 C2R

For Your Information:

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

HPW- TDO- Traffic: 09/15/2023- No Comment
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 four 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.

CenterPoint: Please correct Building Lines. You cannot have a 15’ BL, 17’ Bl then a 10’ Bl.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 09/21/2023
Plat Name: Mels Mannor
Developer: Reverie Homes
Applicant: CGEA|Planning + Design
App No / Type: 2023-2084 C2R

Total Acreage:	0.0945	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77028	455P	City

Conditions and requirements for approval:

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	86
Action Date:	09/21/2023
Plat Name:	Mels Mannor
Developer:	Reverie Homes
Applicant:	CGEA|Planning + Design
App No / Type:	2023-2084 C2R

HPW- TDO- Traffic: 09/14/2023 _ No comments.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
** 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.

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 09/21/2023
Plat Name: Namury Enterprise at Bennington Street
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2023-2037 C2R

Total Acreage:	0.1200	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	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.

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

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

Provide d survey showing existing trees.

Commission Action:

Defer for further study and review

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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For Your Information:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 09/21/2023
Plat Name: Namury Enterprise at Bennington Street
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2023-2037 C2R

HPW- TDO- Traffic: 09/19/2023
No Comments
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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 09/21/2023
Plat Name: Neyland Heights
Developer: Significance 5 LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2023-2095 C2R

Total Acreage:	0.2754	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77022	453K	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)

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	88
Action Date:	09/21/2023
Plat Name:	Neyland Heights
Developer:	Significance 5 LLC
Applicant:	Pioneer Engineering, LLC
App No / Type:	2023-2095 C2R

CenterPoint- Approve
HPW- no objection

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 09/21/2023
Plat Name: Noah Villas
Developer: Orjanae Washington
Applicant: Owens Management Systems, LLC
App No / Type: 2023-2110 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and requirements for approval:

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

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (long replat paragraph).

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

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

Add reason for replat in title block

Add record information for r.o.w's

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

Action Date: 09/21/2023

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 09/21/2023
Plat Name: Noah Villas
Developer: Orjanae Washington
Applicant: Owens Management Systems, LLC
App No / Type: 2023-2110 C2R

For Your Information:

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

HPW- TDO- Traffic: 09.13.23
Recommend restricting parking on Noah street (19' wide) when development is completed. "No Parking" signs must be installed for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation).
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%.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 09/21/2023
Plat Name: Norwood Grove
Developer: Lovett Homes
Applicant: Windrose
App No / Type: 2023-2130 C2R

Total Acreage:	5.2910	Total Reserve Acreage:	5.2910
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77011	494U	City

Conditions and requirements for approval:

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 09/21/2023
Plat Name: Norwood Grove
Developer: Lovett Homes
Applicant: Windrose
App No / Type: 2023-2130 C2R

HPW- TDO- Traffic: 09/13/2023
Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns.

An Access Form may be required for all commercial developments except for 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. The form can be found at Chapter 15 of the Design Manual (IDM).
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
** 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 is required.
Stormwater quality permit is required.
Make sure that 10' clearance between public utility to the building foundation.
No building is allowed within any public utility easement.

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 09/21/2023
Plat Name: Paula Estates
Developer: Instabuild786 Construction LLc
Applicant: RP & Associates
App No / Type: 2023-2061 C2R

Total Acreage:	0.1623	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77033	573D	City

Conditions and requirements for approval:

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 09/21/2023
Plat Name: Paula Estates
Developer: Instabuild786 Construction LLc
Applicant: RP & Associates
App No / Type: 2023-2061 C2R

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

HPW- TDO- Traffic: 09/15/2023-Parking restriction is required when development is completed. Paula St is approximately 19 ft with open ditches. “No Parking” signs must be installed for the entire block on both side (applicant is required to get approval from TDO for “No Parking” sign installation).

-Coordinate with forestry for the existing trees in the right-of-way
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.
Make sure that 10’ clearance between public utility to the building foundation.
No building is allowed within any public utility easement.

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

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 09/21/2023
Plat Name: Peerless Landing
Developer: Innerloop Meadow Development, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2023-2064 C2R

Total Acreage:	0.1423	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

1) Defer to allow more time for Urban Forestry division to review plat.

Commission Action:

Defer for further study and review

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 09/21/2023
Plat Name: Peerless Landing
Developer: Innerloop Meadow Development, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2023-2064 C2R

HPW- TDO- Traffic: 09/15/2023- Parking restriction is required when development is completed. Peerless St is approximately 21 ft with open ditches. “No Parking” signs must be installed on one side of the street for the entire block (applicant is required to get approval from TDO for “No Parking” sign installation).

-Coordinate with forestry for the existing trees in the right-of-way
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 09/21/2023
Plat Name: Queensland Landing
Developer: Ollie and Associats
Applicant: Apex Group
App No / Type: 2023-1948 C2R

Total Acreage:	0.3099	Total Reserve Acreage:	0.0050
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77028	455U	City

Conditions and requirements for approval:

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

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

Action Date: 09/21/2023

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

For Your Information:

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	93
Action Date:	09/21/2023
Plat Name:	Queensland Landing
Developer:	Ollie and Associats
Applicant:	Apex Group
App No / Type:	2023-1948 C2R

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

HPW- TDO- Traffic: 09/19/2023

The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the planning department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

Provide the distance between the driveway and the property line near the street intersection, a minimum of 20 ft is required Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual.
CenterPoint: CNP's requirement stands apart from the city's as a minimum of 5' is required by CNP to install/operate/maintain an easement.
Interior Building Lines are required to be 5 foot minimum.
HPW-HW- IDS: For the creation of subdivision with a 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.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.
Missing the B.L. on Tate street.
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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 09/21/2023
Plat Name: Red Haw Heights
Developer: Significance 5 LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2023-2092 C2R

Total Acreage:	0.2525	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77022	453K	City

Conditions and requirements for approval:

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

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)

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

1.) Coordinate with HPW-TDO-Traffic Regarding Agency comments.
2.) Deed restrictions submitted for legal review as there appears to be single family restrictions.

Commission Action:

Defer for further study and review

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 09/21/2023
Plat Name: Red Haw Heights
Developer: Significance 5 LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2023-2092 C2R

HPW- TDO- Traffic: 09.13.23
The distance from the corner to the edge of Lot 1 on Neyland St is 35' which should be at least 36'.
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%.

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 09/21/2023
Plat Name: Rivera Best Produce
Developer: MAJO Investments, LLC
Applicant: HRS and Associates, LLC
App No / Type: 2023-2074 C2R

Total Acreage:	4.6949	Total Reserve Acreage:	3.6949
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77039	413C	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. (Chapter 42)

075. Add Single Family Residential note to the plat. (42-1)

185. Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation.

204. Provide current title opinion in complete agreement with the plat dedication.

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	95
Action Date:	09/21/2023
Plat Name:	Rivera Best Produce
Developer:	MAJO Investments, LLC
Applicant:	HRS and Associates, LLC
App No / Type:	2023-2074 C2R

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

HPW- TDO- Traffic: 09/14/2023 -
Any work within proximities or taking access along a Harris County right-of-way requires their jurisdiction approval. Furnish copies of driveway permit from Harris County and sidewalk approval prior to traffic review.
CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add H.C.D.R.
HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Documentation of HCTRA driveway approval should be submitted with site plans.(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)Ð_
TIA/limited scope TIA may be required to determine impacts. Email traffic permits@harriscountytx.gov for more information (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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 09/21/2023
Plat Name: Ryson Estates
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2023-1757 C2R

Total Acreage:	0.2736	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	450M	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.

115. Revise Owners Certification of Restrictions note to face of replat: Further, the owners hereby certify that this replat 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.

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) (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 40 Article XXII to meet the sidewalk requirements.

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	96
Action Date:	09/21/2023
Plat Name:	Ryson Estates
Developer:	3h Engineering & Construction, Inc
Applicant:	PLS CONSTRUCTION LAYOUT, INC
App No / Type:	2023-1757 C2R

For Your Information:

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 09/21/2023
Plat Name: Sampson Drew Crossing
Developer: Innerloop Meadow Development, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2023-2066 C2R

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	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. (Plat_Legend.doc)

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

158. Provide for the dedication of widening for Sampson Street as indicated on the marked file copy.

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

Defer - provide ROW widening

Commission Action:

Defer Chapter 42 planning standards

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 09/21/2023
Plat Name: Sampson Drew Crossing
Developer: Innerloop Meadow Development, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2023-2066 C2R

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

HPW- TDO- Traffic: 09/14/2023-Ensure reconstructing the existing sidewalk according to IDM standard along the boundaries of the development.

Recommend coordinating with Center Point to evaluate the possibility of relocating the existing power pole located within the boundaries of the pedestrian realm along Drew St.
CenterPoint: 1—Title block: Replat has incorrect subdivision name and plat reference
Should be: L9-10 B46 William A. Wilson Sub V3 P67
2—Title block: Lists 3 lots when map shows 5 lots

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

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

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 09/21/2023
Plat Name: Settegast Gardens Place
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2023-2079 C2R

Total Acreage:	0.1262	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77028	455S	City

Conditions and requirements for approval:

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

203. Provide complete Recordation Package when submitting plat for recordation.

204. Provide current title opinion in complete agreement with the plat dedication.

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 42 Article XXII to meet the sidewalk requirements.

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	98
Action Date:	09/21/2023
Plat Name:	Settegast Gardens Place
Developer:	3h Engineering & Construction, Inc
Applicant:	PLS CONSTRUCTION LAYOUT, INC
App No / Type:	2023-2079 C2R

HPW- TDO- Traffic: 09/14/2023 - No comments.
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.
Make sure that 10’ clearance between public utility to the building foundation.
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.

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 09/21/2023
Plat Name: Shelburne Point
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2023-1724 C2R

Total Acreage:	0.1653	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77396	374M	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.

206. Staff recommendation is disapproval for the following reasons: 1.) Plat requires public hearing due to separately filed single-family deed restrictions.

Commission Action:

Disapprove

Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	99
Action Date:	09/21/2023
Plat Name:	Shelburne Point
Developer:	3h Engineering & Construction, Inc
Applicant:	PLS CONSTRUCTION LAYOUT, INC
App No / Type:	2023-1724 C2R

HPW- TDO- Traffic: 08/23/2023 - No comments.
HPW-HW- IDS: approve
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 09/21/2023
Plat Name: SMS Self Storage
Developer: SMS Self Storage, LLC
Applicant: Conley Land Services, LLC
App No / Type: 2023-2109 C2R

Total Acreage:	2.3060	Total Reserve Acreage:	2.3060
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	325A	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. (Chapter 42)

203. Provide complete Recordation Package when submitting plat for recordation.

204. Provide current title opinion in complete agreement with the plat dedication.

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 09/21/2023
Plat Name: SMS Self Storage
Developer: SMS Self Storage, LLC
Applicant: Conley Land Services, LLC
App No / Type: 2023-2109 C2R

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)
TIA/limited scope TIA may be required with site plans to determine impacts. Email trafficpermits@harriscountytx.gov for more information (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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 09/21/2023
Plat Name: Texas Best Homes at Mayle Street
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2023-2036 C2R

Total Acreage:	0.1740	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	77016	454C	City

Conditions and requirements for approval:

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	101
Action Date:	09/21/2023
Plat Name:	Texas Best Homes at Mayle Street
Developer:	CAS Consultants, LLC
Applicant:	CAS Consultants, LLC
App No / Type:	2023-2036 C2R

HPW- TDO- Traffic: 09/18/2023 - No comments.
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Solid Waste: Since they is no solid waste plan and the subdivision plat does not match the number of lots listed, it could not be determined whether the proposed development would qualify for COH solid waste 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 09/21/2023
Plat Name: Thomas Estates at California Road
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2023-1926 C2R

Total Acreage:	1.4350	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611T	ETJ

Conditions and requirements for approval:

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

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

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

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

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

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

1.) Coordinate with Fort Bend County Engineering regarding agency comments about utilities prior to recordation.

Commission Action:

Approve the plat subject to the conditions listed

Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 09/21/2023
Plat Name: Thomas Estates at California Road
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2023-1926 C2R

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

HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Missing B.L.
No building is allowed within any public utility easement.
Make sure that 10’ clearance between public utility to the building foundation.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 09/21/2023
Plat Name: Urban Care Manor
Developer: Urban Care Development, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2023-2108 C2R

Total Acreage:	0.1690	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77033	573D	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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	103
Action Date:	09/21/2023
Plat Name:	Urban Care Manor
Developer:	Urban Care Development, LLC
Applicant:	Owens Management Systems, LLC
App No / Type:	2023-2108 C2R

HPW- TDO- Traffic: 09.13.23
Recommend restricting parking on Higgins street (20' wide) when development is completed. "No Parking" signs must be installed for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation).
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.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 09/21/2023
Plat Name: Urban Care Villas
Developer: Urban Care Development, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2023-2123 C2R

Total Acreage:	0.2253	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77033	573D	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.

115. Revise Owners Certification of Restrictions note to face of replat: Further, the owners hereby certify that this replat 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.

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))

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	104
Action Date:	09/21/2023
Plat Name:	Urban Care Villas
Developer:	Urban Care Development, LLC
Applicant:	Owens Management Systems, LLC
App No / Type:	2023-2123 C2R

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

HPW- TDO- Traffic: 09/13/2023
Jutland Road is approximately 18 feet, street widening is not required. However, “No Parking” signs must be installed for the entire block on both sides (the applicant is required to get approval from TDO for “No Parking” sign installation).

Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns.

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual for the driveway placement for Non-Residential Driveway Spacing

An Access Form may be required for all commercial developments except for 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. The form can be found at Chapter 15 of the Design Manual (IDM).

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
** 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%.
Make sure that 10’ clearance between public utility to the building foundation.
No building is allowed within any public utility easement.

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

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 09/21/2023
Plat Name: Vera Homes
Developer: Busra Bafali
Applicant: MOMENTUM EGINEERING
App No / Type: 2023-2045 C2R

Total Acreage:	0.1720	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:

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

115. Revise Owners Certification of Restrictions note to face of replat: Further, the owners hereby certify that this replat 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.

134.6. The then-current fee in lieu of dedication shall be applied to this number (3 units) of dwelling units. (Sec 42-254)

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

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

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

Roadway widening for the street/s will be required to meet IDM standards and Chapter 42 standards prior to final inspection of this project. Coordinate with OCE for details.

Commission Action:

Approve the plat subject to the conditions listed

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	105
Action Date:	09/21/2023
Plat Name:	Vera Homes
Developer:	Busra Bafali
Applicant:	MOMENTUM EGINEERING
App No / Type:	2023-2045 C2R

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/19/2023 -
The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the planning department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

Recommend following the Infrastructure Design Manual Chapter 15 Section 08 C, Access Management Design 1.g (10) Driveways must remain tangential for a minimum of 20 feet past the property line.
otherwise provide 80-degree angle.

CenterPoint: CNP REQUIRES shared driveways have 5' building lines.
HPW-HW- IDS: For the creation of subdivision with a 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.

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing an access road, permanent access easement (28' PAE), private alley or public alley: The individual lots will be required to detain based on the impervious area in excess of 65% at a volume of 0.75 acre-feet per acre. The entire access road, permanent access easement (28' PAE) private alley or public alley will require detention at a volume of 0.75 acre-feet per acre no 65% reduction will be allowed. The total detention for the development will be a combination of these two volumes.
Make sure that 10' clearance between public utility to the building foundation.

Solid Waste: The proposed development does not have the required amount of frontage to qualify for COH solid waste services.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	105
Action Date:	09/21/2023
Plat Name:	Vera Homes
Developer:	Busra Bafali
Applicant:	MOMENTUM EGINEERING
App No / Type:	2023-2045 C2R

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 09/21/2023
Plat Name: Views at King Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2023-2139 C2R

Total Acreage:	0.2114	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	77026	454P	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.

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.

086. The staff portion of flag lots shall provide vehicular access. Add the Flag Lots plat notes: 1) The staff portions of flag lots are restricted for ingress and egress only. No building, structure, wall or fence shall be constructed within the staff portion. 2) Lots 1 and 2, Block 1 share vehicular access. The staff portions of both lots shall be restricted to shared vehicular access. (Sec 42-187)

115. Revise Owners Certification of Restrictions note to face of replat: Further, the owners hereby certify that this replat 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.

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))

Commission Action:

Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	106
Action Date:	09/21/2023
Plat Name:	Views at King Street
Developer:	3h Engineering & Construction, Inc
Applicant:	PLS CONSTRUCTION LAYOUT, INC
App No / Type:	2023-2139 C2R

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

HPW- TDO- Traffic: 09/12/2023- No comments.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
** 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.

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 09/21/2023
Plat Name: Villa Rosa
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2023-2033 C2R

Total Acreage:	0.5391	Total Reserve Acreage:	0.0622
Number of Lots:	14	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	453D	City

Conditions and requirements for approval:

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

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

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

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

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

1) Add CenterPoint note:

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 09/21/2023
Plat Name: Villa Rosa
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2023-2033 C2R

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

HPW- TDO- Traffic: 09/20/2023- No comments.
CenterPoint: CNP REQUIRES shared driveways have 5' building lines.
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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 09/21/2023
Plat Name: Villas at Heaney Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2023-1973 C2R

Total Acreage:	0.5189	Total Reserve Acreage:	0.0046
Number of Lots:	6	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.

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) Head in vehicular access not allowed for lot 6

Commission Action:

Approve the plat subject to the conditions listed

Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 09/21/2023
Plat Name: Villas at Heaney Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2023-1973 C2R

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.

CenterPoint: Interior Building Lines must be a minimum of 5 feet. CNP's requirement stands apart from the city's as a minimum of 5' is required by CNP to install/operate/maintain an easement.

All abbreviations on plat must be in Legend and/or notes of plat. Please add E.A.E.
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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 09/21/2023
Plat Name: White Oak at Studewood Reserve
Developer: Heights Studemont Purchase Company LLC
Applicant: BGE, Inc.
App No / Type: 2023-2041 C2R

Total Acreage:	1.3310	Total Reserve Acreage:	1.3310
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	77007	493A	City

Conditions and requirements for approval:

007.5. Provide written approval from the Joint Referral Committee regarding the abandonment of the existing public alley 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 jrcinfo@houstontx.gov for the application process or call 832.395.3122.

017. A 15-foot front building line is allowed in the urban area along a major thoroughfare (< 80 feet) when certain standards have been met. Add the following plat note: A 15' building line is applicable only if the future development complies with each of the performance standards stated in the section 42-153, Option performance standards for a major thoroughfare within the city with a planned right-of-way of 80 feet or less - in general.

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

134.12. Add to general notes on face of plat: This property(s) is located in Park Sector number 12. (Sec 42-1, Division 7)

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))

Proposed public alley must be dedicated by separate instrument. If wanting to dedicate by plat, Sec 42-122 requires 20' width for public alleys. Ensure any conditions of JRC approval are met.

Commission Action:

Approve the plat subject to the conditions listed

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	109
Action Date:	09/21/2023
Plat Name:	White Oak at Studewood Reserve
Developer:	Heights Studemont Purchase Company LLC
Applicant:	BGE, Inc.
App No / Type:	2023-2041 C2R

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

Action Date: 09/21/2023

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 09/21/2023
Plat Name: White Oak at Studewood Reserve
Developer: Heights Studemont Purchase Company LLC
Applicant: BGE, Inc.
App No / Type: 2023-2041 C2R

HPW- TDO- Traffic: 09/18/2023 -
Provide details of the existing 15-foot wide Alley, is the proposed development is taking access?

Plat shows to be at the corner of the signalized intersection of White Oak at Studewood, all corners must provide ADA ramps at the street intersection are required as per City (Detail # 02775-02)

Driveways on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual for the driveway placement for Non-Residential Driveway Spacing.

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

The segment of White Oak Drive is located as a Dedicated in-street ROW of short-term retrofit. There will be a future bike facility along this segment. Please coordinate with Ian Hlavacek (ian.hlavacek@houstontx.gov) for any bike lane conflict

CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please add Short Form Blanket Easement attached above to notes of plat.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
There is 8" sanitary sewer line owned by City located 15’ alley going through the property. Both the alley and 8" sanitary sewer line are needed to be abandoned through JRC.

HPW-HW- IDS: For the creation of the 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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 09/21/2023
Plat Name: Archimedes
Developer: AAT Services
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No / Type: 2023-1522 C3N

Total Acreage:	1.0026	Total Reserve Acreage:	0.9756
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:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77005	532C	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.

211.Public Hearing notification requirements have not been met.

1) Sidewalk easement required if sidewalk is located in private property.
2) Proposed parking must be relocated outside of R.O.W dedication
3) Consider relocating landscape buffer adjacent to the travel lanes along Kirby Drive and Albans Street.

Commission Action:

Disapprove

Action Date: 09/21/2023

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

For Your Information:

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 09/21/2023
Plat Name: Archimedes
Developer: AAT Services
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No / Type: 2023-1522 C3N

HPW- TDO- Traffic: 09/19/2023

An Access Form may be required for all commercial developments except for 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. The form can be found in Chapter 15 of the Design Manual (IDM).

The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

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

Albans Street is very narrow with no curbs, the width of the street will not permit on-street parking and might be required to install parking restriction signs.
HPW-OCE- Drainage and Utility: Detention is required.
Make sure that 10' clearance between public utility to the building foundation.
No building is allowed within any public utility easement.
Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of this 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.

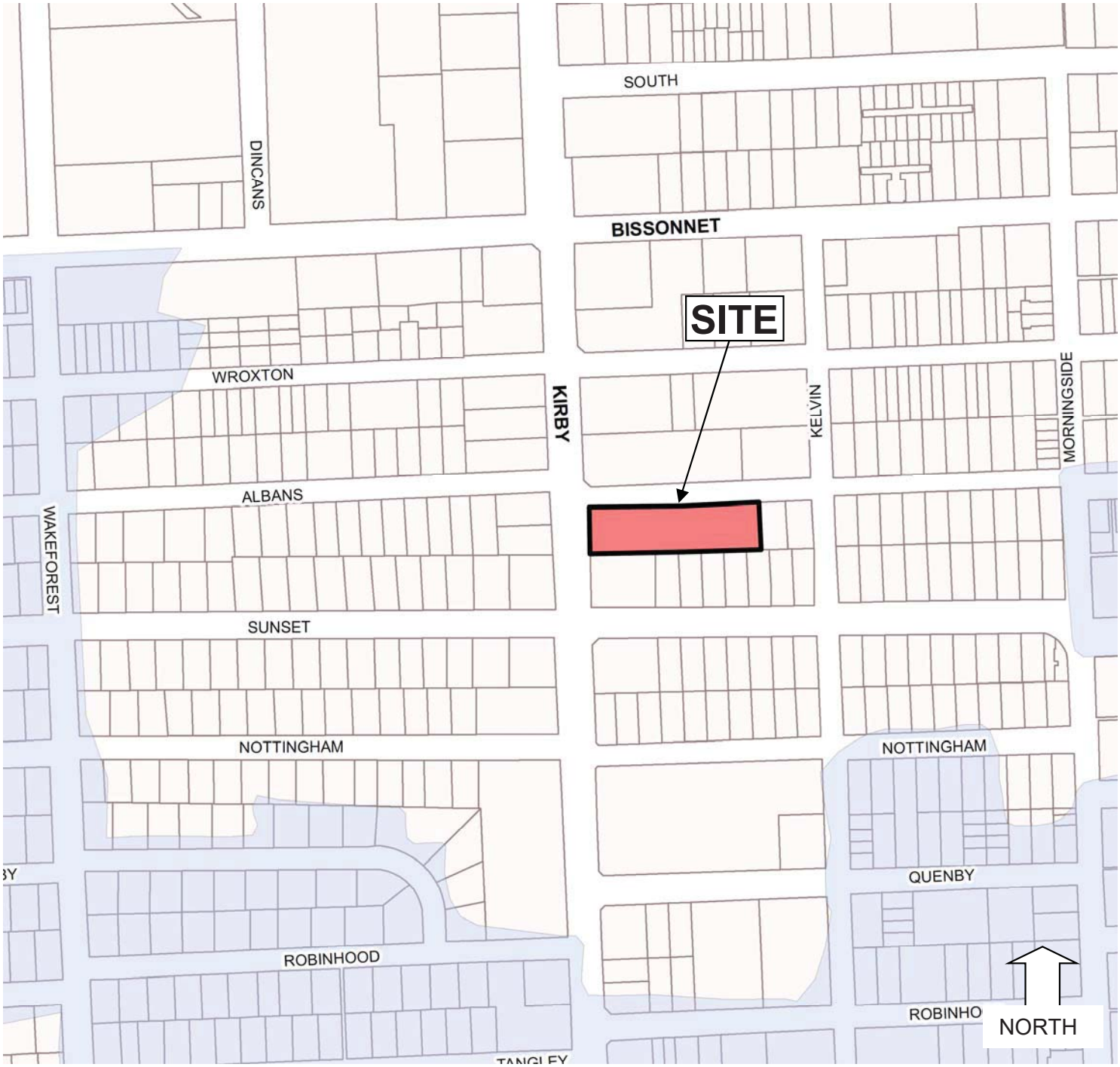
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Archimedes (DEF 1)

Applicant: DVJ Civil Engineering and Land Surveying, LLC



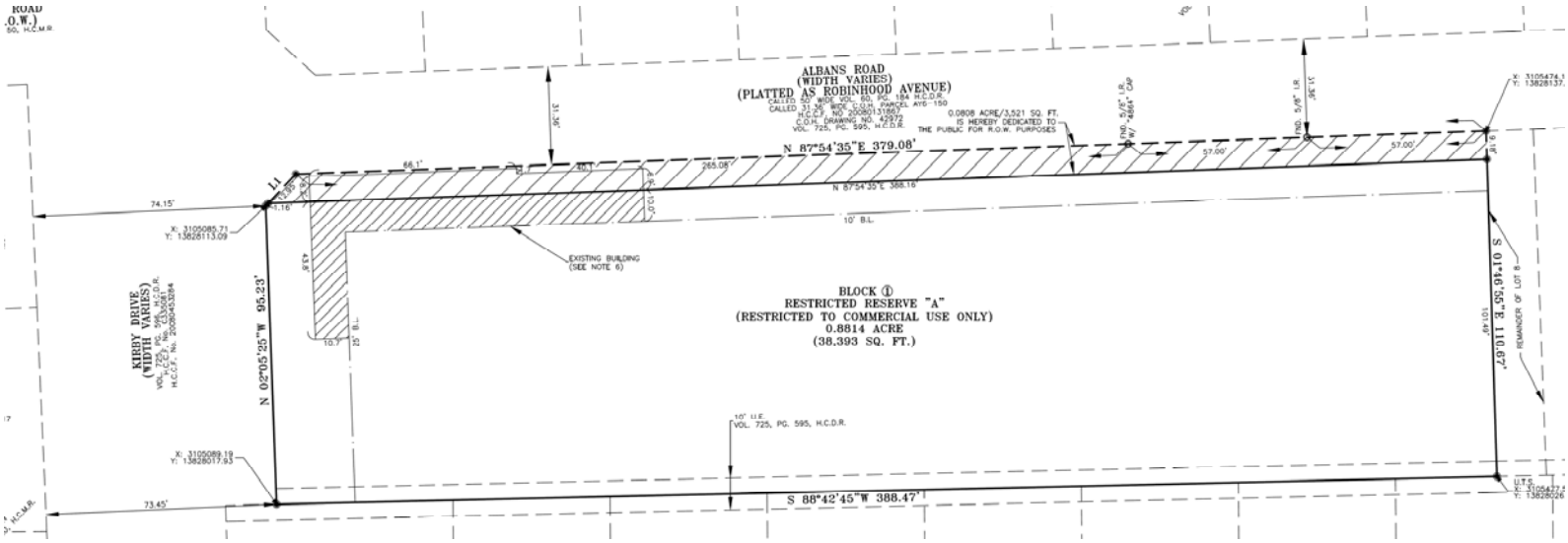
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Archimedes (Def 1)

Applicant: DVJ Civil Engineering and Land Surveying, LLC



NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Archimedes (DEF 1)

Applicant: DVJ Civil Engineering and Land Surveying, LLC



C – Public Hearings with Variance Aerial

TENANT LIST

Bldg	Floor	Unit	Tenant (Classification)	Area	Patio Area (over 15% GFA)
A	1		BURGER JOINT (7e)	3,850 SF GFA	1,360 SF GFA
A	1		FUTURE RESTAURANT (7d)	2,316 SF GFA	1,254 SF GFA
			TOTAL =	6,166 SF	2,614 SF

SHARED PARKING ANALYSIS

CITY OF HOUSTON ORDINANCES
SEC. 26-492. - PARKING SPACES FOR CERTAIN TYPES OF USE CLASSIFICATIONS

Classification	Occupancy		AREA (SF)	INDIVIDUAL PARKING	Typical Weekday: Mid-night to 7 AM	7 AM to 5 PM	5 PM to 9 PM	9 PM to Mid-night	Typical Weekend: Mid-night to 7 AM	7 AM to 5 PM	5 PM to 9 PM	9 PM to Mid-night
Class 1. Office	a. Office	GFA = 0		2.5 PER 1000 SF	5%	100%	30%	5%	0%	10%	0%	0%
				0	0	0	0	0	0	0	0	0
Class 3. Health Care	d. Clinic (Medical or Dental)	GFA = 0		3.5 PER 1000 SF	0%	100%	25%	0%	0%	25%	0%	0%
				0	0	0	0	0	0	0	0	0
Class 6. Recreation and Entertainment	f. Sports club or health spa	GFA = 0		5 PER 1000 SF	50%	25%	100%	10%	10%	50%	10%	5%
				0	0	0	0	0	0	0	0	0
Class 7. Food and Beverage	a. Take-out Restaurant	GFA = 0		4 PER 1000 SF	100%	100%	100%	100%	100%	100%	100%	100%
				0	0	0	0	0	0	0	0	0
	b. Dessert Shop	GFA = 0		6 PER 1000 SF	0%	25%	100%	75%	0%	25%	100%	85%
				0	0	0	0	0	0	0	0	0
	c. Small Restaurant	GFA = 0		8 PER 1000 SF	10%	50%	75%	40%	15%	75%	100%	50%
				0	0	0	0	0	0	0	0	0
	d. Neighborhood Restaurant	GFA = 3570		9 PER 1000 SF	10%	50%	75%	40%	15%	75%	100%	50%
				32.13	3.213	16.07	24.1	12.85	4.82	24.1	32.13	16.07
	e. Restaurant	GFA = 5210		10 PER 1000 SF	10%	50%	75%	40%	15%	75%	100%	50%
				52.1	5.21	26.05	39.08	20.84	7.815	39.08	52.1	26.05
Class 8. Retail	c. Retail Store	GFA = 0		4 PER 1000 SF	5%	50%	75%	10%	5%	100%	75%	10%
				0	0	0	0	0	0	0	0	0
				84	8.423	42.12	63.17	33.69	12.63	65.17	84.23	42.12
			MAX SHARED PARKING		84.23							

BICYCLE PARKING

CITY OF HOUSTON ORDINANCES
SEC. 26-497. - Reduced parking space requirement for additional bicycle spaces
(a) 1 parking space reduction for every 4 bicycle spaces in addition to base requirement - Maximum parking space reduction = 10% Required

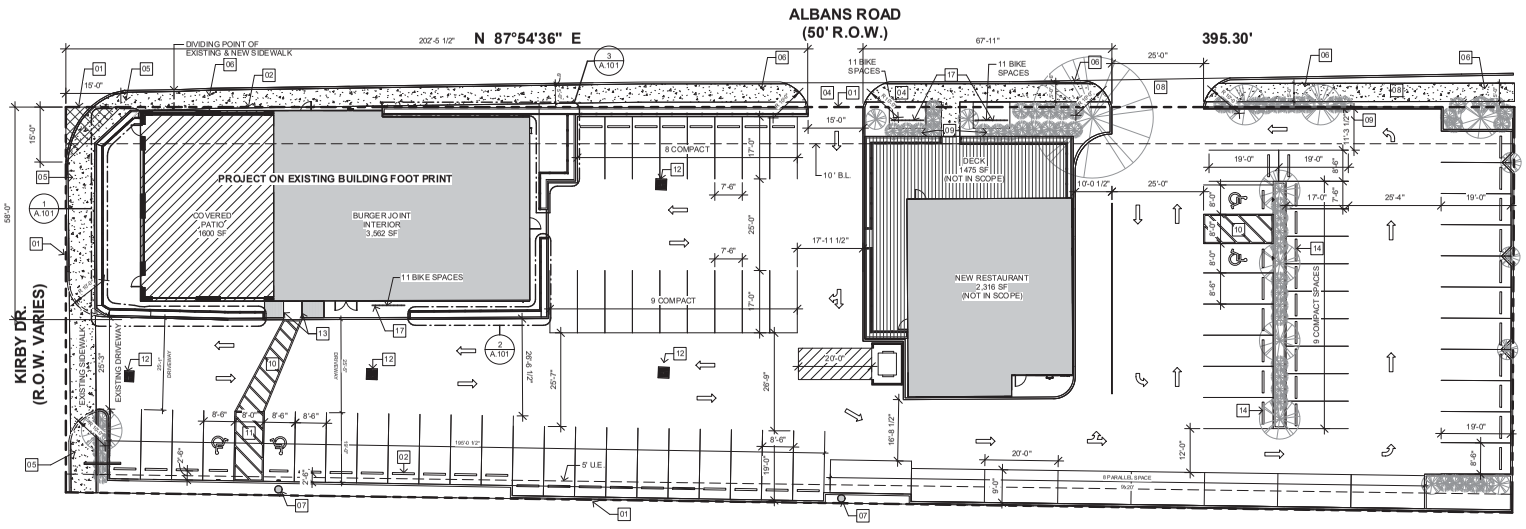
PARKING SPACES REQUIRED	84	BIKE SPACES PROVIDED	32
	x 10%	BIKE SPACES REQUIRED	0
MAX PARKING REDUCTION	8	EXCESS BIKE SPACES	32
	(32 BIKES)	PARKING SPACE REDUCTION	8

TOTAL PARKING REQUIRED	76
TOTAL PARKING PROVIDED	76

COMPACT PARKING

CITY OF HOUSTON ORDINANCES
SEC. 26-497. - DESIGN STANDARDS FOR PARKING FACILITIES FOR CAMPACT CARS.
A maximum of 35 percent of the parking spaces required by this article may be designed and reserved for small or compact cars

ON-SITE PARKING		MAX. COMPACT	PROVIDED COMPACT SPACES
76	x 35% =	26	25



1 A.100 SITE PLAN 1/16" = 1'-0"

N

PLANTING CALCULATIONS:

STREET TREES
1 PER 30FT OF FRONTAGE

FRONTAGE	REQUIRED	PROVIDED
105	4	0
395	13	6

PARKING TREES
1 PER 10 PARKING COUNT

PARKING COUNT	REQUIRED	PROVIDED
76	8	10

SHRUBS
10 PER STREET TREES

STREET TREES	REQUIRED	PROVIDED
17	170	-

SITE PLAN GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSION PRIOR TO BEGINNING NEW CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE OF SLAB, FACE OF STUD, CENTERLINE OR EDGE OF STRUCTURAL MEMBER, OR CENTERLINE OF OBJECT; U.N.O.
3. REPAIR ANY DAMAGE TO EXISTING SITE CONDITIONS DUE TO CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE SITE DRAINAGE ON SIDES OF HOUSE AND ON THE PROPERTY TO ENSURE NO STANDING WATER.
5. STAGING OF ALL NEW MATERIAL SHALL BE WELL MANAGED IN ORDER NOT TO DISRUPT THE SITE, SITE ACCESS, AND OVERALL APPEARANCE TO THE NEIGHBORHOOD.
6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY COMPANIES FOR PROPER CUT OFF OF UTILITIES.
7. TREES SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF HOUSTON CODE OF ORDINANCES SEC. 33-126 (STREET TREES), SEC. 33-127 (PARKING LOT PLANTING OF TREES AND SHRUBS) AND SEC. 33-129 (GENERAL PLANTING STANDARDS) TREES MUST BE LARGE SPECIES AS LISTED IN CHAPTER 33 APPENDIX A-1 (LARGE TREES FOR HOUSTON) WITH 1.5" MIN. CALIPER. TREES SHALL BE PLANTED SO AS NOT TO INTERFERE WITH EXISTING UTILITIES, ROADWAYS, SIDEWALKS OR STREETLIGHTS

SITE PLAN KEYED NOTES:

NOT ALL KEY NOTES WILL BE USED ON THIS SHEET

01 PROPERTY LINE
02 EXISTING BUILDING FOOTPRINT
03 BUILDING OUTLINE OVERHEAD
04 NEW CONCRETE DRIVEWAY (TWO-WAY)
05 EXISTING CONCRETE SIDEWALK
06 NEW 5' CONCRETE WALKWAY
07 EXISTING UTILITY POLE
08 EXISTING DRIVE TO BE REPAIRED
09 NEW LANDSCAPING
10 NEW ADA ACCESSIBLE ROUTE AND AISLE STRIPPING; PAINT ADA WHITE OR YELLOW COLOR, TYP.
11 EXISTING ADA ACCESSIBLE ROUTE AND AISLE STRIPPING; PAINT ADA WHITE OR YELLOW COLOR, TYP.
12 EXISTING STORMWATER INLET
13 WHEELCHAIR RAMP; RE. SITE DETAILS
14 NEW CONC. WHEEL STOP; 2'-6" FROM END, TYP.; REF. A.103
15 EXISTING CONC. WHEEL STOP; 2'-6" FROM END
16 DUMPSTER REF. TO A.104
17 IN GROUND "11 BIKE" BIKE RACK
18 NEW STRIPPING; PTD WHITE OR YELLOW COLOR, TYP.

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ARCHITECTS LLC
800 Sampson St., Suite 200 Houston, TX 77003
(PH) 713-520-7745

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BURGER JOINT

5403 KIRBY DR,
HOUSTON, TX 77005

ARCHITECT Romulo Cisneros

08/18/2023 EXP. 9/30/2023

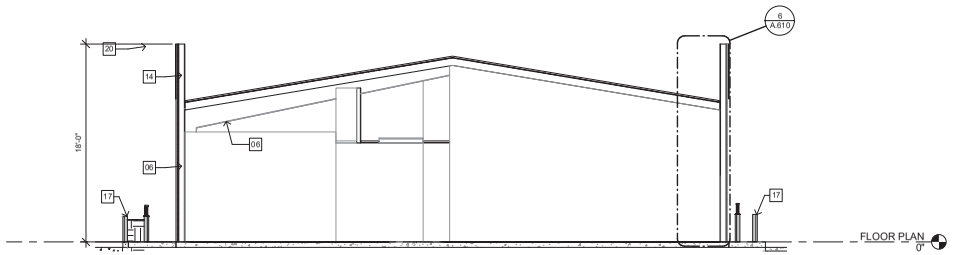
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REVISIONS

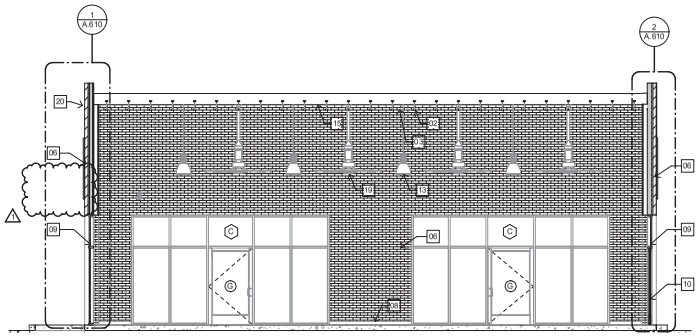
No.	Description	Date

DATE ISSUED: 08/18/2023

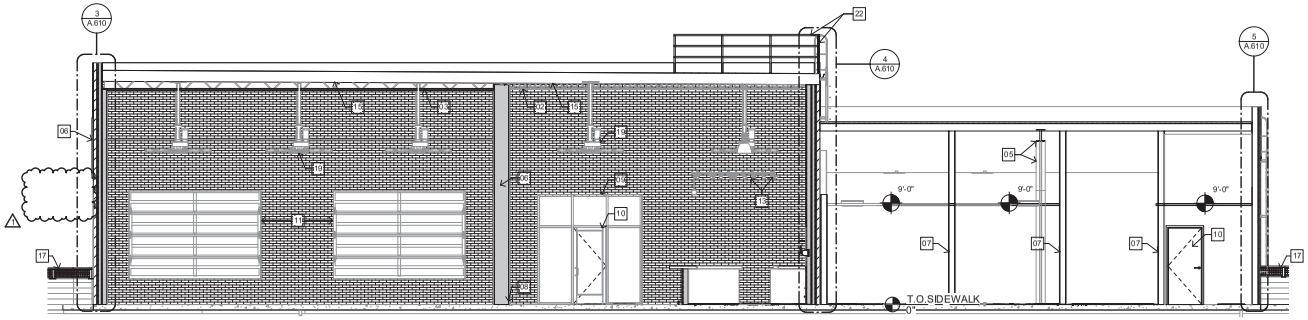
SHEET: A.100



3 A.600 **BUILDING SECTION 3**
3/16" = 1'-0"



2 A.600 **BUILDING SECTION 2**
3/16" = 1'-0"



1 A.600 **BUILDING SECTION 1**
3/16" = 1'-0"

SECTION & DETAIL GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSION PRIOR TO BEGINNING NEW CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE OF SLAB, FACE OF STUD, CENTERLINE OR EDGE OF STRUCTURAL MEMBER, OR CENTERLINE OF OBJECT, U.N.O.
3. THE ARCHITECT OR ENGINEER SHALL NOT BE LIABLE FOR ANY CHANGES MADE BY THE OWNER, CONTRACTOR, INSPECTOR, OR ANY OTHER PERSON INVOLVED DURING THE CONSTRUCTION PROCESS, WITHOUT A LITTER OF APPROVAL FROM THE ARCHITECT OR ENGINEER OF RECORD. THE ARCHITECT/ENGINEER RESERVES THE RIGHT OF APPROVAL OF SUCH CHANGES.
4. ALL GLAZING IN DOORS TO BE HUMAN IMPACT-RESISTANT PER ANSI Z97.1975.
5. REFER TO A.700 SHEET SERIES FOR FINISH SCHEDULE, DOOR SCHEDULE, DOOR/WINDOW TYPES, DOOR/WINDOW DETAILS, AND PARTITION TYPES.
6. ALL LUMBER TOUCHING CONCRETE TO BE TREATED LUMBER.

SECTION & DETAIL KEYED NOTES:

NOT ALL KEY NOTES WILL BE USED ON THIS SHEET

01	EXISTING FOUNDATION; REF. TO STRUCTURAL DWG
02	EXIST. STEEL ROOF JOIST TO REMAIN
03	EXIST. WOOD ROOF JOIST TO REMAIN
04	EXIST. STRUCTURAL COLUMN
05	EXIST. STRUCTURAL FRAME
06	EXIST. WALL TO REMAIN REF. TO FINISH SCHED.
07	NEW INTERIOR PARTITION
08	WALL BASE AS SCHED.
09	NEW STOREFRONT
10	SCHED. DOOR
11	OVERHEAD DOOR AS SCHED.
12	SUSPENDED - CLEANABLE VINYL ACT
13	LIGHTING AS SCHED.
14	NEW PARAPET WALL
15	ROOF DECK PTD. BLACK
16	DOWNSPOUT & SCUPPER AS SCHED.
17	PLANTER REF. TO DETAILS & PLAN
18	
19	CEILING FAN AS SCHED.
20	CANVAS SCREEN BY OWNER
21	STRUCTURAL MEMBER, REF.: STRUCTURAL
22	NEW PARAPET-MOUNTED GUARDRAIL; EXTENDED 42" ABOVE ROOF

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BURGER JOINT

5403 KIRBY DR,
HOUSTON, TX 77005

ARCHITECT Romulo Cisneros

REGISTERED ARCHITECT ROMULO CISNEROS 25121 STATE OF TEXAS

08/18/2023 EXP. 9/30/2023

ENGINEER

REVISIONS		
No.	Description	Date
1	COH COMMENTS	08/04/2023

DATE ISSUED: 08/18/2023

SHEET:

A.600

FLOOR PLAN GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSION PRIOR TO BEGINNING NEW CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE OF SLAB, FACE OF STUD, CENTERLINE OR EDGE OF STRUCTURAL MEMBER, OR CENTERLINE OF OBJECT; U.N.O.
3. DOOR LOCATION TO BE 4" FROM NEAREST INTERSECTING WALL, OR CENTERED ON WALL IT RESIDES, U.N.O.
4. THE ARCHITECT OR ENGINEER SHALL NOT BE LIABLE FOR ANY CHANGES MADE BY THE OWNER, CONTRACTOR, INSPECTOR OR ANY OTHER PERSON INVOLVED DURING THE CONSTRUCTION PROCESS, WITHOUT A LETTER OF APPROVAL FROM THE ARCHITECT OR ENGINEER OF RECORD, THE ARCHITECT/ENGINEER RESERVES THE RIGHT OF APPROVAL OF SUCH CHANGES .
5. ALL GLAZING IN DOORS TO BE HUMAN-IMPACT-RESISTANT PER ANSI Z97.1975.
6. REFER TO A.700 SHEET SERIES FOR FINISH SCHEDULE, DOOR SCHEDULE, DOOR/WINDOW TYPES, DOOR/WINDOW DETAILS AND PARTITION TYPES.
7. USE 1/2" CEMENT BOARD AT ALL WET AREAS AND BEHIND ALL WALLS TO BE FINISHED IN TILE, U.N.O.

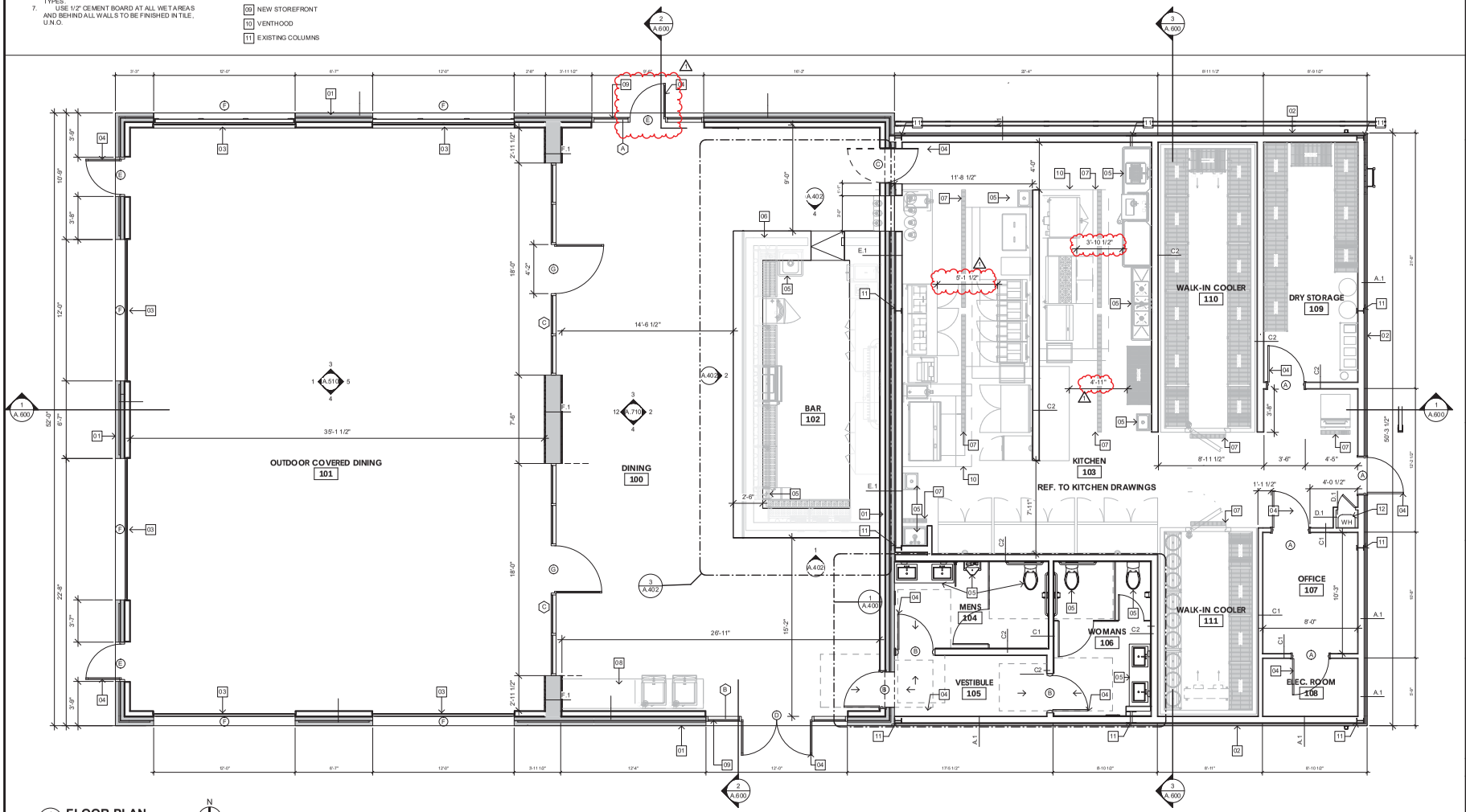
FLOOR PLAN KEYED NOTES:

NOT ALL KEY NOTES WILL BE USED ON THIS SHEET

01 EXISTING BRICK WALL TO REMAIN
02 NEW MTL. STUD AND MTL. PANEL PARTITION
03 SCHED. OVERHEAD DOOR
- EXCEPTIONS: FIELD-FABRICATED FENESTRATION ASSEMBLIES THAT ARE SEALED IN ACCORDANCE WITH SECTION C402.5.1.
04 SCHED. DOOR
05 SCHED. PLUMBING FIXTURE
06 SERVICE COUNTER MILLWORK
07 DRAINS, RE: MEP
08 SCHED. KITCHEN EQUIPMENT RE: FS REFERENCE DWGS.
09 NEW STOREFRONT
10 VENTHOOD
11 EXISTING COLUMNS
12 NEW TANKLESS WATER HEATER AS SCHED.

FLOOR PLAN LEGEND:

EXISTING WALL
NEW WALL



1 A.200 **FLOOR PLAN**
1/4" = 1'-0"

N

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BURGER JOINT
5403 KIRBY DR,
HOUSTON, TX 77005

ARCHITECT Romulo Cisneros

REGISTERED ARCHITECT ROMULO CISNEROS 25121 STATE OF TEXAS

08/18/2023 EXP. 9/30/2023

ENGINEER

REVISIONS		
No.	Description	Date
1	COH COMMENTS	08/04/2023

DATE ISSUED: 08/18/2023

SHEET:
A.200

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1522
Plat Name: Archimedes
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
Date Submitted: 07/14/2023

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 dual Building line for a structure encroaching the 10' BL.

Chapter 42 Section: 42-150

Chapter 42 Reference:

42-150 Building line requirement . a) An improvement that requires a building permit shall not be constructed with the building line requirement established by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The primary brick and mortar building at the direct intersection of Kirby and Albans was built in 1950, in 1990 they added a metal warehouse in the back that connects to the brick and mortar. Their intention is to convert the land into a restaurant and the warehouse will serve as storage room which leaves the brick and mortar building entirely for restaurant space for patrons. Strict enforcement of Chapter 42-150 would impede the business's opportunity to maximize the expansion of their business endeavor that would successfully serve its Houstonians. We are committed to adhering to all other zoning regulations and building codes, and we understand the importance of preserving the integrity of the neighborhood. This variance request in particular is solely to address the specific challenges posed by the property's unique characteristics.

(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 a variance are not a result of a hardship created by the applicant. It is an existing condition of the older home built in 1950 combined with the metal addition in 1990 that is attached to the original brick and mortal building.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter will be preserved because the proposed dual building line is staying within the guidelines of original plat and deed restrictions. Any additional structures or changes to the building following the approval of the plat will be required to adhere to the 10’ building line along Albans and 25’ building line along Kirby.

(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 public heath and safety it will only improve existing conditions for 5403 Kirby Drive.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification. It is an existing condition of the brick and mortar built in 1950 and metal addition built in 1990.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-1522
Agenda Item: 110
PC Action Date: 09/21/2023
Plat Name: Archimedes
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC

Staff Recommendation: Disapprove

Chapter 42 Sections: **42-150**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To allow a dual Building line for a structure encroaching the 10' BL.;
Basis of Recommendation:
Disapprove, failure to meet public notice requirement.

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PHV

August 18, 2023

Dear Property Owner:

Reference Number: 2023-1522; Archimedes; a partial replat of "Sunset Court" subdivision, being Lots 1 – 7, and the west 35 ft of Lot 8, in Block 5, as recorded in Volume 725, Page 595 of the Harris County Deed Records.

The property is located at the southeast intersection of Kirby Drive and Albans Road, south if Bissonnet Street. The purpose of the replat is to create one Commercial reserve. The applicant, **Chris Garcia,** with DVJ Civil Engineering and Land Surveying, Inc., on behalf of the developer, AAT Services, can be contacted at **281-213-2517.**

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 7, 2023, 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 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.

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

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

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, 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.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 09/21/2023
Plat Name: Brick and Stone at Lydia partial replat no 2
Developer: Daniel Villa Jr Surveyor
Applicant: SEM SERVICES
App No / Type: 2023-1858 C3N

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

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

Conditions and requirements for approval:

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

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action,and email a picture to staff no later than Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: https://www.houstontx.gov/planning/DevelopRegs/)

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

The replat is to create 4 narrow front-loading lots. We would like for the applicant to consider a common drive for two lots instead of 4 narrow front-loading lots and articulate a hardship for the variance request.

Commission Action:

Defer for further study and review

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 09/21/2023
Plat Name: Brick and Stone at Lydia partial replat no 2
Developer: Daniel Villa Jr Surveyor
Applicant: SEM SERVICES
App No / Type: 2023-1858 C3N

HPW- TDO- Traffic: 09/18/2023 - No comments.
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 four blocks 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 ITEM: 111

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Brick and Stone at Lydia partial replat no 2

Applicant: SEM Services



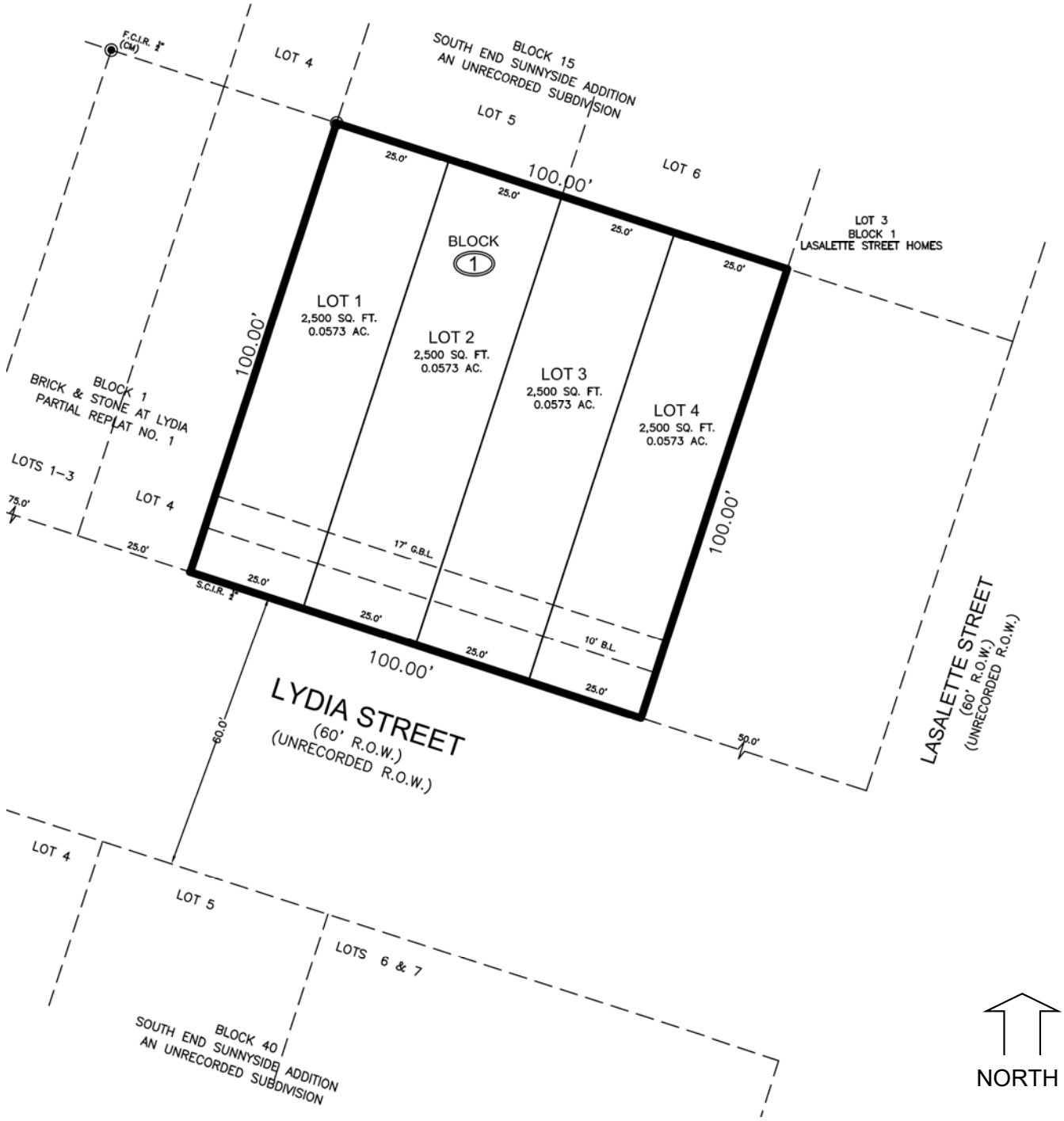
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Brick and Stone at Lydia partial replat no 2

Applicant: SEM Services



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Brick and Stone at Lydia partial replat no 2

Applicant: SEM Services



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1858
Plat Name: Brick and Stone at Lydia partial replat no 2
Applicant: SEM SERVICES
Date Submitted: 08/14/2023

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 to allow a parking reserve within a shared driveway development to become single-family residential lots.

Chapter 42 Section: 193

Chapter 42 Reference:
193 (a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to 108 a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a tract or parcel a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The property has sufficient frontage on Lydia Street. The developer is proposing four (4) single-family residential lots with a 10'/17' G.B.L. design while improving in the revitalizing the City inner neighborhoods. Originally the developer intended to build a shared-driveway development with six (6) lots. Due to changes in market conditions, a front loader design works best. In addition to this, the new detention requirements for shared driveways are not very attractive to bring in quality development. Per the proposed plat, the number of lots will be greatly reduced (less density). Allowing a parking reserved to be replatted into single-family housing will keep in character with Chapter 42, to continue to house Houstonians. In terms of allowing land use changes, the current code does not allow it. This request is to emphasize the need to add this land use configuration to the current development code. If not preceding plat with a parking reserve was in existence, this would be a regular replat without a public hearing nor a variance.

(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 and are meeting Chapter 42 requirements. The applicant's outlook into the real estate market noticed the need to change the design of the single-family homes. Allowing the replat with a variance will preserve the intent of housing future Houstonians here in our city.

(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 continuing to allow single-family housing to be built in South Houston.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance will promote public health, safety and welfare by allowing a lesser development in South Houston by allowing single-family homes to be built to current real estate standards.

(5) Economic hardship is not the sole justification of the variance.

Granting the variance will promote public health, safety and welfare by allowing a lesser development in South Houston by allowing single-family homes to be built to current real estate standards.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-1858
Agenda Item: 111
PC Action Date: 09/21/2023
Plat Name: Brick and Stone at Lydia partial replat no 2
Applicant: SEM SERVICES

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: **193**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Specific variance is being sought to allow a parking reserve within a shared driveway development to become single-family residential lots.;

Basis of Recommendation:

The plat is located north along Lydia Street west of Scott Street in Houston's Corporate Limits. The reason for replat is to create four narrow front-loading lots. The applicant is requesting a variance to replat a parking reserve into a single-family lot. The plat is a replat of the Brick and Stone at Lydia subdivision that was created in 2021 with 12 lots and 2 parking reserves. The lots took access via a 18ft shared driveway. Staff is requesting a deferral to allow the applicant time to consider an alternate layout to alleviate the number of curb cuts with the present proposal and to provide additional information to articulate a hardship for the variance that is not solely economical based.

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

September 1, 2023

Dear Property Owner:

Reference Number: 2023-1858; Brick and Stone at Lydia partial replat no 2; a partial replat of "Brick and Stone at Lydia" subdivision, being Lots 7 thru 12 and Reserve "B", in Block 1, as recorded at Film Code No. 696356 of the Harris County Map Records.

The property is located north along Lydia Street between La Salette Street and Tierwester Street. The purpose of the replat is to create 4 single-family residential lots. The applicant, **Stephanie Rivera-Lopez,** with SEM Services, on behalf of the developer, can be contacted at **832-986-8208.**

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 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 21, 2023, 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 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.

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

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

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, 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.
- **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.
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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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 09/21/2023
Plat Name: Cano Estates at Cochran Street
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2023-1669 C3N

Total Acreage:	0.1205	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	493D	City

Conditions and requirements for approval:

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	112
Action Date:	09/21/2023
Plat Name:	Cano Estates at Cochran Street
Developer:	CAS Consultants, LLC
Applicant:	CAS Consultants, LLC
App No / Type:	2023-1669 C3N

HPW- TDO- Traffic: 09/18/2023
Ensure reconstructing the existing sidewalk according to IDM standard.
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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

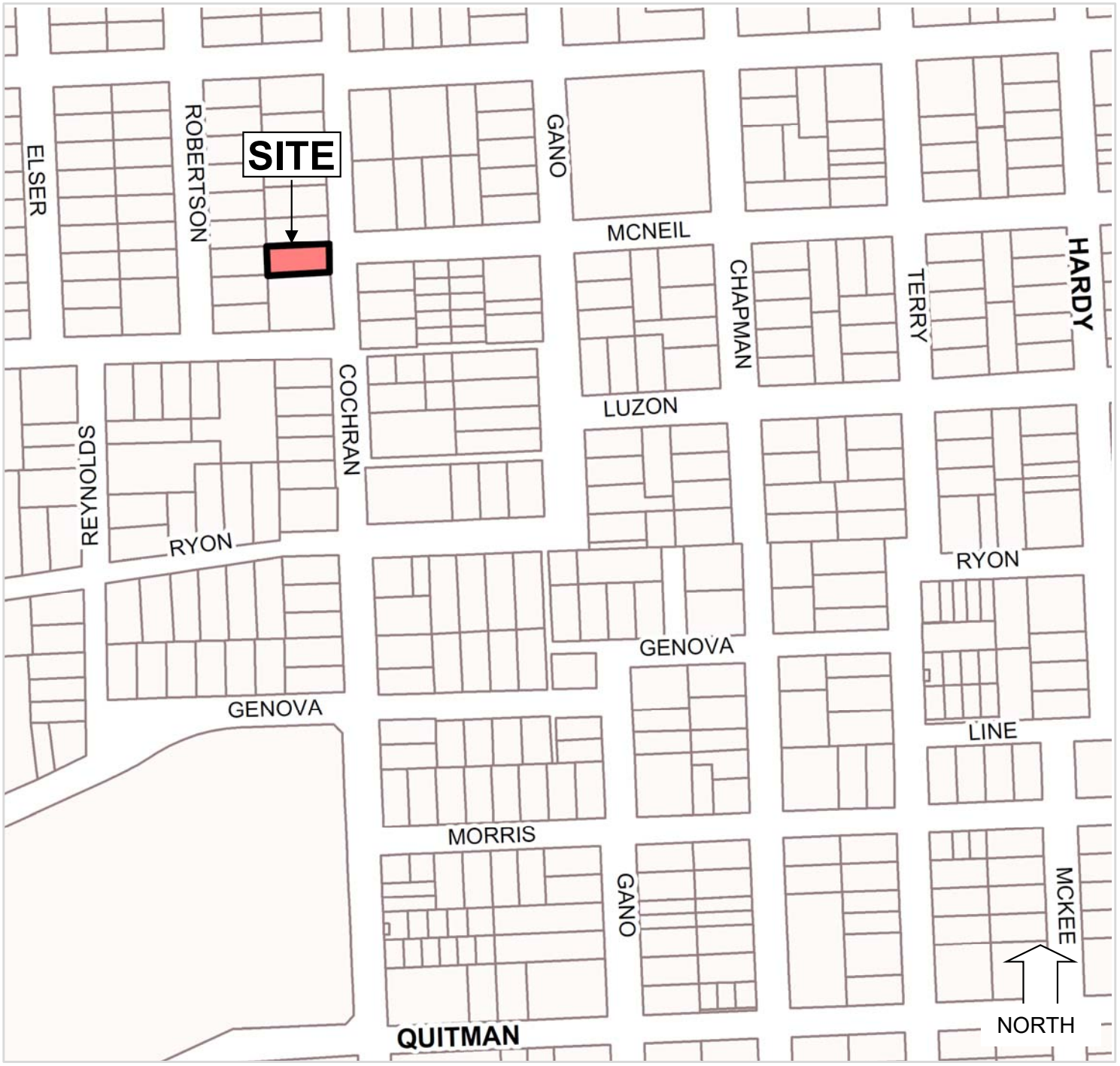
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Cano Estates at Cochran Street

Applicant: CAS Consultants, LLC



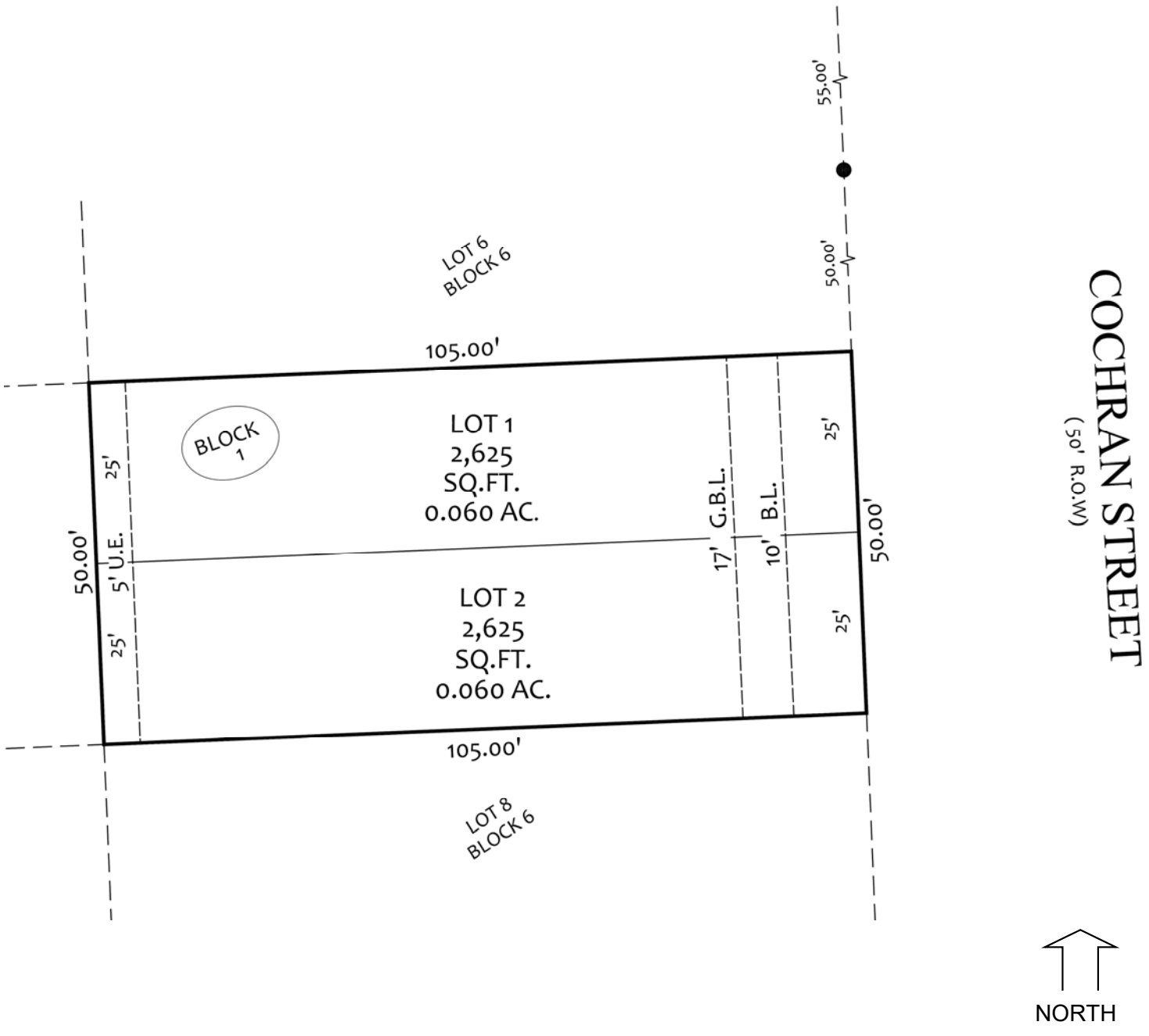
C – Public Hearings Site Location

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Cano Estates at Cochran Street

Applicant: CAS Consultants, LLC



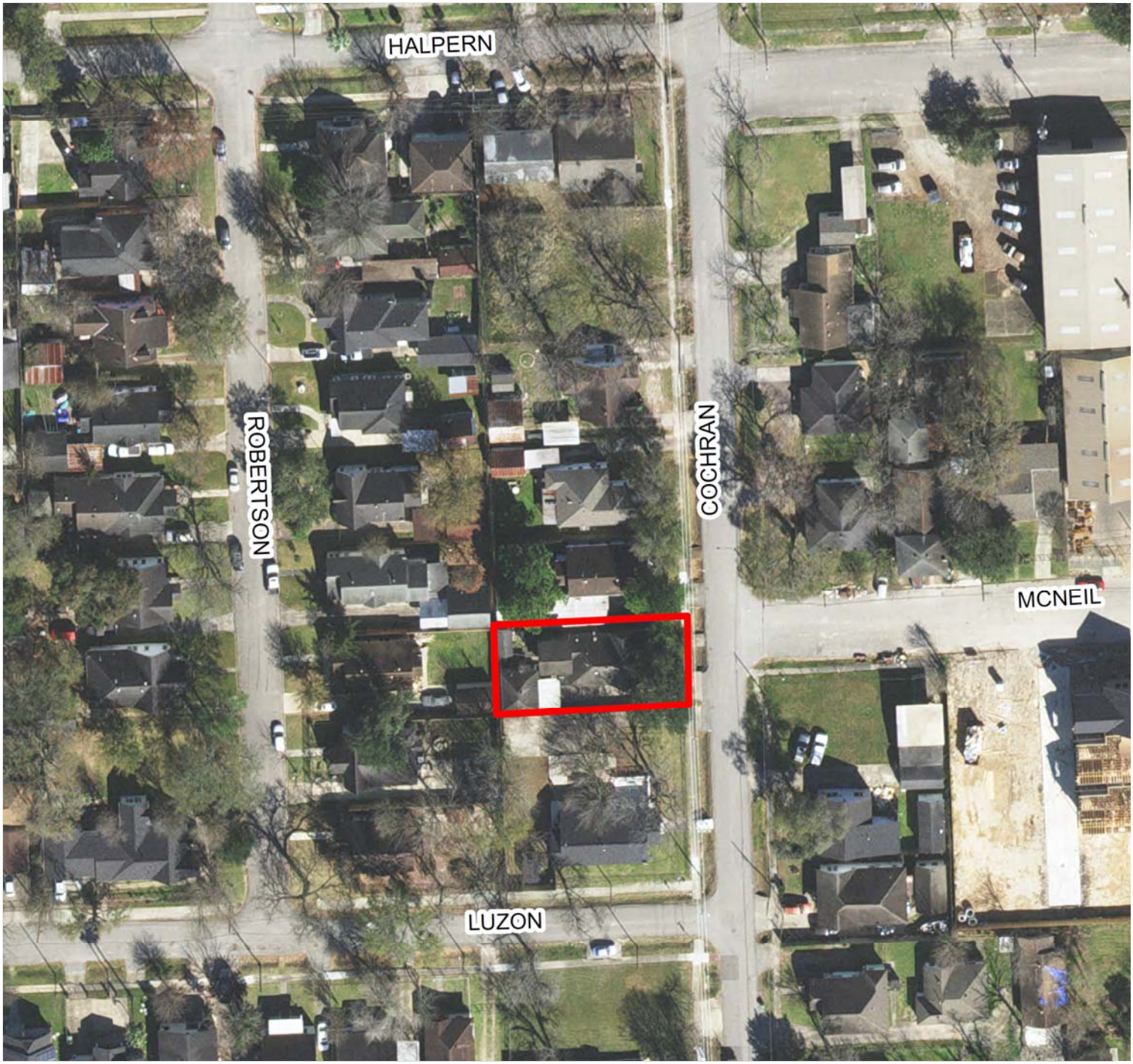
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Cano Estates at Cochran Street

Applicant: CAS Consultants, LLC



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

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www.houstontx.gov

Public Hearing Notice

PH

August 31, 2023

Dear Property Owner:

Reference Number: 2023-1669; Cano Estates at Cochran Street; a partial replat of "North Oaks," being Lot 7 in Block 6, as recorded in Volume 11, page 29 of the Harris County Map Records.

The property is located west along Cochran Street, east of Fulton Street and north of Quitman Street. The purpose of the replat is to create two (2) single family residential lots. The applicant, **Juan Castillo,** with CAS Consultants, LLC, on behalf of the developer, can be contacted at **281-300-6874.**

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.

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City Council Chamber, Public Level, Houston, Texas

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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,

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 09/21/2023
Plat Name: City of Houston Sharpstown Water Well no 5
Developer: CITY OF HOUSTON
Applicant: Landtech, Inc.
App No / Type: 2023-1579 C3N

Total Acreage:	0.9045	Total Reserve Acreage:	0.9045
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77036	530E	City

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

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.

1) Add reason for replat

Commission Action:

Withdrawn

Action Date: 09/21/2023

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For Your Information:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 09/21/2023
Plat Name: City of Houston Sharpstown Water Well no 5
Developer: CITY OF HOUSTON
Applicant: Landtech, Inc.
App No / Type: 2023-1579 C3N

HPW- TDO- Traffic: 09/18/2023
* Coordinate with metro due to the existing bus stop station.
* Recommend revising driveway placement following IDM Chapter 15, Table 15.08.03 Non-Residential Driveway Placement Criteria, the Minimum Driveway Offset between Gessner Rd and Bellaire Blvd should be 100 ft.
* Ensure reconstructing the existing sidewalk according to IDM standard.
Addressing: Change GESSNER to SOUTH GESSNER
HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel D144-00 -00 with top of banks (see uploaded regulations checklist).
HPW-HW- IDS: For the creation of the 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.

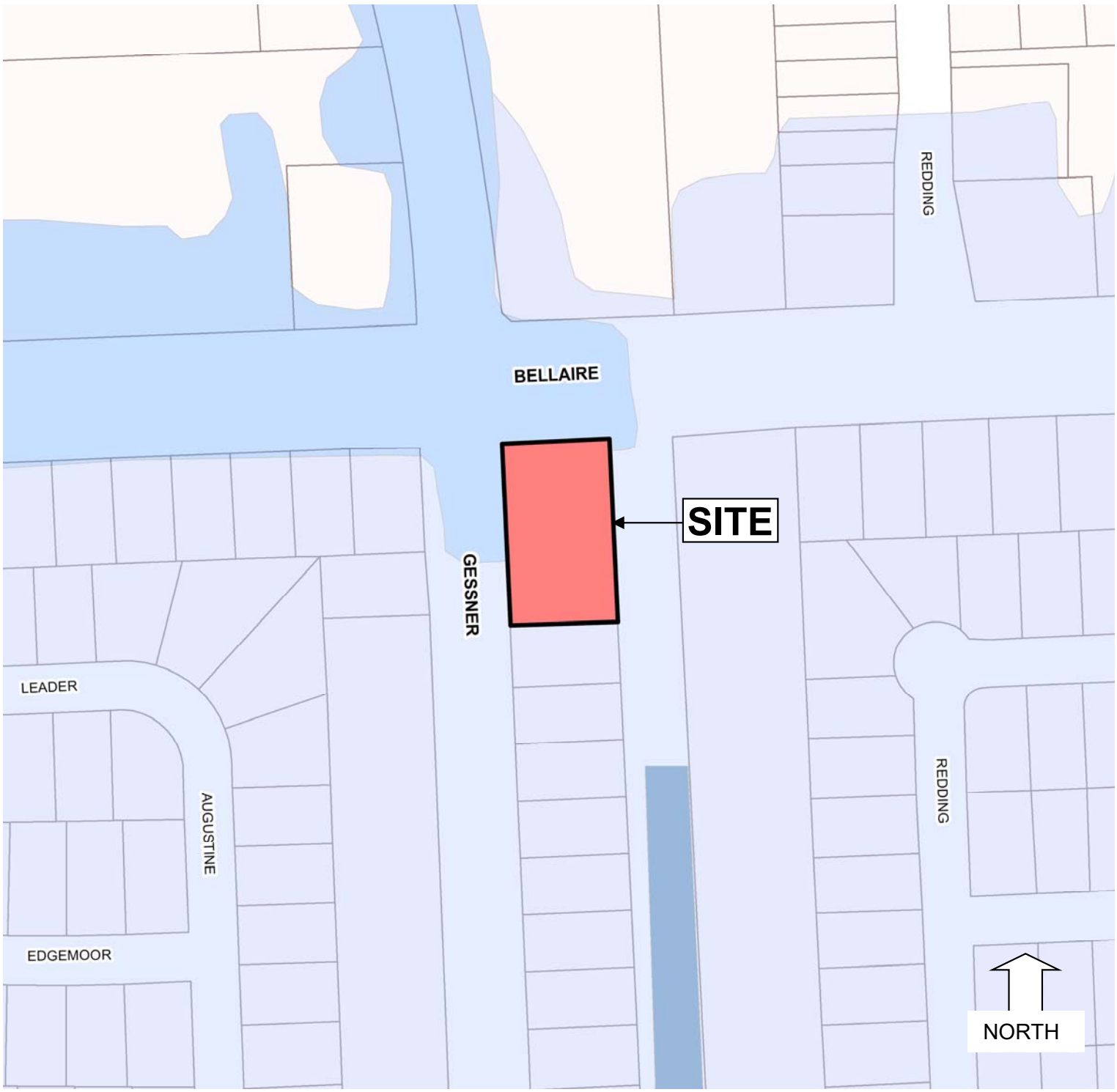
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Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: City of Houston Sharpstown Water Well no 5

Applicant: Landtech, Inc.



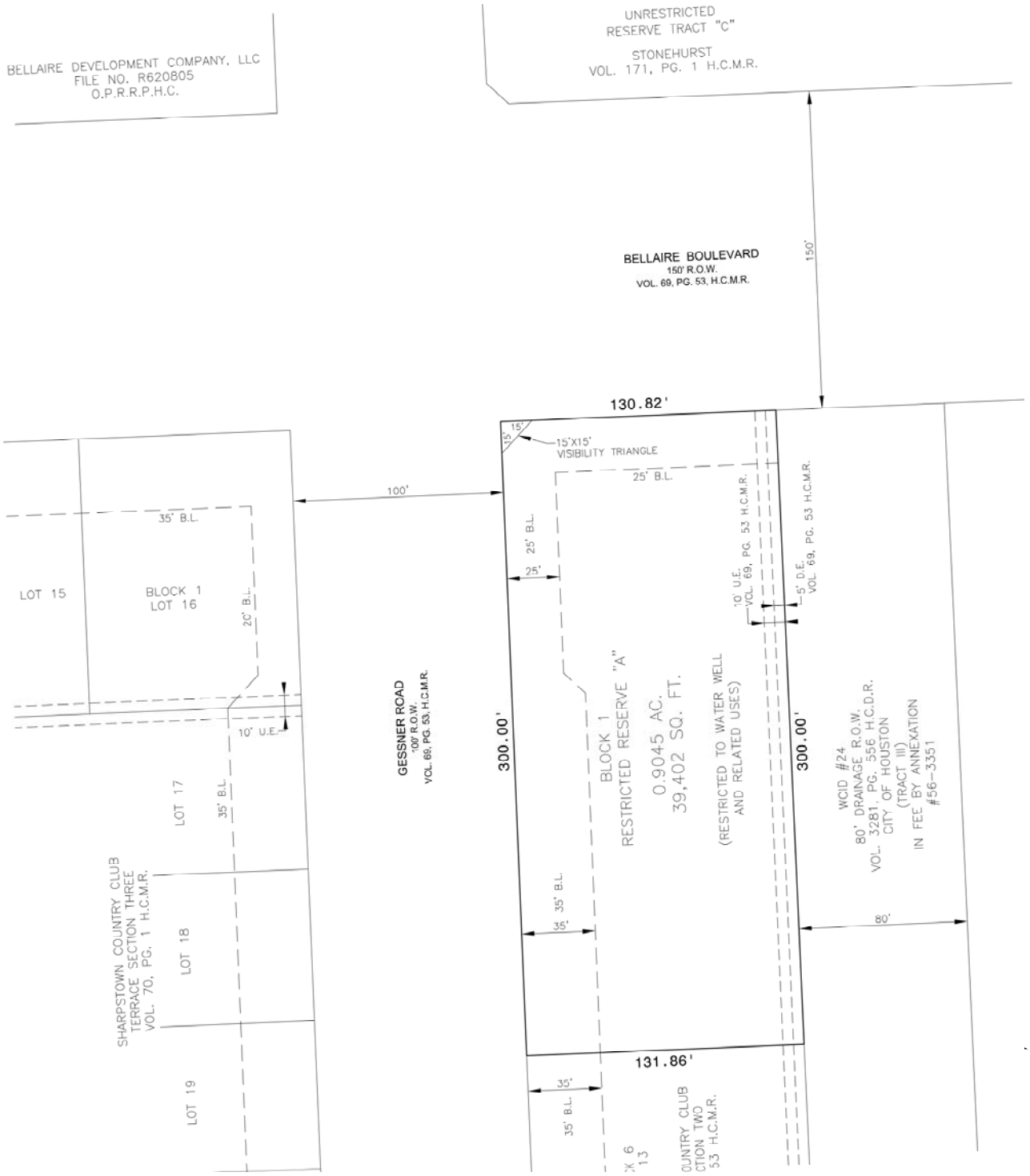
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: City of Houston Sharpstown Water Well no 5

Applicant: Landtech, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: City of Houston Sharpstown Water Well no 5

Applicant: Landtech, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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www.houstontx.gov

Public Hearing Notice

PH

August 31, 2023

Dear Property Owner:

Reference Number: 2023-1579; City of Houston Sharpstown Water Well no 5; a partial replat of "Sharpstown Country Club Terrace Sec 2," being Lot 14 in Block 6, as recorded in Volume 69, Page 53 of the Harris County Map Records.

The property is located at the southeast intersection of Bellaire Boulevard and Gessner Road. The purpose of the replat is to create one (1) reserve. The applicant, **Frank Petrosky,** with Landtech Inc., on behalf of the developer, can be contacted at **713-861-7068.**

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 PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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Terminology

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 09/21/2023
Plat Name: Lucky Gardens replat no 1
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No / Type: 2023-1857 C3N

Total Acreage:	0.1515	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77088	412U	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)

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	114
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Plat Name:	Lucky Gardens replat no 1
Developer:	Green Valley Construction, LLC
Applicant:	The Interfield Group
App No / Type:	2023-1857 C3N

For Your Information:

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

HPW- TDO- Traffic: 09/18/2023
Recommend restricting parking on Lucky St (21' width]) when development is completed. "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).
CenterPoint: 1-- Shared driveways: CNP requires 5' Building Lines.
2-- CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead primary facilities, which applies to: LUCKY STREET

HPW-HW- IDS: For the creation of a subdivision with a 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.

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing an access road, permanent access easement (28' PAE), private alley or public alley: The individual lots will be required to detain based on the impervious area in excess of 65% at a volume of 0.75 acre-feet per acre. The entire access road, permanent access easement (28' PAE) private alley or public alley will require detention at a volume of 0.75 acre-feet per acre no 65% reduction will be allowed. The total detention for the development will be a combination of these two volumes.
Make sure that 10' clearance between public utility to the building foundation.

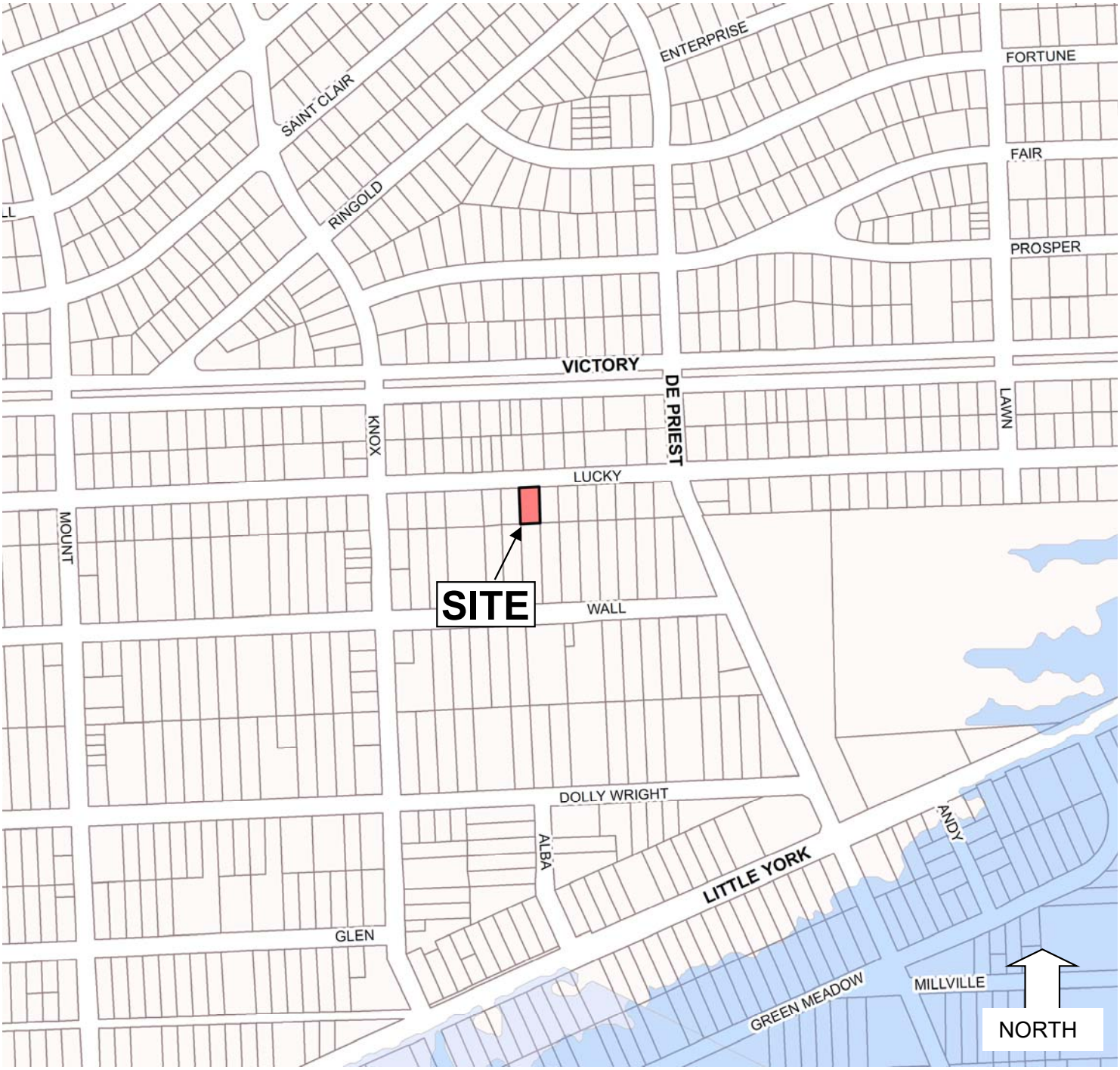
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Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Lucky Gardens replat no 1

Applicant: The Interfield Group



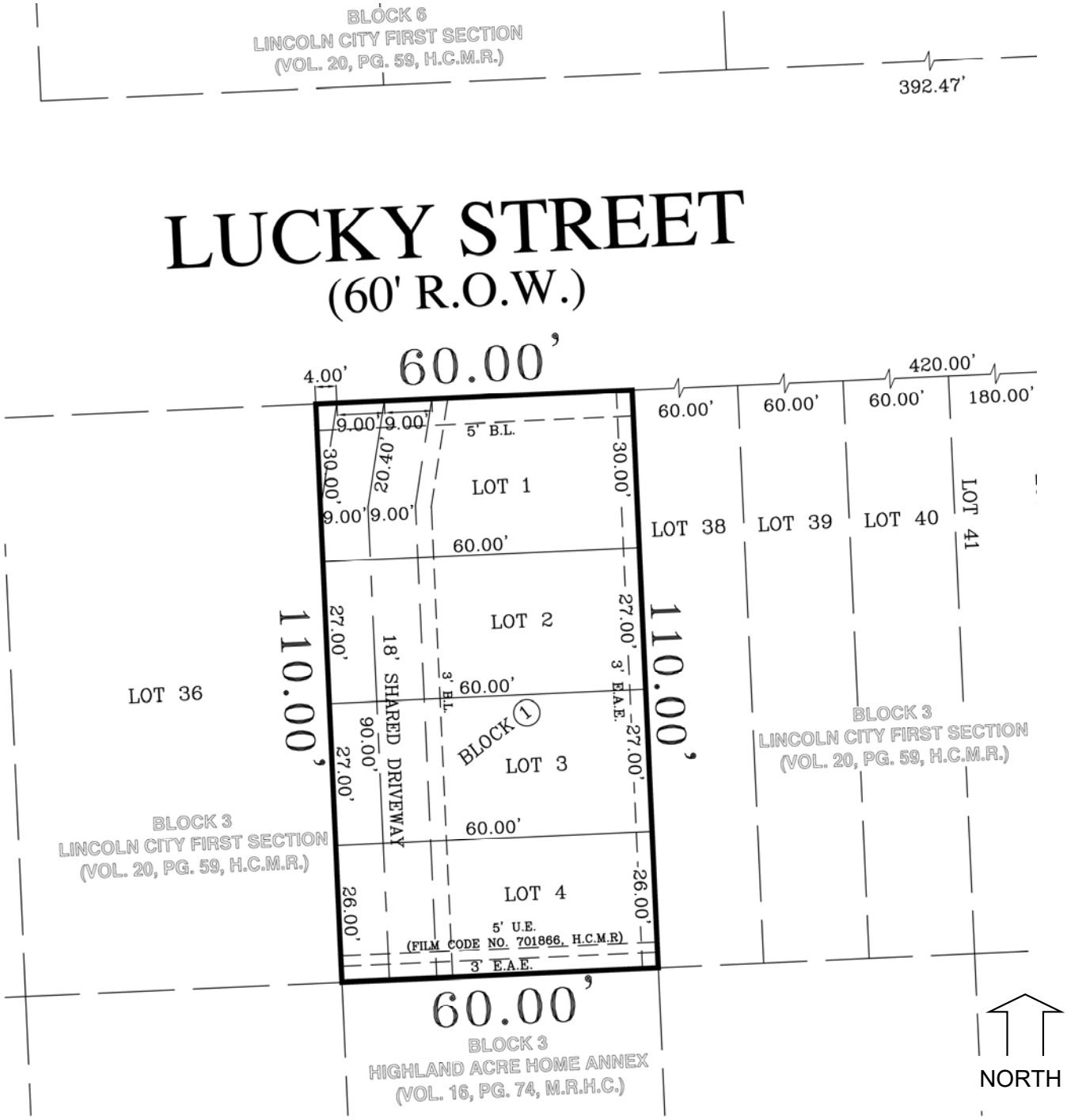
C – Public Hearings Site Location

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Lucky Gardens replat no 1

Applicant: The Interfield Group



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Lucky Gardens replat no 1

Applicant: The Interfield Group



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 31, 2023

Dear Property Owner:

Reference Number: 2023-1857; Lucky Gardens replat no 1; a partial replat of "Lucky Gardens," being Lots 1 and 2 in Block 1, as recorded in Film Code No. 701866 of the Harris County Map Records.

The property is located south along Lucky Street, south of Victory Drive and west of De Priest Street. The purpose of the replat is to create four (4) single family residential lots along a shared driveway The applicant, **Mary Villareal,** with The Interfield Group on behalf of the developer, Green Valley Construction, LLC, can be contacted at **713-780-0909, Ext. 312.**

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 21, 2023, 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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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 09/21/2023
Plat Name: New Orleans Street Estates
Developer: Sims Properties
Applicant: RP & Associates
App No / Type: 2023-1829 C3N

Total Acreage:	0.1141	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

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

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

Withdrawn for insufficient notice.

Commission Action:

Withdrawn

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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HPW- TDO- Traffic: 09/14/2023 No comments.
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Agenda Item:	115
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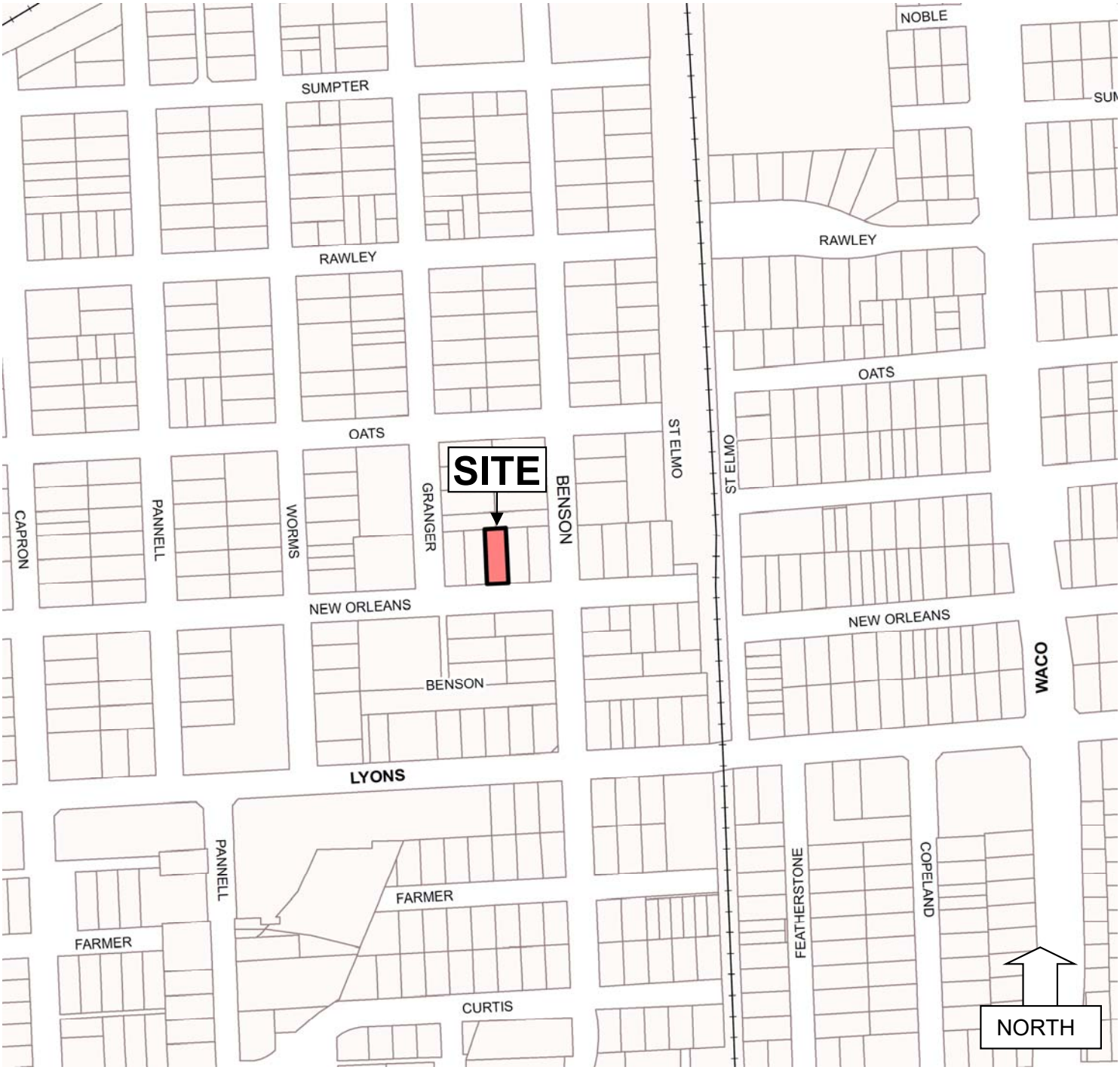
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Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: New Orleans Street Estates

Applicant: RP & RP & Associates



C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: New Orleans Street Estates

Applicant: RP & Associates



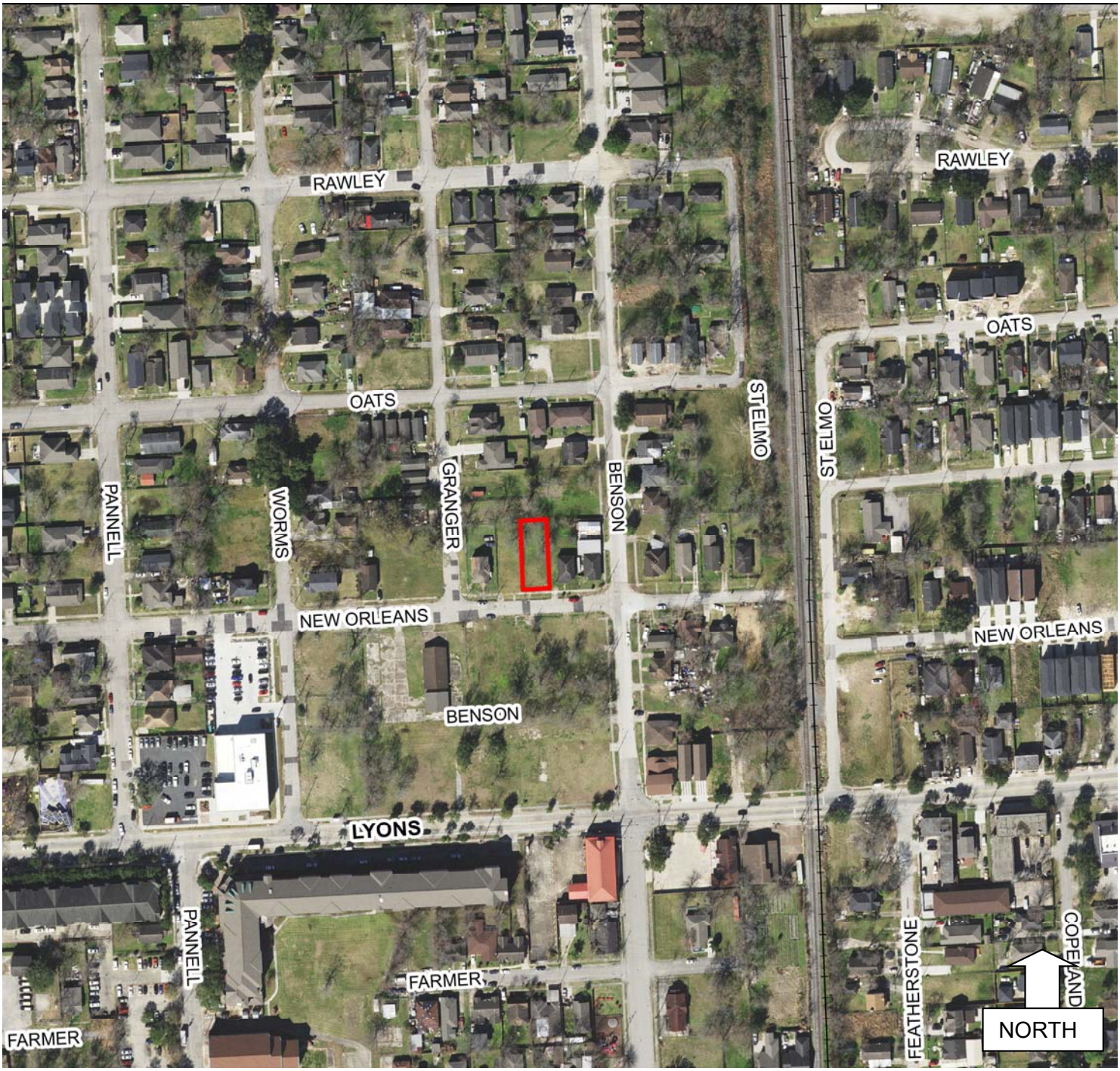
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: New Orleans Street Estates

Applicant: RP & Associates



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
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www.houstontx.gov

Public Hearing Notice

PH

August 31, 2023

Dear Property Owner:

Reference Number: 2023-1829; New Orleans Street Estates; a replat of "New Orleans Street Homes," being Lots 1 and 2 in Block 1, as recorded in Volume 700, page 301 of the Harris County Map Records.

The property is located north along New Orleans Street, west of Waco Street and north of Lyons Avenue. The purpose of the replat is to create two (2) single family residential lots. The applicant, **Ross Palacious,** with RP & Associates, on behalf of the developer, Sims Properties, can be contacted at **713-416-6894.**

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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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 116
Action Date: 09/21/2023
Plat Name: Noel Place
Developer: Continental Builders & Developers Inc.
Applicant: The Pinnell Group, LLC
App No / Type: 2023-1793 C3N

Total Acreage:	0.3695	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77045	571M	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 review.

1.) Coordinate with Centerpoint regarding agency Comments.
2.) Deferral requested by vice-mayor pro tem to coordinate discussion with the affected subdivision.

Commission Action:

Defer for further study and review

Action Date: 09/21/2023

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HPW- TDO- Traffic: 09/18/2023
Ensure extending the existing sidewalk according to IDM standard.
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.
Make sure that 10’ clearance between public utility to the building foundation.
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.

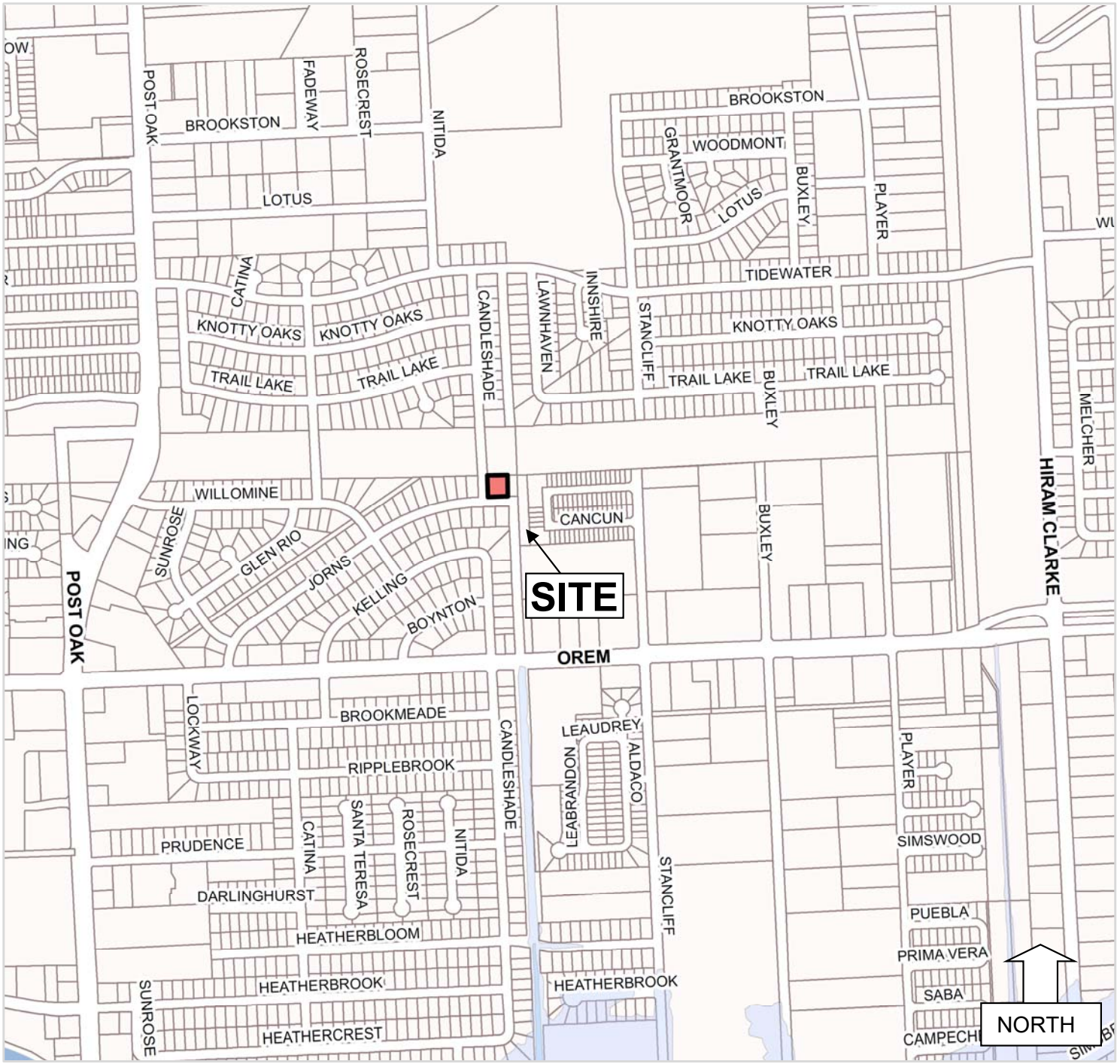
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Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Noel Place

Applicant: The Pinnell Group, LLC



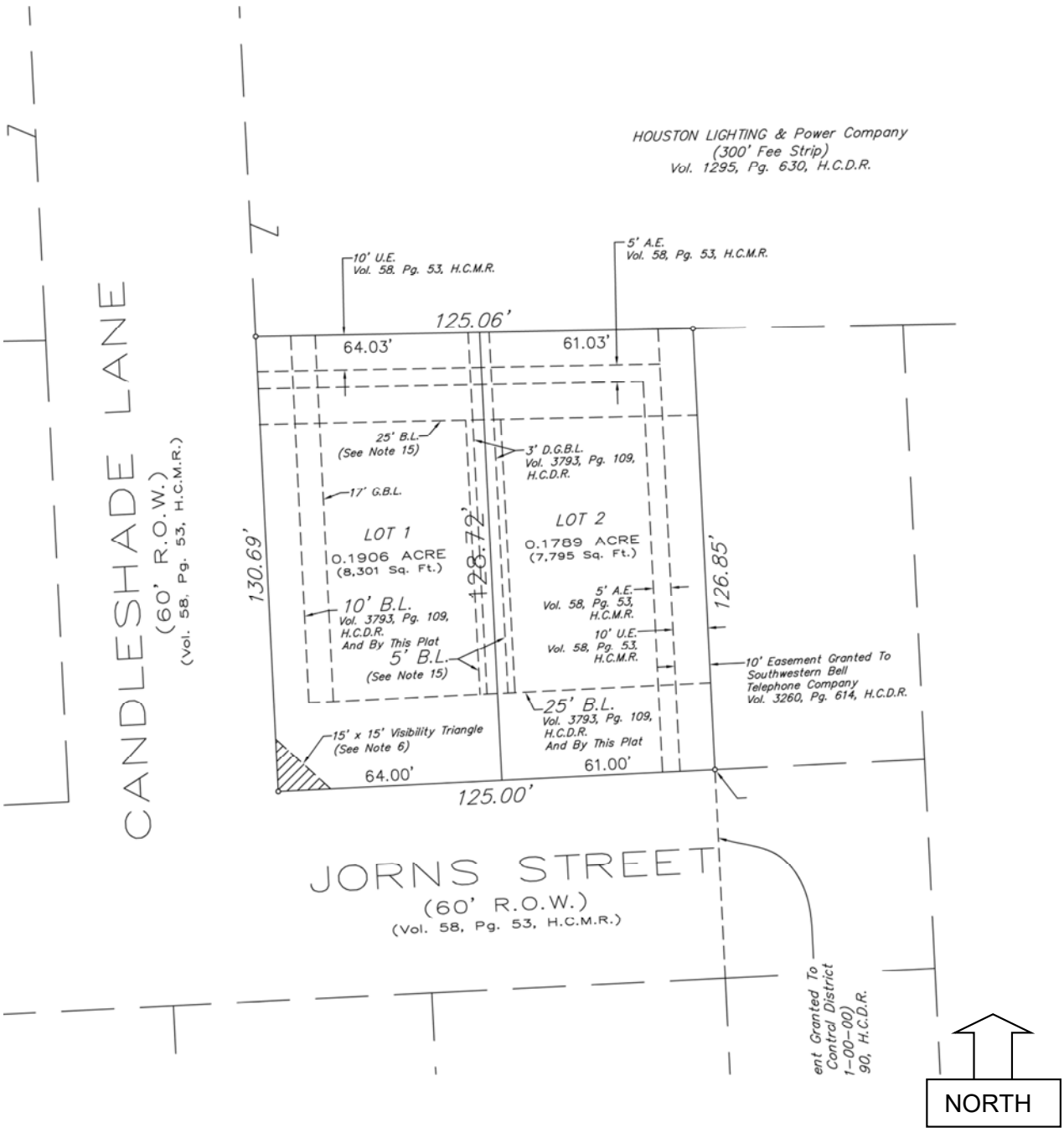
C – Public Hearings Site Location

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Noel Place

Applicant: The Pinnell Group, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 09/21/2023**

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C – Public Hearings Aerial

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P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 1, 2023

Dear Property Owner:

Reference Number: 2023-1793; Noel Place; a replat of **Southwest Manor Section Two**, being Reserve 'A', Block 5, as recorded in Vol. 58, pg. 53 of the Harris County Map Records.

The property is located north of West Orem Drive, north of Jorns Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Michael Haworth,** with The Pinnell Group, LLC, on behalf of Continental Builders & Developers Inc., the developer, can be contacted at **281-363-8700.**

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 21, 2023, 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,

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

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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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- **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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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 117
Action Date: 09/21/2023
Plat Name: North Bryan Park replat no 1
Developer: Eastwood Opportunity Zone LLC
Applicant: City Choice Group, LLC
App No / Type: 2023-1364 C3N

Total Acreage:	0.5450	Total Reserve Acreage:	0.0039
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77011	494P	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.

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)

1.) Boundary fence is encroaching the ROW and must be removed prior to recordation.
2.) Coordinate with HPW-TDO-Traffic to address denial of on-street parking plan. If denied, an additional parking space is to be provided within the boundary of the plat.

Commission Action:

Approve the plat subject to the conditions listed

Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	117
Action Date:	09/21/2023
Plat Name:	North Bryan Park replat no 1
Developer:	Eastwood Opportunity Zone LLC
Applicant:	City Choice Group, LLC
App No / Type:	2023-1364 C3N

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

HPW- TDO- Traffic: 09/18/2023 - The subdivision is proposing one on-street parking, however, the current roadway infrastructure is not permitted, and the width of the street is narrow with no presence of curbs & gutters. Please provide the second reserve parking within the boundaries of the plat.
CenterPoint: CNP REQUIRES GBLs & shared driveways have 5' building lines.

Applicant is to maintain a 10' BL where property is adjacent to ROW with primary OVH facilities installed. Ave J, N Stiles St. & N. Bryan St.
HPW-OCE- Drainage and Utility: Detention is required.
Make sure that 10' clearance between public utility to the building foundation.

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of a subdivision with a 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.

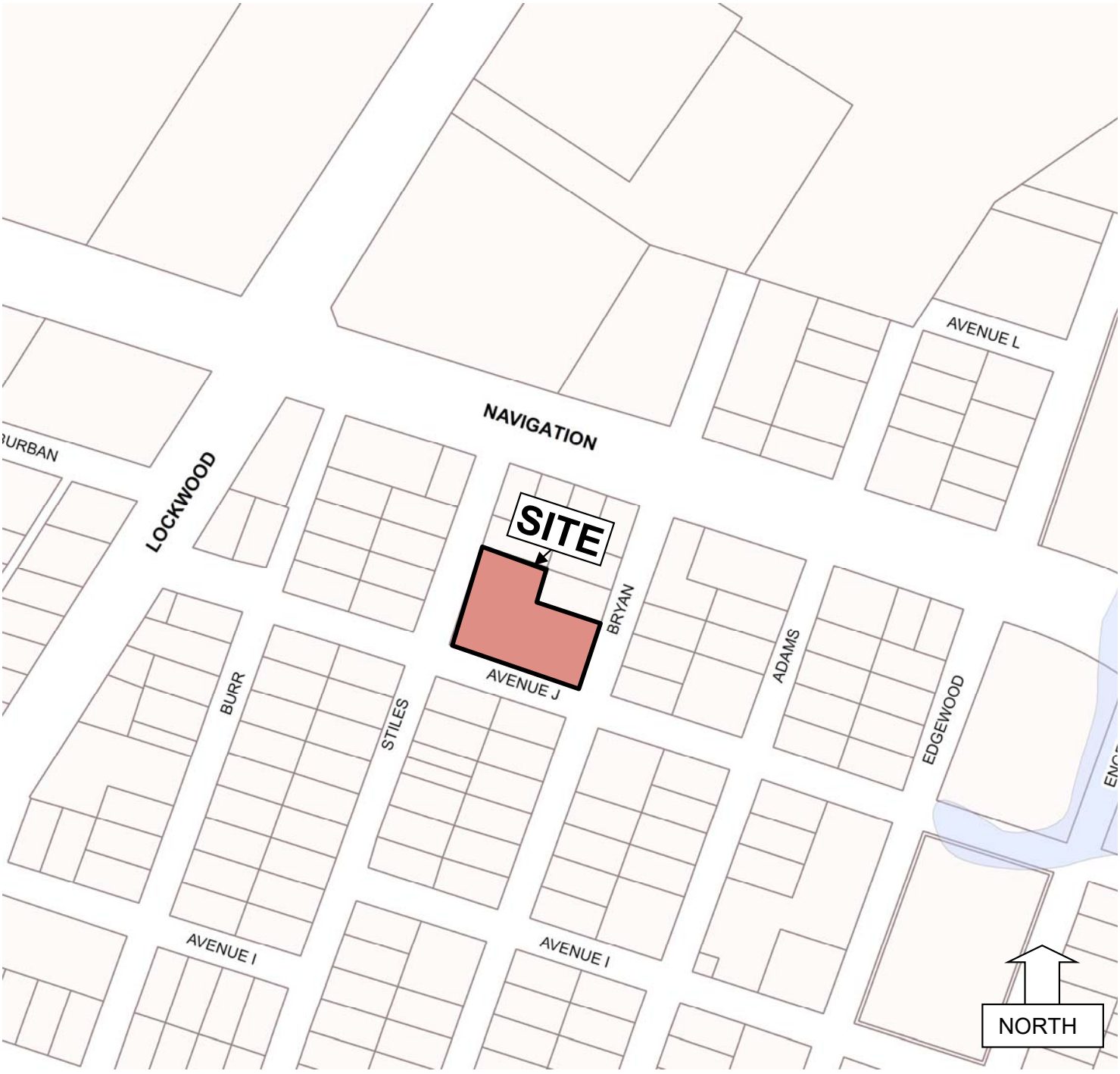
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: North Bryan Park partial replat no 1 (DEF 2)

Applicant: City Choice Group, LLC



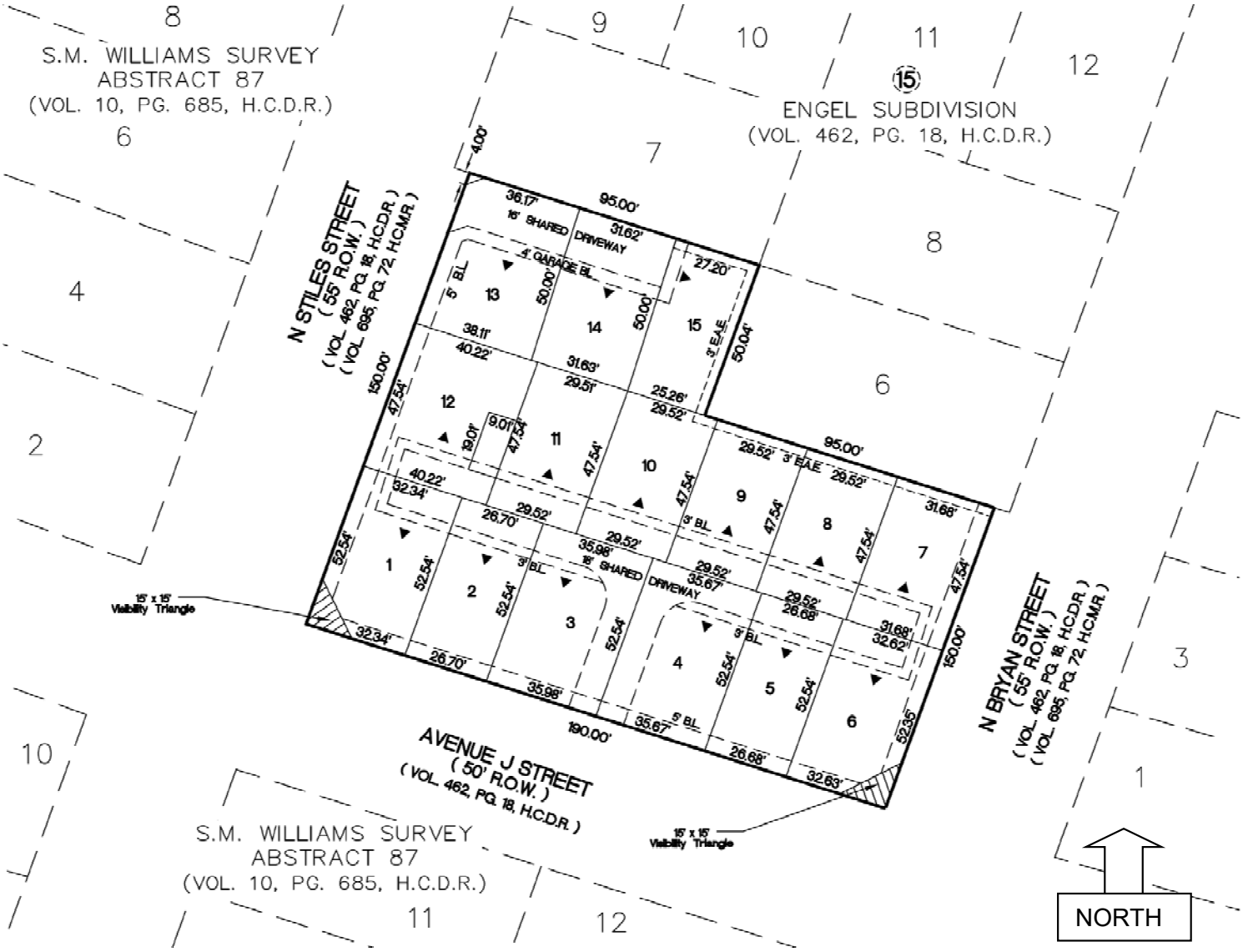
C – Public Hearings Site Location

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: North Bryan Park partial replat no 1 (DEF 2)

Applicant: City Choice Group, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: North Bryan Park partial replat no 1 (DEF 2)

Applicant: City Choice Group, LLC



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 4, 2023

Dear Property Owner:

Reference Number: 2023-1364; North Bryan Park replat no 1; a replat of **North Bryan Park**, being Lots 1-15, Reserves 'A' and 'B', Block 1, as recorded in Vol. 695, pg. 75 of the Harris County Map Records.

The property is located south Navigation Boulevard, and north of Avenue J. The purpose of the replat is to create 15 lots and 1 reserve. The applicant, **Jake Patrick,** with City Choice Group, LLC, on behalf of Eastwood Opportunity Zone LLC, the developer, can be contacted at **832-428-6021.**

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.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 24, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

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Terminology

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 09/21/2023
Plat Name: Patton Park partial replat no 1
Developer: Urban Arc Development
Applicant: Total Surveyors, Inc.
App No / Type: 2023-1752 C3N

Total Acreage:	0.1101	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	City

Conditions and requirements for approval:

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)

134.17. Add to general notes on face of plat: This property(s) is located in Park Sector number 17.

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 09/21/2023
Plat Name: Patton Park partial replat no 1
Developer: Urban Arc Development
Applicant: Total Surveyors, Inc.
App No / Type: 2023-1752 C3N

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

HPW- TDO- Traffic: 09/18/2023
*Recommend restricting parking on Patton St (20' wide) and on Robertson St (20' wide) when development is completed. "No Parking" signs must be installed for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation).
* Ensure extending the existing sidewalk according to IDM standard.
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of two lots, a Wastewater and Water Capacity Reservation letter is required. Lot 1 does not front proper sewer where to connect. 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.

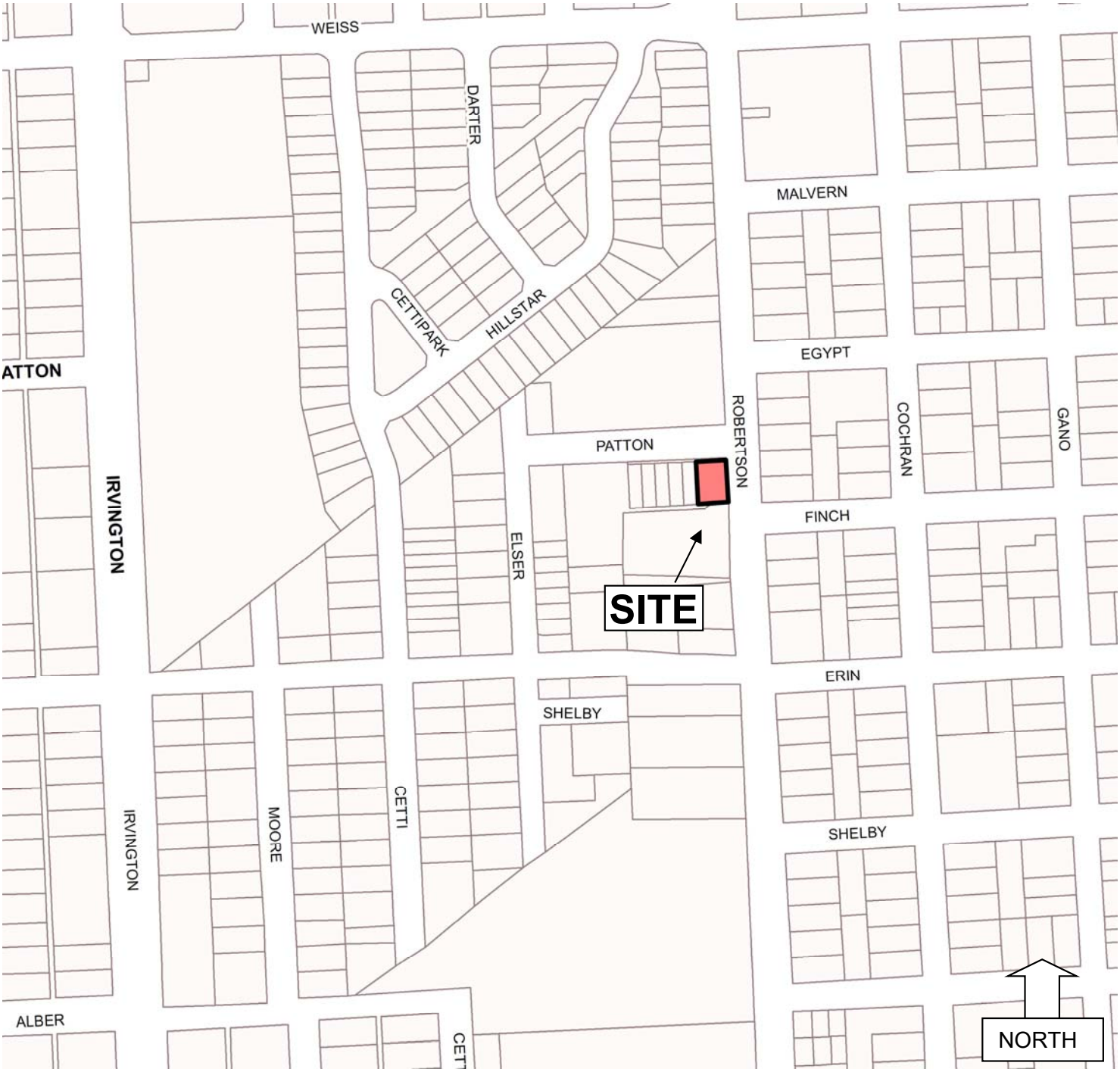
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Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Patton Park partial replat no 1

Applicant: Total Surveyors, Inc.



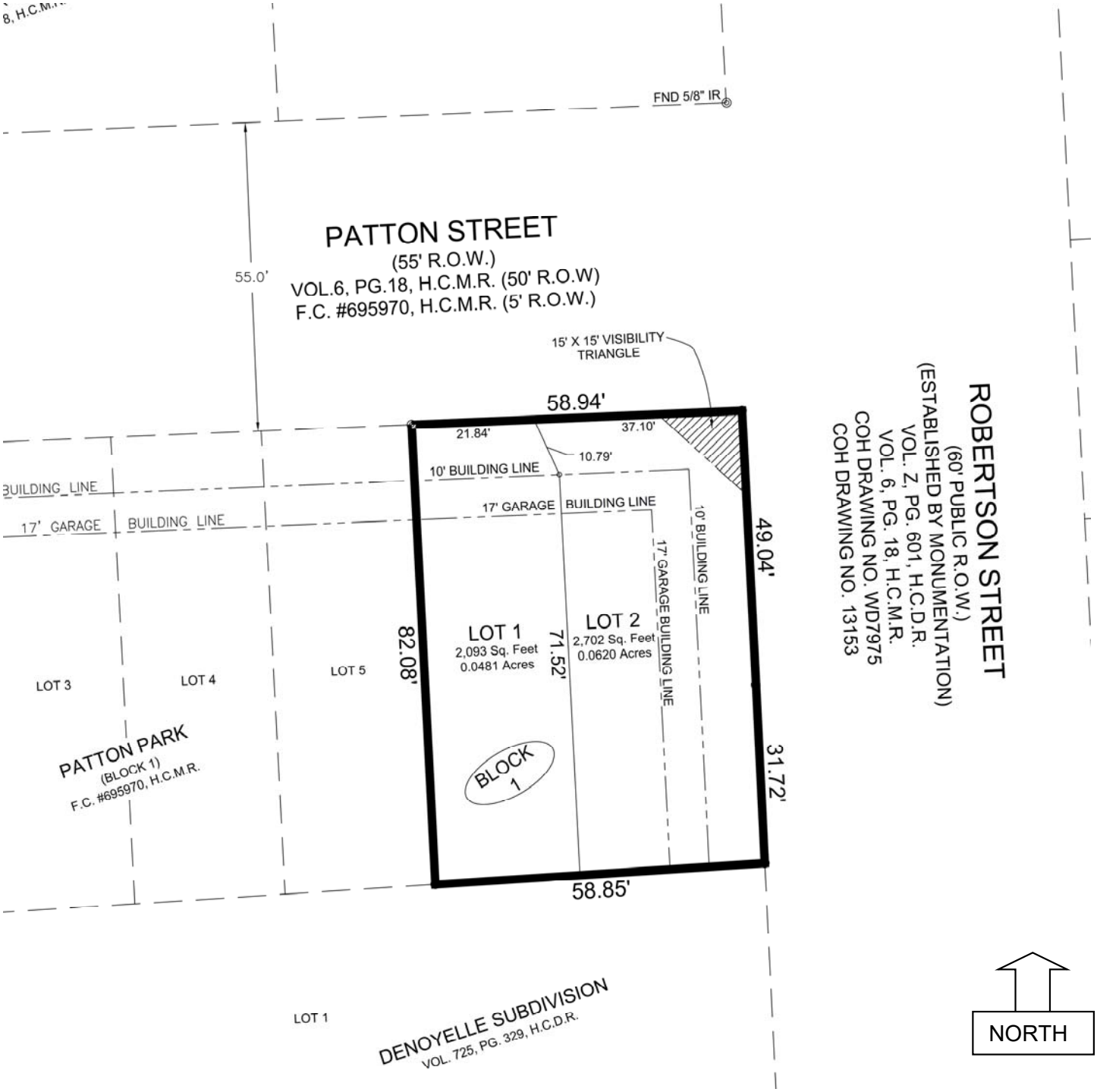
C – Public Hearings Site Location

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Patton Park partial replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Patton Park partial replat no 1

Applicant: Total Surveyors, 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

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www.houstontx.gov

Public Hearing Notice

PH

September 1, 2023

Dear Property Owner:

Reference Number: 2023-1752; Patton Park Partial Replat No 1; a replat of **Patton Park and Denoyelle Subdivision**, including the replatting of Lot 6 and 7, Block 1 of Patton Park, Film Code 695970 of the Harris County Map Records; and a portion of Lot 1 of Denoyelle Subdivision according to the map thereof recorded in Volume 725, pg. 329 of the Deed Records of Harris County

The property is located east of Irvington Boulevard and along Patton Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Tricia Frishkey,** with Total Surveyors, Inc., on behalf of Urban Arc Development, the developer, can be contacted at **281-479-8719.**

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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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 119
Action Date: 09/21/2023
Plat Name: Saint Arnoldville at Lyons Avenue
Developer: Saint Arnold Brewing Company
Applicant: Quiddity Engineering
App No / Type: 2023-1607 C3N

Total Acreage:	1.1600	Total Reserve Acreage:	1.1600
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77020	493H	City

Conditions and requirements for approval:

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

Commission Action:

Defer Applicant request

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	119
Action Date:	09/21/2023
Plat Name:	Saint Arnoldville at Lyons Avenue
Developer:	Saint Arnold Brewing Company
Applicant:	Quiddity Engineering
App No / Type:	2023-1607 C3N

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 six this 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.

Solid Waste: Since there is no solid waste plan, it could not be determined whether the proposed development will qualify for COH solid waste services.

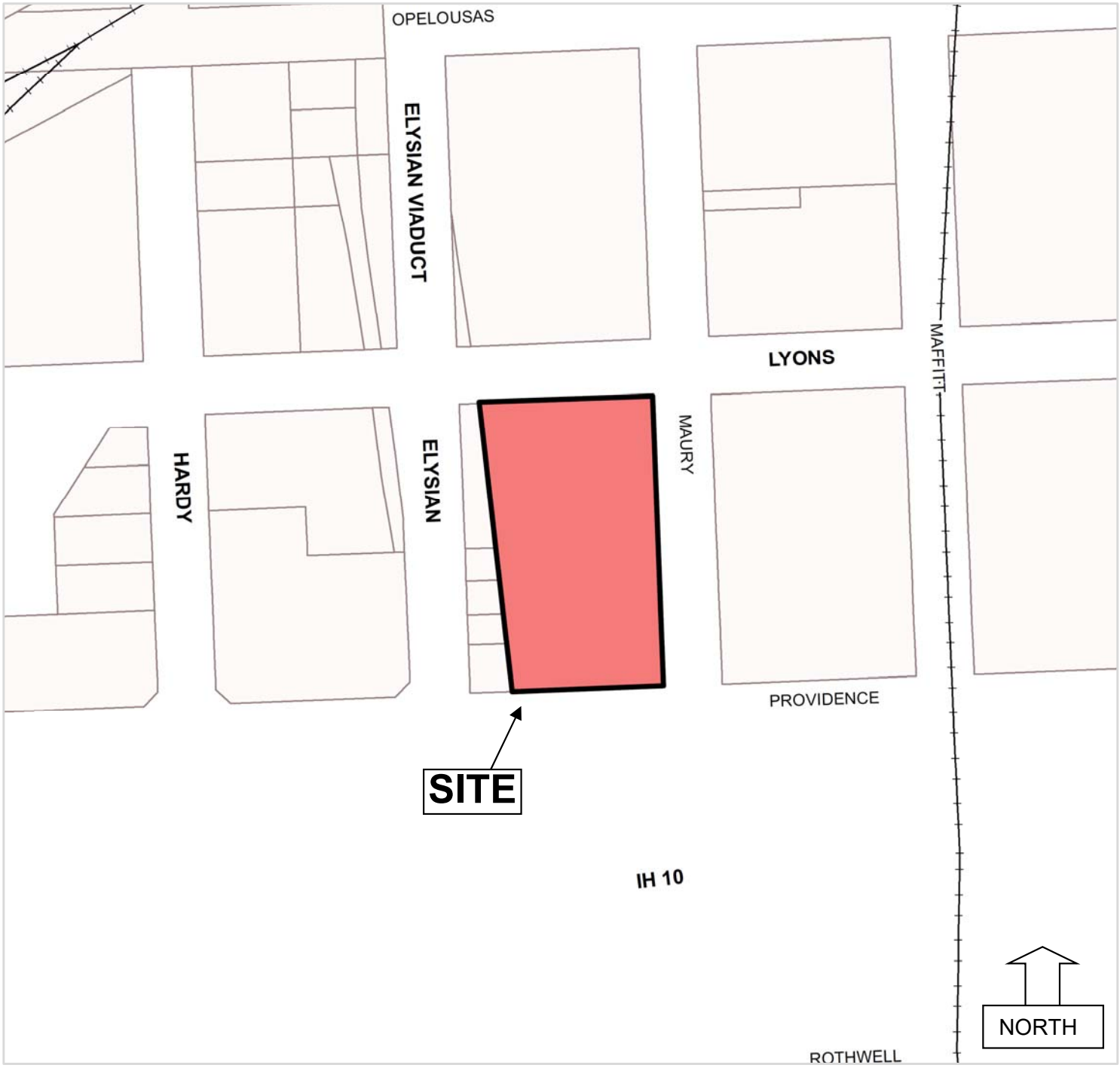
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Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Saint Arnoldville at Lyons Avenue (DEF 1)

Applicant: Quiddity Engineering



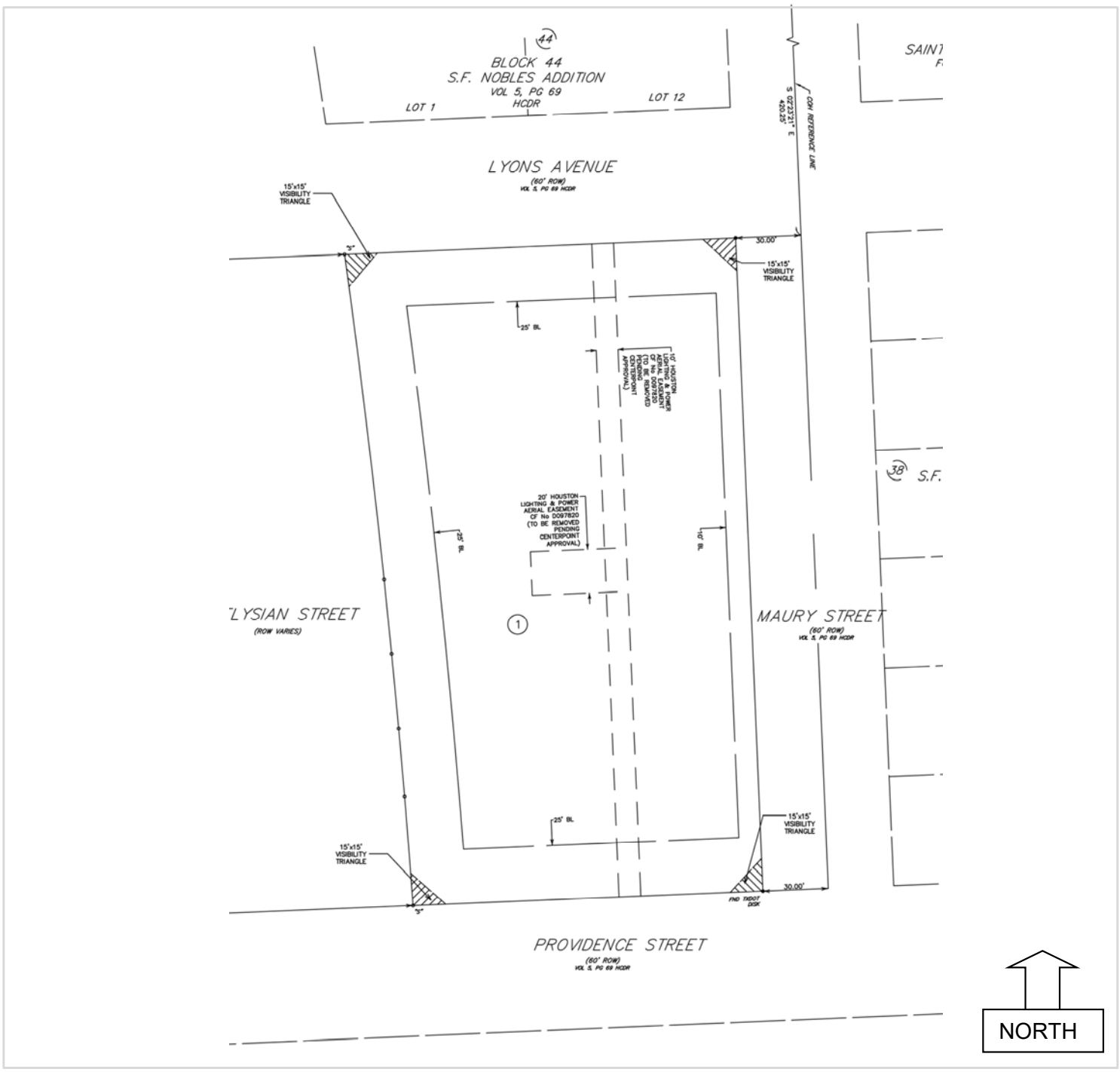
C – Public Hearings Site Location

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Saint Arnoldville at Lyons Avenue (DEF 1)

Applicant: Quiddity Engineering



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Saint Arnoldville at Lyons Avenue (DEF 1)

Applicant: Quiddity 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 18, 2023

Dear Property Owner:

Reference Number: 2023-1607; Saint Arnoldville at Lyons Avenue; a partial replat of "S.F Noble Addition", being Lots 1-6 and all of lots 7-12, in Block 37, as recorded in Volume 5, Page 69 of the Harris County Deed Records.

The property is located at the northwest intersection of Providence Street and Maury Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant **Mikalla Hodges,** with Quiddity Engineering, on behalf of the developer, Saint Arnold Brewing Company, can be contacted at **281-363-4039.**

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 7, 2023, 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

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Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 120
Action Date: 09/21/2023
Plat Name: Second Amended Map of Live Oaks partial replat no 2
Developer: COURTYARD PROPERTIES
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2023-1611 C3N

Total Acreage:	0.5491	Total Reserve Acreage:	0.5491
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77019	492R	City

Conditions and requirements for approval:

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	120
Action Date:	09/21/2023
Plat Name:	Second Amended Map of Live Oaks partial replat no 2
Developer:	COURTYARD PROPERTIES
Applicant:	Civil-Surv Land Surveying, L.C.
App No / Type:	2023-1611 C3N

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

HPW- TDO- Traffic: 09/18/2023
* Coordinate with forestry for existing trees within ROW.
* Ensure reconstructing the existing sidewalk according to IDM standard.
Addressing: Change SHEPHERD to SOUTH SHEPHERD
HPW-OCE- Drainage and Utility: Detention is required.
Make sure that 10’ clearance between public utility to the building foundation.
No building is allowed within any public utility easement.

HPW-HW- IDS: For the creation of the 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.

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Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Second Amended Map of Live Oaks partial replat no 2

Applicant: Civil-Surv Land Surveying, L.C.



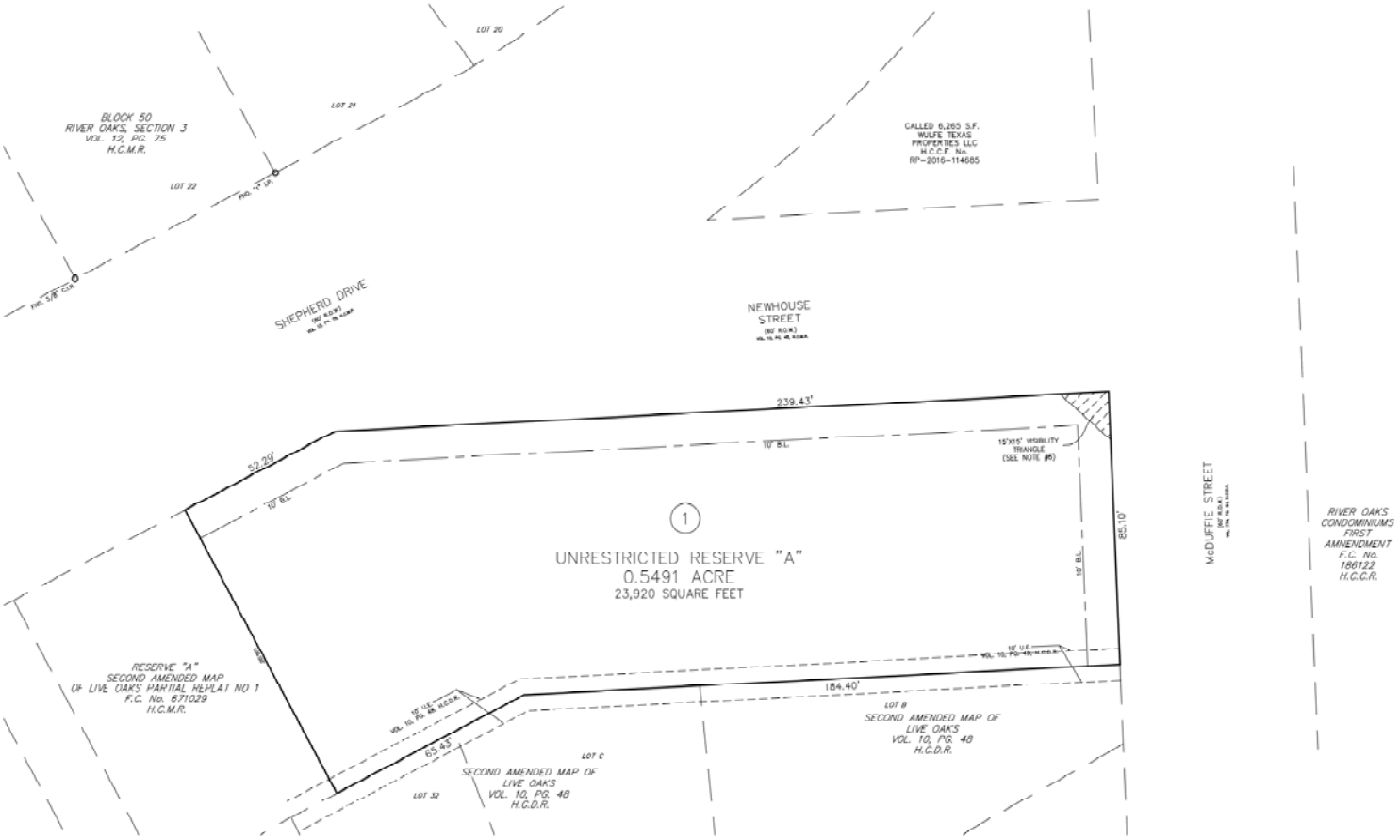
C – Public Hearings Site Location

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Second Amended Map of Live Oaks partial replat no 2

Applicant: Civil-Surv Land Surveying, L.C.



NORTH

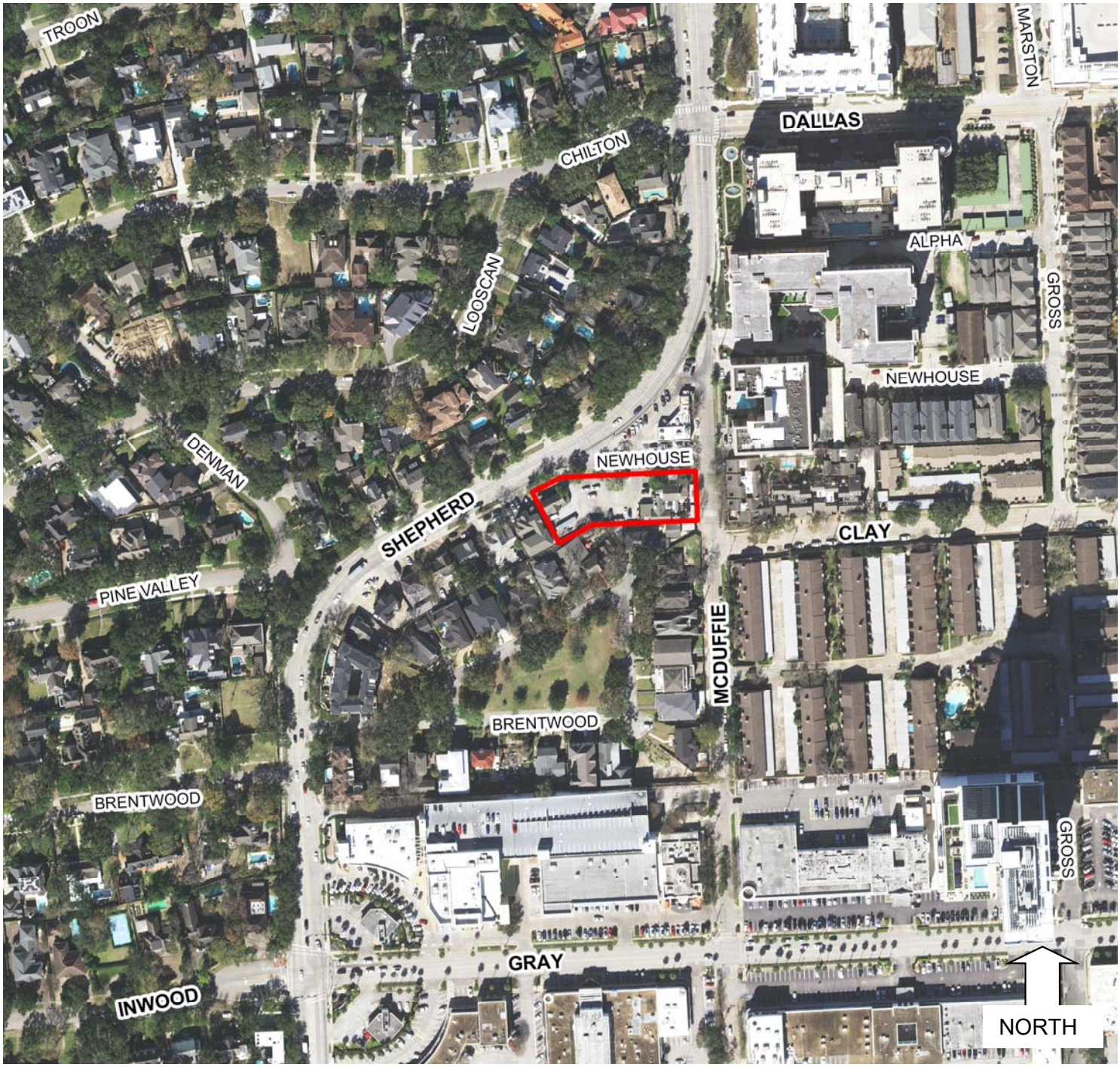
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Second Amended Map of Live Oaks partial replat no 2

Applicant: Civil-Surv Land Surveying, L.C.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
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Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 31, 2023

Dear Property Owner:

Reference Number: 2023-1611; Second Amended Map of Live Oaks partial replat no 2; a partial replat of "Second Amended Map of Live Oaks" being Lots D,E,F, 33 & 34 and a portion of Lot 35 as recorded in Volume 10 Page 48 of the Harris County Map Records.

The property is located at the northwest intersection of McDuffie Street and Newhouse Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Chris Rhodes,** with Civil-Surv Land Surveying, L.C, on behalf of the developer, Courtyard Properties, can be contacted at **713-839-9181.**

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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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 09/21/2023
Plat Name: Williams on Commerce partial replat no 1
Developer: Lovett Homes
Applicant: Windrose
App No / Type: 2023-1143 C3N

Total Acreage:	0.4132	Total Reserve Acreage:	0.0000
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

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

Commission Action:

Withdrawn

Action Date: 09/21/2023

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 09/21/2023
Plat Name: Williams on Commerce partial replat no 1
Developer: Lovett Homes
Applicant: Windrose
App No / Type: 2023-1143 C3N

HPW- TDO- Traffic: 08/21/2023
The plat is connecting two shared driveways of 18 feet each, there is the concern of turning radius for two-way traffic within the proposed development. how is the trash pick-up would be able to accommodate a turning radius? unless waste pick up would be on the street?
CenterPoint: 1-- Shared driveways: CNP requires 5' Building Lines.
2-- CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead primary facilities, which applies to: COMMERCE STREET
3—18' Access Easmt HCCF No_____: Add recording reference - appears to be recorded in 683087 HCMR.

HPW-OCE- Drainage and Utility: Detention is required.
There is 8" sanitary sewer line inside the property. It needs to be dedicated sanitary sewer easement or abandoned through JRC.
Make sure that 10' clearance between public utility to the building foundation.
No building is allowed within any public utility easement.

Harris County Flood Control District: Flood Control review - No comments.
Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

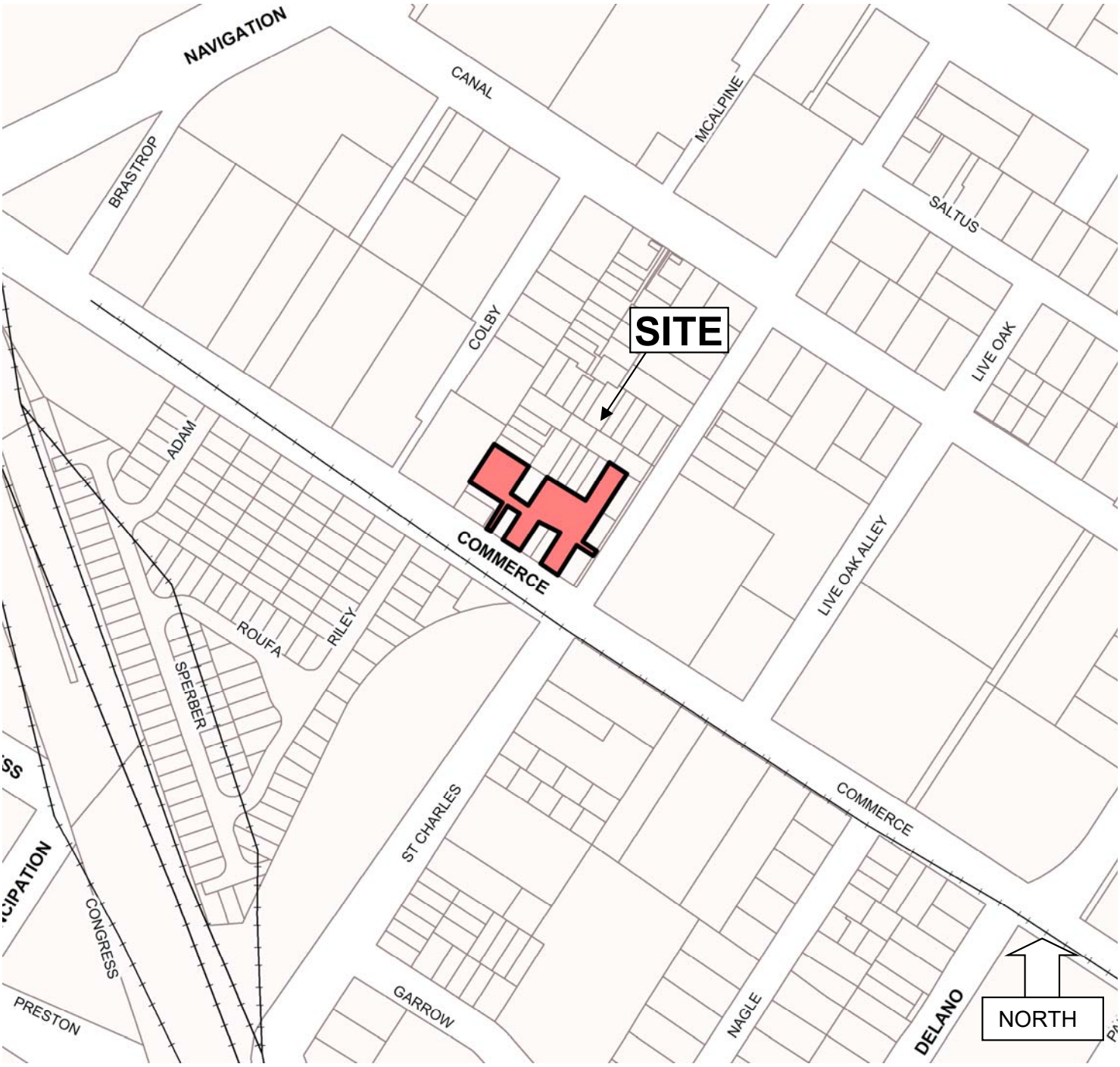
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Houston Planning Commission ITEM:121

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Williams on Commerce partial replat no 1 (DEF 2)

Applicant: Windrose



C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM:121

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Williams on Commerce partial replat no 1 (DEF 2)

Applicant: Windrose



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM:121

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Williams on Commerce partial replat no 1 (DEF 2)

Applicant: Windrose



C – Public Hearings with Variance Aerial



UNIT 1
2414 G CANAL STREET
LOT 26

P.L.

UNIT 2
2414 F CANAL STREET
LOT 25

1 front 18' SHARED DRIVEWAY elevation
1/8" = 1'-0"

Drawn by/Check by J.H. / K.W.
Original Date Issued: 01/15/2020
Scale 1/8" = 1'-0"
Last Updated: 08/17/2020

URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

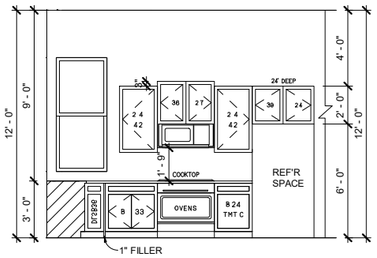
CANAL DUPLEX
ELEVATION

PLAN NO.
UNIT 1 2184.1
UNIT 2 2230.4

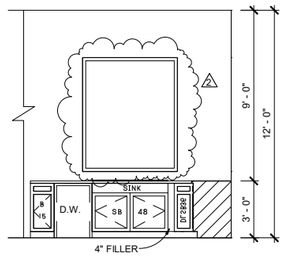
SHEET NO.
A-3.1

REVISION SET 3

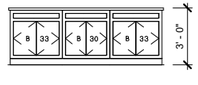
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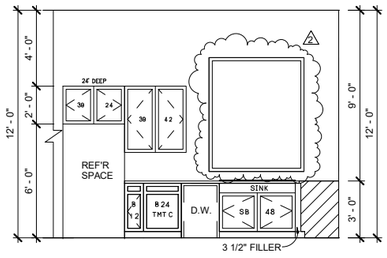
1 kitchen 1 unit 1
1/8" = 1'-0"



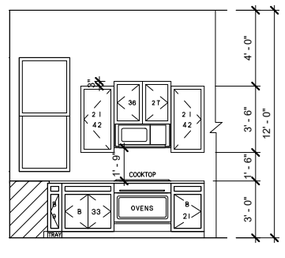
2 kitchen 2 unit 1
1/8" = 1'-0"



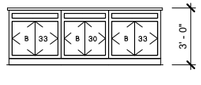
3 kitchen 3 unit 1
1/8" = 1'-0"



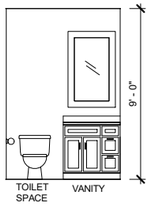
4 kitchen 1 unit 2
1/8" = 1'-0"



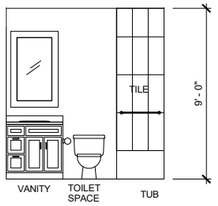
5 kitchen 2 unit 2
1/8" = 1'-0"



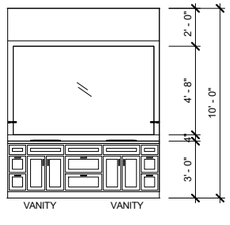
6 kitchen 3 unit 2
1/8" = 1'-0"



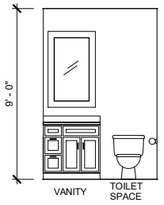
7 bath 1 unit 1
1/8" = 1'-0"



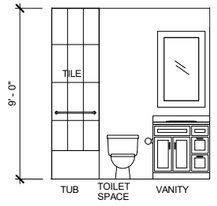
8 bath 3 unit 1
1/8" = 1'-0"



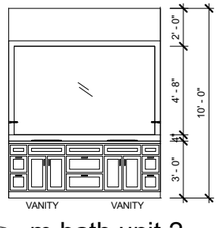
9 m.bath unit 1
1/8" = 1'-0"



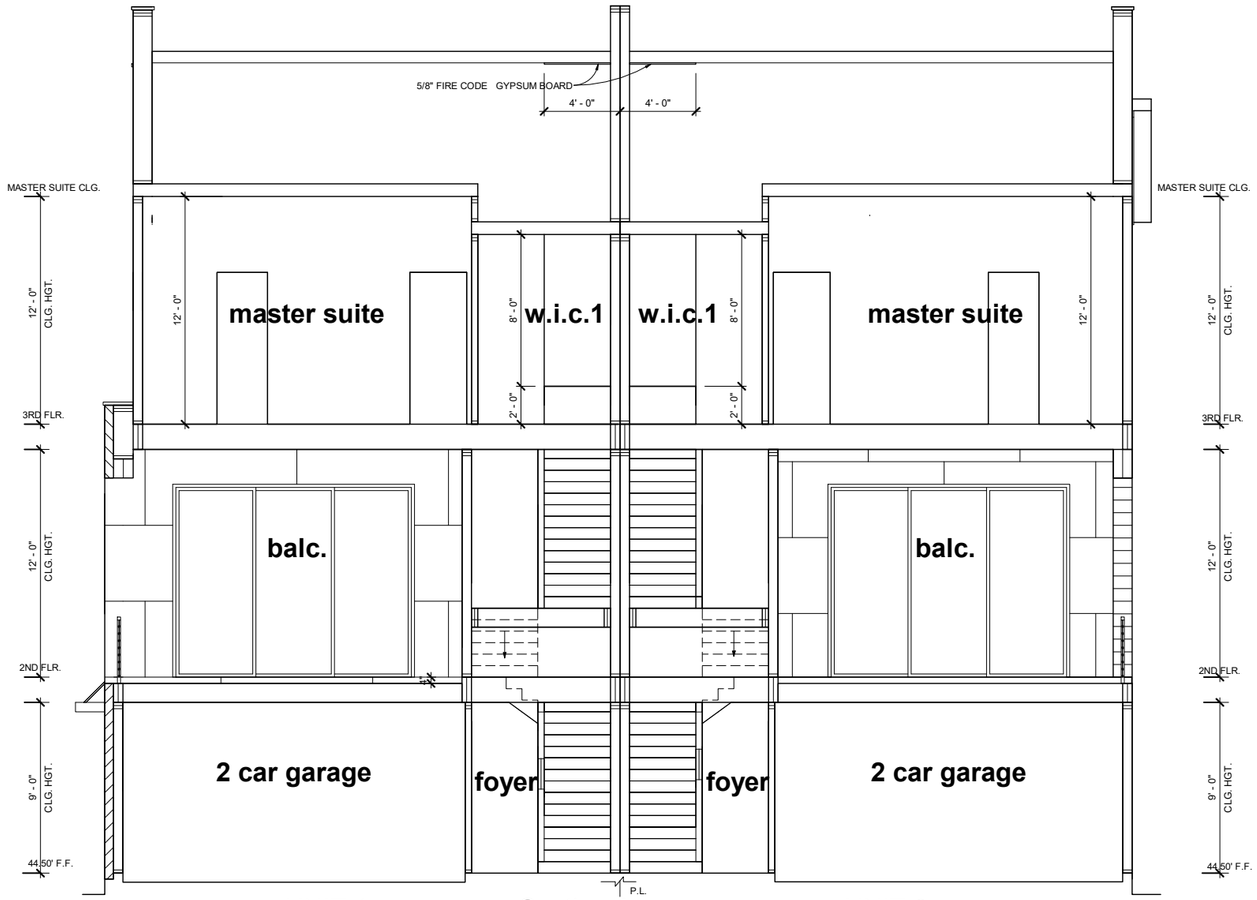
10 bath 1 unit 3
1/8" = 1'-0"



11 bath 3 unit 2
1/8" = 1'-0"



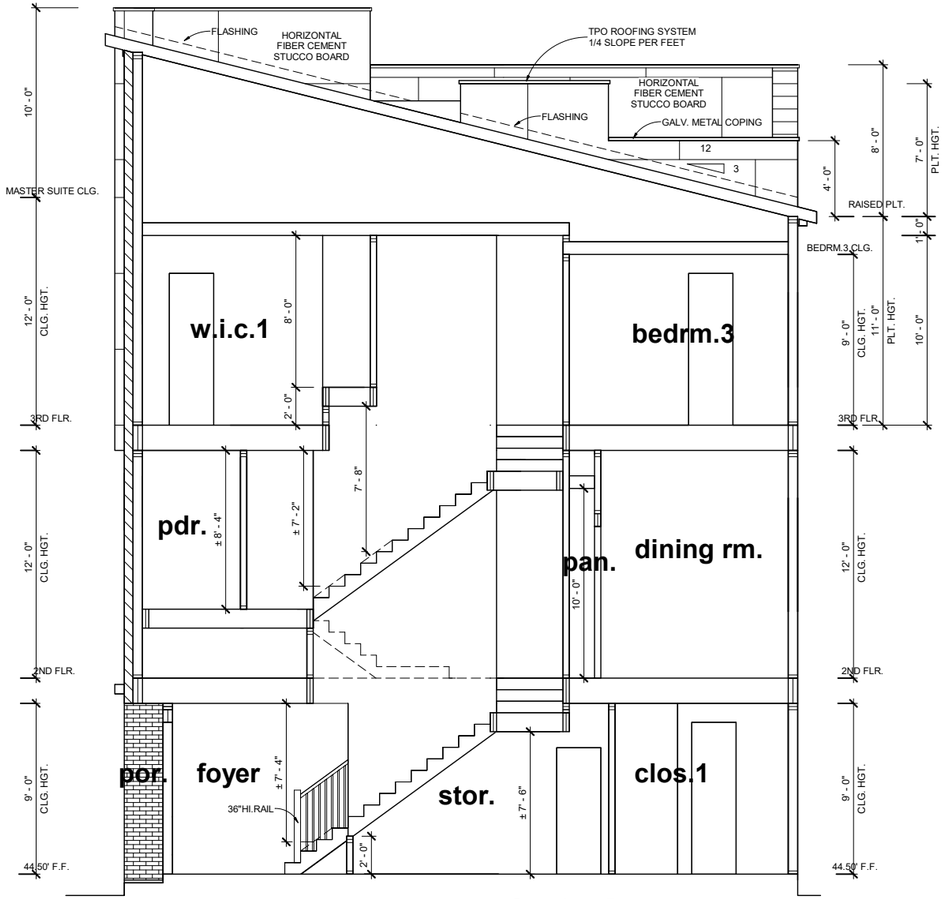
12 m.bath unit 2
1/8" = 1'-0"



UNIT 1
2414 G CANAL STREET
LOT 26

A Section A
1/8" = 1'-0"

UNIT 2
2414 F CANAL STREET
LOT 25



UNIT 1
2414 G CANAL STREET
LOT 26

B Section B
1/8" = 1'-0"

REVISION SET 3

Drawn by/Check by J.H. / K.W.
Original Date Issued: 01/15/2020
Scale 1/8" = 1'-0"
Last Updated: 08/17/2020

URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

CANAL DUPLEX

SECTION

PLAN NO.
UNIT 1 2184.1
UNIT 2 2230.4

SHEET NO.
A-4

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COMMERCE ROW RESIDENTIAL COMMUNITY, INC.

2410 Polk St #200
Houston TX 77003
713-961-3877

July 12, 2023

Aracely Rodriguez, Planner IV
City of Houston Planning & Development Department Services Division
611 Walker, 6th Floor
Houston TX 77002

Re: Williams on Commerce Partial Replat No. 1

Dear Ms. Rodriguez:

Commerce Row Residential Community, Inc. is the Homeowners Association for this subdivision. This letter will confirm that we have approved the proposed replat referenced above which will create 7 new lots, thus making 38 total lots within this community.

A copy of the proposed replat is attached for your reference.

If you have any questions, please feel free to contact me at the number listed above.

Commerce Row Residential Community, Inc.

By: _____
Ross Wang
President

STATE OF TEXAS
COUNTY OF HARRIS

We, Urban Intowntomes, Ltd, acting by and through Urban Intowntomes GP, LLC, its Sole General Partner, acting by and through Frank M.K. Liu, Manager, and David Foor, Vice President, owner, hereinafter referred to as Owners of the 0.4648 acre tract described in the above and foregoing map of WILLIAMS ON COMMERCE PARTIAL REPLAT NO 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'-0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions, we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the Urban Intowntomes, Ltd, acting by and through Urban Intowntomes GP, LLC, its Sole General Partner, has caused these presents to be signed by Frank M.K. Liu, Manager, and David Foor, Vice President, thereunto authorized,

this _____ day of _____, 20___.

Urban Intowntomes, Ltd
By: Urban Intowntomes GP, LLC
its General Partner

By: _____
Frank M.K. Liu
Manager

By: _____
David Foor
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Frank M.K. Liu, Manager, and David Foor, Vice President of Urban Intowntomes GP, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20___.

_____
Notary Public in and for the
State of Texas

_____
My Commission Expires:

I, Robert Kness, an authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

STATE OF TEXAS
REGISTERED
ROBERT KNESS
6486
LICENSED
LAND SURVEYOR

Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of WILLIAMS ON COMMERCE PARTIAL REPLAT NO 1 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this the _____ day of _____, 20___.

By: _____
Martha L. Stein
Chair

By: _____
M. Sonny Garza
Vice Chairman

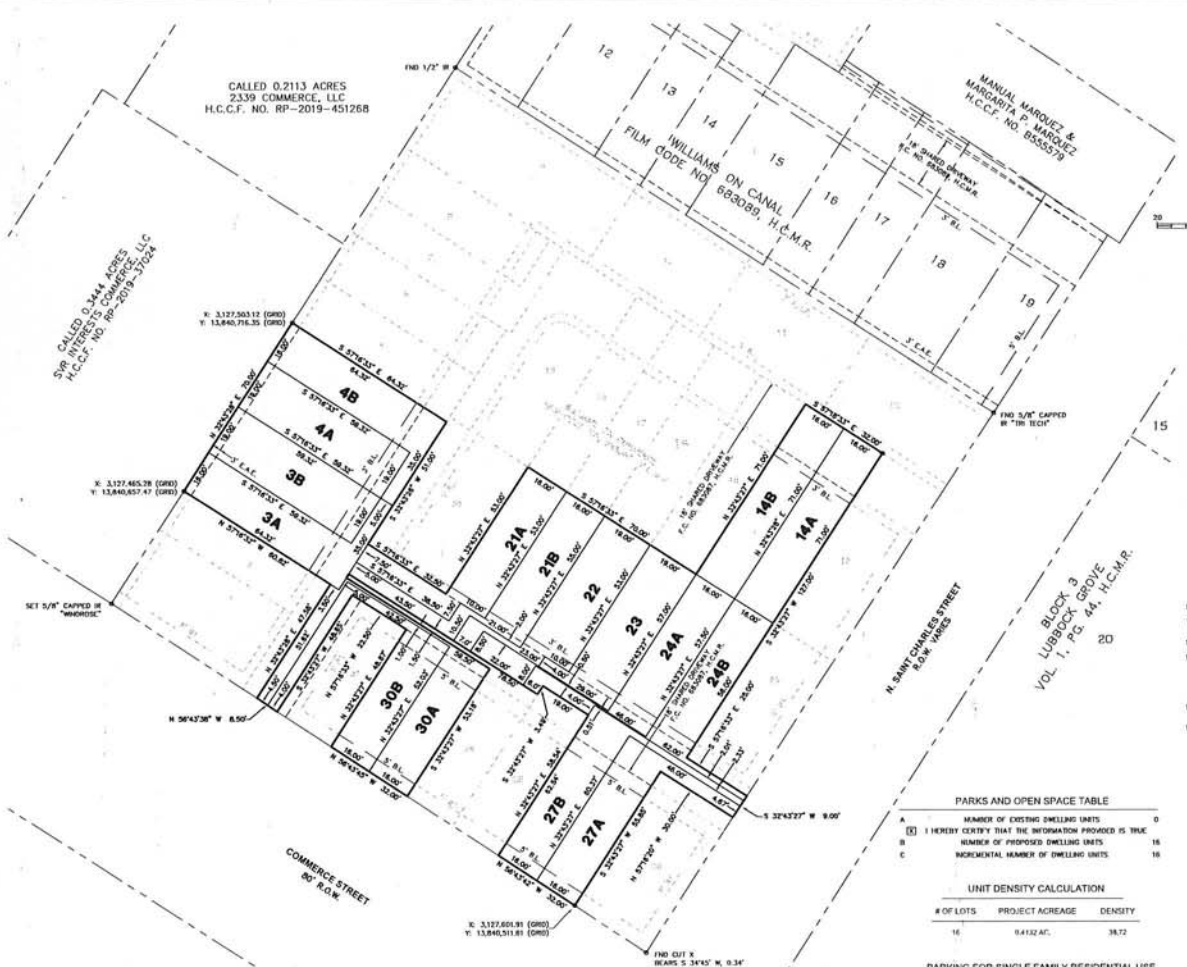
_____
Margaret Wallace Brown, AICP, CNU-A
Secretary

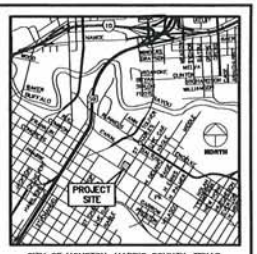
I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20___, at _____ o'clock___M., and duly recorded on _____, 20___, at _____ o'clock___M., and at Film Code Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

_____
Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy





CITY OF HOUSTON, HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2000'

NORTH

20 0 20 40 Feet

GRAPHIC SCALE: 1" = 20'

GENERAL NOTES

1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83)
2. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR – 0.99988743
3. 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.
4. 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.
5. 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.
6. THIS PLAT IS LOCATED IN PARK SECTOR 11.
7. 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.
8. AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 7,400 S.F. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION.
9. NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
10. THIS PERCENTAGE (100%) SHALL BE APPLIED TO THE INCH-CURRENT FEE IN LIEU OF DEDICATION.
11. THE INCH-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER (16 UNITS) OF DWELLING UNITS.
12. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICES.
13. THE RESIDENTIAL UNITS OR LOTS ENCOMPASSED BY THIS PLAT ARE INELIGIBLE FOR SOLID WASTE COLLECTION SERVICES PROVIDED BY THE CITY AT THE TIME OF THE FILING OF THE PLAT. THE OBLIGATION TO PROVIDE SOLID WASTE COLLECTION SERVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THE SUBDIVISION. NOTWITHSTANDING THE FOREGOING, THE CITY RESERVES THE RIGHT TO AMEND THE LEVEL OF SOLID WASTE COLLECTION SERVICES IT PROVIDES.
14. NO HEAVY OR OVERSIZE TRASH COLLECTION SERVICES SHALL BE PROVIDED TO RESIDENTIAL UNITS ELIGIBLE FOR COLLECTION PURSUANT TO ITEM 3 OF SEC. 39-65 OF THE CODE OF ORDINANCES.
15. THIS SUBDIVISION CONTAINS ONE OR MORE SHARED DRIVEWAYS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY SHARED DRIVEWAYS WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

PARKS AND OPEN SPACE TABLE

A	NUMBER OF EXISTING DWELLING UNITS	0
X	I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE	
B	NUMBER OF PROPOSED DWELLING UNITS	16
C	INCREMENTAL NUMBER OF DWELLING UNITS	16

UNIT DENSITY CALCULATION

# OF LOTS	PROJECT ACREAGE	DENSITY
16	0.4132 AC.	38.72

PARKING FOR SINGLE FAMILY RESIDENTIAL USE

# OF LOTS	# OF ADDITIONAL PARKING REQUIRED	# OF ON-STREET PARKING	# OF ON-SITE PARKING
16	2	0	2

LOT AREA CALCULATIONS AND BUILDING COVERAGE

LOT / BLOCK	LOT AREA	MAXIMUM PER LOT COVERAGE BUILDING FOOTPRINT	PERCENTAGE
3A –1	1,124 S.F.	674 S.F.	60%
3B –1	1,127 S.F.	870 S.F.	60%
4A –1	1,127 S.F.	876 S.F.	60%
4B –1	1,124 S.F.	674 S.F.	60%
14A –1	1,136 S.F.	682 S.F.	60%
14B –1	1,136 S.F.	682 S.F.	60%
21A –1	1,137 S.F.	682 S.F.	60%
21B –1	1,145 S.F.	687 S.F.	60%
22 –1	1,144 S.F.	686 S.F.	60%
23 –1	1,123 S.F.	674 S.F.	60%
24A –1	1,122 S.F.	673 S.F.	60%
24B –1	1,123 S.F.	674 S.F.	60%
27A –1	1,107 S.F.	664 S.F.	60%
27B –1	1,109 S.F.	665 S.F.	60%
30A –1	1,111 S.F.	667 S.F.	60%
30B –1	1,105 S.F.	663 S.F.	60%

ABBREVIATIONS

A.E.	– AERIAL EASEMENT
D.E.	– DRAINAGE EASEMENT
ESMT.	– EASEMENT
FND	– FOUND
H.C.C.F.	– HARRIS COUNTY CLERK FILE
H.C.D.R.	– HARRIS COUNTY DEED RECORDS
H.C.M.R.	– HARRIS COUNTY MAP RECORDS
IP	– IRON PIPE
IR	– IRON ROD
NO.	– NUMBER
PG.	– PAGE
R.O.W.	– RIGHT-OF-WAY
AC.	– ACRES
SQ. FT.	– SQUARE FEET
VOL.	– VOLUME
B.L.	– BUILDING LINE
W.L.E.	– WATER LINE EASEMENT
S.S.E.	– SANITARY SEWER EASEMENT
U.E.	– UTILITY EASEMENT
(S)	– SET 5/8" CAPPED IR "WINDROSE"

WILLIAMS ON COMMERCE PARTIAL REPLAT NO 1

A SUBDIVISION OF
0.4132 AC. / 18,001 SQ. FT.
BEING A REPLAT OF LOTS 3, 4, 14, 21, 22, 23, 24, 27, AND 30, BLOCK 1, WILLIAMS ON COMMERCE, FILM CODE NO. 683087, H.C.M.R.
SITUATED IN THE
S.M. WILLIAMS SURVEY, ABSTRACT NO. 87
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

1 BLOCK 16 LOTS

JUNE 2020

REASON FOR REPLAT: TO CREATE 16 LOTS

Owner
Urban IntownHomes, Ltd
2410 Polk St, Ste 200
Houston, TX 77003
713.961.3877

Surveyor

WINDROSE
LAND SURVEYING | PLATTING
11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1143
Plat Name: Williams on Commerce partial replat no 1
Applicant: Windrose
Date Submitted: 05/15/2023

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 reduce minimum lot size and minimum lot width in the city.
Chapter 42 Section: 181, 184

Chapter 42 Reference:
Sec. 42-181. - Single-family residential lot size, states that: (c) A subdivision plat shall not include a lot that is less than 1,400 square feet unless the plat meets the following performance standards: (1) The property to be platted is located within the city; (2) The average lot size within the subdivision plat is greater than or equal to 1,400 square feet. A lot that is larger than 3,500 square feet shall be counted as 3,500 square feet for purposes of the average lot size calculation of this subsection; (3) If the subdivision plat contains one or more blockfaces in their entirety, the average lot size of each blockface within the subdivision plat is greater than or equal to 1,400 square feet; and (4) If a subdivision plat includes a lot with a lot size less than 3,500 square feet, any subsequent replat of a lot within the subdivision plat shall maintain an average lot size that is greater than or equal to 1,400 square feet. The average lot size for each subsequent replat shall be based on all lots within the original subdivision plat containing a lot with a lot size less than 3,500 feet. The subdivision plat and all subsequent replats of lots within the subdivision plat shall contain a plat notation stating the requirements of this item. Sec. 42-184. - Optional performance standards for the reduction in lot size within the city. A subdivision plat for property located within the city may provide for a single-family residential lot size of less than 3,500 square feet, but not less than an average of 1,400 square feet, for lots with adequate wastewater collection service, if the subdivision plat meets the following performance standards and includes plat notations requiring compliance with the following performance standards: (3) The number of single-family residential dwelling units that can be constructed within the proposed subdivision plat does not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of the subdivision plat.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The subject property consists of 0.4132 acres located at the intersection of Commerce Street and St Charles Street east of Downtown. The applicant proposes to replat lots 3, 4, 14, 21, 24, 27, and 30 of Williams on Commerce, a single family residential plat recorded in 2017, in order to build 7 more units than the original plat allows. The original plat contains at least one lot less than 20' in width and at least one lot less than 1,400 sf in size – Chapter 42 requires that subsequent replats shall maintain an average lot width of 18' and average lot size of 1,400 sf for all lots within the original subdivision plat. When calculating lot width and size including the lots in the original subdivision plat, the proposed replat maintains an average lot width over 20', however the average lot size is only 1,329 sf – 71 sf less than Chapter 42 requires for subsequent replats - and the proposed density is 32.29 units per acre – 5.29 units per acre greater than Chapter 42 allows for plats with

lots under 3,500sf – therefore instead of taking advantage of the performance standards in the Code, the applicant is requesting a variance to plat lots in the City under the required 3,500 sf. and more narrow than the required 20' minimum lot width. Since the original plat was approved in 2017, changing market conditions have limited housing options for Houston residents wanting to move closer to the Central Business District and immigrants attempting to move to the City. Affordability and consumer preference are encouraging the development of smaller more narrow lots that prioritize access to shared open spaces and walkable dense neighborhoods over large suburban lawns and secluded subdivisions with only vehicular access. Houston has need of increased housing stock to combat decreasing affordability and accommodate the thousands still moving here each year. Developers must make do with the smaller size of urban tracts while still emphasizing quality development that will serve residents for years. Granting this variance will reduce burden on applicant while allowing them to utilize the land to its fullest potential. The original plat included a courtyard space for interior lots that is used for pedestrian access to the interior units. The replat proposes to create more density facing the courtyard by further subdividing lots 14, 21, and 24 which take access from the shared courtyard, which is in line with the City's recommendations for updates to Chapter 42 based on the Livable Places committee.

(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;

Since the plat was recorded in 2017, development pressures have changed due to decreasing affordability in the housing market and unforeseen immigration patterns due to COVID and other local, state and national conditions. In addition, the City's Planning Department has taken note of the changing market conditions and is seeking to pass updated development ordinances which allow for smaller lot sizes and greater density in an effort to meet changing demand.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Chapter 42 allows for a reduced lot width and size, but caps units per acre, to reduce overcrowding and burden on the city's public street network. This development is within ½ mile from METRO Rail lines and the Central Business District, and Commerce Street is a secondary Transit Oriented Development (TOD) Street. Increasing density within close proximity to the METRO Rail and along TOD streets, while maintaining vehicular access in the rear via shared driveway, furthers the intent and general purposes of Chapter 42 without requiring additional driveways along the street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The subject site will meet all health, safety, and welfare requirements related to fire and building safety. The layout of the shared driveways and intersections with the public street are not being amended – fire access will be maintained and no additional curb cuts are proposed for the additional 7 units.

(5) Economic hardship is not the sole justification of the variance.

The purpose of this variance request is to bring greater density to the urban area surrounding the Central Business District and along TOD streets, not only increasing Houston's housing stock, but providing alternatives for Houston homebuyers who may not be looking to buy detached single units on large lots or who may not be able to afford to pay rent on a luxury midrise unit.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-1143
Agenda Item: 121
PC Action Date: 09/21/2023
Plat Name: Williams on Commerce partial replat no 1
Applicant: Windrose

Staff Recommendation: Withdraw

Chapter 42 Sections: **181, 184**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
The applicant requests a variance to reduce minimum lot size and minimum lot width in the city. ;
Basis of Recommendation:
The site is located northeast along Commerce Street west of St. Charles Street in Houston's Corporate limits.The reason for replat is to create 16 single family residential lots. The plat is a replat of 9 lots out of 31 lot shared driveway subdivision created in 2017 with the original Williams on Commerce subdivision. The applicant proposes to only replat a portion of the existing shared driveway with a courtyard style layout. The applicant has withdrawn this request. Staff's recommendation is to withdraw 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 4, 2023

Dear Property Owner:

Reference Number: 2023-1143; Williams on Commerce partial replat no 1; a partial replat of "Williams on Commerce" subdivision, being Lots 3, 4, 14, 21, 22, 23, 24, 27, and 30, in Block 1, as recorded at Film Code No. 683087 of the Harris County Map Records.

The property is located at the northeast intersection of Commerce Street and N Saint Charles Street. The purpose of the replat is to create 16 single-family residential lots. The applicant, **Jeff Boutte,** with Windrose, on behalf of the developer, can be contacted at **713-458-2281 Ext 1687.**

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, August 24, 2023, 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 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.

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

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

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, 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.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 122
Action Date: 09/21/2023
Plat Name: Aldine Commerce Park GP
Developer: ALDINE COMMERCE PARK
Applicant: Atkinson Engineers
App No / Type: 2023-1777 GP

Total Acreage:	111.3714	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77032	374X	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.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
Planning Commission granted a variance to not provide north/south and east/west public streets through the subject site.

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 122
Action Date: 09/21/2023
Plat Name: Aldine Commerce Park GP
Developer: ALDINE COMMERCE PARK
Applicant: Atkinson Engineers
App No / Type: 2023-1777 GP

HPW-HW- IDS: APPROVE

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

Harris County Flood Control District: Flood Control review - Need additional 30' for Drainage at the eastern boundary of the plat (by Channel P143-00-00, see uploaded PDF).

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
TxDOT may require a TIA. If so, Harris County needs to be included in any scoping meetings
Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation for section plat submittal (.TLGC-242.001h)Ð_

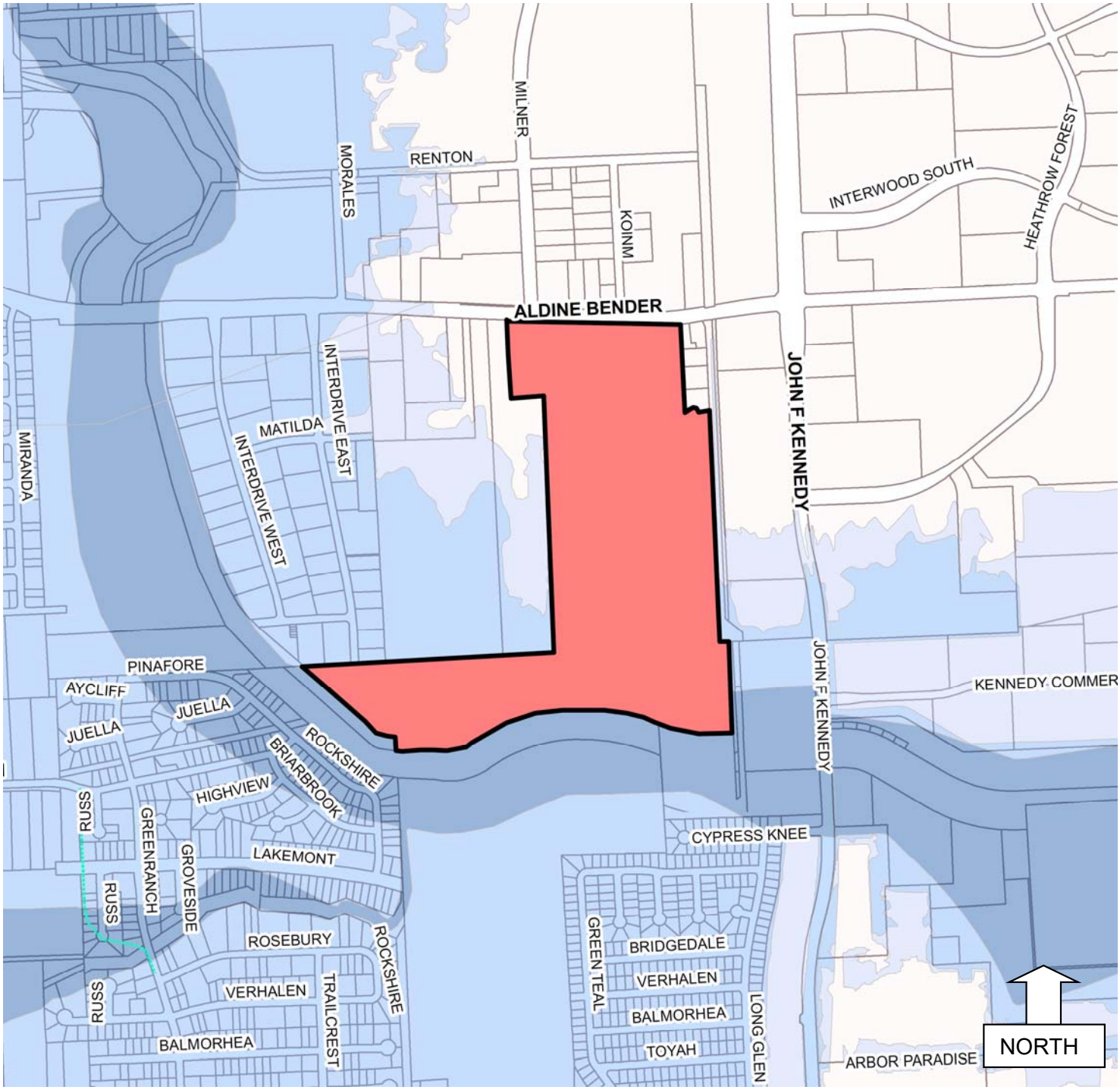
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Aldine Commerce Park GP (DEF 1)

Applicant: Atkinson Engineers



D – Variances

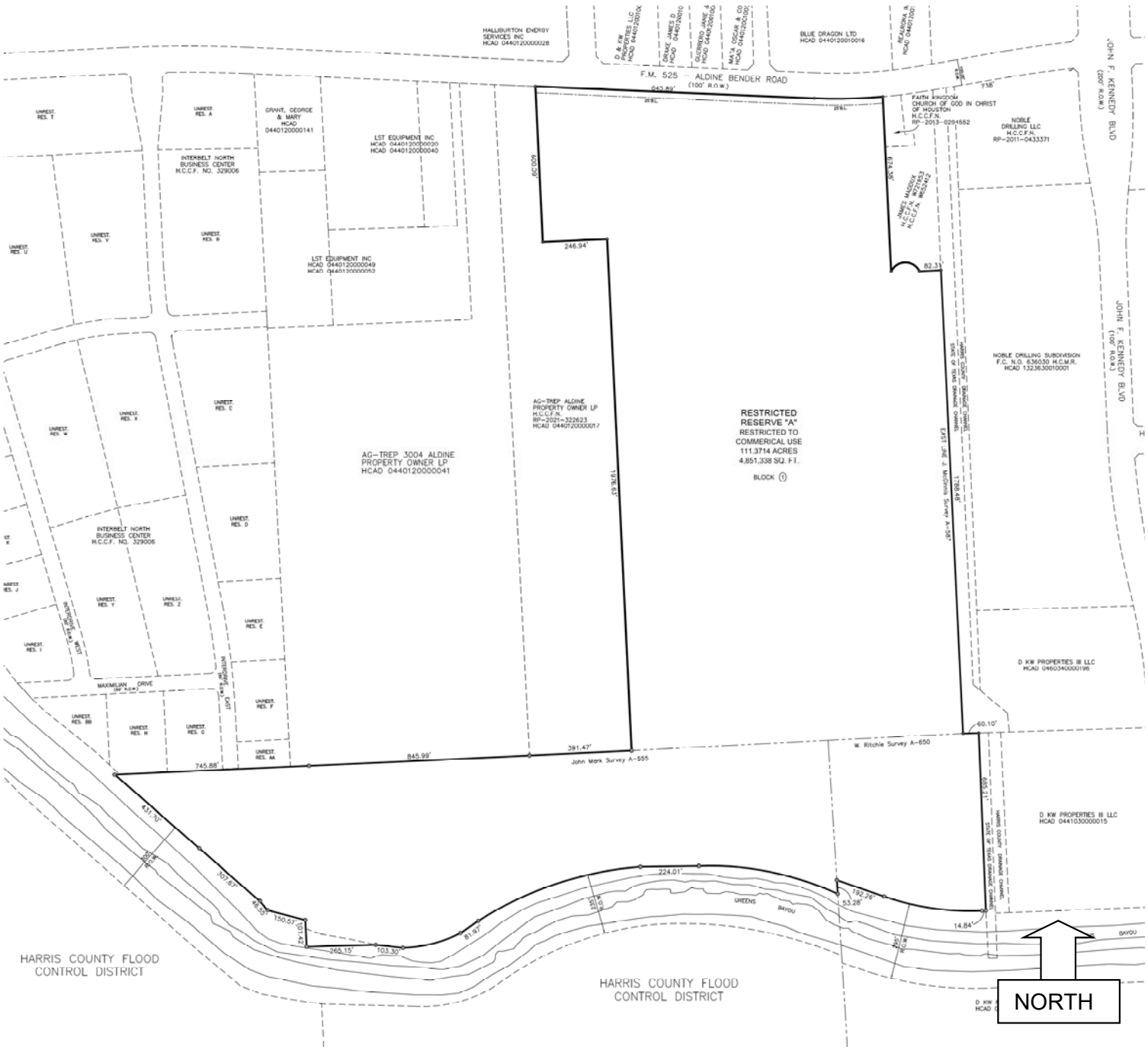
Site Location

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Aldine Commerce Park GP (DEF 1)

Applicant: Atkinson Engineers



D – Variances

Subdivision

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Aldine Commerce Park GP (DEF 1)

Applicant: Atkinson Engineers



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1777
Plat Name: Aldine Commerce Park GP
Applicant: Atkinson Engineers
Date Submitted: 07/31/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Not to require the applicant to provide the required Public Street Stub, tie to existing Stub Street or Street Crossing to the adjacent subdivisions and existing unrecorded development acreage. In addition, not to be required to provide any additional street cross requirements to and across Greens Bayou.

Chapter 42 Section: 127,128,134

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec. 42-128(a)(1)(2) Intersections of local streets (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; and 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. Sec. 42-130(a)(4)(6) Intersections exceptions (4) The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of 220 feet or more by a street more than every ½ mile; (6) The crossing of a stormwater detention facility required by a governmental entity with flood control jurisdiction by a street more than once every 2,000 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

The requirement of a North/South Major Thoroughfare alignment, per Sec. 42-127(A) is not needed due to the existing conditions: Harris County Regional Detention Facility and Greens Bayou (295' width) on the southern boundary of the plat. The design requirements for a MTF would place an undue burden of this tract, as the required r.o.w would not be able to serve as a MTF as it has no future r.o.w. connection to serve. Next, addressing Sec. 42-128, the requirement to proved street crossings/stubs,(1400' intervals), to the adjoining tracts, limits the ability to create a "Uniform Commercial Development Plan" within the clients property to provide a limited access facilities.

(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 requirement of a North/South Street, per Sec. 42-128(A) is not needed due to the existing conditions: Harris County Regional Detention Facility and Greens Bayou (295' width) on the southern boundary of the plat. The design requirements for a North/South Street would place an undue burden of this tract, as the required r.o.w would not be need able to serve the proposed Unrestricted Reserve, it has no future r.o.w. connections to serve. Next, addressing Sec. 42-128(A), the requirement to proved street crossings/stubs,(1400' intervals), to the adjoining tracts, limits the ability to create a "Uniform Commercial Development Plan" within the clients property to provide a limited access facilities. In addition, the requirement to extend or terminate INTERDRIVE EAST (60' R.O.W.), as shown in the plat of INTERBELT NORTH BUSINESS CENTER, within the Proposed G.P. should not be required as the current condition on the ground provides all the needed access to the platted reserves and no turn around was required within INTERBELT NORTH BUSINESS CENTER plat.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance requested is not solely due to the proposed new development, but must also take into consideration the current conditions of the existing developed areas surrounding this tract. There is currently an existing recorded plat to the east, Noble Drilling Subdivision, which limits the need to connection to John F. Kennedy Blvd. Moreover, the existing unrecorded commercial development to the west is currently served by its own private access drive. In addition, there is a Harris County regional detention facility to the south of this project. In addition, I would ask that Sec. 42-130(a)(4)(6) be consider and applied to this project due to the width of Greens Bayou and the Harris County Facilities. One additional item to be considered is that a good portion (51%) of this property lies within the Floodway and Zone AE, limiting the need for crossings along Greens Bayou. The proposed commercial development within this site can be served solely by a self-contained access whether private or public roads and taking access to and from Aldine Bender Road.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent to create and provide any additional public street circulation, to the East, West and South, is not need as the existing development prohibits street extensions and all circulation with this tract will be handled via an internal access.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance and the requirements from Sec.42-128(a)(1)(2) would not be injurious, in that the current traffic pattern and flow would still use Aldine Bender Road to the north and traffic flow would still travel to east to U.S. 59 or north to Beltway 8 for commercial traffic.

(5) Economic hardship is not the sole justification of the variance.

The granting of the variance is not solely on economics, but is based on the ability of preserving the existing conditions,"Status Quo", as the acquiring of additional public street crossings/connections from the adjacent properties would be nearly impossible, and would impose the burden solely on our clients tract.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-1777
Agenda Item: 122
PC Action Date: 09/21/2023
Plat Name: Aldine Commerce Park GP
Applicant: Atkinson Engineers

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128,130,134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Not to require the applicant to provide the required Public Street Stub, tie to existing Stub Street or Street Crossing to the adjacent subdivisions and existing unrecorded development acreage. In addition, not to be required to provide any additional street cross requirements to and across Greens Bayou.;

Basis of Recommendation:

The site is located in Houston's ETJ, in Harris County, south of Aldine Bender Road, west of John F Kennedy Boulevard, and north of Greens Bayou. Aldine Commerce Park GP proposes a commercial development and is requesting a variance to exceed 1,400'/2600' intersection spacing requirements by not providing any north/ south and east/west public streets through the site. Staff is in support.

Justification for granting the variance is based on the existing conditions of the adjacent areas. The proposed GP is bounded by a business/industrial park to the west, Greens Bayou to the south, and 115' drainage channel and platted commercial reserves to the east. Granting of the variance will not be injurious to public safety and welfare. All adjacent properties will either have public street frontage or exist in clusters, under comment ownership, with public street access.

Harris County Engineering Department poses no objection to the request. Staff's recommendation is to grant the requested variance and approve the GP subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

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;

Requiring public streets would create an impractical development. The proposed GP is bounded by existing conditions of the adjacent areas. The proposed GP is bounded by a business/industrial park to the west, Greens Bayou to the south, and 115' drainage channel and platted commercial reserves to the east. Granting of the variance will not be injurious to public safety and welfare. All adjacent properties will either have public street frontage or exist in clusters, under comment ownership, with public street access.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Granting of the requested variance is based on existing conditions of adjacent areas. These conditions were not created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The subject site and adjacent properties will have access to a public street.

(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 public safety and welfare. All adjacent properties will either have public street frontage or exist in clusters, under comment ownership, with public street access.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. Granting of the requested variance is based on existing conditions of adjacent areas.

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 123
Action Date: 09/21/2023
Plat Name: Davis World
Developer: 422 West Crosstimbers LLC
Applicant: CGEA|Planning + Design
App No / Type: 2023-1500 C2R

Total Acreage:	0.2869	Total Reserve Acreage:	0.2755
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (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. (Sec 42-41)

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

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

Variance approval conditions:
PRIOR TO RECORDATION
* Abandon 40’-5’ UE within the property prior to recordation.
* Dedicate 5’ of ROW via separate instrument prior to recordation. This will be necessary to obtain a consent to encroach agreement before the plat is recorded.
* Obtain a consent to encroach agreement for slab remnant that will be in the right of way after 5’ ROW dedication. Slab remnant may be subject to marking or other delineation requirement so that it is not a hazard to pedestrians.
VERIFIED AT PERMITTING
* Remove fencing from the Crosstimbers side of the property.
* Provide a 6’ sidewalk and 2’ buffer along Crosstimbers in front of the building.
* Provide a 7’ sidewalk and 4’ buffer and 3" caliper trees along Crosstimbers in front of the parking lot.
* Narrow existing curb cut to allow for a 15’ driveway with 10’ radii.
* Provide a 5’ sidewalk and 3" caliper trees along Truman street.
FYI, THE FOLLOWING ITEMS ARE POTENTIAL DEFICIENCIES THAT MAY NEED TO BE ADDRESSED AT PERMITTING:
* Provide an off-site parking agreement to utilize parking spaces on the neighboring property to the west.
* Provide a construction maintenance agreement with the neighboring property to the east since the eastern wall was built within the 3’ side setback. Eastern wall may also need to be upgraded for fire protection because it within the 3’ setback.
* A tree removal permit may be required for trees removed from the ROW and setback along Truman Street.

Commission Action:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	123
Action Date:	09/21/2023
Plat Name:	Davis World
Developer:	422 West Crosstimbers LLC
Applicant:	CGEA|Planning + Design
App No / Type:	2023-1500 C2R

Grant the requested variance(s) and Approve the plat subject to the conditions listed
Planning Commission granted the requested 0' dual building line along Crosstimbers and Truman per conditions listed.

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

HPW- TDO- Traffic: 08/07/2023 - Recommend providing the required sidewalk and buffer as per IDM standards for major Thoroughfares.
CenterPoint: 1—Southern boundary: What does the 5.00' crosshatched area represent? There is no label.
2—CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead primary facilities, which applies to: W CROSSTIMBERS STREET.
3-Trees under power lines on Variance plan will need CNP supervisor approval.

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

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

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

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Davis World (DEF 3)

Applicant: CGES|Bailey Planning



D – Variances

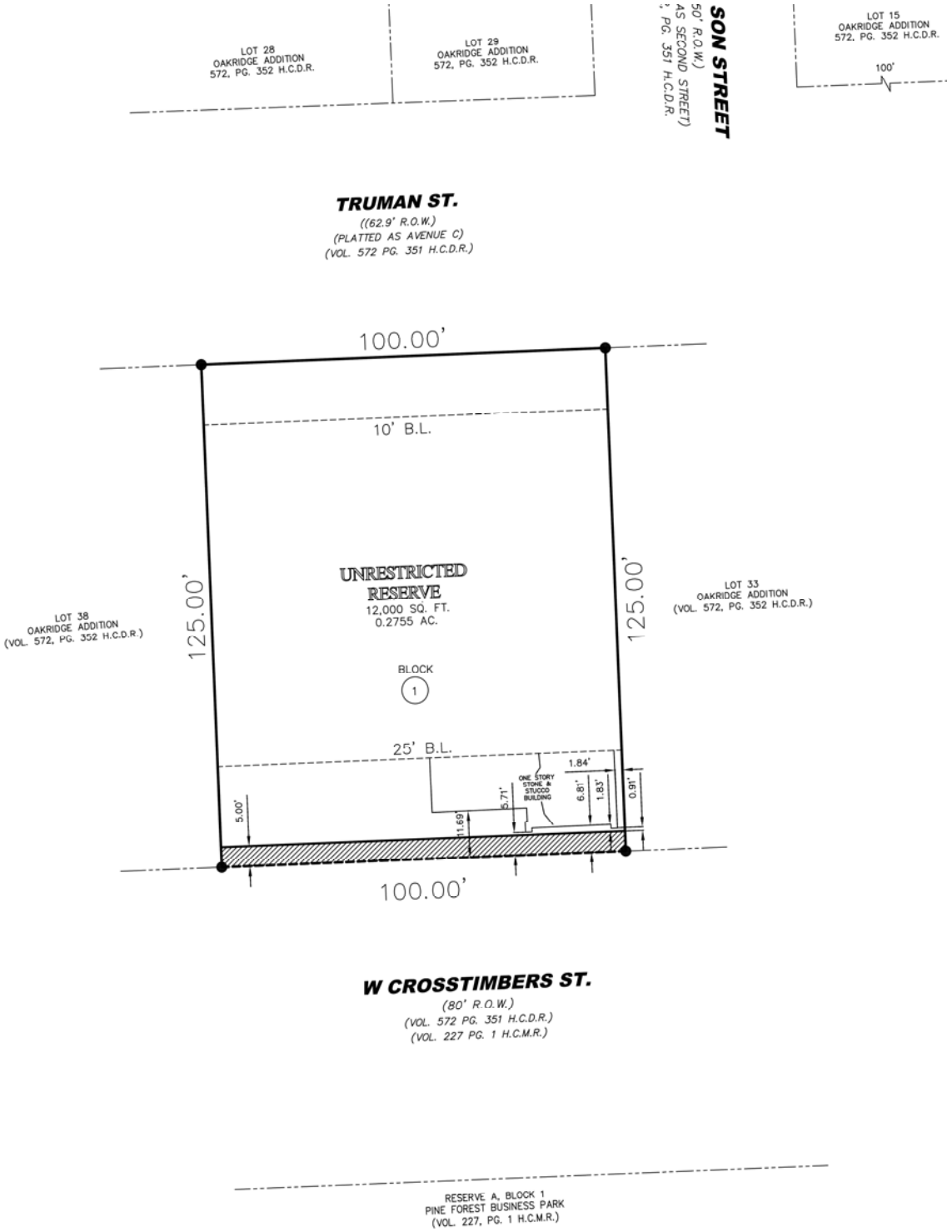
Site Location

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Davis World (DEF 3)

Applicant: CGES|Bailey Planning



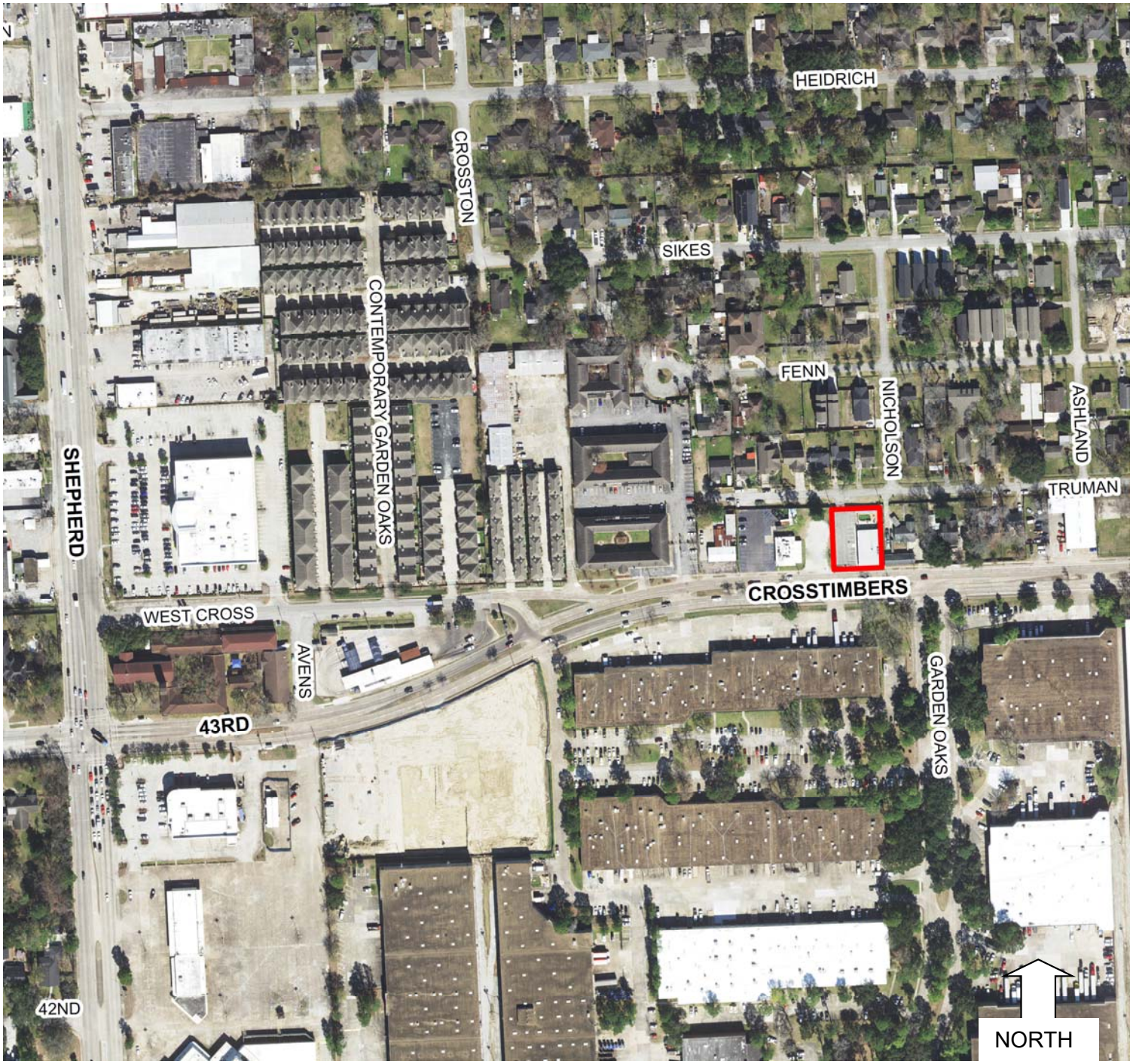
D – Variances Subdivision

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Davis World (DEF 3)

Applicant: CGES|Bailey Planning

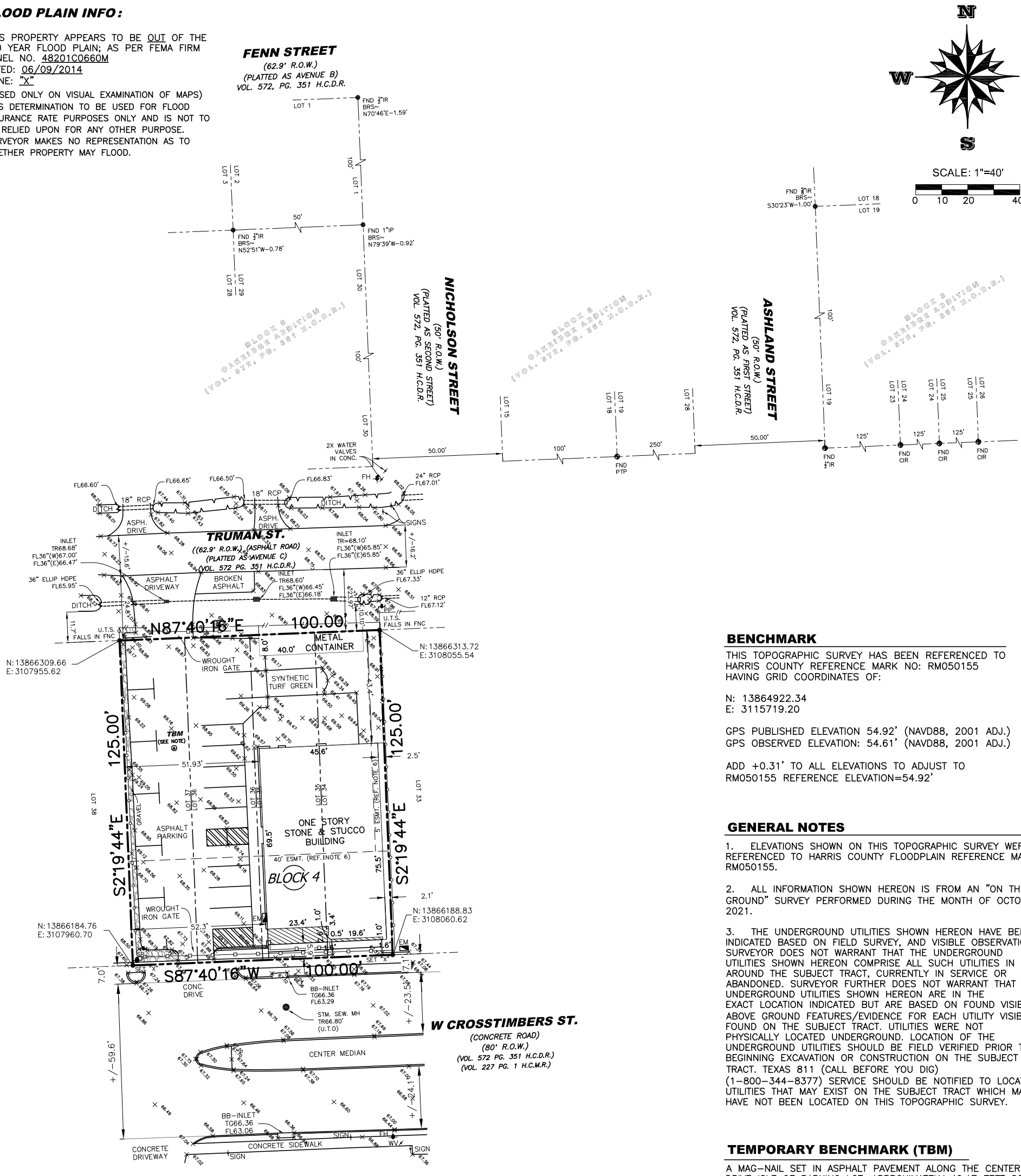


D – Variances

Aerial

FLOOD PLAIN INFO :

THIS PROPERTY APPEARS TO BE OUT OF THE 100 YEAR FLOOD PLAIN; AS PER FEMA FIRM PANEL NO. 48201C0660M
DATED: 06/09/2014
ZONE: "X"
(BASED ONLY ON VISUAL EXAMINATION OF MAPS) THIS DETERMINATION TO BE USED FOR FLOOD INSURANCE RATE PURPOSES ONLY AND IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE. SURVEYOR MAKES NO REPRESENTATION AS TO WHETHER PROPERTY MAY FLOOD.



BENCHMARK

THIS TOPOGRAPHIC SURVEY HAS BEEN REFERENCED TO HARRIS COUNTY REFERENCE MARK NO: RM050155 HAVING GRID COORDINATES OF:

N: 13864922.34
E: 3115719.20

GPS PUBLISHED ELEVATION 54.92' (NAVD88, 2001 ADJ.)
GPS OBSERVED ELEVATION: 54.61' (NAVD88, 2001 ADJ.)

ADD +0.31' TO ALL ELEVATIONS TO ADJUST TO RM050155 REFERENCE ELEVATION=54.92'

GENERAL NOTES

1. ELEVATIONS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE REFERENCED TO HARRIS COUNTY FLOODPLAIN REFERENCE MARK: RM050155.

2. ALL INFORMATION SHOWN HEREON IS FROM AN "ON THE GROUND" SURVEY PERFORMED DURING THE MONTH OF OCTOBER 2021.

3. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN INDICATED BASED ON FIELD SURVEY, AND VISIBLE OBSERVATION. SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN OR AROUND THE SUBJECT TRACT, CURRENTLY IN SERVICE OR ABANDONED. SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED BUT ARE BASED ON FOUND VISIBLE ABOVE GROUND FEATURES/EVIDENCE FOR EACH UTILITY VISIBLY FOUND ON THE SUBJECT TRACT. UTILITIES WERE NOT PHYSICALLY LOCATED UNDERGROUND. LOCATION OF THE UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO BEGINNING EXCAVATION OR CONSTRUCTION ON THE SUBJECT TRACT. TEXAS 811 (CALL BEFORE YOU DIG) (1-800-344-8377) SERVICE SHOULD BE NOTIFIED TO LOCATE UTILITIES THAT MAY EXIST ON THE SUBJECT TRACT WHICH MAY HAVE NOT BEEN LOCATED ON THIS TOPOGRAPHIC SURVEY.

TEMPORARY BENCHMARK (TBM)

A MAG-NAIL SET IN ASPHALT PAVEMENT ALONG THE CENTER DRIVE ISLE OF PARKING LOT, APPROXIMATELY 42.17 FEET SOUTH AND 19.25 FEET EAST OF THE NORTHWEST PROPERTY CORNER. ELEV= 69.09' (NAVD 88, 2001 ADJ.)

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE (5401, FIPS 4204), PER GPS OBSERVATIONS.
2. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER (CPL) FOR PLATTING PURPOSES ISSUED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0564, DATED 06-06-2023, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
4. ALL ABSTRACTING PERFORMED BY TITLE COMPANY
5. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
6. AN EASEMENT AS SET FORTH IN VOLUME 3934, PAGE 26 (H.C.C.F. NO. B134478) DEED RECORDS OF HARRIS COUNTY, TEXAS BEING DESCRIBED AS THE SOUTH FORTY FEET (S.40') OF EACH OF LOTS THIRTY-FOUR (34), THIRTY-FIVE (35), THIRTY-SIX (36) AND THIRTY-SEVEN (37), BLOCK FOUR (4), TOGETHER WITH AN EASEMENT FIVE FEET IN WIDTH ALONG AND ADJACENT TO THE EASTERLY LINE OF THE REMAINING NORTHERLY PORTION OF LOT 34, IN BLOCK 4 OF OAK RIDGE ADDITION, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND OPERATING SEWER, WATER, AND ALL OTHER UTILITY LINES TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SUCH PROPERTY FOR SUCH PURPOSES, PROVIDED HOWEVER, THAT IF AND WHEN SUCH UTILITIES BECOME AVAILABLE ALONG CROSS TIMBERS STREET THIS EASEMENT SHALL TERMINATE.
7. A COMBINED SCALE FACTOR OF: 0.99999332 APPLIES TO THIS PROPERTY
8. DETERMINATION OF BOUNDARY, GEOMETRY AND CONFIGURATION SHOWN IS THE SURVEYORS BEST INTERPRETATION OR OPINION USING THE BEST RECORD AND FIELD EVIDENCE AVAILABLE AT THE TIME SURVEY FIELD WORK WAS PERFORMED. SURVEYOR RESERVES THE RIGHT TO MODIFY AND/OR REVISE SURVEY AS NECESSARY IF NEW OR ADDITIONAL DATA BECOMES AVAILABLE.

LEGEND:

- CONTROL MONUMENT
- CHAIN FENCE
- WOOD FENCE
- PROPERTY LINE
- COVERED AREA

A.E.=AERIAL EASEMENT
B.L.=BUILDING LINE
C.I.R.=CAPPED IRON ROD
COR=CORNER
EM=ELECTRICAL SERVICE METER
FNC=FENCE
GM=GAS METER
I.P.=IRON PIPE
I.R.=IRON ROD
P.T.P.=PINCHED TOP PIPE
R.O.W.=RIGHT-OF-WAY
U.E.=UTILITY EASEMENT

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DATED THIS THE 2ND DAY OF AUGUST 2023

DAVID R. STRICKLAND, RPLS
REGISTRATION NO. 5124

STATE OF TEXAS
REGISTERED
DAVID R. STRICKLAND
5124
PROFESSIONAL
LAND SURVEYOR

DAVE STRICKLAND, RPLS
LAND CONSULTING
(281) 705-4297
FIRM No. 10194325

EXISTING CONDITIONS & TOPOGRAPHIC SURVEY

OF LOT(S) THIRTY-FOUR (34), THIRTY-FIVE (35), THIRTY-SIX (36) AND THIRTY-SEVEN (37), IN BLOCK FOUR (4) OF OAKRIDGE ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 572, PG. 352 OF H.C.D.R. AND AS AMENDED BY VOL. 1115, PAGE 435, H.C.D.R.
422 W CROSSTIMBERS ST., HOUSTON, HARRIS COUNTY, TX 77018

JOB NO.: SM2110-01
DATE: 08/02/2023
FOR: CGEA PLANNING + DESIGN
GF#:
PURCHASER:

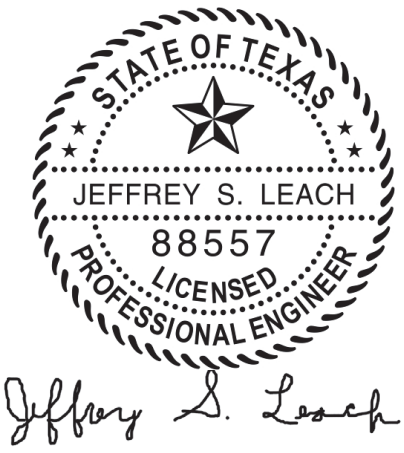
LEACH ENGINEERING, LLC

ENGINEERING INVESTIGATION OF A COMMERCIAL BUILDING
THE WEALTH AT GARDEN OAKS
422 W CROSSTIMBERS STREET
HOUSTON, TX 77018



PREPARED FOR:
C/O MR. MIJANUR ROKU
TLC ENGINEERING
HOUSTON, TEXAS

09/14/2023



Jeffrey S. Leach

This document has been electronically signed and sealed by Jeffrey S. Leach, P.E. on September 14, 2023 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

This document consists of a total of 40 pages (including 1 Aerial Views and 119 Investigation Photographs).

LEACH ENGINEERING, LLC
Tel. (281) 467-3749
2323 Monarch Terrace Drive, Katy, Texas 77494
LOUISIANA REGISTERED ENGINEERING FIRM EF 7157
TEXAS REGISTERED ENGINEERING FIRM EF 6248

LEACH ENGINEERING, LLC

September 14, 2023

C/O Mr. Mijanur Roku
TLC Engineering
8204 Westglen Dr.
Houston, Texas 77083

RE: Insured: The Wealth at Garden Oaks
Date of Inspection: September 8, 2023

Dear Mr. Roku:

On September 6, 2023, we received your assignment, requesting a structural foundation forensic report to evaluate if alterations to the building foundation will have a negative impact on the building's structural integrity in response to the City of Houston's recent request to add a sidewalk at the front and back of the building. The property is located at 422 W Crosstimbers Street in Houston, Texas.

Enclosed is a report of our findings and conclusion.

If you require additional information or if we can be of further assistance, please do not hesitate to contact us. It is a pleasure to be of service.

Sincerely yours,

Jeffrey S. Leach

Jeffrey S. Leach, P.E.
Consulting Engineer
Leach Engineering, LLC

JSL
Enclosures

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1500
Plat Name: Davis World
Applicant: CGES|Bailey Planning
Date Submitted: 06/26/2023

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 dual building line along a major thoroughfare street instead of 25'

Chapter 42 Section: 152

Chapter 42 Reference:

Sec. 42-152. – Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

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 site is located in the Historic Independence Heights within Houston's corporate limits. The proposed redevelopment will be the enhancement of an old AC business from the 1980 to an event space. The current property owner purchased the property recently from an owner who had started renovation work without a permit. When the current owner attempted the obtain permits for operating the space as an event space, they were rejected and told a replat was needed. Though the existing structure has remained in it's current location since the 80s, due to the extent of the renovation work done, it's seen as a major remodel which is why the replat had to be submitted as well as then complying the with current development code building line setback requirements. W Crosstimbers is a MTF with a now proposed width of 90 feet. Due to this, ROW dedication is now due from the subject tract where there's already a limited pedestrian realm area. The distance from structure to curb is less than 15 feet and there's an existing fence. There will be the opportunity to propose a 7 feet side walk and 2-pls feet safety buffer. If W Crosstimbers weren't proposed to be widened, there could've been the opportunity to have a lesser setback due to the performance standard that allows for a lesser setback when the MTF ROW is 80 feet or less. The structure predates to the proposal of the 25 feet setback which is why there's now an encroachment. We request the Planning Commission to allow a dual building line variance of 0,71' along Crosstimbers in lieu of the required 25' B.L. for the existing building.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not a result of a hardship created or imposed by the applicant but a result of the existing space between the curb and property being less than normal. The structure has had the same footprint which predated the ordinance but with the proposed replat and the existing conditions of the site, there are limitations with what can happen with the pedestrian realm. The street has been widened but the building hasn't moved.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained as there will still be an opportunity to provide a safety buffer and wide sidewalk. The structure has remained in the same location and maintained the same footprint for decades but since the curb distance didn't change, only so much space can accommodate the preferred pedestrian realm, though a 7-feet sidewalk is being proposed.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety, or welfare as the existing structures has been in the same location for decades but as the times change, it's not uncommon for older developments to not be in-keeping with the development standards/trends of the modern times. W Crosstimbers is a 90 feet wide MTF but is divided by a median so traffic on the Northside of the street can be treated as a one-way street. There's also a proposed on-street bike line which can also act as a buffer between pedestrians and the car traffic. Though the distance between structure and curb are narrow, there's still an opportunity for a safety buffer and wider sidewalk for pedestrians. The property is adjacent to a local street to the north (Truman), which will serve as the exit for the site; so this will help with the traffic flow as there will only be vehicles entering from the W Crosstimbers entrance.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance but due to there being no options for the development since the structure will remain in place as it has for decades. W Crosstimbers has been widened over the years and as the city has grown, infrastructure isn't necessarily considered when it comes to redevelopment. There hasn't always been 25 feet building line setback and if the ROW wasn't being proposed to be widened to 90 feet, there could've been the opportunity for the performance standard that allows for a lesser setback when the MTF is 80' or less.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-1500
Agenda Item: 123
PC Action Date: 09/21/2023
Plat Name: Davis World
Applicant: CGEA|Planning + Design

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-152; 42-150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a dual building line along a major thoroughfare street instead of 25';
A variance is sought for an unrestricted reserve along Truman Street to have a 0' dual BL to allow a storage facility/container to remain in replace in lieu of the required 10' BL.;

Basis of Recommendation:

This item has been deferred twice and was granted a 30 day extension at the August 24th Planning Commission meeting. This item cannot be deferred or extended again.
The site is located within Houston's Corporate Limit along West Crosstimbers between Shepherd and Yale.
The applicant is requesting a 0' dual building line along Crosstimbers and Truman for a recently constructed event hall.
Staff is in support of this request per conditions.
The site consists of a an approximately 3200 square foot event hall and rear accessory structure constructed in 2018. This was done in excess of a permit approved to repair a smaller structure that used to exist on this site. The new structures were built along the north and south property lines over the required setbacks. Strict interpretation of Chapter 42 would require a setback of 25' along Crosstimbers and 10' along Truman.
Staff has suggested that the applicant provide a 7' sidewalk and 4' buffer with street trees along Crosstimbers. The applicant contends that an approximately 5" tall concrete remnant of the demolished building would hinder their ability to provide this. They have submitted an engineer's report asserting that this feature is integral to the existing structure and cannot be easily removed. Staff has added an approval condition of a 6' sidewalk and 2' buffer in front of the existing building in order to account for this impediment. The applicant will be required to provide a 7' sidewalk and 4' buffer with trees along the pedestrian realm fronting the parking lot. There is also a condition that the applicant obtain a consent to encroach agreement for the existing slab to allow it to remain in the right of way after dedication.
Other approval conditions include abandonment of utility easements underneath the existing structure, narrowing an existing curb cut, and providing a new sidewalk and street trees along the Truman Street side of the property. Staff has listed all of the approval conditions on the CPC 101 form as well as items that will likely need to be addressed at permitting.
Staff recommends granting the variance for 0' dual building lines per conditions listed.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

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;

Staff has suggested that the applicant provide a 7’ sidewalk and 4’ buffer with street trees along Crosstimbers. The applicant contends that an approximately 5” tall concrete remnant of the demolished building would hinder their ability to provide this. They have submitted an engineer’s report asserting that this feature is integral to the existing structure and cannot be easily removed. Staff has added an approval condition of a 6’ sidewalk and 2’ buffer in front of the existing building in order to account for this impediment. The applicant will be required to provide a 7’ sidewalk and 4’ buffer with trees along the pedestrian realm fronting the parking lot.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance is justified by the proposed use and proposed pedestrian realm.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent is being met considering the barrier presented by the existing foundation.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The applicant is providing a pedestrian realm that is satisfactory considering the barrier presented by the existing foundation.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified by the proposed use and proposed pedestrian realm.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

June 29, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Davis World
REFERENCE NUMBER: 2023-1500

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north and along W Crosstimbers Street, between Yale Street and N Shepherd 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.

The CGES | Bailey Planning, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a dual building line for a new structure as close to 0.71' in lieu of the ordinance required 25' along W Crosstimbers for a new residence. Enclosed are copies of the variance request, the proposed subdivision plat and 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, July 27, 2023, 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 Carlos G. Espinoza with the CGES│Bailey Planning at 713-965-7385. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.gov or call (832) 393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 124
Action Date: 09/21/2023
Plat Name: Fort Bend County Sportsplex
Developer: Fort Bend County
Applicant: Pedraza Surveying, LLC
App No / Type: 2023-1640 C2

Total Acreage:	15.4700	Total Reserve Acreage:	15.4700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77053	611B	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.

Commission Action:

Defer for further study and review

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	124
Action Date:	09/21/2023
Plat Name:	Fort Bend County Sportsplex
Developer:	Fort Bend County
Applicant:	Pedraza Surveying, LLC
App No / Type:	2023-1640 C2

HPW- TDO- Traffic: 09/20/2023 - No comments.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
Missing B.L.
Make sure that 10’ clearance between public utility to the building foundation.

HPW-HW- IDS: For the creation of the 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.

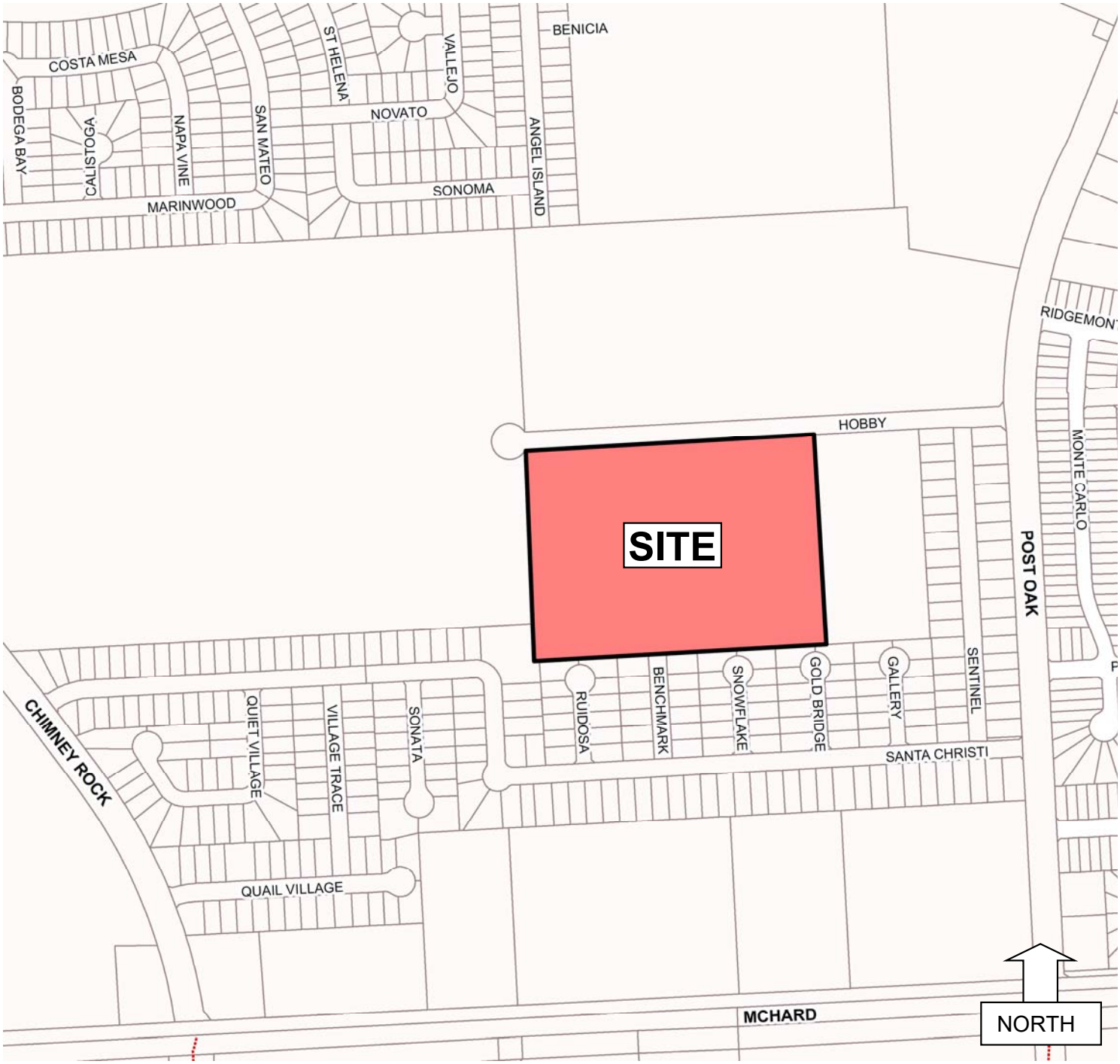
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Fort Bend County Sportsplex

Applicant: Pedraza Surveying, LLC



D – Variances

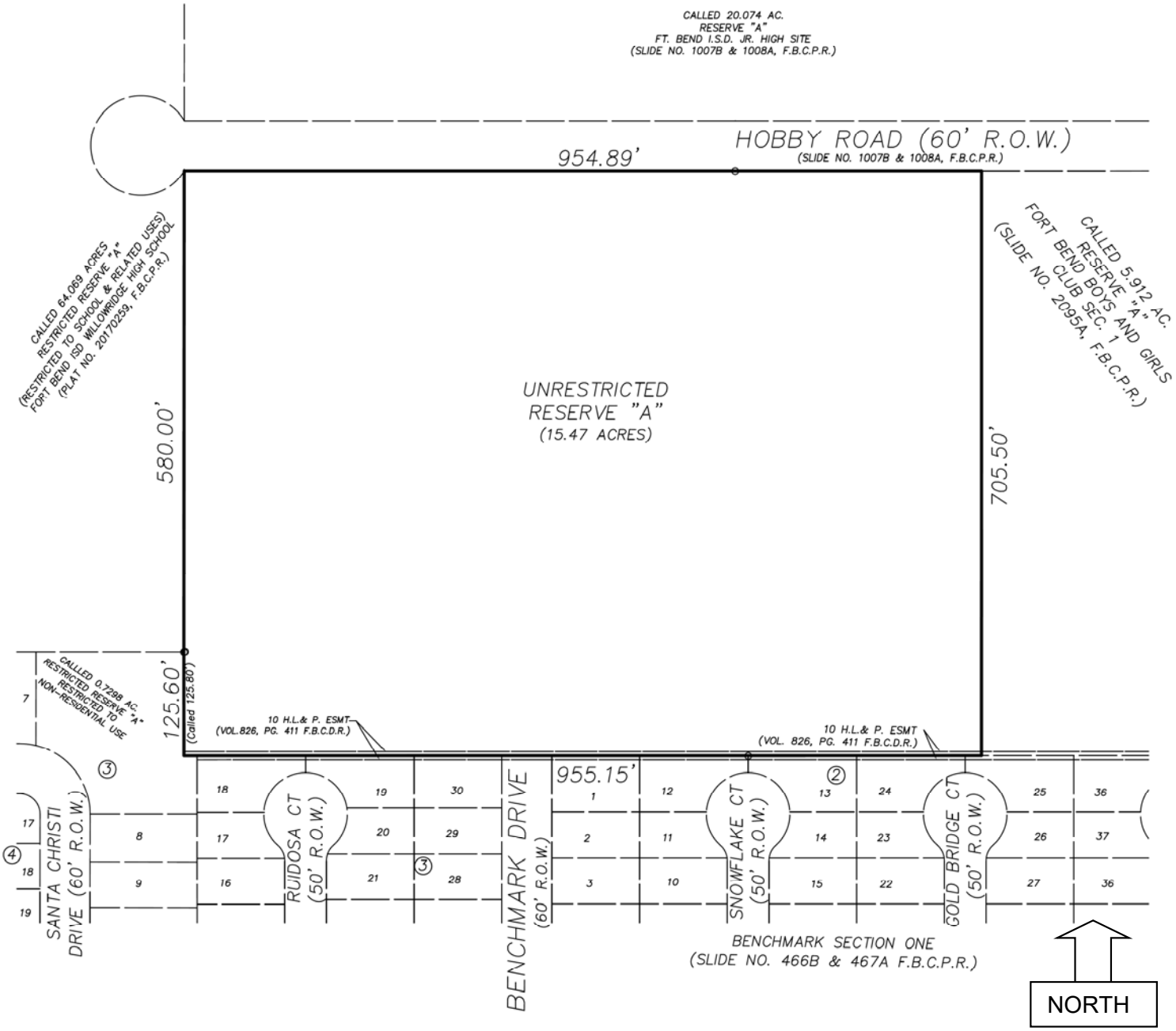
Site Location

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Fort Bend County Sportsplex

Applicant: Pedraza Surveying, LLC



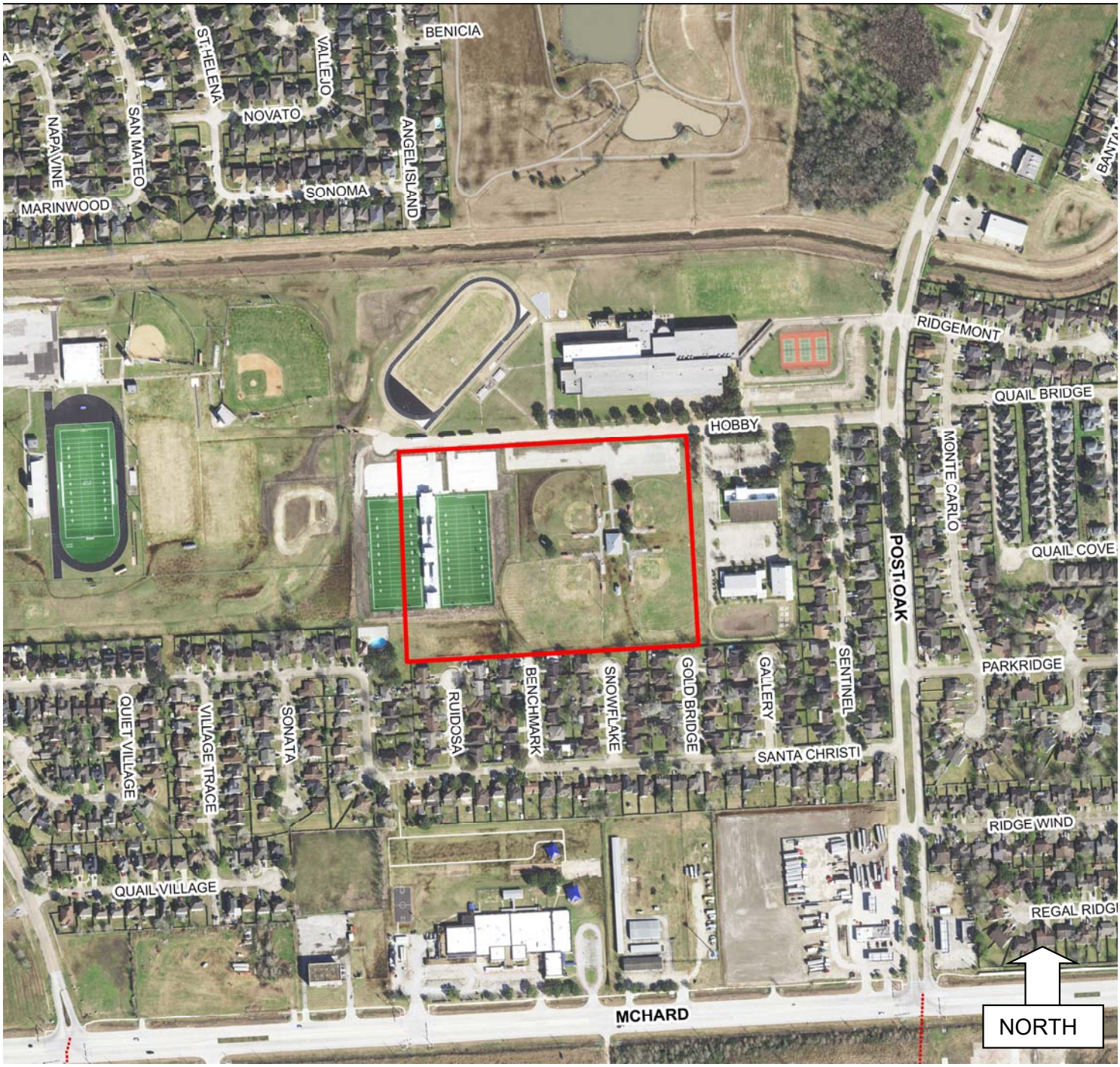
D – Variances **Subdivision**

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Fort Bend County Sportsplex

Applicant: Pedraza Surveying, LLC



D – Variances

Aerial



LEGEND:

YOU ARE HERE

1. CONCESSION STAND BUILDING
2. BATTING CAGE BUILDING
3. EAST PRESS BOX
4. WEST PRESS BOX
5. BASEBALL FIELD I
6. BASEBALL FIELD II
7. BASEBALL FIELD III
8. BASEBALL/SOFTBALL FIELD IV
9. FOOTBALL FIELD I
10. FOOTBALL FIELD II
11. FOOTBALL FIELDS TEAM MEETING ROOMS
12. FOOTBALL FIELDS RESTROOMS
13. FOOTBALL FIELDS COMMUNITY ROOM & PRESS BOX
14. FOOTBALL PRACTICE FIELD
15. CONTAINERS STORAGES
16. FOOTBALL FIELDS PARKING
17. BASEBALL FIELDS PARKING
18. OUTDOOR SEATING
19. BASEBALL FIELDS STORAGE BUILDING
20. BOYS AND GIRLS CLUB
21. PINNACLE SENIOR CENTER

N

GRAPHIC SCALE: 1" = 50' - 0"

0' 50' 100' 150'

MAP STATION PLAN
1" = 50'-0" | 1

NOTES:

- THE NAMES ON THE LEGEND ARE SUBJECT TO CHANGE BASE ON THE OWNER PREFERENCE. COORDINATE WITH OWNER FOR FINAL CHOICE.
- ONE GRAPHICS STAR ("YOU ARE HERE") WILL BE PLACED ON EACH MAP STATION.THE 2 LOCATIONS ARE SHOWN ON THE MAP AS A GUIDE TO SHOW THE LOCATION OF EACH MAP STATION
- THE WRITING FONT SIZE TO BE ADJUSTED TO BE READABLE
- THE MAP STATTION TO BE PRINTED IN COLOR. COORDINATE WITH ARCHITECT FOR THE VECTOR FILE

MAP STATION NOTES

1. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
2. THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN BARRICADES, LIGHTING, ETC AS APPLICABLE BY CODES AND REGULATIONS TO PROTECT PEDESTRIANS AND WORKERS.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMIT FEES AND APPLICATIONS
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD CHECKING AND VERIFYING ANY AND ALL DIMENSIONS AND OR EXISTING FIELD CONDITIONS PRIOR TO START.
5. THE GENERAL CONTRACTOR SHALL REPORT ANY AND ALL DISCREPANCIES AND OMISSIONS TO THE ARCHITECT PRIOR TO INSTALLATION OF NEW WORK.
6. THE GENERAL CONTRACTOR SHALL REPORT ANY AND ALL DISCREPANCIES WITH ARCHITECT PRIOR TO BIDDING.
7. THE GENERAL CONTRACTOR SHALL PROTECT ANY CONSTRUCTION OR FINISHES THAT IS TO REMAIN.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY CONSTRUCTION THAT IS EXISTING TO REMAIN.
9. SALVAGE ALL DOORS AND HARDWARE, MOVABLE FURNITURE, APPLIANCES, EQUIPMENT, AND COORDINATE DELIVERY TO OWNER
10. THE GENERAL CONTRACTOR SHALL COORDINATE THE RE-USE AND RELOCATION OF DIFFUSERS, STROBES, EXIT SIGNS AND MECHANICAL GRILLS WITH MEP. REPORTING DISCREPANCIES TO THE ARCHITECT.
12. PROVIDE KICKERS AT 48" O.C.
13. PROVIDE CLEAR PLASTIC CORNER GUARDS AT EXPOSED GYPSUM CORNERS EXCEPT WITHIN MAINTENANCE AREAS AND WINDOW JAMB.
14. CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

GENERAL NOTES

IDG+ ARCHITECTS

440 BENMAR DR., SUITE 3335
HOUSTON, TEXAS 77060

PH: 832-448-2462

FAX: 832-448-2466

Project No: 6001-02

CONSULTANTS:

CIVIL ENGINEER

NEDU ENGINEERING SERVICES
ADDRESS: 6464 SAVOY DR #610, HOUSTON TEXAS 77036

STRUCTURAL ENGINEER

RDP ENGINEERS
ADDRESS: 104 INDUSTRIAL BLVD SUITE 111 SUGAR LAND,TEXAS 77478

MEP ENGINEER

MARSHALL ENGINEERING CORPORATION
ADDRESS: 715 N. HOUSTON AVE. HUMBLE, TEXAS 77338

BASEBALL FIELDS UPGRADE PHASE II: SOUTH POST OAK SPORTSPLEX

5675 HOBBY ROAD, HOUSTON, TEXAS 77053

Drawing Date:	07/26/2021
Drawn:	Author
Checked:	Checker
Scale:	As indicated
ACAD File:	

Revisions:

DESCRIPTION	
SCHEMATIC DESIGN	06/07/2021
DESIGN DEVELOPMENT	08/23/2021
75% CD	09/09/2021
95% CD	09/27/2021
100% CD	11/22/2021
ISSUE FOR PERMIT	12/22/2021
ISSUE FOR BID	09/07/2022
ISSUE FOR CONSTRUCTION	03-23-2023

MAP STATION PLAN

A112

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1640
Plat Name: Fort Bend County Sportsplex
Applicant: Pedraza Surveying, LLC
Date Submitted: 07/17/2023

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 by not extending nor terminating in a cul-de-sac Benchmark Drive.

Chapter 42 Section: 42-135

Chapter 42 Reference:

A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The land within the subject plat boundary is owned by Fort Bend County and is currently developed as a recreational facility with football and baseball fields. The land is being platted as a reserve for non-residential use. The extension of Benchmark drive would bisect a significant portion of the existing baseball fields and create a public safety concern due to the additional traffic through the center of the existing neighborhood and the recreational facility. Said extension would also enable Hobby Road traffic for McAuliffe Middle School to circulate through the residential neighborhood, negatively/adversely affecting the current traffic patterns at the middle school.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant was not the developer of Hobby Street nor Benchmark Section 1 Subdivision.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of this chapter and section is to provide adequate traffic circulation. This variance is requesting to preserve and maintain the current and adequate traffic circulation for 40 year old neighborhood.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

This variance would promote the health safety and welfare of the existing neighborhood by reducing the amount of traffic circulating through local residential roads.

(5) Economic hardship is not the sole justification of the variance.

Fort Bend County is the owner of the subject property. With the County's large operating budgets, it is reasonable to deduce that economic hardship is not an issue for this variance request.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-1640
Agenda Item: 124
PC Action Date: 09/21/2023
Plat Name: Fort Bend County Sportsplex
Applicant: Pedraza Surveying, LLC

Staff Recommendation:

Chapter 42 Sections: **42-135**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To exceed intersection spacing by not extending nor terminating in a cul-de-sac Benchmark Drive. ;
Basis of Recommendation:
N/A

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

September 1, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Fort Bend County Sportsplex
REFERENCE NUMBER: 2023-1640

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south along Hobby Road, west of South Post Oak Road and north of FM 2234. 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.

Pedraza Surveying, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed intersection spacing requirements by not extending nor terminating in a cul-de-sac Benchmark Drive. 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 21, 2021, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

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 Brice Stanford with Pedraza Surveying, LLC at 281-240-9099. You may also contact John Cedillo with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 125
Action Date: 09/21/2023
Plat Name: Friendswood Hariom
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2023-2141 C3R

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

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

Conditions and requirements for approval:

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

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

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)

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.'

Add note on face of the plat: The Planning Commission granted variances to allow (1) to allow the proposed private street to have direct access on an access easement instead of the required public street, (2) to exceed 2600' intersection spacing along FM 2351, and (3) to exceed 1400' intersection spacing along the eastern and western plat boundaries subject to specific conditions on 09/21/2023. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
Planning Commission granted three variances:(1) to allow the proposed private street to have direct access on an access easement instead of the required public street, (2) to exceed 2600' intersection spacing along FM 2351, and (3) to exceed 1400' intersection spacing along the eastern and western plat boundaries.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	125
Action Date:	09/21/2023
Plat Name:	Friendswood Hariom
Developer:	CE Engineers & Development Consultants, Inc.
Applicant:	CE Engineers & Development Consultants, INC
App No / Type:	2023-2141 C3R

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

Action Date: 09/21/2023

For Your Information:

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

CenterPoint: All Easements indicated on the Title Report need to be identified on plat.

HPW-HW- IDS: Approved

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)
TxDOT may require a TIA.
UVE should be checked at Kiertan Lane and FM 2351. UVE exhibit should be emailed to TPDUVE@eng.hctx.net and if UVE is required we recommend that it be dedicated as a public roadway easement (chapter 10-COH geometric design guidelines, 10-23)
County regulations require detention to be maintained by public entity (HC-permit regs)
Lot utilities will need to be served by a public entity. Label these.
Civil plans with private street are required for 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: 125

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Friendswood Hariom

Applicant: CE Engineers & Development Consultants, INC



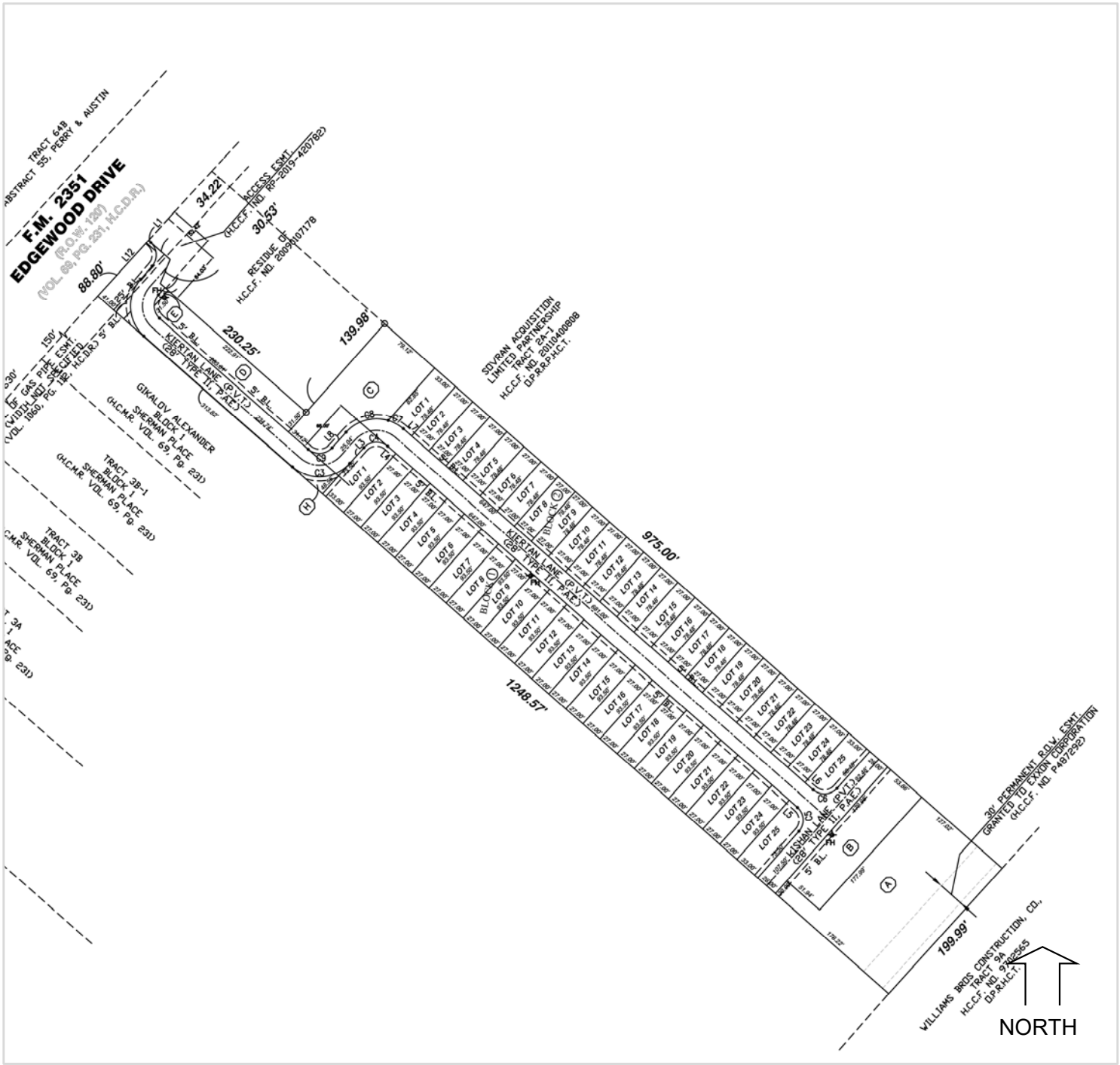
D – Variances **Site Location**

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Friendswood Hariom

Applicant: CE Engineers & Development Consultants, INC



D – Variances Subdivision

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Friendswood Hariom

Applicant: CE Engineers & Development Consultants, INC



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2141
Plat Name: Friendswood Hariom
Applicant: CE Engineers & Development Consultants, INC
Date Submitted: 09/11/2023

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 get excepted from creating a major throughfare at least every 2,600 feet
Chapter 42 Section: 127

Chapter 42 Reference:
c) 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

(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 developer is planning to build a subdivision for 50 residential lots. Per the requirements of City of Houston Ordinance Chapter, 42-127(a), a major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Therefore, the City would require us to create a public street perpendicular to FM 2351. However, this is not feasible as the property is very long and narrow. The frontage of the property is only 88.80 feet and it reduces to 60 feet. Furthermore, our subdivision is having to get driveway access through the left neighbor's property as TxDOT requires this property to get driveway access directly through the turn-around for easier and safer vehicular access. Therefore, it is not feasible to create a public street.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances in that area are not caused by the result of hardship created by the application. Since the property is very narrow at the frontage of the property, it is not feasible to create a public street.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The developer is promising to strictly adhere to the above-mentioned criteria and follow the intent and general purpose of Chapter 42. Our main purpose for this development is to not only create a subdivision development to meet the increasing demands in that area and to benefit the neighborhood, but also to comply with the City's requirements and make the reserve a more user-

friendly. We understand that the commission is authorized to impose any condition on this variance we are requesting, and we will follow all those conditions.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

We will not cause any injuries to the public health, safety and welfare because of this project for we are only trying to reduce the turn arounds amount needed.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole reason for this variance, creating a public street is not possible due to the property's shape on how narrow the frontage of the property is.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2141
Plat Name: Friendswood Hariom
Applicant: CE Engineers & Development Consultants, INC
Date Submitted: 09/11/2023

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 get excepted from creating a local street at least every 1400 feet
Chapter 42 Section: 128

Chapter 42 Reference:
(c) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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 developer is planning to build a subdivision for 50 residential lots. Per the requirements of City of Houston Ordinance Chapter, 42-128(a)(1), a local street must be created at least every 1400 feet. Therefore, the City would require us to create a local street parallel to FM 2351. However, this is not feasible as the property is very long and narrow, and the neighboring properties to the right and left are already developed. Therefore, creating a local street would not be useful to anyone. Hence, the developer is seeking variance to get exception of creating a local street.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances in that area are not caused by the result of hardship created by the application. Since the property is very narrow, if we were to even create a local street, it would only be 200 feet long and it would lead nowhere as the neighboring properties to the right and left are already developed.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The developer is promising to strictly adhere to the above-mentioned criteria and follow the intent and general purpose of Chapter 42. Our main purpose for this development is to not only create a subdivision development to meet the increasing demands in that area and to benefit the neighborhood, but also to comply with the City's requirements and make the reserve a more user-friendly. We understand that the commission is authorized to impose any condition on this variance we are requesting, and we will follow all those conditions.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

We will not cause any injuries to the public health, safety and welfare because of this project for we are only trying to reduce the turn arounds amount needed.

(5) Economic hardship is not the sole justification of the variance.

The reason for not creating a local street is not due to economic hardship. Creating a local street will not help anyone in the subdivision or outside, as it would lead nowhere since it cannot be extended past the right or past the left of the property.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2141
Plat Name: Friendswood Hariom
Applicant: CE Engineers & Development Consultants, INC
Date Submitted: 09/11/2023

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 obtain driveway access on an access easement

Chapter 42 Section: 120; 188

Chapter 42 Reference:

Sec. 42-120. - General layout and arrangement of street systems. (a)The street system proposed within any subdivision plat or general plan shall comply with the design standards of this section 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

"Each lot shall have access to a street that meets the requirements of this chapter and the design manual, subject to the limitations of this section."

(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 developer is planning to build 50 residential lots and 5 restricted reserves. Per the requirement of City of Houston Ordinance Chapter 42-188, residential lots have to have driveway access directly to a street or share-driveway. The reason for the variance is because the property lies in front of a TxDOT Highway with 120' ROW. Per TxDOT's requirement, they do not allow us to have direct access from the frontage of the property to the FM2351 as there is already a curb-cut granted for our neighbor lot where we are taking the access easement from. They need us to have direct access on a turnaround, for vehicles to go either left or right with no problem. Therefore, the neighbor to the right, recorded an access easement that grants and convers a perpetual, non-exclusive mutual common driveway easement for purposes of vehicular and pedestrian access.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances in that area are not caused by the result of a hardship created by the applicant. Since the property's frontage is next to a TxDOT highway, TxDOT will not allow the property to be platted unless there is driveway access through the right neighbor for vehicles to have driveway access through the turnaround.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The developer is promising to strictly adhere to the above-mentioned criteria and follow the intent and general purpose of Chapter 42. The driveway will be maintained by both the owner of the property and the neighboring owner.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

We will not cause any injuries to the public health, safety and welfare because of this project for we are only trying to change a part of the property that is restricted to landscaping and driveway access into an unrestricted reserve. The granting of the variance will help enforce the public health, safety or welfare of all the public as obtaining a driveway that has clear access through the turn around will help eliminate traffic and help avoid accidents. This variance will make it safer for vehicles to come in and out in a safe manner.

(5) Economic hardship is not the sole justification of the variance.

The proposed plat will provide a better and more efficient development to which economic hardship is not the sole justification of the variance. The sole purpose of this variance is to provide a safe and efficient driveway for both vehicle coming in or out from the right side or the left side.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-2141
Agenda Item: 125
PC Action Date: 09/21/2023
Plat Name: Friendswood Hariom
Applicant: CE Engineers & Development Consultants, INC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128; 127; 189

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To get excepted from creating a local street at least every 1400 feet;
To get excepted from creating a major throughfare at least every 2,600 feet;
To obtain driveway access on an access easement ;

Basis of Recommendation:

The site is located in Houston's ETJ, in Harris County, along FM 2351 and east of Interstate Highway 45. The applicant is requesting three variances:
1. To allow the proposed private street to have direct access on an access easement instead of the required public street,
2. To exceed 2600' intersection spacing along FM 2351, and
3. To exceed 1400' intersection spacing along the eastern and western plat boundaries.

Staff is in support of the requests.

The applicant is proposing to develop 50 single-family residential lots with Type II PAEs. The subject property fronts on FM 2351, a designated major thoroughfare, but currently takes access from an existing perpetual, non-exclusive access easement.

The applicant coordinated with TxDOT and TxDOT did not approve a new driveway connection to FM 2351 due to the short distance between the proposed driveway and the adjacent existing driveway. The development can continue to take access from the existing access easement.

The applicant is also required to provide north-south and east-west public streets to address excessive intersection spacing. The applicant will not be able to provide a north-south public street as TxDOT is requiring the subject property to get access directly through the existing access easement. Requiring an east-west public street through the tract would create an impractical development. The east-west street would be required to bisect existing developments and multiple smaller tracts. The likelihood to extend the east-west street at this location is very low. In the future, the east-west street can be addressed with the properties to the south.

Harris County Engineering Department poses no objections. Staff's recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form.

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 applicant coordinated with TxDOT and TxDOT did not approve a new driveway connection to FM 2351 due to the short distance between the proposed driveway and the adjacent existing driveway. The development can continue to take access from the existing access easement. For this same reason, the applicant cannot provide the required north=south public street. Additionally, requiring an east-west public street through the tract would create an impractical development as it would bisect existing developments and multiple smaller tracts.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

TxDOT denied the creation of a driveway connection to FM 2351. A condition not created by the applicant. Also, the physical characteristics of the adjacent areas are existing conditions not created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The subject site would have access to FM 2351 via an existing perpetual, non-exclusive access easement. The required public streets would not impact the traffic circulation in the overall area. All adjacent tracts are currently low density developments with access to public streets.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Harris County Engineering Department poses no objections to the requests.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. Existing conditions are the justifications for granting the variances.

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 126
Action Date: 09/21/2023
Plat Name: Mallow Acres Estates
Developer: New Era Development
Applicant: New Era Development & Land Services
App No / Type: 2023-1850 C2R

Total Acreage:	0.2742	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	573D	City

Conditions and requirements for approval:

010.2 Add the following note to the face of the plat (SWD): The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

010.3. Add the following note to the face of the plat (SWD): No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.

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)

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

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

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)

All parking requirements must be met at permitting.

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.

Commission Action:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	126
Action Date:	09/21/2023
Plat Name:	Mallow Acres Estates
Developer:	New Era Development
Applicant:	New Era Development & Land Services
App No / Type:	2023-1850 C2R

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

Action Date: 09/21/2023

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

For Your Information:

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

CenterPoint: 1-- Shared driveways: CNP requires 5' Building Lines.
2-- Shared driveway conflicts with existing utility easement which cannot be paved over, unless said easement is released.

HPW-HW- IDS: For the creation of the subdivision with a 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.

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing an access road, permanent access easement (28' PAE), private alley or public alley: The individual lots will be required to detain based on the impervious area in excess of 65% at a volume of 0.75 acre-feet per acre. The entire access road, permanent access easement (28' PAE) private alley or public alley will require detention at a volume of 0.75 acre-feet per acre no 65% reduction will be allowed. The total detention for the development will be a combination of these two volumes.
Make sure that 10' clearance between public utility to the building foundation.
It is not allowed to combine the 5'U.E. with 18'shared driveway. Need to move the 18'shared driveway out of 5' U.E..

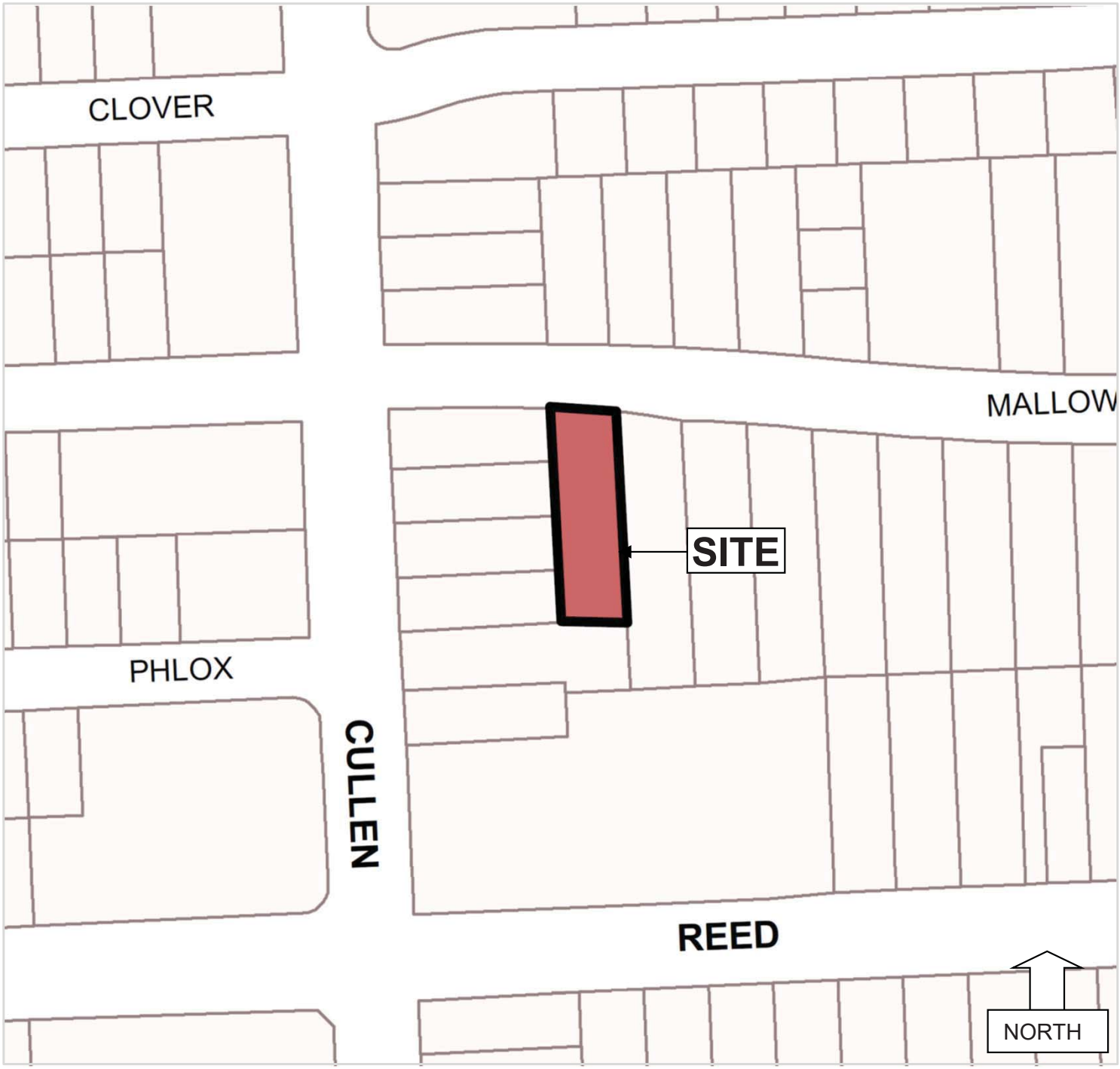
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Mallow Acres Estates (DEF 1)

Applicant: New Era Development & Land Services



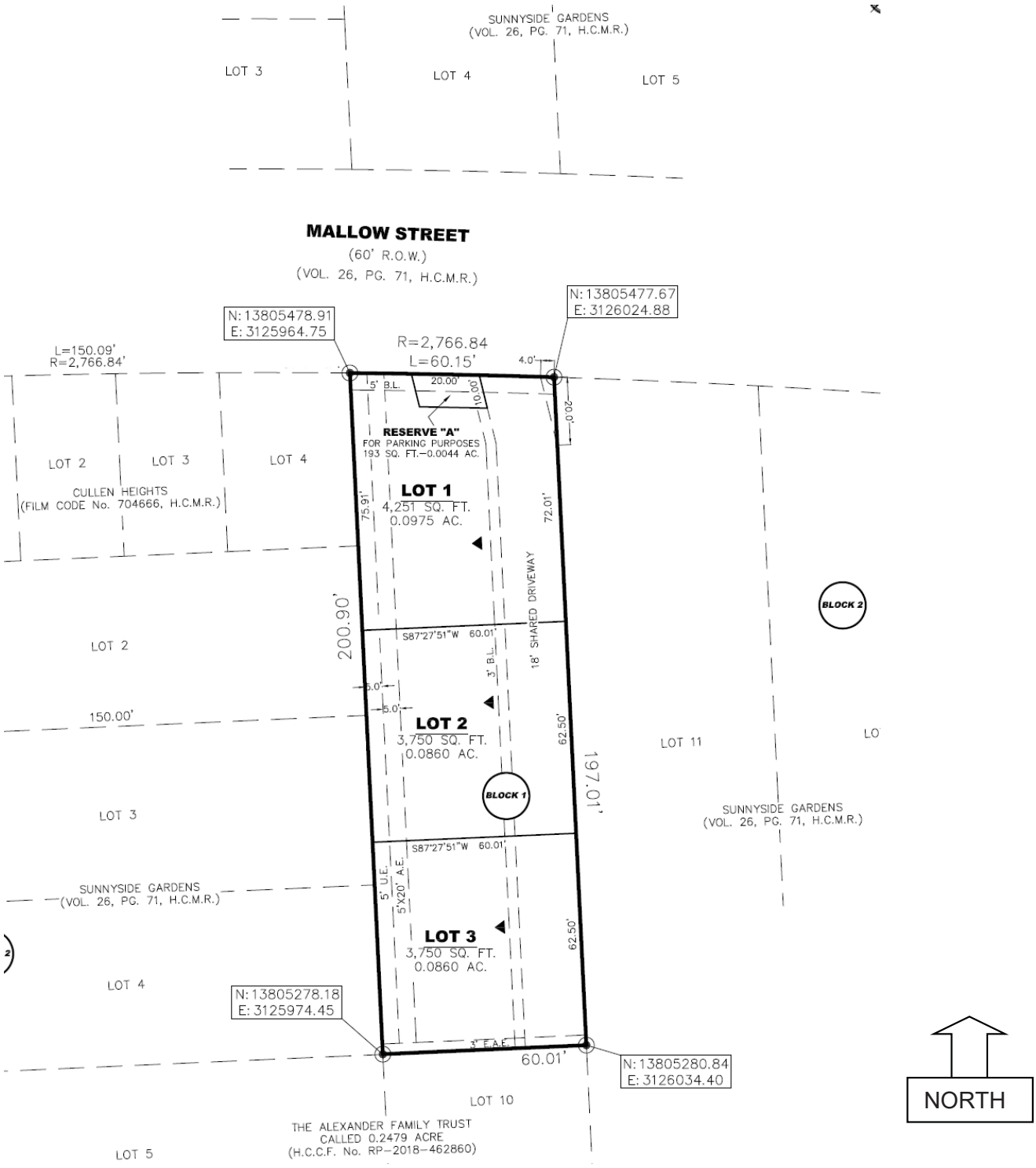
D – Variances **Site Location**

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Mallow Acres Estates (DEF 1)

Applicant: New Era Development & Land Services



D – Variances **Subdivision**

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Mallow Acres Estates (DEF 1)

Applicant: New Era Development & Land Services



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1850
Plat Name: Mallow Acres Estates
Applicant: New Era Development & Land Services
Date Submitted: 08/14/2023

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 for the lot size for a single-family residential lot with wastewater collection service to be less than the minimum lot size provided by Chapter 42.

Chapter 42 Section: 181

Chapter 42 Reference:
Sec. 42-181. Single-family residential lot size. (a) The minimum lot size for a single-family residential lot with wastewater collection service shall be: (1) 5,000 square feet for a lot within the extraterritorial jurisdiction; or (2) 3,500 square feet for a lot within the city. (b) The lot size for a single-family residential lot with wastewater collection service may be less than the minimum lot size provided by subsection (a) if the subdivision plat meets the performance standards of either: (1) The compensating open space performance standards of section 42-182 of this Code; or (2) For a subdivision plat within the city, the performance standards of section 42-184 of this Code.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
This tract has functioned as a single-family lot and has been vacant for many years. As the City has been working with the Livable Places Action Committee (LPAC) to amend portions of the city's subdivision and developmental standards to create more walkability, affordability, and equality spaces we propose this small lot development to align with those desired needs. The owner could not reasonably use the lot efficiently if restricted by Chapter 42-181, in their attempt to create more diverse and inclusive neighborhoods with a greater variety of housing and affordability price points.

(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 strict requirement of a min lots size building line would cause the lot to be considerably constricted and limit the buildable area for the new residence, and not supporting the city's desired LPAC incentives in creating a more diverse and inclusive neighborhood with a greater variety of housing and affordability price points.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
These property circumstances support the granting of the variance and are not the result of a hardship created or imposed by the applicant. The Owner purchased this property in January of 2023 and therefore has not contributed to its restrictive use or function in any manner.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of Chapter 42 is to provide sensible development, not prohibit development. Allowing for a reduced min lot size would allow the Owner to greater meet the LPAC initiatives, and also provide compensating open space to be used by the owners of the property and residents of the subdivision.

(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 along Mallow Street, or the Sunnyside Gardens subdivision. In fact, we desire to create a more accessible, diverse, and inclusive neighborhood. Creating safer, more walkable areas and a greater variety of housing options for Houstonians.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole reason for the variance. This will allow reasonable development and follow sensible building lines. Lots that are sensibly developed and have desired homes on them are a better use of the land than a vacant property. or property not maximized to its full potential.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-1850
Agenda Item: 126
PC Action Date: 09/21/2023
Plat Name: Mallow Acres Estates
Applicant: New Era Development & Land Services

Staff Recommendation: Approve the plat subject to the conditions listed

Chapter 42 Sections:
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Basis of Recommendation:
Applicant has requested to withdraw the variance request at this time. The current proposal meets all Chapter 42 requirements.

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 18, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Mallow Acres Estates
REFERENCE NUMBER: 2023-1850

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at east of Cullen Boulevard and along Mallow 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 New Era Development & Land Services, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting to allow for the lot size for a single-family residential lot with wastewater collection service to be less than the minimum lot size provided by Chapter 42. Enclosed are copies of the variance request, the proposed subdivision plat and 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 7, 2023, 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 (312). You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.gov or call (832) 393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 127
Action Date: 09/21/2023
Plat Name: Mustang Meadows GP
Developer: R.G. Miller Engineers
Applicant: R.G. Miller Engineers
App No / Type: 2023-1991 GP

Total Acreage:	45.7090	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
MULTIPLE	77484	322H	ETJ

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

Commission Action:

Withdrawn

Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 127
Action Date: 09/21/2023
Plat Name: Mustang Meadows GP
Developer: R.G. Miller Engineers
Applicant: R.G. Miller Engineers
App No / Type: 2023-1991 GP

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 general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
UVE, ROW dedications/ cutbacks and corner radii will be checked when section plats are submitted.
Limited scope TIA\TIA required to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-permit regs, 12.02)
Provide two points of access to Mathis Road
Recommend to line up street stubs with Williams Landing development to the south

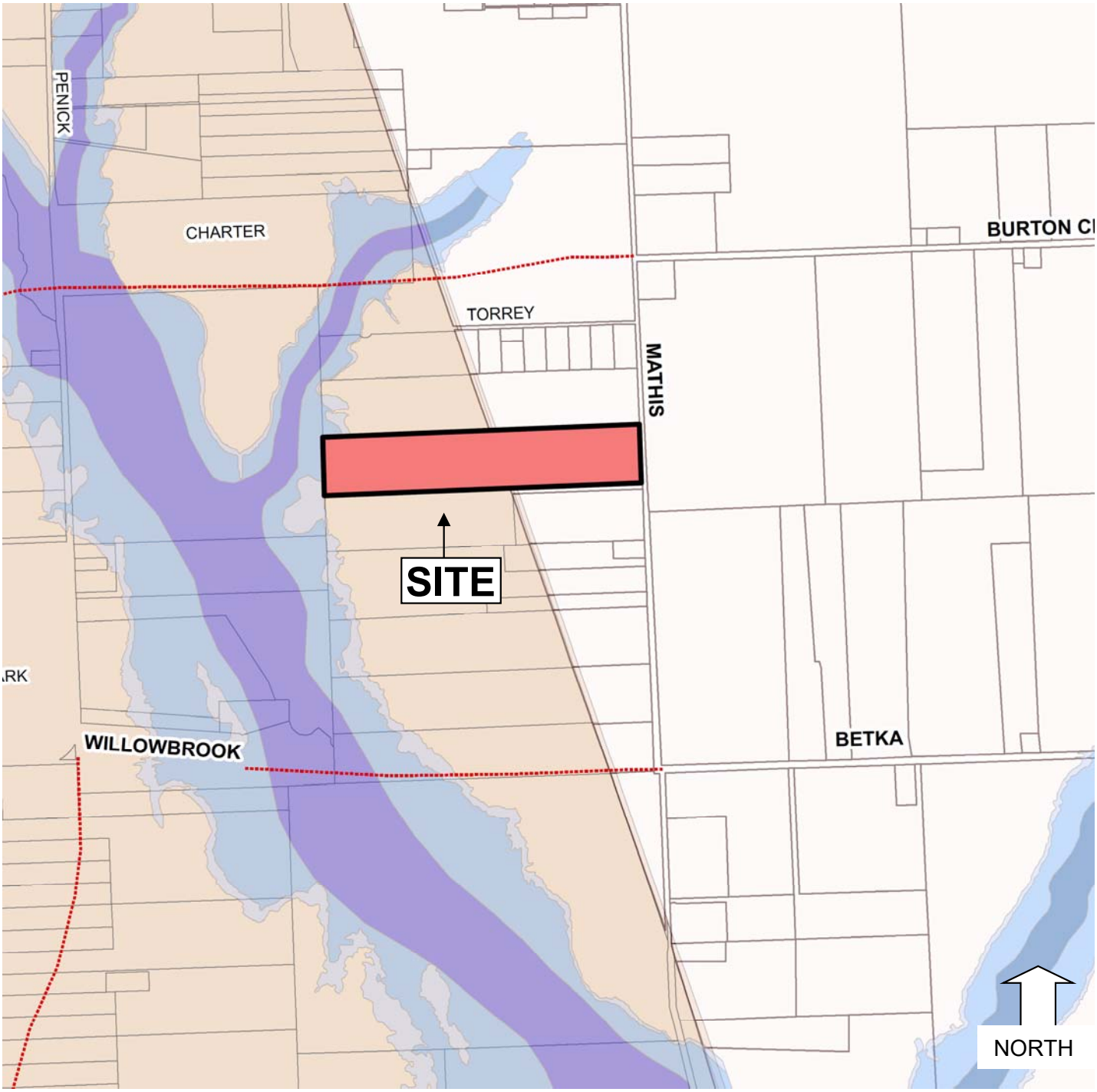
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Mustang Meadows GP (DEF 1)

Applicant: R.G. Miller Engineers



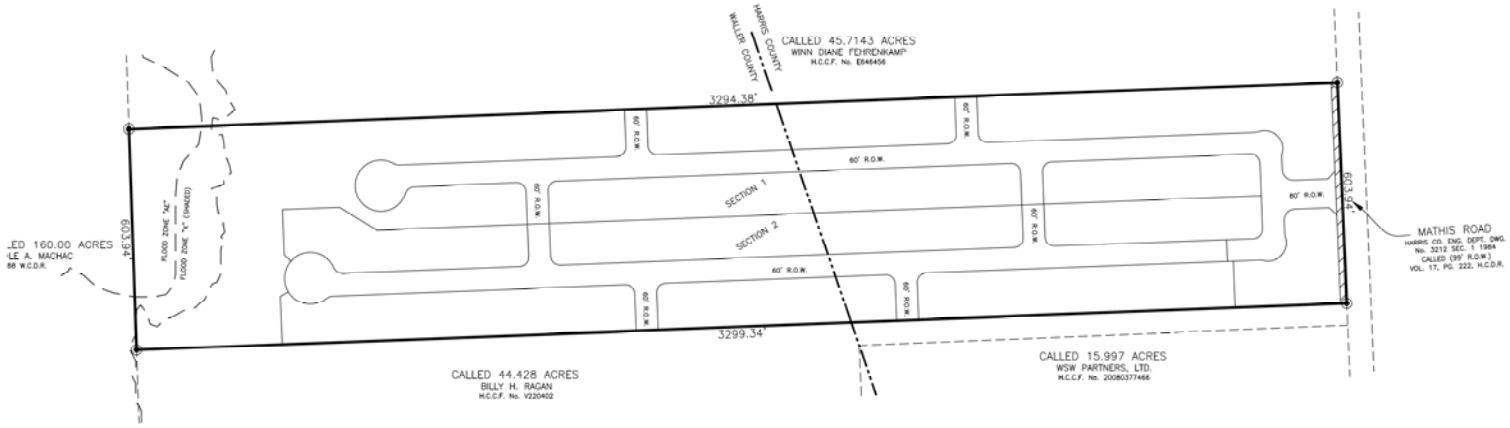
D – Variances **Site Location**

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Mustang Meadows GP (DEF 2)

Applicant: R.G. Miller Engineers



NORTH

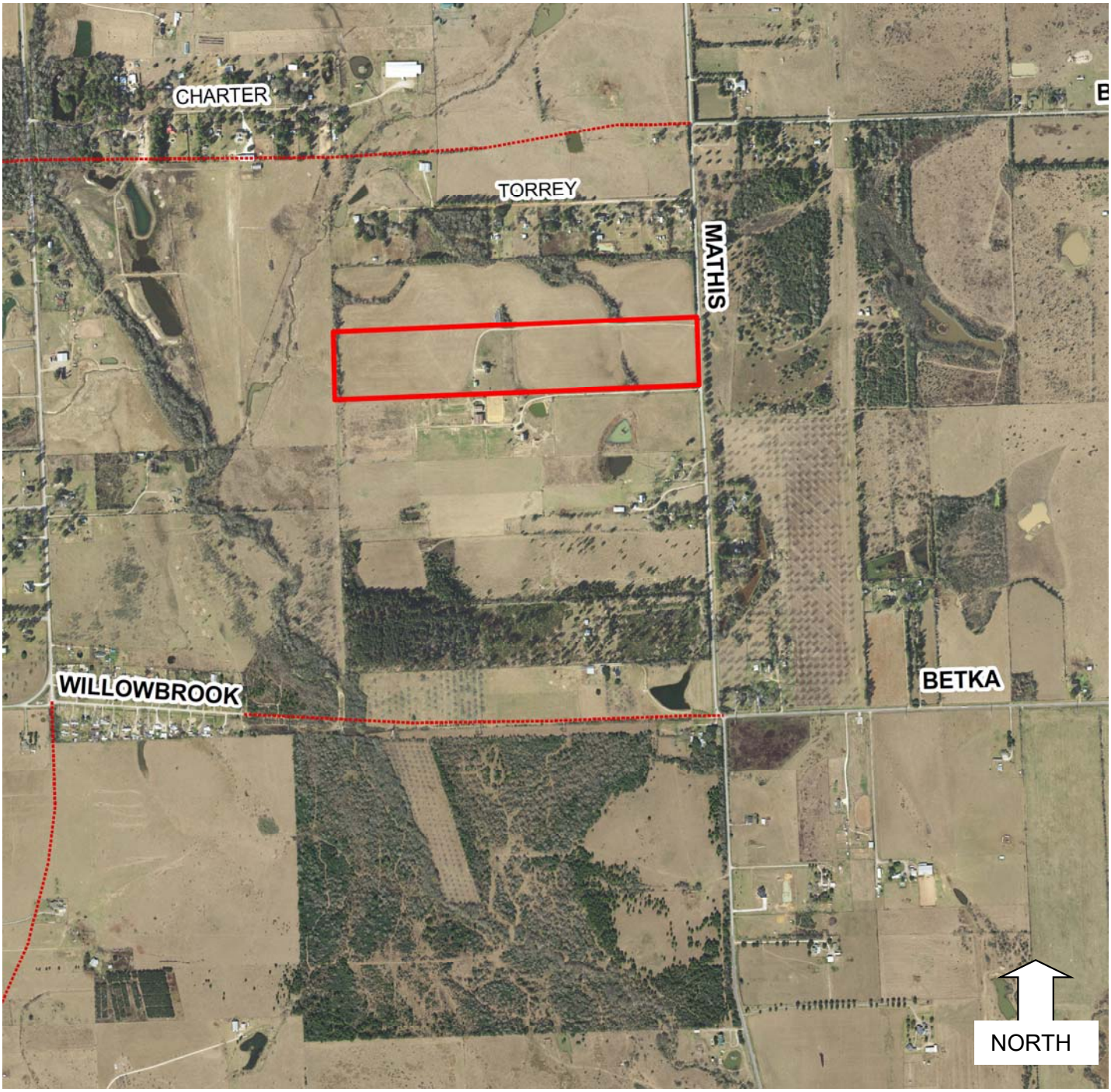
D – Variances **Subdivision**

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Mustang Meadows GP (DEF 1)

Applicant: R.G. Miller Engineers



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1991
Plat Name: Mustang Meadows GP
Applicant: R.G. Miller Engineers
Date Submitted: 08/28/2023

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 by not exceeding a public street to the west

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 1400 feet;

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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;

Just west of the subject property is the floodway where Mound Creek is located. The floodway is approximately 1,000' in width at this location. It is highly unlikely that a local street would extend across Mound Creek to Penick Road if we were to provide a stub street to the western boundary. The two future Major Thoroughfares Burton Cemetery Rd to the north and Betka Road to the south will serve as the east west connections for this area.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The granting of the variance is not a result of a hardship created by the applicant. The width of Mound Creek/Floodway are the circumstances for the variance.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of the chapter will be preserved. Burton Cemetery Rd and Betka Road will serve as the main east west connections for the area and is approximately a 1' mile north south grid.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. The future Major Thoroughfare grid is approximately 1 mile and will be sufficient circulation for the area.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for the variance request. The justification is that Mound Creek/Floodway is approximately 1000’ in width and would be unlikely that a local street would extend across.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-1991
Agenda Item: 127
PC Action Date: 09/21/2023
Plat Name: Mustang Meadows GP
Applicant: R.G. Miller Engineers

Staff Recommendation: Withdraw

Chapter 42 Sections: **128**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To exceed intersection spacing by not exceeding a public street to the west;
Basis of Recommendation:
N/A

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
N/A

(3) The intent and general purposes of this chapter will be preserved and maintained;
N/A

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
N/A

(5) Economic hardship is not the sole justification of the variance.
N/A

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 128
Action Date: 09/21/2023
Plat Name: Mustang Meadows Sec 1
Developer: R.G. Miller Engineers
Applicant: R.G. Miller Engineers
App No / Type: 2023-1995 C3P

Total Acreage:	27.2680	Total Reserve Acreage:	8.6310
Number of Lots:	105	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/Waller	77484	322H	ETJ

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

Commission Action:

Withdrawn

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 128
Action Date: 09/21/2023
Plat Name: Mustang Meadows Sec 1
Developer: R.G. Miller Engineers
Applicant: R.G. Miller Engineers
App No / Type: 2023-1995 C3P

CenterPoint: 1—BLK 4-5-6, Split 14'UE: Draw outside portion.
14'UE is split with the 45.709-acre tract. Outside portion of the UE should also be drawn so the entire 14'UE can be seen.
2—BLK 1 L1: side lot line 10'UE. Draw outside portion.
3-- Prior easement (copy attached) to be included on plat:
Recorded in CF#: U583597

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: 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)
Submit separate plats for Harris County and Waller County
Harris County to only permit lots/improvements within Harris County boundary
Limited scope TIA\TIA required to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-permit regs, 12.02)
UVE should be checked at street stubs and Mathis 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)
Provide two points of access to Mathis road

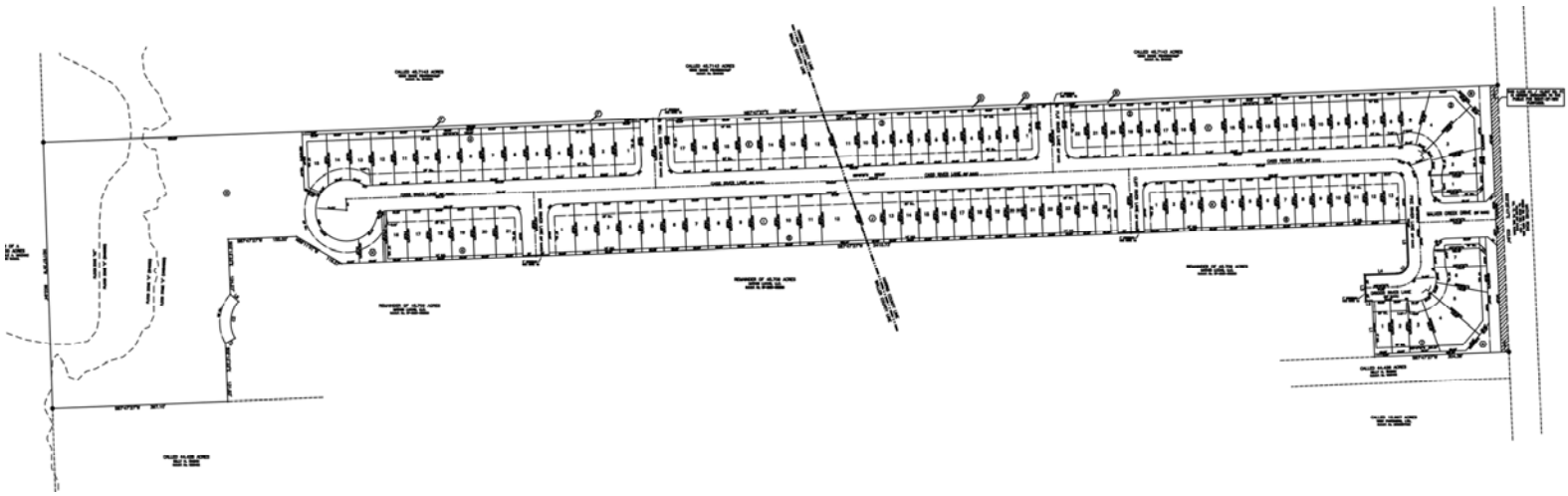
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Mustang Meadows Sec 1 (DEF 1)

Applicant: R. G. Miller Engineers



NORTH

D – Variances Subdivision

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 129
Action Date: 09/21/2023
Plat Name: Mustang Meadows Sec 2
Developer: R.G. Miller Engineers
Applicant: R.G. Miller Engineers
App No / Type: 2023-1999 C3P

Total Acreage:	18.4410	Total Reserve Acreage:	1.0830
Number of Lots:	102	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
MULTIPLE	77484	322H	ETJ

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

Commission Action:

Withdrawn

Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	129
Action Date:	09/21/2023
Plat Name:	Mustang Meadows Sec 2
Developer:	R.G. Miller Engineers
Applicant:	R.G. Miller Engineers
App No / Type:	2023-1999 C3P

CenterPoint: • The AE language is required to be included on COH plats.
• Split UE with Mustang Meadows Sec. 1: For easements split with adjoining property with same owner, the adjoining property owner/future subdivision name is required to be shown on the plat.
• An easement is in the vicinity of, and appears to bound the subject tract. Provided for your review and if verified please cite the easement on the plat. (U583597)
- 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.
Dead-end water lines are prohibited within cul-de-sac.

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)
Sec 1 will need to be recorded prior to or simultaneously with this plat (chapter 42-120)
Harris County to only permit lots/improvements within Harris County boundary
Submit separate plats for Harris County and Waller County

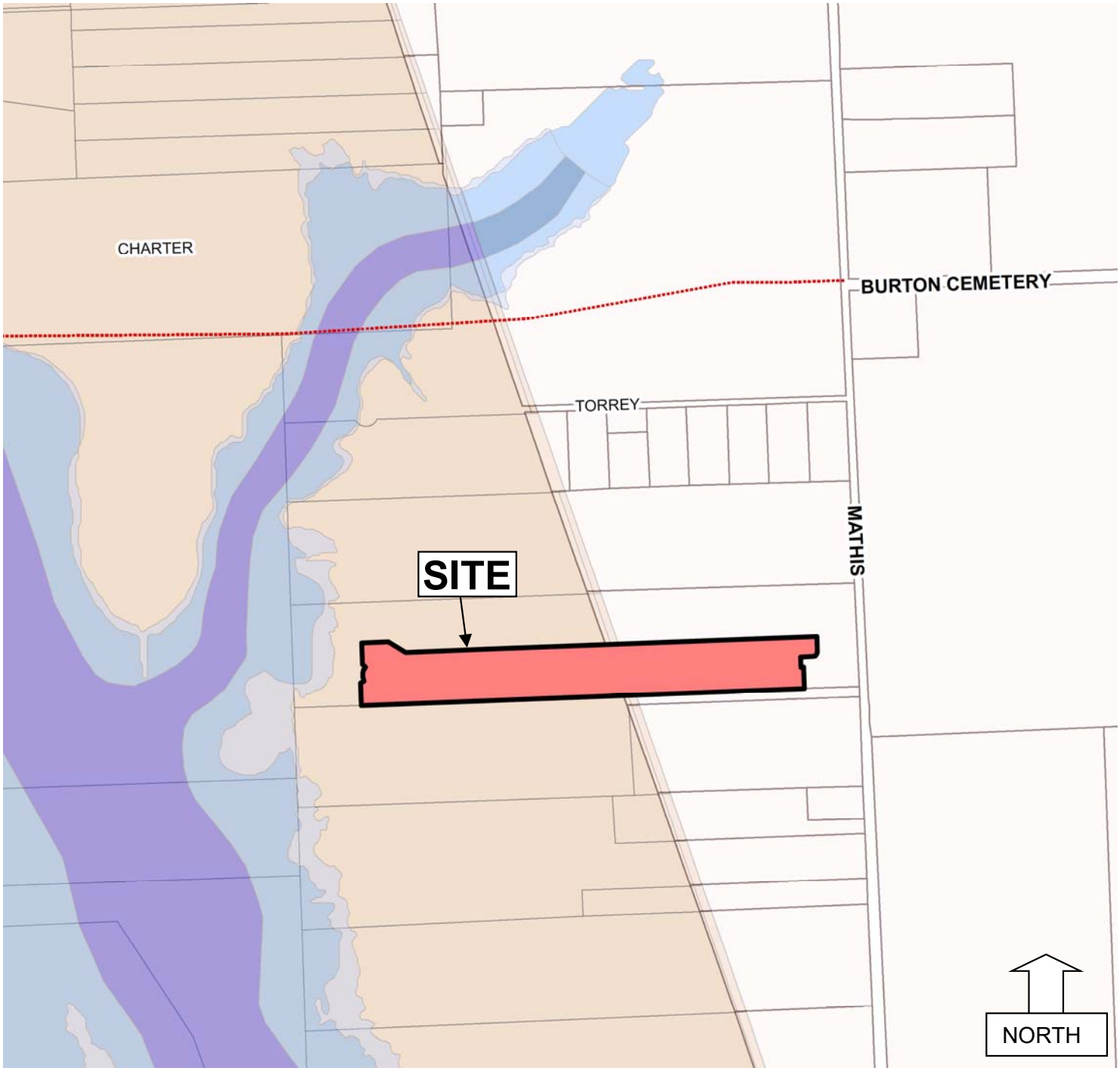
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Mustang Meadows Sec 2 (DEF 1)

Applicant: R.G. Miller Engineers



D – Variances

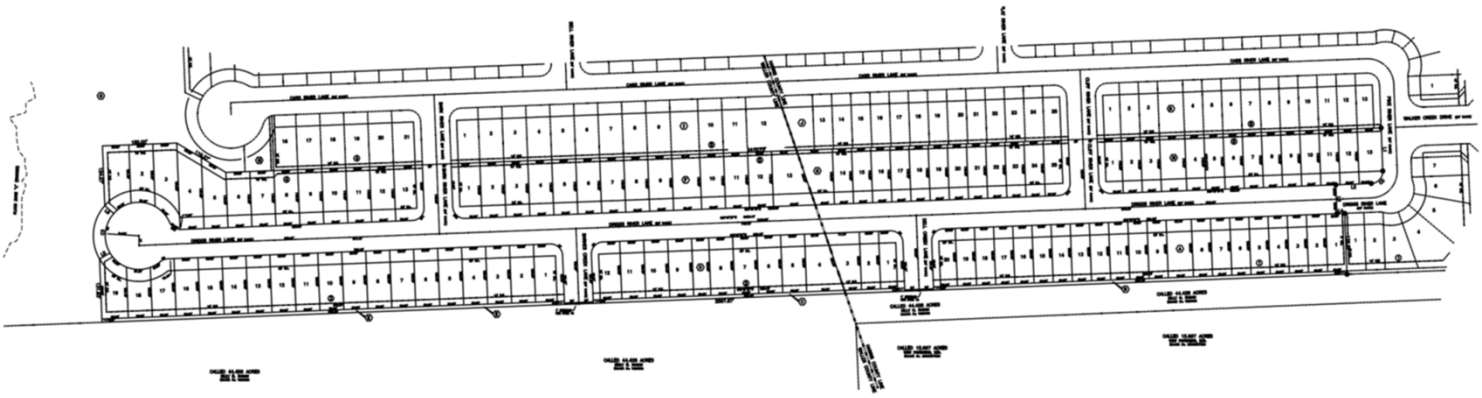
Site Location

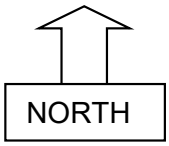
Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Mustang Meadows Sec 2 (DEF 1)

Applicant: R.G. Miller Engineers





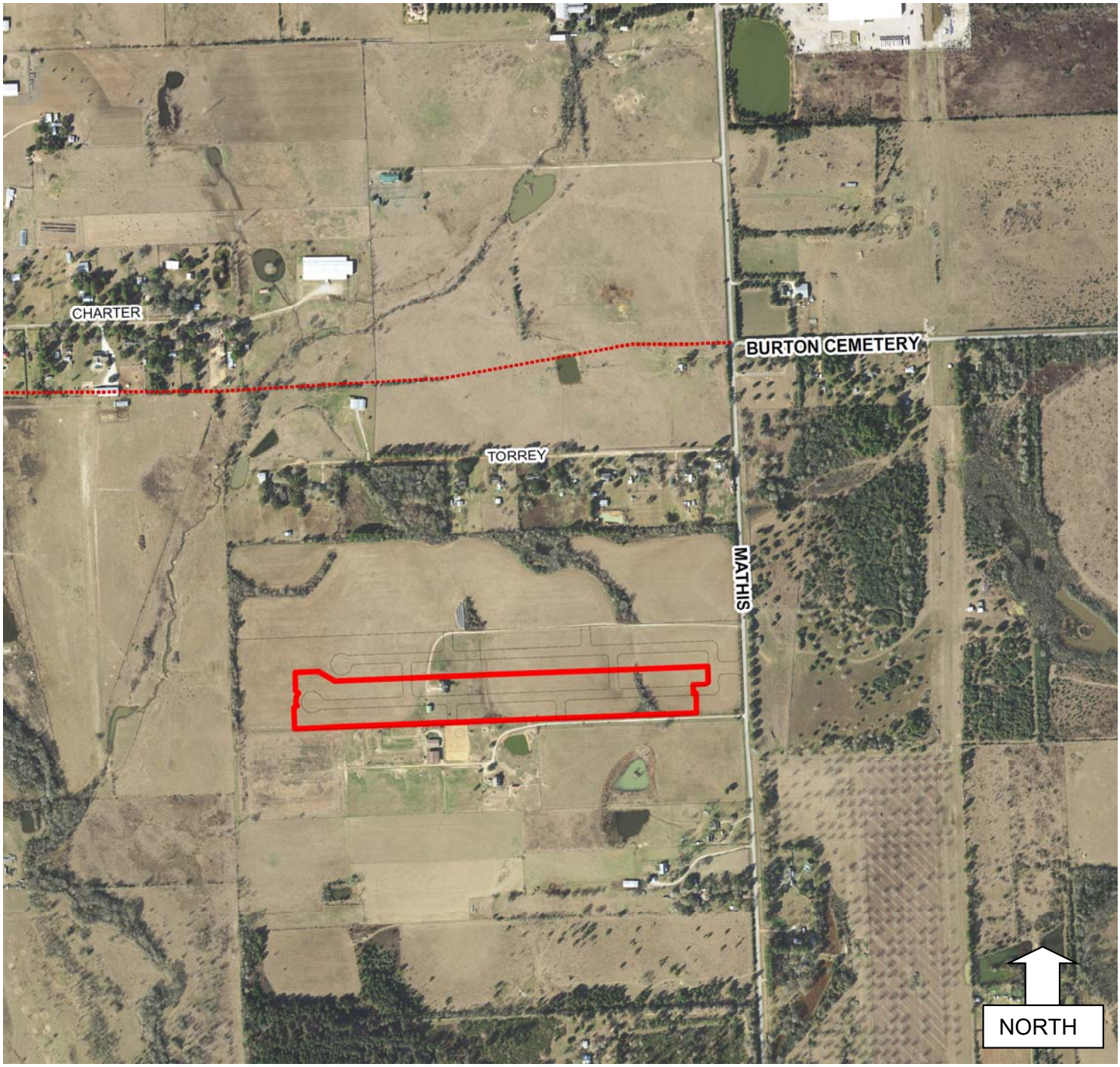
D – Variances Subdivision

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Mustang Meadows Sec 2 (DEF 1)

Applicant: R.G. Miller Engineers



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1999
Plat Name: Mustang Meadows Sec 2
Applicant: R.G. Miller Engineers
Date Submitted: 08/28/2023

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 more than 150 lots with one point of access

Chapter 42 Section: 190

Chapter 42 Reference:

Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The subject property is 603' in width along Mathis Road. If we were to propose two connections to Mathis Road, they would not meet the minimum 600' spacing along a Major Thoroughfare. We believe that providing one 80' boulevard entry rather than two 60' entries provide less impact to Mathis Road. In addition, the 80' boulevard entry can serve as one way traffic in case of an emergency.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The granting of the variance is not a result of a hardship created by the applicant. The subject property is 603' wide and would require either a point of access variance or a minimum intersection spacing variance. Providing one 80' boulevard entry to Mathis Road provides less impact to Mathis Road.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of the chapter will be preserved. By providing two stub streets to the north and two stub streets to the south potentially allows additional connections and circulation in the future.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. The 80’ boulevard entry can serve as one way traffic in case of an emergency and the two stub streets to the north and two stub streets to the south potentially allow additional connections and circulation in the future.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for the variance request. The justification is the width of the subject property.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-1999
Agenda Item: 129
PC Action Date: 09/21/2023
Plat Name: Mustang Meadows Sec 2
Applicant: R.G. Miller Engineers

Staff Recommendation: Withdraw

Chapter 42 Sections: **190**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To allow more than 150 lots with one point of access ;
Basis of Recommendation:
N/A

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
N/A

(3) The intent and general purposes of this chapter will be preserved and maintained;
N/A

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
N/A

(5) Economic hardship is not the sole justification of the variance.
N/A

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 130
Action Date: 09/21/2023
Plat Name: Quality Ocean Cypress
Developer: Quality Ocean, LLC
Applicant: HRS and Associates, LLC
App No / Type: 2023-1940 C3P

Total Acreage:	13.9441	Total Reserve Acreage:	13.9441
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	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)

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
Planning Commission granted the requested variances to exceed intersection spacing by not extending two stub streets through the site.

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	130
Action Date:	09/21/2023
Plat Name:	Quality Ocean Cypress
Developer:	Quality Ocean, LLC
Applicant:	HRS and Associates, LLC
App No / Type:	2023-1940 C3P

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)
TIA/limited scope TIA will be required to determine impacts. Email trafficpermits@harriscountytx.gov for more information (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)Ð_
Label 10' building line around cul-de-sac (Chapter 42)

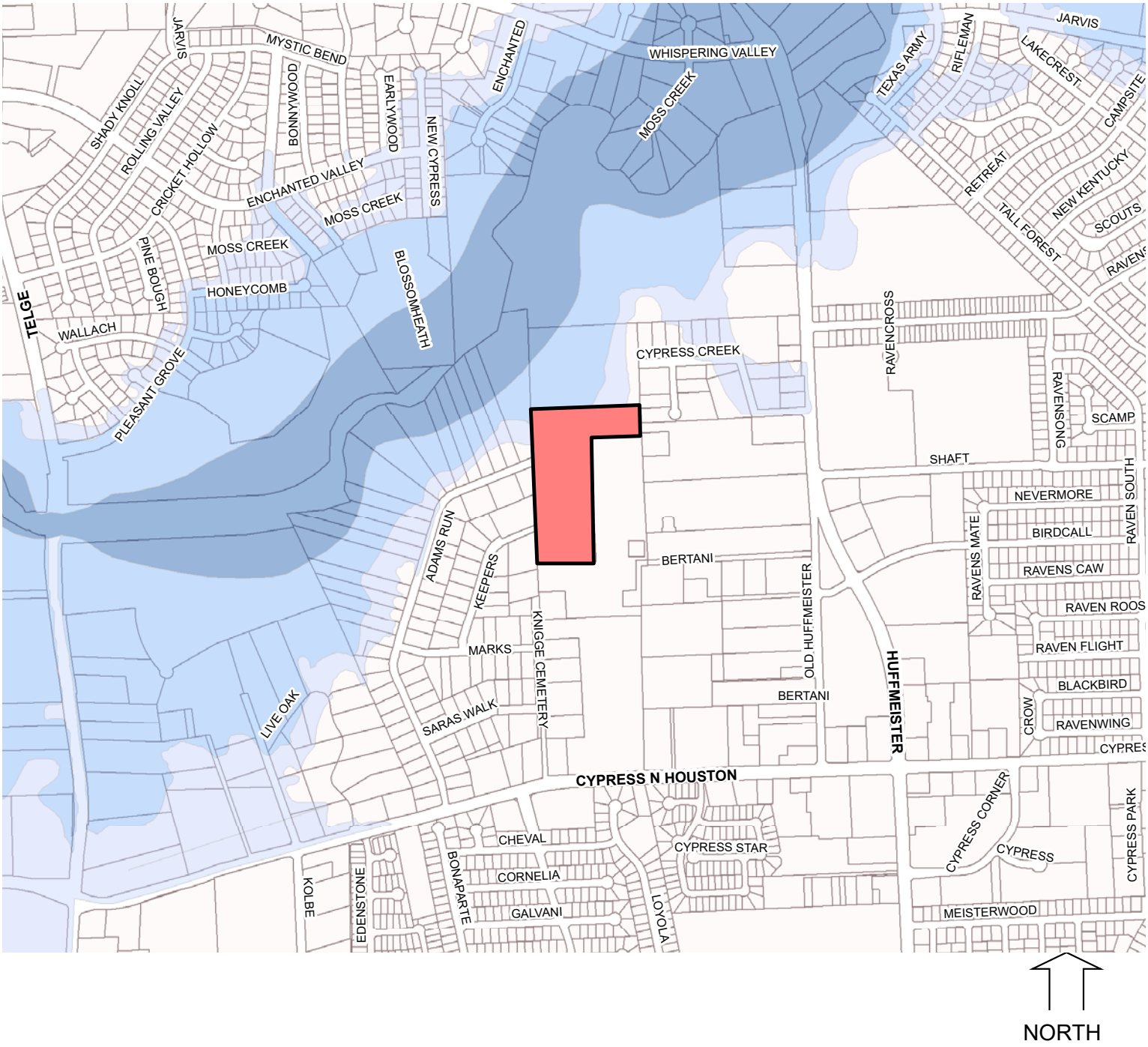
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Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Quality Ocean Cypress

Applicant: HRS and Associates, LLC



D – Variances

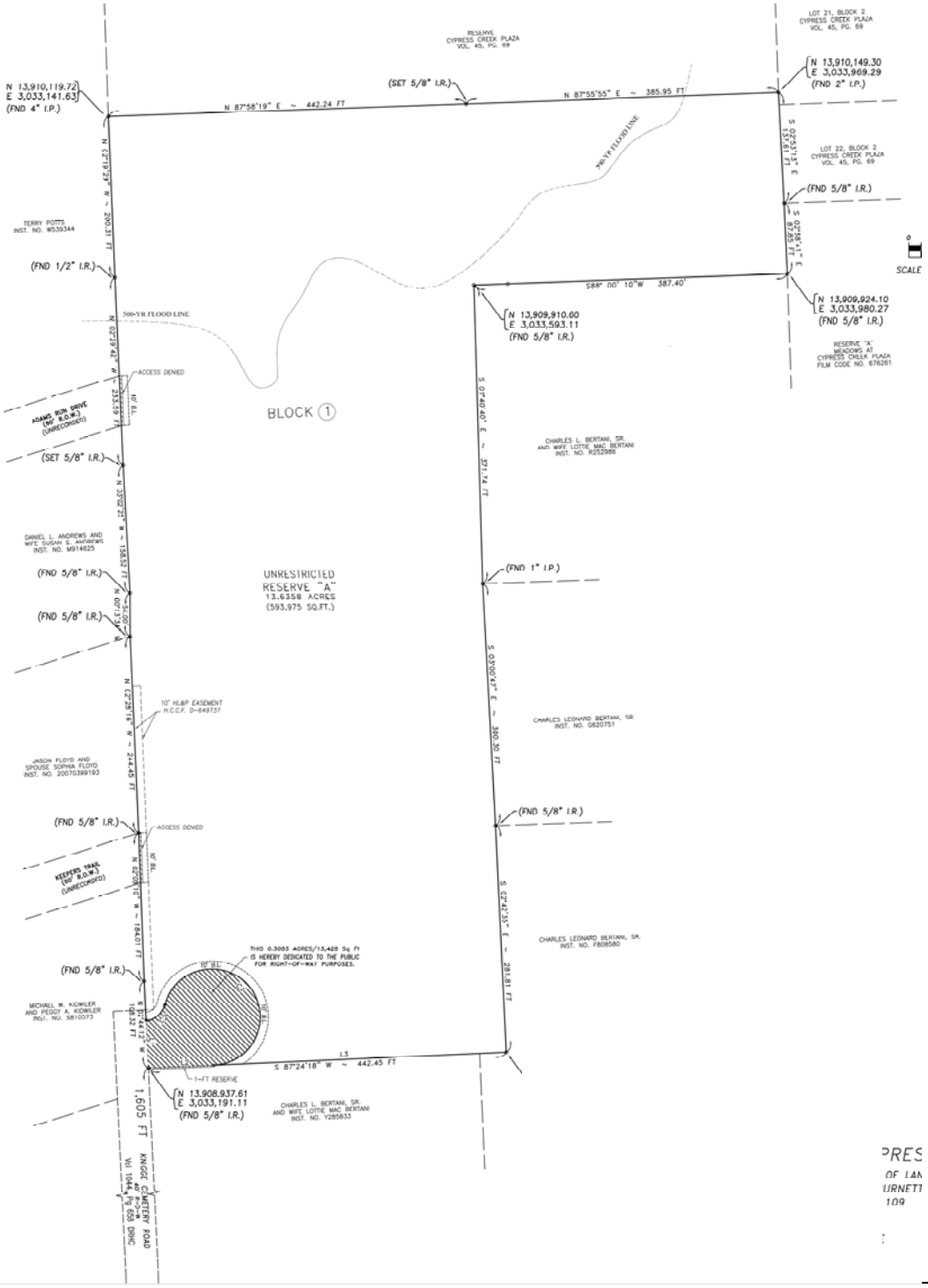
Site Location

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Quality Ocean Cypress

Applicant: HRS and Associates, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Quality Ocean Cypress

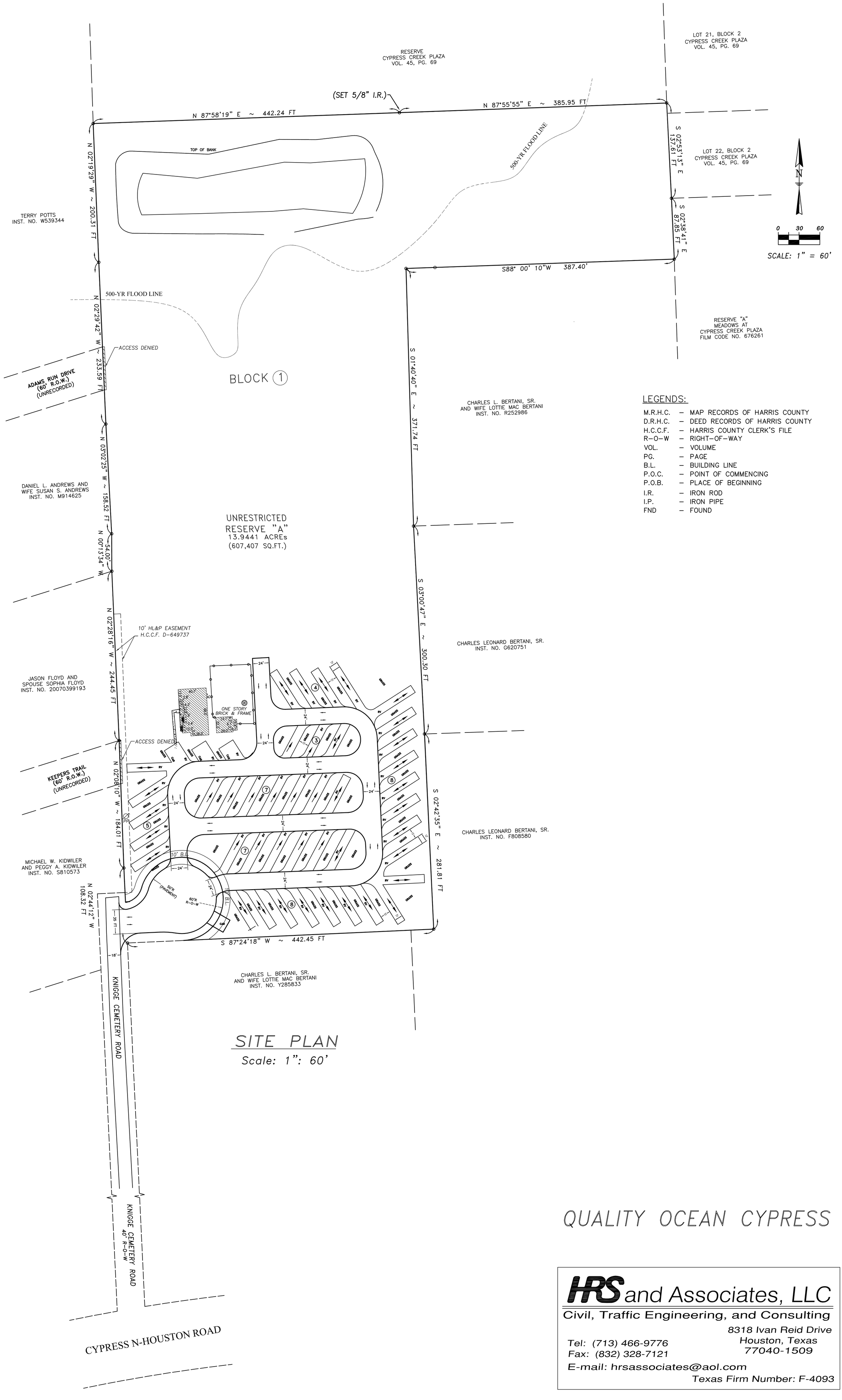
Applicant: HRS and Associates, LLC



NORTH

D – Variances

Aerial



LEGENDS:

M.R.H.C.	–	MAP RECORDS OF HARRIS COUNTY
D.R.H.C.	–	DEED RECORDS OF HARRIS COUNTY
H.C.C.F.	–	HARRIS COUNTY CLERK'S FILE
R-O-W	–	RIGHT-OF-WAY
VOL.	–	VOLUME
PG.	–	PAGE
B.L.	–	BUILDING LINE
P.O.C.	–	POINT OF COMMENCING
P.O.B.	–	PLACE OF BEGINNING
I.R.	–	IRON ROD
I.P.	–	IRON PIPE
FND	–	FOUND

SITE PLAN

Scale: 1": 60'

QUALITY OCEAN CYPRESS

HRS and Associates, LLC
Civil, Traffic Engineering, and Consulting
8318 Ivan Reid Drive
Houston, Texas
77040-1509
Tel: (713) 466-9776
Fax: (832) 328-7121
E-mail: hrsassociates@aol.com
Texas Firm Number: F-4093

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1940
Plat Name: Quality Ocean Cypress
Applicant: HRS and Associates, LLC
Date Submitted: 08/25/2023

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 as required by 42-134. To not require an east-west right-of-way as required by 42-128 intersection of local streets.

Chapter 42 Section: 134 and 128

Chapter 42 Reference:

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. 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

(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 13.9441 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 one unrestricted reserve being the entire 13.944 acres. Within approximately 4 acres on the south portion of this reserve, the client is proposing an RV Park of about 49 RV spaces, with additional parking and amenities. The remaining 10 acres to the north will remain undeveloped at this time, and will take vehicular access from the RV Park in the future. This 14-acre unrestricted reserve will take access from Knigge Cemetery Road. There is an unrecorded subdivision to the west (called Marks Glen), which contains two dead-end with 60-ft rights-of-way that abut west boundary line of this 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. Additionally Cypress Creek locates north of this proposed plat, which is another reason that there are no local streets that run east-west and north-south. There are other major thoroughfares and other streets 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. On the previously approved preliminary plat (from August 2022) a variance was granted (on both 42-121 and 42-128) that that rights-of-way extensions of both Keepers Trail and Adams Run Road were not required to be dedicated by plat and so that an east-west roadway not to be constructed. The second Variance Request is to not extend the two streets but to also NOT provide a east-west street needed for intersection spacing. The southern boundary of the proposed plat is 1,605' north of Cypress North Houston

(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. On the west boundary an unrecorded residential subdivision called Marks Glen was developed from early 1980s thru late 1990s, according to Harris County Appraisal District. This unrecorded subdivision provided or allowed for two streets to provide access to these homes through Cypress -North Houston Road for many years. The proposed unrestricted reserve will have an internal driveway system that will provide access off of Knigge Cemetery Road. Within Marks Glen unrecorded subdivision, all lots are residential with homes with exception of a few empty lots. The lots are about half (½) acre in size. On the east side of the property there is an existing building 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. An east-west right-of-way that connects to a north-south Knigge Cemetery Road is unlikely needed for subdivisions and tracts on both sides of the proposed Quality Ocean Cypress.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Most of the areas surrounding this proposed plat are half acre or larger residential lots. Because of Cypress Creek to the north, there are no local streets 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 intent and general purposes of this chapter will be preserved as 4 acres of this unrestricted reserve is intended for an RV park which will also provide vehicular access for the remaining 10 acres undeveloped land, to the north. Cypress North Houston Road (south of the proposed plat) and Whispering Valley Drive (to the north) provide the east-west vehicular circulation for the overall area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance (to not provide an East-West street and street dedication) 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. Harris County is in support of the variance to not provide an east-west street as good vehicular circulations exist on north and south of the proposed plat. 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: 2023-1940
Agenda Item: 130
PC Action Date: 09/21/2023
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: 134 and 128

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 as required by 42-134. To not require an east-west right-of-way as required by 42-128 intersection of local streets.;

Basis of Recommendation:

The site is located in the Harris County ETJ north of Cypress- North Houston, west of Huffmeister and east of Telge.
The applicant proposes a reserve for the purpose of developing an RV park. The applicant is requesting variances to exceed intersection spacing requirements by not extending two stub streets through the site.
Staff is in support of the request.
The site is located at the terminus of Knigge-Cemetery road. This approximately 1500' long public street will connect the site to the adjacent major thoroughfare grid. The applicant is providing a cul-de-sac terminus of this street, allowing for the safe movement of vehicles.
The abutting stub streets are part of an established unrecorded subdivision. These streets feature paved vehicular turnarounds within this community, so additional turn arounds are not necessary within this site. Similar variances were approved by the Planning Commission last year though the applicant has changed the proposed use and eliminated a segment of public street dedication.
Staff finds the request to be consistent with the intent of the ordinance and recommends approval.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The site is located at the terminus of Knigge-Cemetery road. This approximately 1500' long public street will connect the site to the adjacent major thoroughfare grid. The applicant is providing a cul-de-sac terminus of this street, allowing for the safe movement of vehicles.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance is justified by the proposed use and the existing public street system. These do not represent a hardship.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The abutting stub streets are part of an established unrecorded subdivision. These streets feature paved vehicular turnarounds within this community, so additional turn arounds are not necessary within this site. Similar variances were approved by the Planning Commission last year though the applicant has changed the proposed use and eliminated a segment of public street dedication.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed cul de sac will allow for safe movement of vehicles within the site and for the public.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified by the proposed use and the existing public street system. These do not represent a hardship.

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 131
Action Date: 09/21/2023
Plat Name: Veterans Memorial Business Park
Developer: Investment & Development Ventures, LLC
Applicant: Windrose
App No / Type: 2023-1921 C2

Total Acreage:	32.8490	Total Reserve Acreage:	32.8490
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	77038	372W	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)

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

1.) Staff is not in support of the requested variances and Reserve G of Fallbrook Sec 3 should be incorporated as part of plat boundary. Applicant has requested deferral.

Commission Action:

Defer Applicant request

Action Date: 09/21/2023

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

For Your Information:

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	131
Action Date:	09/21/2023
Plat Name:	Veterans Memorial Business Park
Developer:	Investment & Development Ventures, LLC
Applicant:	Windrose
App No / Type:	2023-1921 C2

HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Make sure that 10’ clearance between public utility to the building foundation.
No building is allowed within any public utility easement.

Harris County Flood Control District: Flood Control review - Need additional 40’ for ROW by Drainage Channel P118-31-00 at the northern boundary of the plat (see uploaded PDF).
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (HC) (COH-Chapter 42)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h)
Limited scope TIA\TIA required to determine traffic impacts. email trafficpermits@harriscountytx.gov for further information (HC-permit regs, 12.02)
Improvements/access within outside reserve need to be included with a plat boundary extension
Provide emergency access with gate and knox box (see markups)

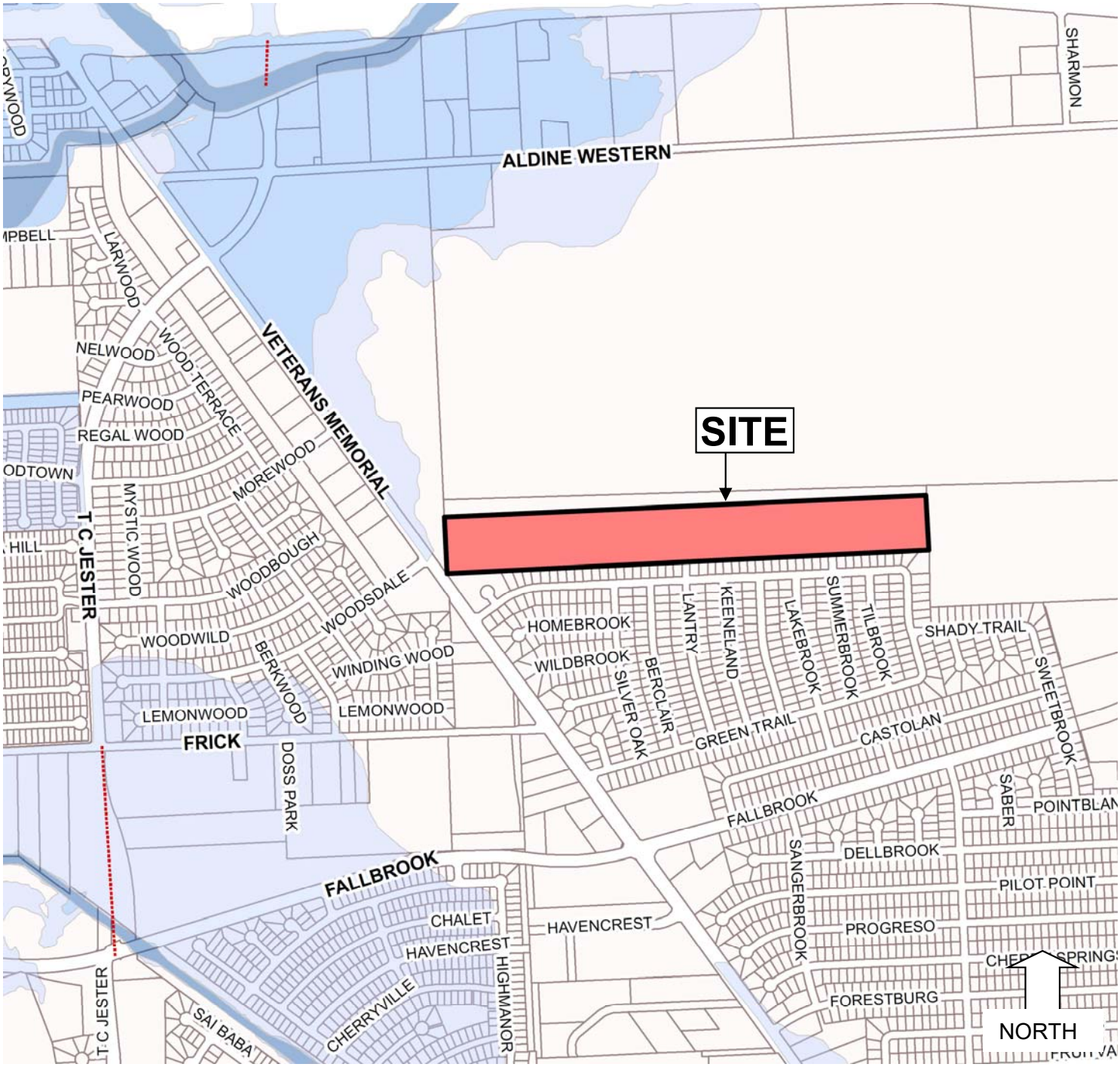
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Veterans Memorial Business Park (DEF 1)

Applicant: Windrose



D – Variances

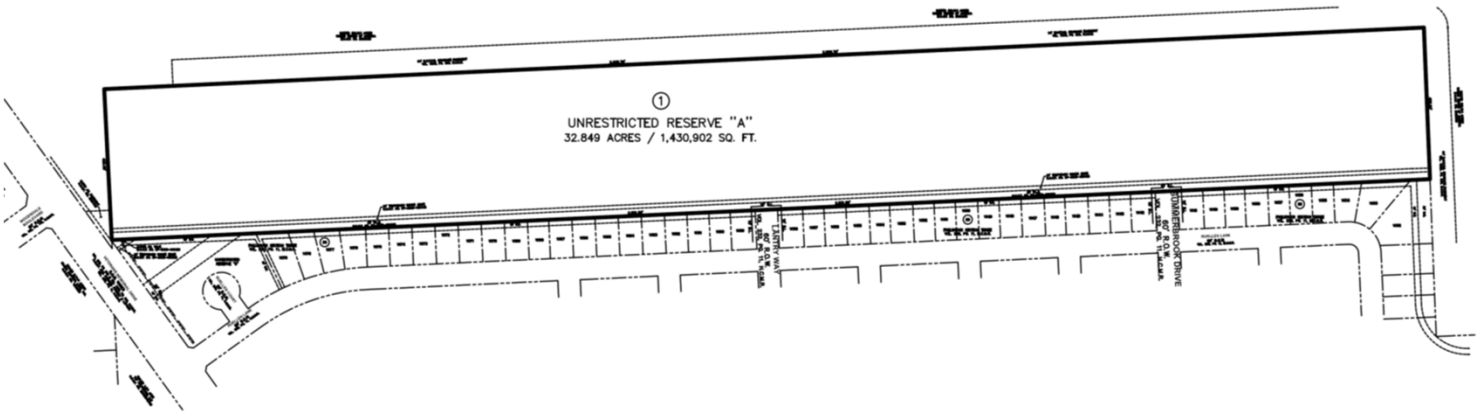
Site Location

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Veterans Memorial Business Park (DEF 1)

Applicant: Windrose



NORTH

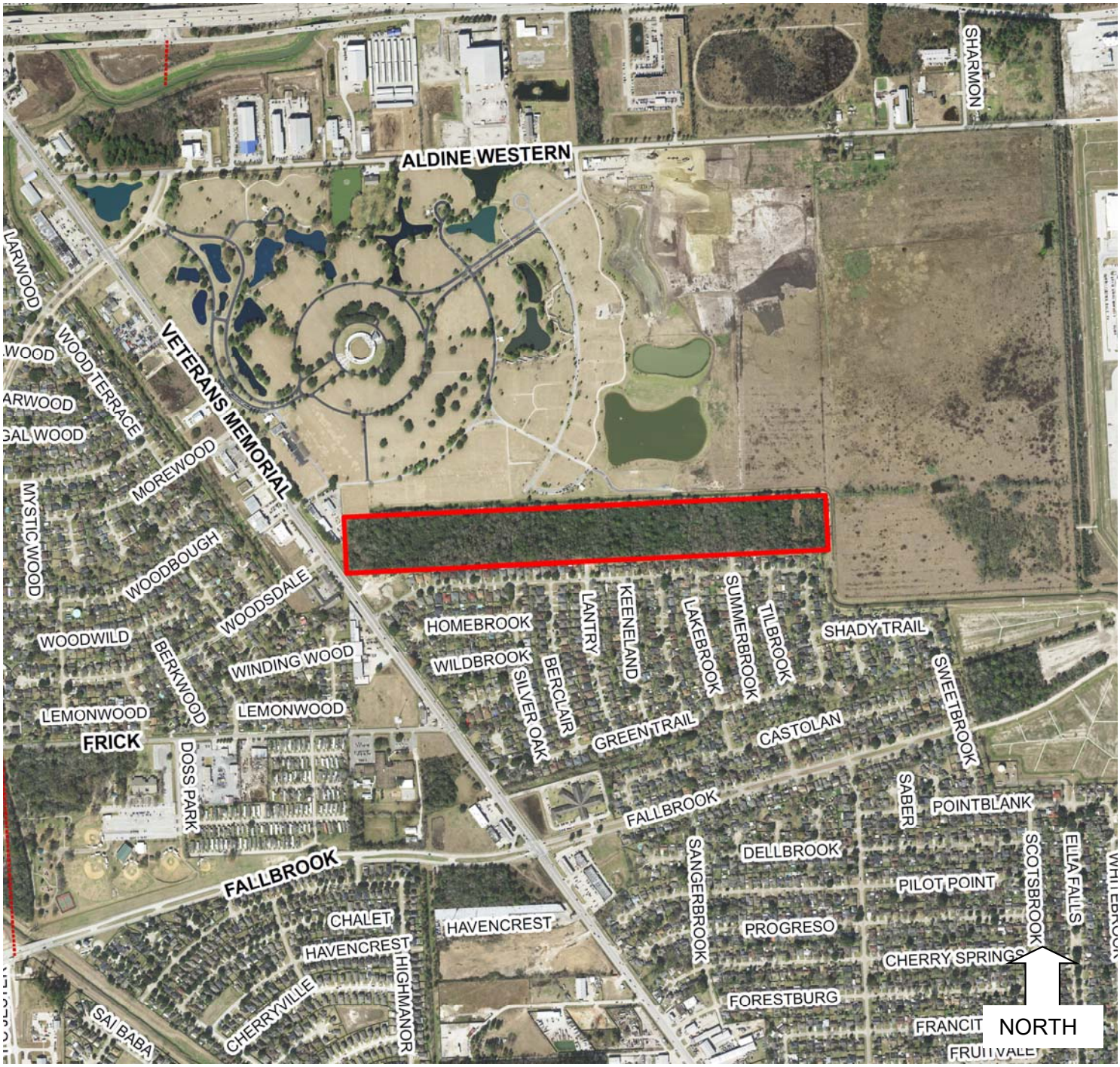
D – Variances Subdivision

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Veterans Memorial Business Park (DEF 1)

Applicant: Windrose



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1921
Plat Name: Veterans Memorial Business Park
Applicant: Windrose
Date Submitted: 08/14/2023

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 requirements by not extending a north-south right of way through the subject property; to not extend or terminate in a cul-de-sac Lantry Way and Summerbrook Drive
Chapter 42 Section: 128, 134

Chapter 42 Reference:
Sec. 42-128. - Intersections of local streets. (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or 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.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The subject site is 32.849 acres located at the intersection of Veterans Memorial Drive and Ruellen Lane, just south of Houston National Cemetery northwest Houston. Applicant proposes to build a commercial distribution site, with three warehouse buildings of varying sizes, with a medium-sized detention pond and two smaller ponds. Because the site is more than 3,500 feet from end to end, the Houston Code requires a north-south public right of way through the property. The adjacent neighborhood has two streets -- Lantry Way and Summerbrook Drive -- which stub into the property, requiring an extension or cul-de-sac. The justification for this variance is the property's unique location adjacent to Houston National Cemetery, a military cemetery owned by the federal government (the parcel directly north) and the state of Texas (the parcel directly east, cutting off access from Veteran's Memorial Drive). Dedicating a right of way through the subject property would involve extending one of two existing stubs from Fallbrook Sec 3 and terminating at the north end of the property, with no connection beyond the site itself. Further, taking public access through one of the adjacent neighborhood rights of way would encourage heavy commercial traffic through

the single-family residential neighborhood. Keeping this in mind, the applicant proposes to dedicate an access easement, which will be established through “Reserve G” of Fallbrook Sec 3. The access easement plans have the support of the neighborhood HOA.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The Houston National Cemetery was established in 1965 and is a nationally recognized military cemetery, with many years of operation and expansion ahead. Fallbrook Sec 3 was platted in 1976, planned for 497 single family homes. Developer seeks to put the property to its highest and best use while keeping in mind the needs of the existing neighborhood by not adding needlessly to their traffic concerns.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of Chapter 42 is to provide a safe and orderly traffic network for commuters and commercial transportation. Because of the existing private national cemetery, there is no reasonable destination for through traffic to north of the property, and the site does not offer any reasonable alternate route for neighboring residential traffic. The proposed access easement, supported by the neighboring HOA, will more than suffice for the development and will protect the neighborhood to the south from increased noise and congestion.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Public safety will be enhanced by allowing the applicant to take access from the easement instead of a public right of way. Any public right of way to the unrestricted site must necessarily come through the Fallbrook Sec 3 subdivision -- either Lantry Way or Summerbrook Drive -- which would increase congestion and endanger pedestrians and children playing on the street. The access easement avoids the neighborhood and will serve the commercial needs of the proposed development. The neighborhood has a robust internal road network, with two entrances on Veterans Memorial Dr. and three on Fallbrook Dr.

(5) Economic hardship is not the sole justification of the variance.

The justification for the variance is that a public right of way is neither feasible nor necessary because of the national cemetery; further an access easement will better serve the needs of the development while avoiding mixing commercial vehicles and family passenger vehicles, bicycles, and pedestrians.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1921
Plat Name: Veterans Memorial Business Park
Applicant: Windrose
Date Submitted: 08/14/2023

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 from a private access easement in lieu of a public road
Chapter 42 Section: 42-190

Chapter 42 Reference:
Section 42-190. "Tracts for non-single-family use—Reserves", paragraph (c) states "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; Type of Street or Shared Driveway – public street; Minimum Street or Shared Driveway Frontage – 60 feet".

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The subject site is 32.849 acres located at the intersection of Veterans Memorial Drive and Ruellen Lane, just south of Houston National Cemetery northwest Houston. Applicant proposes to build a commercial distribution site, with three warehouse buildings of varying sizes, with a medium-sized detention pond and two smaller ponds. Because the site is more than 3,500 feet from end to end, the Houston Code requires a north-south public right of way through the property. The adjacent neighborhood has two streets -- Lantry Way and Summerbrook Drive -- which stub into the property, requiring an extension or cul-de-sac. The justification for this variance is the property's unique location adjacent to Houston National Cemetery, a military cemetery owned by the federal government (the parcel directly north) and the state of Texas (the parcel directly east, cutting off access from Veteran's Memorial Drive). Dedicating a right of way through the subject property would involve extending one of two existing stubs from Fallbrook Sec 3 and terminating at the north end of the property, with no connection beyond the site itself. Further, taking public access through one of the adjacent neighborhood rights of way would encourage heavy commercial traffic through the single-family residential neighborhood. Keeping this in mind, the applicant proposes to dedicate an access easement, which will be established through "Reserve G" of Fallbrook Sec 3. The access easement plans have the support of the neighborhood HOA.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The Houston National Cemetery was established in 1965 and is a nationally recognized military cemetery, with many years of operation and expansion ahead. Fallbrook Sec 3 was platted in 1976, planned for 497 single family homes. Developer seeks to put the property to its highest and best use while keeping in mind the needs of the existing neighborhood by not adding needlessly to their traffic concerns.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of Chapter 42 is to provide a safe and orderly traffic network for commuters and commercial transportation. Because of the existing private national cemetery, there is no reasonable destination for through traffic to north of the property, and the site does not offer any reasonable alternate route for neighboring residential traffic. The proposed access easement, supported by the neighboring HOA, will more than suffice for the development and will protect the neighborhood to the south from increased noise and congestion.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Public safety will be enhanced by allowing the applicant to take access from the easement instead of a public right of way. Any public right of way to the unrestricted site must necessarily come through the Fallbrook Sec 3 subdivision -- either Lantry Way or Summerbrook Drive -- which would increase congestion and endanger pedestrians and children playing on the street. The access easement avoids the neighborhood and will serve the commercial needs of the proposed development. The neighborhood has a robust internal road network, with two entrances on Veterans Memorial Dr. and three on Fallbrook Dr.

(5) Economic hardship is not the sole justification of the variance.

The justification for the variance is that a public right of way is neither feasible nor necessary because of the national cemetery; further an access easement will better serve the needs of the development while avoiding mixing commercial vehicles and family passenger vehicles, bicycles, and pedestrians.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-1921
Agenda Item: 131
PC Action Date: 09/21/2023
Plat Name: Veterans Memorial Business Park
Applicant: Windrose

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 128, 134; 42-190

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

to exceed intersection spacing requirements by not extending a north-south right of way through the subject property; to not extend or terminate in a cul-de-sac Lantry Way and Summerbrook Drive; To take access from a private access easement in lieu of a public road;

Basis of Recommendation:

The Subject site is a 32.8 acre property located in the Harris County ETJ, east along Veterans Memorial Drive and north of Fallbrook Drive.
The applicant is proposing an Unrestricted reserve intended for warehouse/distribution use and is requesting two (2) variances; 1- To exceed intersection spacing by not extending or terminating in a cul-de-sac stubs streets Lantry Way and Summerbrook Drive, and 2- To take access via an access easement in lieu of public ROW access. Staff and the Harris County Engineering Dept are not in support of the requested variances.
The site intends to take access through Reserve G in FallBrook Sec 3 a deed restricted subdivision with single-family restrictions. The subject Site and the reserve are under common ownership and the variance, as presented, circumvents public hearing and notification that would be required with the replatting of reserve G and presents no true hardship.
Beyond the intended access, the site plan shows intent to connect to the existing cul-de-sac and to add a parking that would exceed the scope of the access easement. Reserve G should be replatted, in part or in whole, as part of the proposed plat to comply with CH. 42 frontage requirements and submit to the public hearing process.
Staff recommends deferring the plat for 2 weeks per applicant request to allow the applicant to coordinate with Harris County Engineering and Staff to consider alternate solutions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

N/A

(3) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
N/A

(5) Economic hardship is not the sole justification of the variance.
N/A

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 132
Action Date: 09/21/2023
Plat Name: Flagstone GP
Developer: Humble Joint Venture 1, LLC
Applicant: Meta Planning + Design LLC
App No / Type: 2023-2116 GP

Total Acreage:	103.7000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 454

County	Zip	Key Map ©	City / ETJ
Harris	77338	334K	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.

Commission Action:

Grant the requested special exception(s) and Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	132
Action Date:	09/21/2023
Plat Name:	Flagstone GP
Developer:	Humble Joint Venture 1, LLC
Applicant:	Meta Planning + Design LLC
App No / Type:	2023-2116 GP

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - Show and label Drainage Channel K107-00-00 and note a 150' drainage easement on the plat (see uploaded PDF).
Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats(.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Consider pedestrian access for future Aldine ISD facility
UVE, ROW cutbacks and corner radii will be checked when section Plats are submitted (traffic)
Limited scope TIA\TIA required to determine traffic impacts including left turn lane requirements and developer responsibility for signal modifications. Scoping meeting to be held with HCED-Traffic department to scope TIA. (HC-permit regs, 12.02)
Coordinate with Flood Control and provide INO letter/e-mail when section plat is submitted

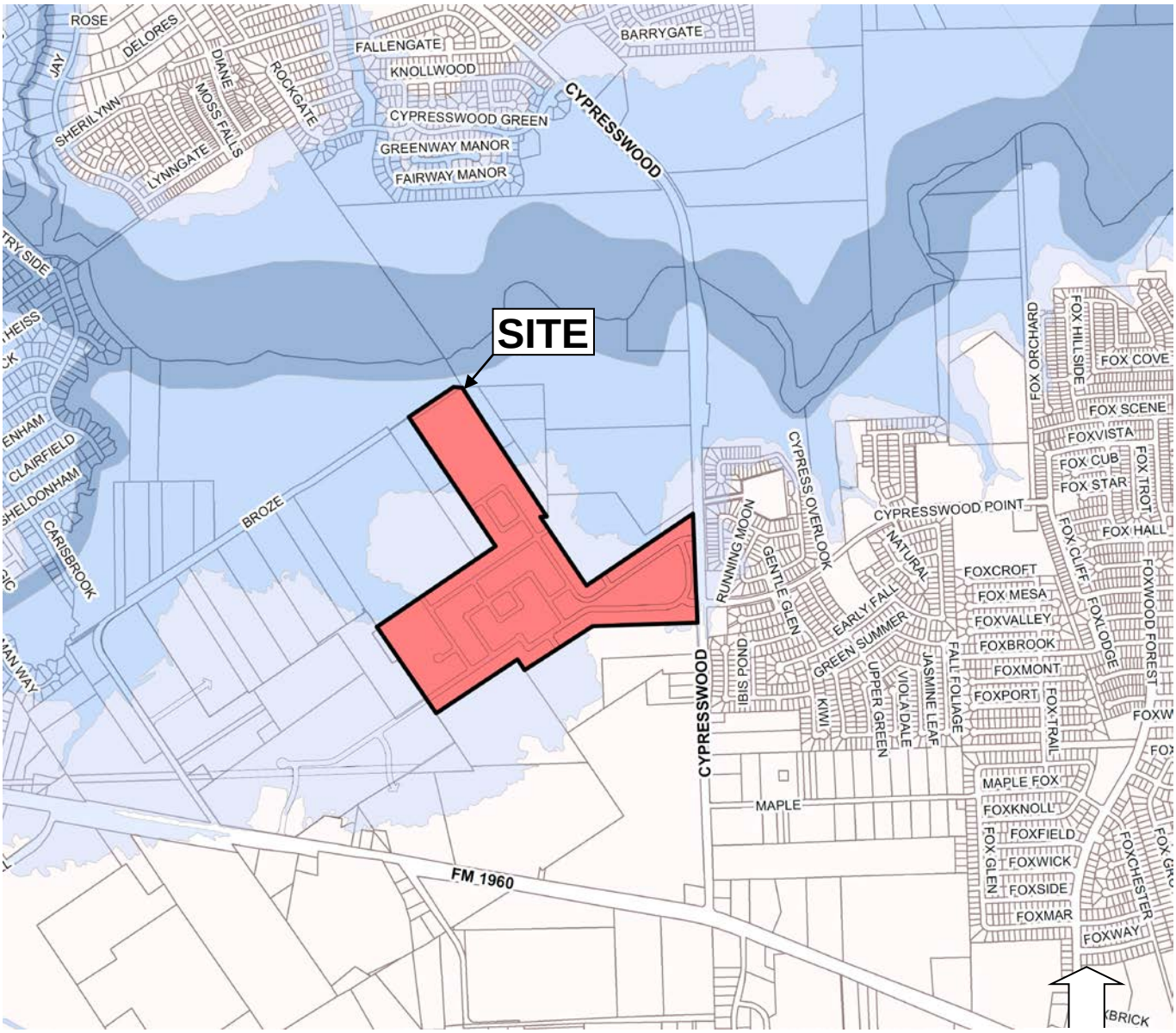
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Flagstone GP

Applicant: Meta Planning + Design LLC



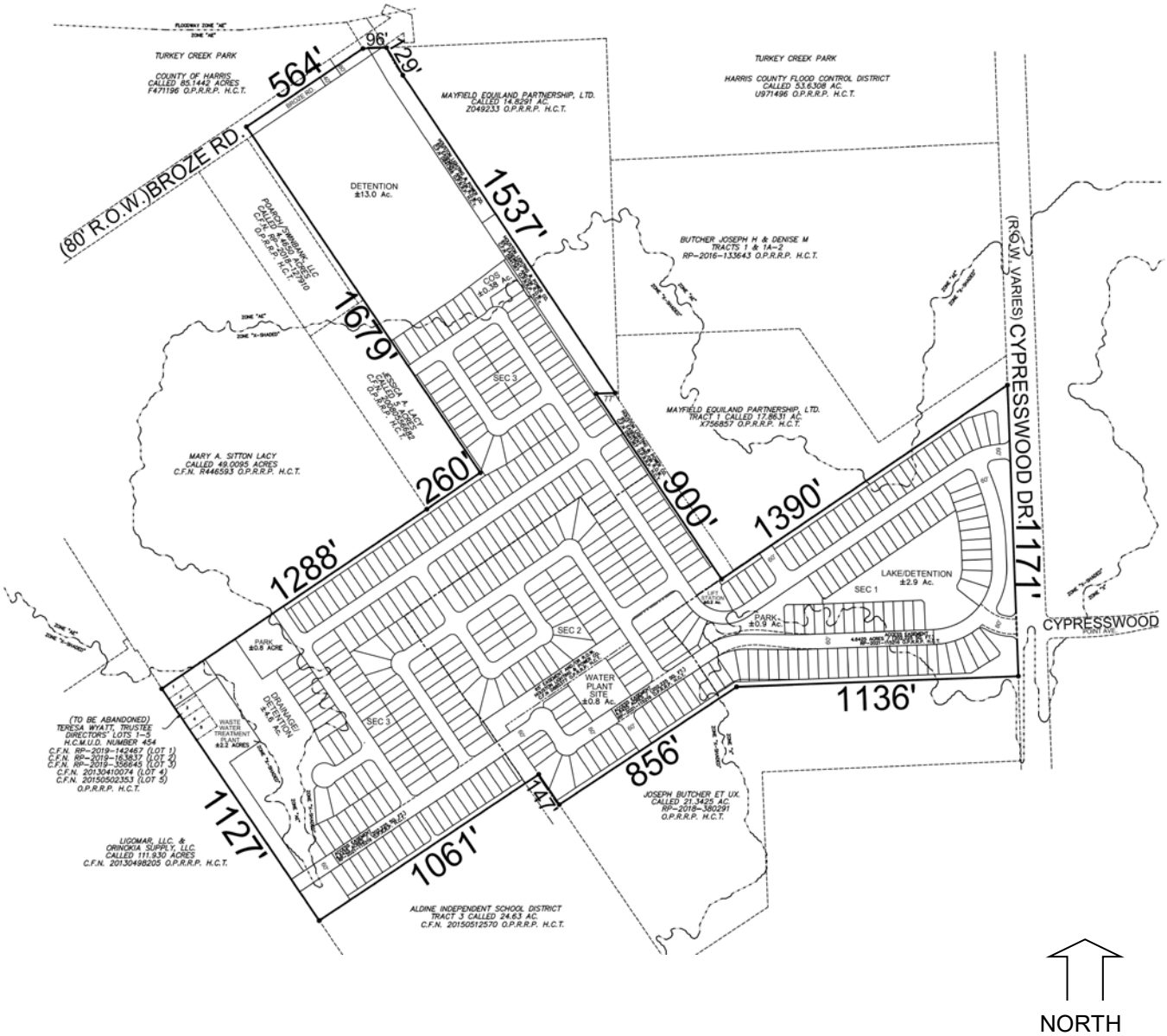
E – Special Exceptions Site Location

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Flagstone GP

Applicant: Meta Planning + Design LLC



E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Flagstone GP

Applicant: Meta Planning + Design LLC



E – Special Exceptions Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2023-2116
Plat Name: Flagstone GP
Applicant: Meta Planning + Design LLC
Date Submitted: 09/11/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:

To allow an intersection spacing of ±1780' along the eastern project boundary.

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 1,400 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;

Flagstone is a developing ±103.7-acre single-family residential community located north of central Houston (within Houston's ETJ) in Harris County. The project is located generally north of FM 1960, south of Cypress Creek, east of Turkey Creek and west of Cypresswood Drive. The eastern project boundary touches existing Cypresswood Drive. Surrounding acreage tracts to the south and west of the project are generally undeveloped tracts. To the south there is a large undeveloped tract owned by Aldine ISD. Continuing south along FM-1960 is George Bush Intercontinental Airport. To the east of the tract is a large single family residential community. A stub street is proposed along the northeastern project boundary. The stub is currently located approximately 1780' to the south of Broze Road. Per Chapter 42, a stub street should be spaced 1400' from existing Broze Road. However, the proposed location of the eastern stub street is only a slight deviation from this requirement – the deviation is approximately 24%. As this deviation is minor, there would likely be no negative impact on the traffic circulation in the community of the surrounding region. Of the 1780' between Broze Road and the proposed stub street, approximately 1070' is located within the floodway. Most of this area is dedicated to detention for the residential community. As 1070' is encumbered by a detention facility it is impractical to place a stub street within the areas needed to ensure adequate detention. Additionally, placing the proposed stub street farther to the south, the future extension of the stub street would be contained within one tract held by common ownership. This relieves multiple property owners of the burden of dedicating and building right of way. Furthermore, the distance from Broze Road to Topaz Pines Trail in section 1 is 2670' which requires 1 additional though street to the north east that street is still provided, it is just not centered.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed special exception will achieve the results for interlocal intersection spacing contemplated by the standards of Chapter 42, as vehicular circulation will be maintained through the stub street.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification is a 24% deviation from the standards of this chapter.

(4) The intent and general purposes of this chapter will be preserved and maintained;

Future local street connections, and the practical likelihood of the stub street extension, will preserve and maintain the intent and general purposes of this chapter.

(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 create any unsafe traffic conditions, nor frustrate local traffic circulation, and thus will not be injurious to the public health, safety, or welfare.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT

Special Exception Request Form

Application No: 2023-2116
Agenda Item: 132
PC Action Date: 09/21/2023
Plat Name: Flagstone GP
Applicant: Meta Planning + Design LLC

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow an intersection spacing of ±1780' along the eastern project boundary.;

Basis of Recomendation:

The subject site is a 103 acre GP located in the Houston's ETJ in Harris County, north of FM 1960 and west of Cypresswood Dr.

The purpose of the special exception is to exceed the maximum 1400' intersection spacing requirement with a gap of 1780'.

Immediately the north of the plat is Cypress Creek with the major thoroughfare, Cypresswood Dr to the east. The applicant is providing direct access to the major thoroughfare and is proposing a single stub into the adjacent property. The enclosed nature of the remaining undeveloped parcel where the stub would be required with direct access to a major thoroughfare means that the adjacent parcels will not be burdered by the granting of the special exception and the intent of Chapter 42 is being met.

Staff has received no public comments on this item.
Staff recommendation is to Approve the plat and grant the special exception subject to CPC101 Form conditions.
Madam Chair, if it pleases the Commission you may open the public hearing for this item at this time.

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;

Immediately the north of the plat is Cypress Creek with the major thoroughfare, Cypresswood Dr to the east. The applicant is providing direct access to the major thoroughfare and is proposing a single stub into the adjacent property.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The enclosed nature of the remaining undeveloped parcel where the stub would be required with direct access to a major thoroughfare means that the adjacent parcels will not be burdered by the granting of the special exception and the intent of Chapter 42 is being met.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification of the standard is not disproportionate due to the nature of the request and the surrounding geography.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent of Chapter 42 is being maintained based on the street network that will result from the special exception.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The special exception will not be injurious to the public health, safety or welfare because the nearby creek and public park space will mitigate the traffic demands of the area.

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 133
Action Date: 09/21/2023
Plat Name: Texas Toy Box Storage Bridgeland GP
Developer: Texas Toy Box Storage
Applicant: Windrose
App No / Type: 2023-2132 GP

Total Acreage:	105.3510	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	364D	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.

Add note: X portions of the property included in this General Plan lie within the known floodway and the 100 and 500 year floodplains. As each section or parcel is platted and developed, the then-current standards of City of Houston [or if ETJ: Harris County] drainage, elevation, and building regulations must be adhered to.

fyi: R.O.W dedication is required when future sections are submitted.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
The Planning Commission granted a variance to allow excessive intersection spacing by not providing a north/south street along the northern G.P boundary, subject to specific conditions on 09/21/2023. 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.

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	133
Action Date:	09/21/2023
Plat Name:	Texas Toy Box Storage Bridgeland GP
Developer:	Texas Toy Box Storage
Applicant:	Windrose
App No / Type:	2023-2132 GP

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

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Callout ROW dimension if it being proposed.
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Turning geometry/curve will be reviewed at section plat submittal
Katy hockley Road is ultimate 100' of ROW. Dedicate 20' of ROW for section plat
TIA will be required to include but not limited to driveway location, median openings, left turn lane requirements, traffic signal warrant analysis, at the time property is developed
UVE, ROW cutbacks and corner radii will be checked when section plats are submitted

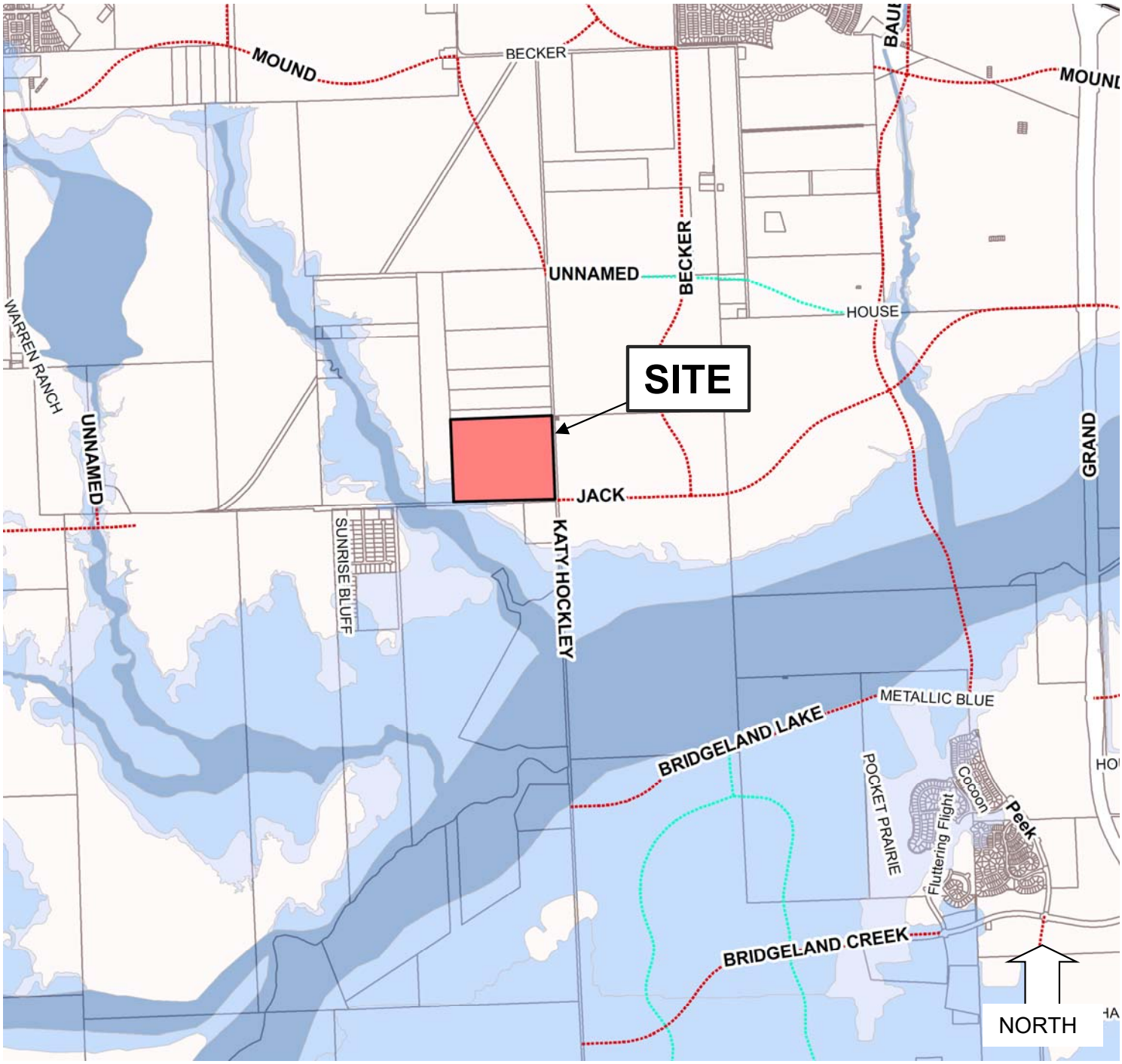
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Texas Toy Box Storage Bridgeland GP

Applicant: Windrose



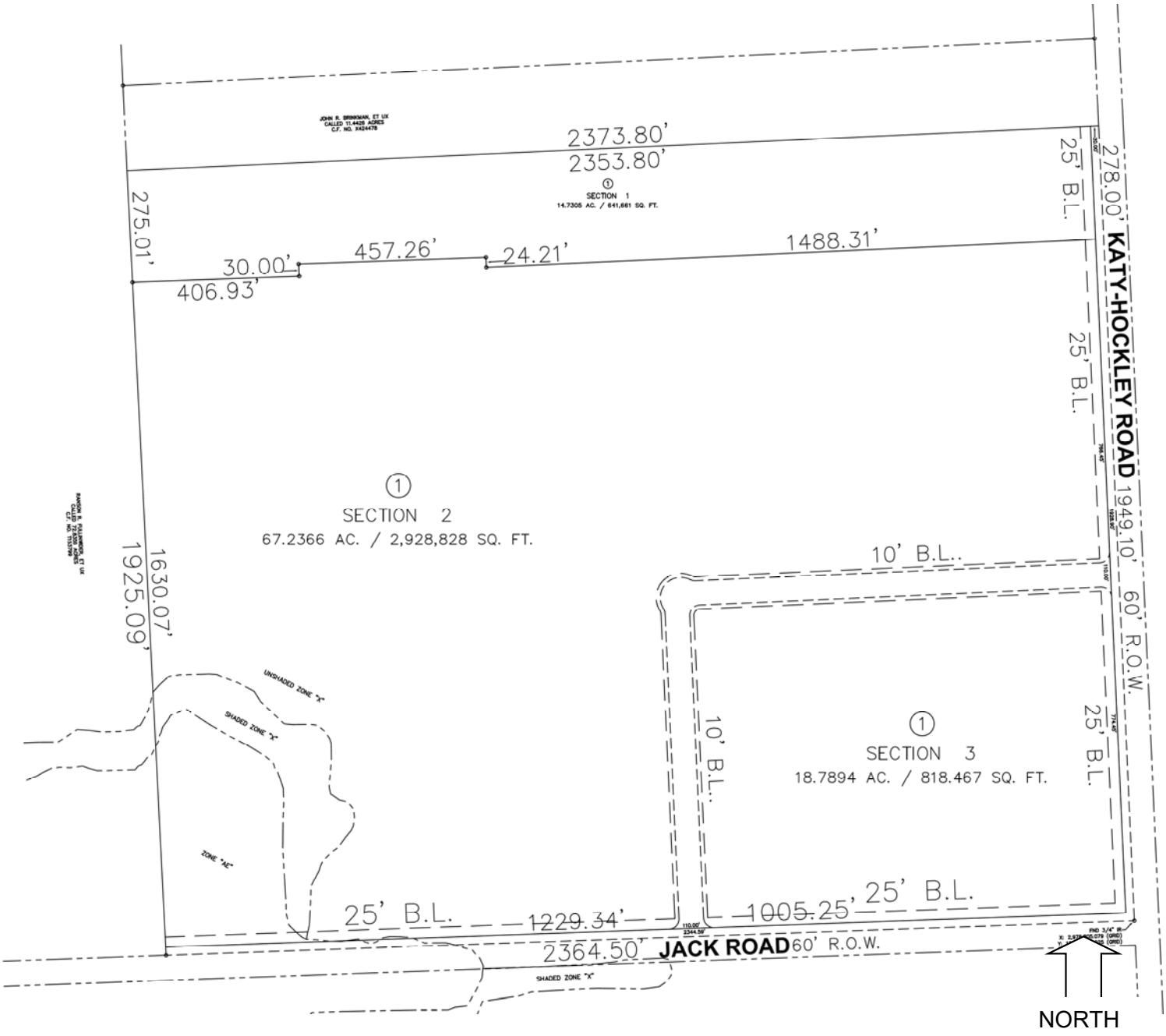
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Texas Toy Box Storage Bridgeland GP

Applicant: Windrose



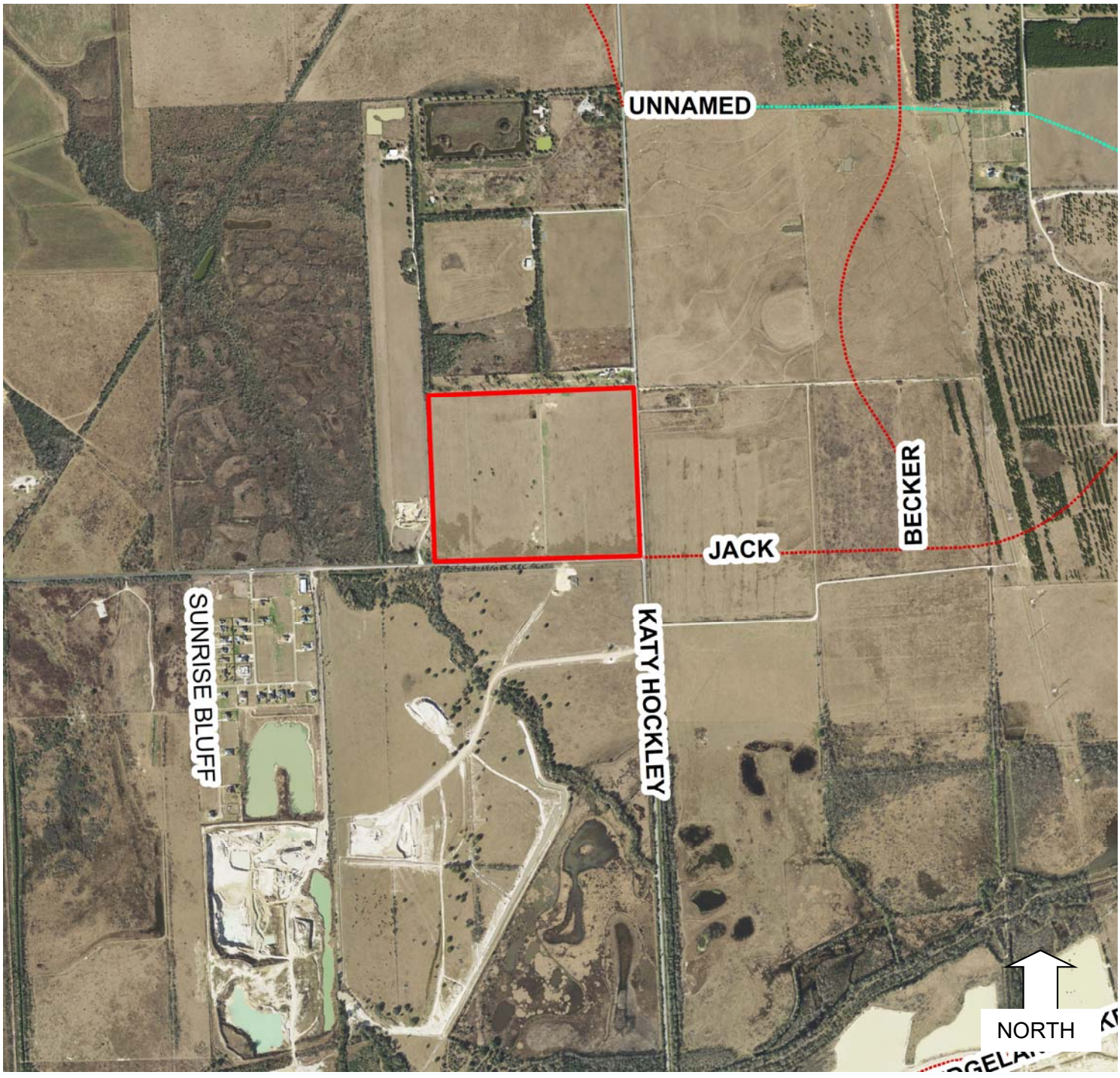
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 133

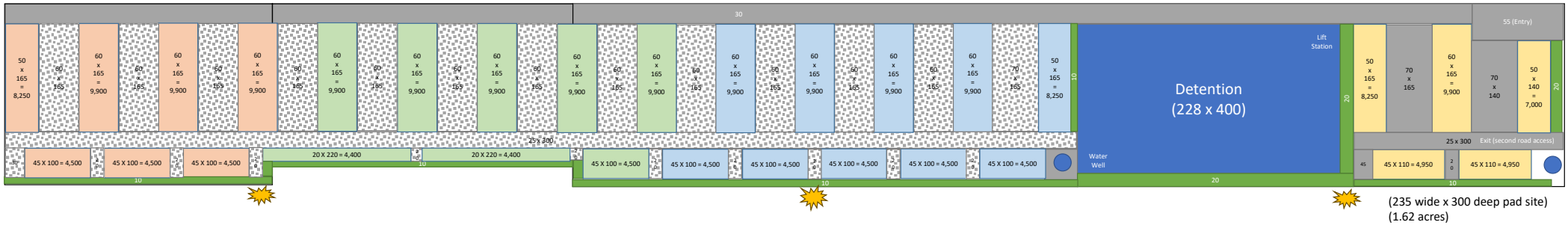
Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Texas Toy Box Storage Bridgeland GP

Applicant: Windrose



F- Reconsideration of Requirements **Aerial**



Total: 25 Bldgs – 184,600 sqft

33% utilization vs 32% utilization at Tomball

- 10 Bldgs – 70,350 sqft
- 8 Bldgs – 62,800 sqft
- 7 Bldgs – 51,450 sqft
- 5 Bldgs – 35,050 sqft

Total: 30 Bldgs – 219,650 sqft

34% utilization vs 32% utilization at Tomball

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-2132
Plat Name: Texas Toy Box Storage Bridgeland GP
Applicant: Windrose
Date Submitted: 09/11/2023

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 extend a north-south ROW through the subject property

Chapter 42 Section: 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.

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: 2023-2132
Plat Name: Texas Toy Box Storage Bridgeland GP
Applicant: Windrose
Date Submitted: 09/11/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not extend a north-south public ROW through the subject property
Chapter 42 Section: 127

Chapter 42 Reference:
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

(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 site is 105.351 acres consolidating a number of rural acreage tracts located at the northwest corner of Katy Hockley Road and Jack Road. Owner intends to develop a storage facility on the north 14 acres, consisting of 30 units and detention. The remaining parcels to the south are set aside for future development. The subject property is of a size that would ordinarily meet Houston's maximum intersection spacing requirements for the major thoroughfares of Jack Road and Katy Hockley Road. However, since much of the development is unplanned, the city has an interest in ensuring adequate internal road circulation for the 90 acres to the south of the planned storage facility. Applicant proposes a local road connection, bisecting the property north from Jack Road to a midway point, and then veering to the east to connect to Katy Hockley. All that is left to address is a further connection north to the planned development. The justification for this variance is that the extension of a ROW north through the property would hinder the applicant in putting the land to its highest and best use. The intended storage units are laid out to maximize space utilization while allowing for adequate room for detention and internal access. The proposed plans would be rendered infeasible by the addition of a road through the middle of the site.

(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;

Per the City of Houston subdivision ordinance, the applicant must include all tracts originally under common ownership in a general plan or file a plat in order to legally subdivide the property. The variance is necessary to allow the applicant to proceed with a plat on the comparatively small portion that is ready and waiting for development.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of Chapter 42 will be maintained as the subject property already meets intersection spacing requirements under the code; GP is only approximately 1949' feet north to south and 2364' east to west. The Minero General Plan immediately west has received a variance to not extend an east-west road through that property, so a variance addressing a road in that direction is not required. The GP also has proposed north-south connections approximately 2400 and 2900 feet west of Katy Hockley Road and an east-west connection approximately 2700 feet north of Jack Road.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Area surrounding the proposed general plan is sparsely populated, rural, agricultural land on the outer edges of the city of Houston ETJ. The planned major thoroughfares and proposed local streets in the both applicant's and the neighboring general plan should adequate to provide safe transportation for existing traffic and planned construction in the near future.

(5) Economic hardship is not the sole justification of the variance.

The subject property is in compliance with the maximum intersection spacing rules; requiring additional local streets on unplanned development will deprive the applicant of the use of the land, while not measurably improving the traffic needs of the area.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-2132
Agenda Item: 133
PC Action Date: 09/21/2023
Plat Name: Texas Toy Box Storage Bridgeland GP
Applicant: Windrose

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not extend a north-south public ROW through the subject property;

Basis of Recommendation:

The site is located in Harris County at the northwest intersection of Jack Road and Katy Hockley Road in Harris County. The applicant is requesting a Reconsideration of Requirement to allow excessive intersection spacing along the northern G.P boundary.
Staff is in support of the request.
The site is a vacant 100 acre tract planned for a storage facility.
The G.P is bounded by vacant land to the north, Katy Hockley to the east, Jack Road to the South and a approved G.P to the west.
A variance was granted for the approved G.P for a residential development to allow an intersection spacing of 2700' along the western plat boundary. This places two (2) future East/West connection north of the subject plat.
Currently, the undeveloped land does not warrant a street connection through this commercial G.P. Once this vacant tract to the north is developed, we'll have the opportunity to extend the two (2) street connection to Katy Hockley Road.
Intersection spacing is already addressed along the southern G.P boundary and the G.P does provide some street dedication to help some relieve traffic along the M.T.F'.
Harris County has voiced no objection to this request. Staff's recommendation is to approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

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;

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question. The adjacent G.P recently received a variance to allow excessive intersection spacing along the wester plat boundary of this G.P. The land to the north is undeveloped and does not warrant a street connection through this subject plat.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The large undeveloped tracts to the north have frontage along the major thoroughfares. Also, the approved G.P nearby provides future street connections if this property is developed as single family.

(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: this G.P is providing some relief for traffic along the M.T.F by dedicating a street connection to Jack Road and Katy Hockley Road.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The G.P has frontage along two (2) major thoroughfares, along with internal street dedication in the G.P. Harris County voiced no objection to the request.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The north south street connection is not warranted at this time.

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 134
Action Date: 09/21/2023
Plat Name: Texas Toy Box Storage Bridgeland Sec 1
Developer: Texas Toy Box Storage
Applicant: Windrose
App No / Type: 2023-1890 C2

Total Acreage:	14.8580	Total Reserve Acreage:	14.8580
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	77447	364D	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. (Sec 42-41(14))

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

073.2. Subdivision name shown 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. Pending General Plan application with variance request 2023-2132. (Sec 42-128)

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

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

Commission Action:

Approve the plat subject to the conditions listed

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item:	134
Action Date:	09/21/2023
Plat Name:	Texas Toy Box Storage Bridgeland Sec 1
Developer:	Texas Toy Box Storage
Applicant:	Windrose
App No / Type:	2023-1890 C2

For Your Information:

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

HPW- TDO- Traffic: 08.21.23
No Comments
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\TIA required to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-permit regs, 12.02)
Label recording info for Katy hockley Road
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)
Label access denied for private street stubs

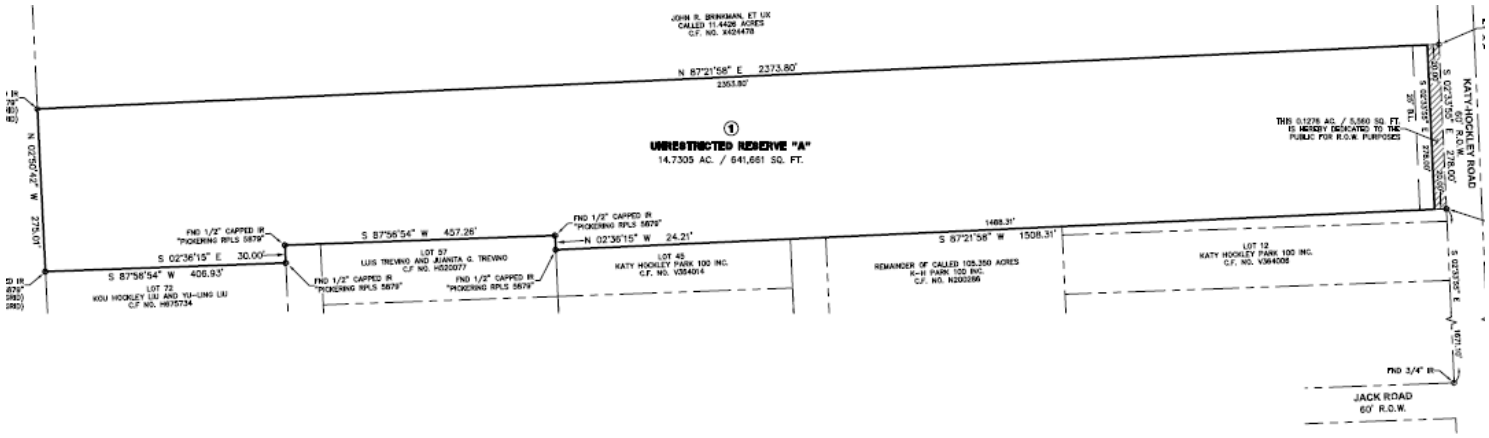
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 09/21/2023**

Subdivision Name: Texas Toy Box Storage Bridgeland Sec 1 (DEF 2)

Applicant: Windrose



NORTH

F- Reconsideration of Requirements Subdivision

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 135
Action Date: 09/21/2023
Original Action Date: 10/27/2022
Plat Name: Avalon at Cypress Avalon View Drive Street Dedication Sec 1
Developer: Taylor Morrison of Texas, Inc.
Applicant: BGE, Inc.
App No : 2022-2510
App Type: SP

Total Acreage:	2.5300	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 437

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

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 136
Action Date: 09/21/2023
Original Action Date: 10/27/2022
Plat Name: Avalon at Cypress Sec 12
Developer: Taylor Morrison of Texas, Inc.
Applicant: BGE, Inc.
App No : 2022-2513
App Type: C3F

Total Acreage:	13.2900	Total Reserve Acreage:	3.3344
Number of Lots:	40	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 437

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

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 137
Action Date: 09/21/2023
Original Action Date: 10/27/2022
Plat Name: Blue Ridge Commerce Center Fondren Reserve
Developer: Rice Interests, Ltd.
Applicant: BGE, Inc.
App No : 2022-2522
App Type: C3P

Total Acreage:	32.7930	Total Reserve Acreage:	30.3000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77489	610D	City

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 138
Action Date: 09/21/2023
Original Action Date: 10/27/2022
Plat Name: Blue Ridge Commerce Center Moffett Reserve
Developer: LAH Houston I, LLC
Applicant: BGE, Inc.
App No : 2022-2521
App Type: C2

Total Acreage:	11.0780	Total Reserve Acreage:	11.0600
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77489	610H	City

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	139
Action Date:	09/21/2023
Original Action Date:	10/13/2022
Plat Name:	Brandon Estates
Developer:	Instabuild786 Construction LLc
Applicant:	RP & Associates
App No :	2022-2425
App Type:	C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77051	533U	City

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	140
Action Date:	09/21/2023
Original Action Date:	10/27/2022
Plat Name:	Brandt Road Residence
Developer:	Jeff Simen
Applicant:	Hovis Surveying Company Inc.
App No :	2022-2430
App Type:	C2

Total Acreage:	2.0500	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	77373	292Q	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 141
Action Date: 09/21/2023
Original Action Date: 09/29/2022
Plat Name: Crosby Farms Sec 1
Developer: Pulte Homes of Texas, LP., A Texas Limited Partnership
Applicant: EHRA
App No : 2022-2351
App Type: C3F

Total Acreage:	40.8600	Total Reserve Acreage:	19.7738
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
Harris	77532	379Y	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	142
Action Date:	09/21/2023
Original Action Date:	09/29/2022
Plat Name:	Harris County MUD no 418 Water Plant no 3
Developer:	Bridgeland Development, LP a Maryland limited partnership
Applicant:	BGE, Inc.
App No :	2022-2218
App Type:	C2R

Total Acreage:	4.9970	Total Reserve Acreage:	4.9970
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 492

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

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

Action Date: 09/21/2023

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

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	143
Action Date:	09/21/2023
Original Action Date:	09/29/2022
Plat Name:	Newtechwood America Headquarters
Developer:	newtechwood america headquarter
Applicant:	Houston Platting
App No :	2022-2172
App Type:	C3F

Total Acreage:	9.3600	Total Reserve Acreage:	8.3900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77338	335T	City

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 144
Action Date: 09/21/2023
Original Action Date: 10/27/2022
Plat Name: North Bridgeland Lake Parkway Street Dedication Sec 9
Developer: Bridgeland Development, LP
Applicant: McKim & Creed, Inc.
App No : 2022-2452
App Type: SP

Total Acreage:	15.2200	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 490

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

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 145
Action Date: 09/21/2023
Original Action Date: 09/29/2022
Plat Name: North Bridgeland Lake Parkway Street Dedication Sec 10
Developer: Bridgeland Development , LP
Applicant: McKim & Creed, Inc.
App No : 2022-2345
App Type: SP

Total Acreage:	5.2000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 490

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

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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

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Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	146
Action Date:	09/21/2023
Original Action Date:	12/01/2022
Plat Name:	Portman Center Street East
Developer:	Kimley-Horn
Applicant:	Windrose
App No :	2022-2461
App Type:	C2R

Total Acreage:	2.1210	Total Reserve Acreage:	2.0153
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	493E	City

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	147
Action Date:	09/21/2023
Original Action Date:	12/01/2022
Plat Name:	Portman Center Street West
Developer:	Kimley-Horn
Applicant:	Windrose
App No :	2022-2462
App Type:	C2R

Total Acreage:	0.9896	Total Reserve Acreage:	0.9715
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	493E	City

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 148
Action Date: 09/21/2023
Original Action Date: 10/13/2022
Plat Name: R and J Grant Property Addition replat no 1
Developer: PRO-SURV
Applicant: PROSURV
App No : 2022-2483
App Type: C2R

Total Acreage:	5.2715	Total Reserve Acreage:	5.2715
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77064	410H	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	149
Action Date:	09/21/2023
Original Action Date:	11/10/2022
Plat Name:	RMSphere Management Properties
Developer:	REAL Designs, Inc.
Applicant:	REAL Designs
App No :	2022-2591
App Type:	C2

Total Acreage:	6.2137	Total Reserve Acreage:	6.2137
Number of Lots:	0	Number of Multifamily Units:	23
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 WCID 109

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

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 150
Action Date: 09/21/2023
Original Action Date: 09/29/2022
Plat Name: Vigavi West Road
Developer: 410 West Road Venture, LLC
Applicant: McKim and Creed
App No : 2022-2357
App Type: C2R

Total Acreage:	42.0910	Total Reserve Acreage:	42.0910
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	77038	412B	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS
Action Date: 09/21/2023

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

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Subdivison Name Change Approval Conditions

Agenda Item:	151
Action Date:	09/21/2023
Plat Name:	Langham Creek Colony Sec 2 partial replat 3
Original Action Date:	04/27/2023
Original Plat Name:	Langham Creek Colony
Developer:	RMJ Realty, LLC
Applicant:	Owens Management Systems, LLC
App No :	2023-0868
App Type:	C3F

Total Acreage:	0.3490	Total Reserve Acreage:	0.1008
Number of Lots:	5	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 102

County	Zip	Key Map ©	City / ETJ
Harris	77084	408S	ETJ

Subdivision Name Change Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

Action Date: 09/21/2023

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CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 09/21/2023
ITEM: 152

Applicant: JESSICA LEITNER
Contact Person: JESSICA LEITNER

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1711	77357	5974	258J	ETJ

EAST OF: DEER RUN LN **NORTH OF:** GRAND PARKWAY

ADDRESS: 19800 Broken Bough Lane

ACREAGE: 0.2754

LEGAL DESCRIPTION:

BEING A TRACT OF LAND CONTAINING 0.2754 ACRES, SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, ALSO KNOWN AS LOT 1601, OF PEACH CREEK FOREST, SECTION 6, AN UNRECORDED SUBDIVISION, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 713.837.7701
F. 713.837.7703
www.houstontx.gov

CERTIFICATE OF COMPLIANCE
23-1711
CITY OF HOUSTON, TEXAS

WHEREAS, a written request for this Certificate of Compliance has been received by the Houston Planning Commission from Jessica Leitner, the owner of the:

Residence:
Located: 19800 Broken Bough Lane
New Caney, TX 77357

WHEREAS, the Houston Planning Commission, Houston, Texas, (the "Commission"), pursuant to authority granted by Chapter 212 of the Texas *Local Government Code,* and Chapter 42 of the *Code of Ordinances*, Houston Texas has reviewed its records, NOW, THEREFORE,

The Commission hereby determines that: a subdivision plat IS NOT REQUIRED to be filed with the Commission with regard to:

BEING A TRACT OF LAND CONTAINING 0.2754 ACRES, SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, ALSO KNOWN AS LOT 1601, OF PEACH CREEK FOREST, SECTION 6, AN UNRECORDED SUBDIVISION, IN MONTGOMERY COUNTY, TEXAS.

This request was received by the Commission on the 21st day of September 2023.
The Commission has made the above determination on the 21st day of September 2023.
This Certificate of Compliance is issued on the 21st day of September 2023.
FOR THE HOUSTON PLANNING COMMISSION

Martha L. Stein
Chair

or

M. Sonny Garza
Vice Chair

H. Bodiguez for
Margaret Wallace Brown, AICP, CNU-A
Secretary

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 09/21/2023
ITEM: 153

Applicant: OMAR ALEXANDER LAINEZ AND SILVIA ARACELY FERNANDEZ
Contact Person: OMAR ALEXANDER LAINEZ AND SILVIA ARACELY FERNANDEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1712	77357	5874	258J	ETJ

EAST OF: GALAXY BLVD **NORTH OF:** GRAND PARKWAY

ADDRESS: 26845 Peach Creek Drive

ACREAGE: 0.244

LEGAL DESCRIPTION:

BEING A TRACT OF LAND CONTAINING 0.244 ACRES, SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, ALSO KNOWN AS LOT 907, OF PEACH CREEK FOREST, SECTION 5, AN UNRECORDED SUBDIVISION, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 713.837.7701
F. 713.837.7703
www.houstontx.gov

CERTIFICATE OF COMPLIANCE
23-1712
CITY OF HOUSTON, TEXAS

WHEREAS, a written request for this Certificate of Compliance has been received by the Houston Planning Commission from Omar Alexander Lainez and Silvia Aracely Fernandez, the owners of the:

Mobile home:
Located: 26845 Peach Creek Drive
New Caney, TX 77357

WHEREAS, the Houston Planning Commission, Houston, Texas, (the "Commission"), pursuant to authority granted by Chapter 212 of the Texas *Local Government Code,* and Chapter 42 of the *Code of Ordinances*, Houston Texas has reviewed its records, NOW, THEREFORE,

The Commission hereby determines that: a subdivision plat IS NOT REQUIRED to be filed with the Commission with regard to:

BEING A TRACT OF LAND CONTAINING 0.244 ACRES, SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, ALSO KNOWN AS LOT 907, OF PEACH CREEK FOREST, SECTION 5, AN UNRECORDED SUBDIVISION, IN MONTGOMERY COUNTY, TEXAS.

This request was received by the Commission on the 21st day of September 2023.
The Commission has made the above determination on the 21st day of September 2023.
This Certificate of Compliance is issued on the 21st day of September 2023.
FOR THE HOUSTON PLANNING COMMISSION

Martha L. Stein
Chair

or

M. Sonny Garza
Vice Chair

H. Bollinger for
Margaret Wallace Brown, AICP, CNU-A
Secretary

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 154

Meeting Date: 09/21/2023

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Jermane Longino	Jermane Longino	832-807-8090	jermanelongino@yhoo.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2719 Milwaukee St.	23057813	77026	5459B	454S	H

HCAD ACCOUNT NUMBER(S):	0700510030017
PROPERTY LEGAL DESCRIPTION:	TR 17B BLK3 Central Gardens Sec 1
PROPERTY OWNER OF RECORD:	JL Marathon LLC
ACREAGE (SQUARE FEET):	4.256 SF
WIDTH OF RIGHTS-OF-WAY:	Milwaukee St. (60')
EXISTING PAVING SECTION(S):	Milwaukee St. (20')
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	House 800sf
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Out House 325

PURPOSE OF VARIANCE REQUEST: To build out house in 5ft from property line and within the City ordinance 25ft setback line area in the back of property.

CHAPTER 42 REFERENCE(S):

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 154

Meeting Date: 09/21/2023

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Recently built a home on my property. I want to build a house in the back of the property. There is a 25-foot city ordinance setback line in the back of the property because of the 610 freeway behind the property. I am filing a variance to build 3ft from property line and within the city 25ft setback in the back of the property. The 610 freeway will not have a effect on the property it is at least 60ft from property line and is grade separated.

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 variance meets criteria by asking to build in the 25ft city setback in the back of the property. The city ordinance setback is unreasonable and depriving me of use of more than 65% of my property. The 610fwy is at least 60ft from my property line and grade separated.

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

No, the hardship was not created by the applicant. Applicant did not set the setback on the property nor did the applicant do anything to limit available land.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Yes, it will be preserved and maintained. Also compatible with the rest of the neighborhood.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

No, it will not cause injury to public health, safety or welfare of people or the community.

(5) Economic hardship is not the sole justification of the variance.

No economic hardship is not the sole justification of the variance.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 154

Meeting Date: 09/21/2023

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 154

Meeting Date: 09/21/2023

Aerial Map



DEVELOPMENT PLAT VARIANCE

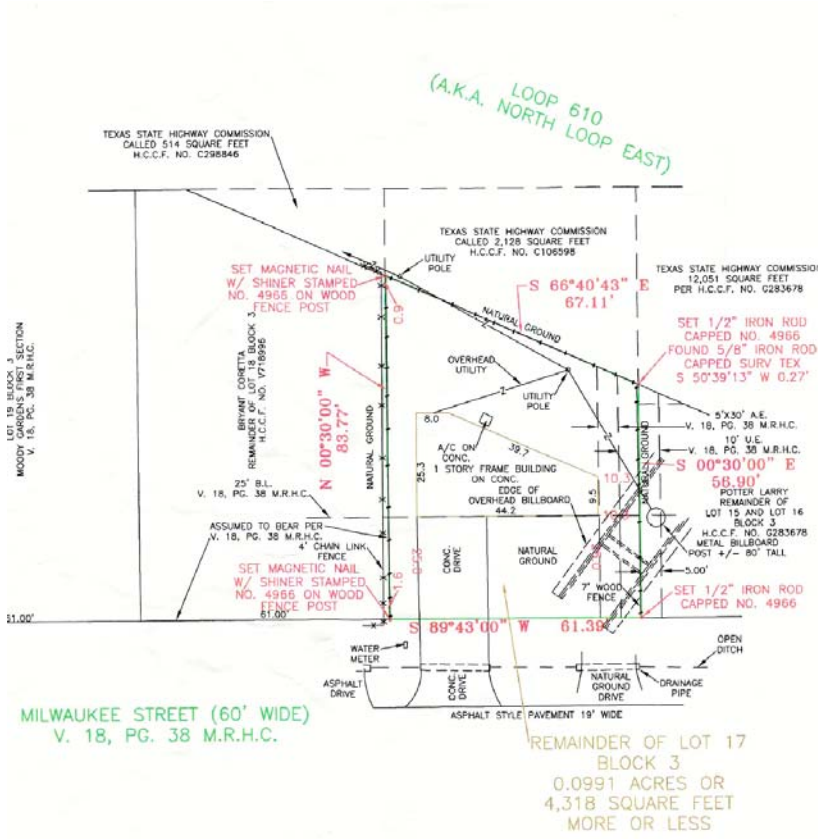
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 154

Meeting Date: 09/21/2023

Houston Planning Commission

Survey



LAND TITLE SURVEY

TO FIDELITY NATIONAL TITLE INSURANCE COMPANY AND JERMANE LONGINO
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON CONDUCTED BY MYSELF OR UNDER MY SUPERVISION ON FEB. 27, 2023 AND THAT THIS MAP REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR A CATEGORY 1A, CONDITION II STANDARD LAND SURVEY.

DEWARD KARL BOWLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4966
DATED 2/27/2023

STATE OF TEXAS REGISTERED DEWARD KARL BOWLES 4966 PROFESSIONAL LAND SURVEYOR

DEVELOPMENT PLAT VARIANCE

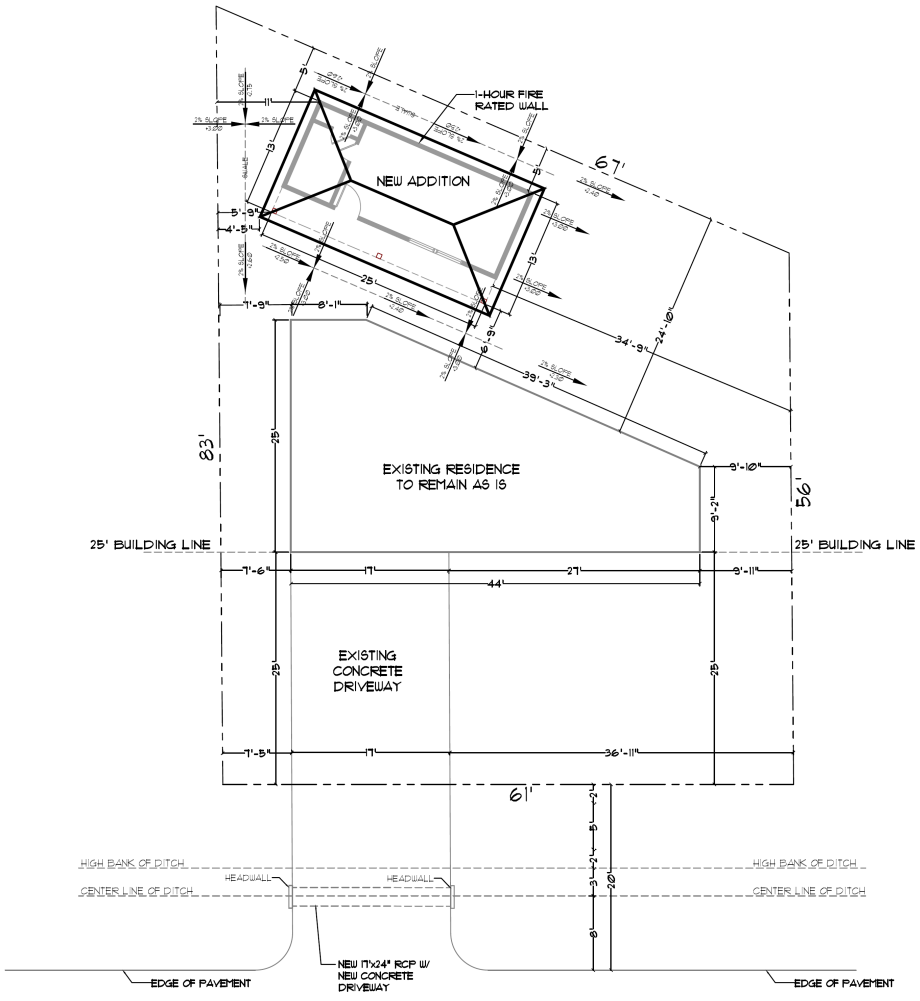
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 154

Meeting Date: 09/21/2023

Site Plan



SITE PLAN

SCALE: 1/8" = 1'-0"

DEVELOPMENT PLAT VARIANCE

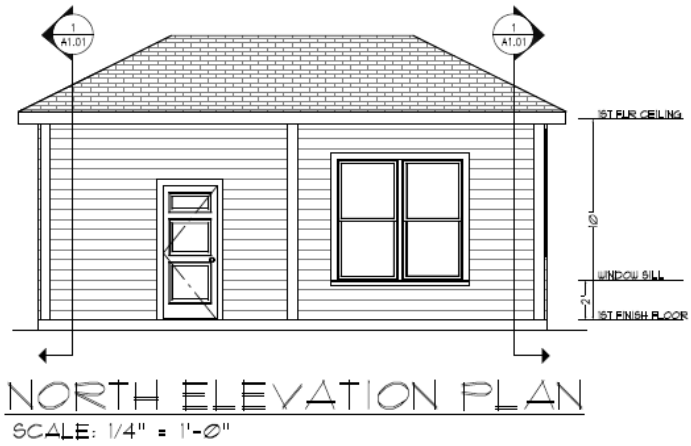
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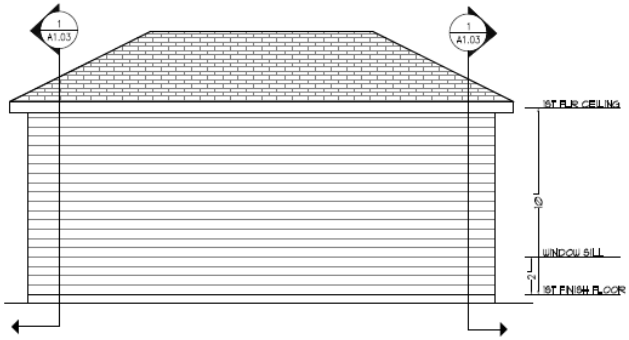
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Elevation



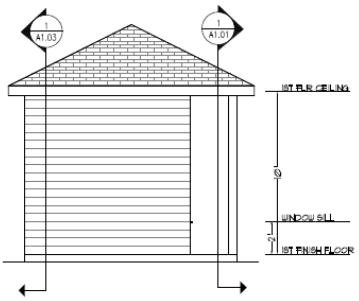
NORTH ELEVATION PLAN

SCALE: 1/4" = 1'-0"



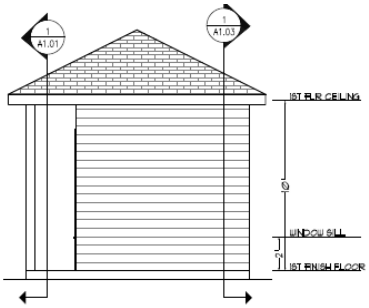
SOUTH ELEVATION PLAN

SCALE: 1/4" = 1'-0"



EAST ELEVATION PLAN

SCALE: 1/4" = 1'-0"



WEST ELEVATION PLAN

SCALE: 1/4" = 1'-0"

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STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located on the north side of Milwaukee Street, south and along North IH 610 East, and west of Jensen Drive. The applicant is requesting a variance to allow a new detached game room building accessory to a recently constructed single-family residential home to be built 5-feet from TXDOT right-of-way in lieu of the ordinance required 25' building line. Staff recommends to approve the requested variance. This item was deferred at the previous meeting due to the then-proposed building line of 3' did not meet separately filed restrictions per Legal requiring a 5' rear building line. The applicant has since revised their site plan, and Legal has confirmed that the new request does not violate any separately filed restrictions.

The property was platted with the Moody Gardens First Section subdivision in 1941. TXDOT acquired a portion of this lot in 1965 for the controlled access highway facility, IH 610. The 250 sf game room building is proposed approximately 60' from the elevated travel lanes. If TXDOT decides to extend Fairbanks Street to intersect either Milwaukee Street or Jensen Drive in the future, there will be ample space for the future pavement within the existing TXDOT right-of-way, and Fairbanks Street functions only to provide access to the northern lots, and does not connect directly to the freeway travel lanes. Therefore, staff recommends to approve the requested variance to allow a 5' building line for a detached game room accessory structure along IH 610.

PLANNING COMMISSION ACTION: Approved

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

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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
Ducky Recovery, LLC.	Jessie Enander	208-251-5198	jessiee@duckyjohnson.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3710 Broyles Street	22106077	77026	5459D	454X	B

HCAD ACCOUNT NUMBER(S):	0280720000014
PROPERTY LEGAL DESCRIPTION:	TR 5 BLK 6 ORGEN
PROPERTY OWNER OF RECORD:	Felicia Denson Johnson
ACREAGE (SQUARE FEET):	3,388
WIDTH OF RIGHTS-OF-WAY:	Broyles St. (80') & Bertha St. (50')
EXISTING PAVING SECTION(S):	Broyles St. (68') & Bertha St. (25')
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Residential Home on Blocks 1,240.1 SQFT
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Residential Home on Wood Piles. 1,321.7 SQFT

PURPOSE OF VARIANCE REQUEST: Reduce building set back line on Broyles to accommodate off street parking off Bertha St. due to Broyles being a major thoroughfare.

CHAPTER 42 REFERENCE(S): Sec. 42-152. – Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

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APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): Due to the setback lines on this property, we are unable to put the floor plan with the two car off street parking that is provided by The Texas General Land Office, Housing Assistance program on this lot without putting the parking on the side of Broyles We are proposing to reduce the building set back line on Broyles so that we can put the 2 car off street parking 20x20 parking pad on the side of Bertha, behind the home.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of the requirements of this chapter would make a project infeasible due to the size of the lot, and the 25' set back lines from Broyles St. which is a major thoroughfare and therefore the required 2 car off street parking would need to be on the side of Bertha. By adhering to the setback lines and off-street parking on Bertha St, it would create an impractical development or one otherwise contrary to sound public Policy.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant as the existing driveway, and off-street parking are on the side of Broyles currently. The homeowner did not install the existing driveway. The configuration of the home, and driveway were pre-existing to the purchase of the home.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter will be preserved and maintained in that while reducing the building set back off of Broyles, we will be able to eliminate the driveway entrance from the major

thoroughfare and create adequate off street parking from Bertha St all while maintaining the property visibility triangle required for a corner lot.

(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 because we will be creating a safter access to the property from Bertha St, rather than the major thoroughfare on Broyles. We will also be constructing a 6' wide Sidewalk in the right of way to allow for walkable space and installing an ADA Ramp per COH requirements.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance in that this is a proposed Texas General Land Office home, but the program it is not income based. The proposal of this variance is solely to be able to build a new residential construction, that is safe, sanity, and secure for the homeowner and the public, while improving the property access as well.

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Location Map



DEVELOPMENT PLAT VARIANCE

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Aerial Map



DEVELOPMENT PLAT VARIANCE

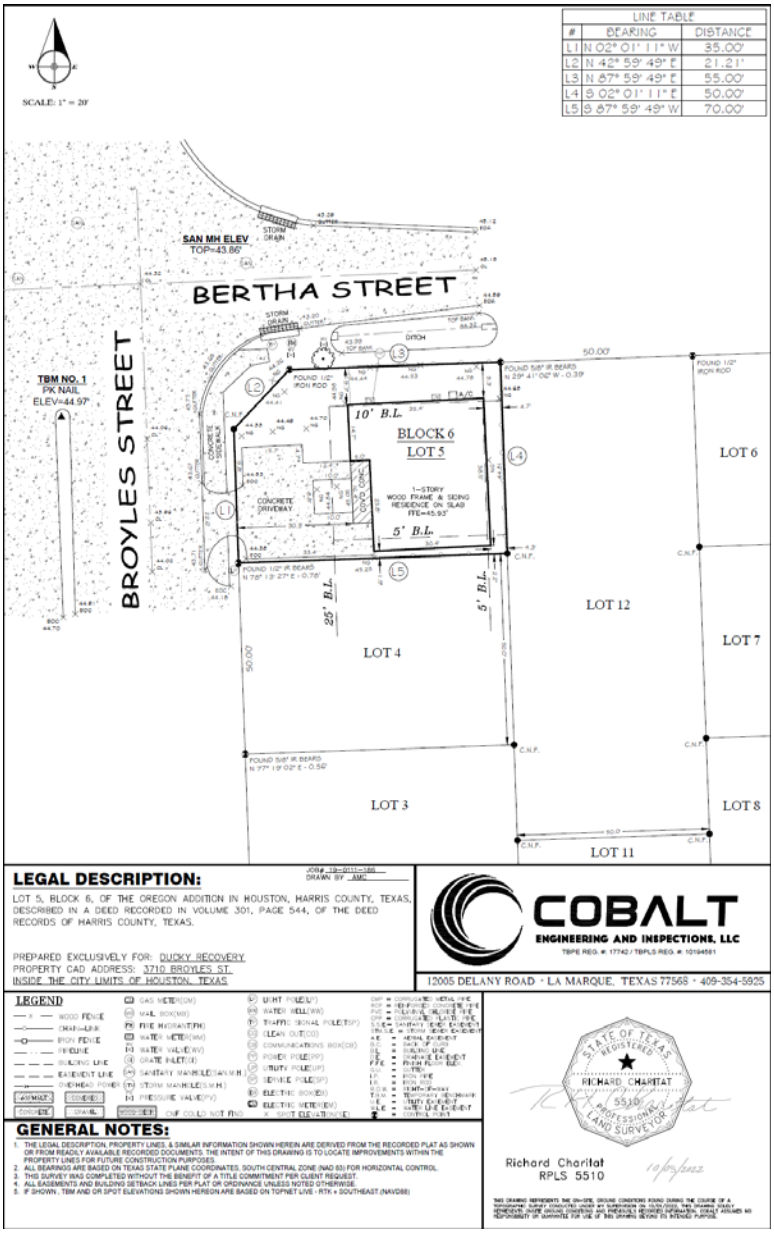
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Survey



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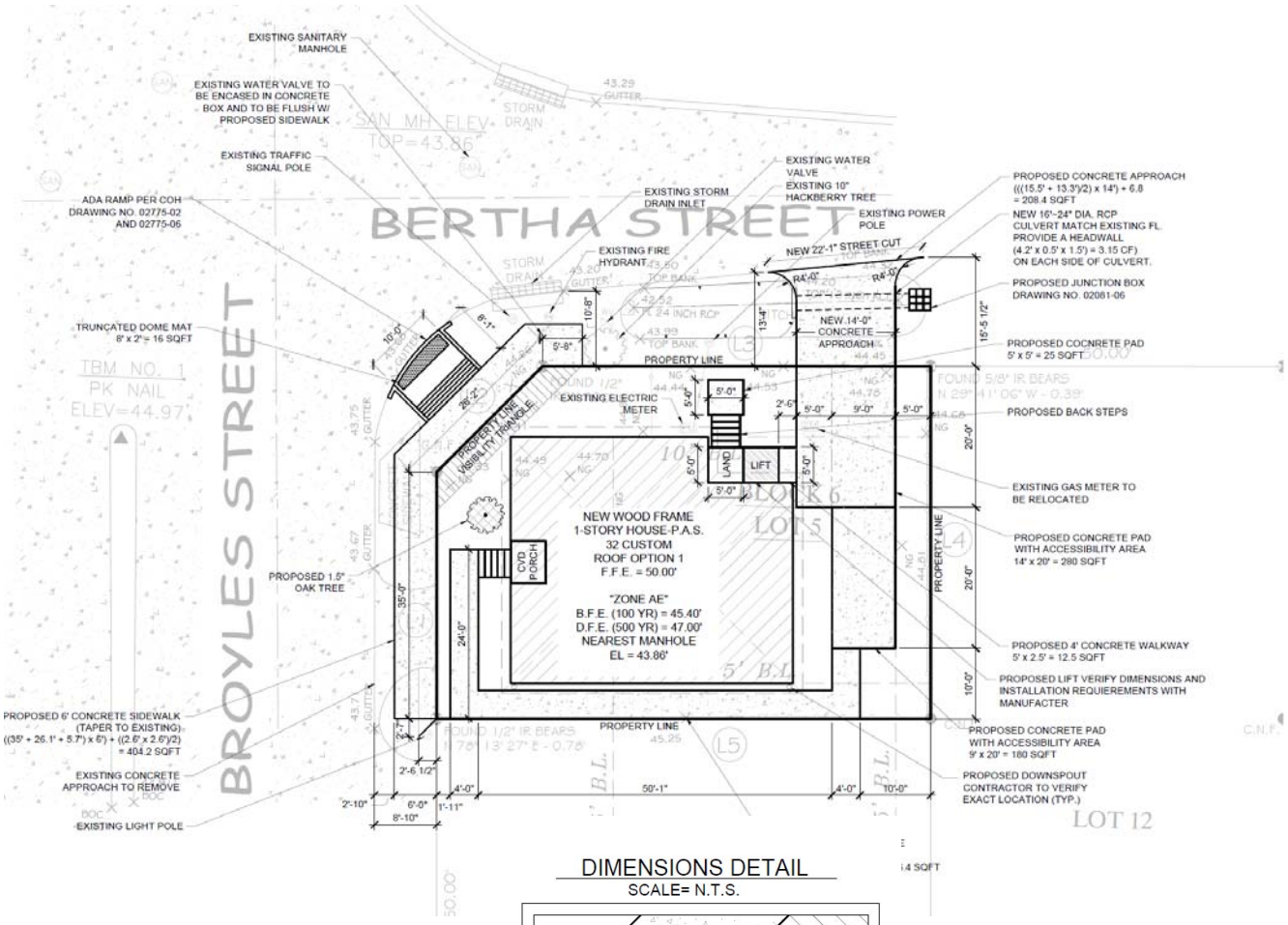
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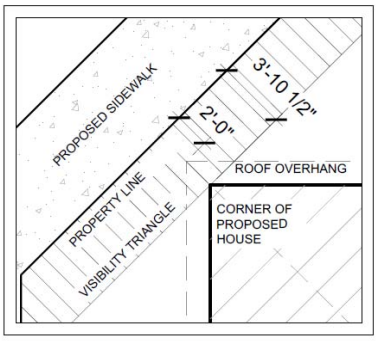
Houston Planning Commission

Site Plan



DIMENSIONS DETAIL

SCALE= N.T.S.



NOTE: VISIBILITY TRIANGLE MEASURES 20' X 20' FROM INTERSECTION AT CORNER (CURB RADIUS IS OVER 25' AND UNDER 30')

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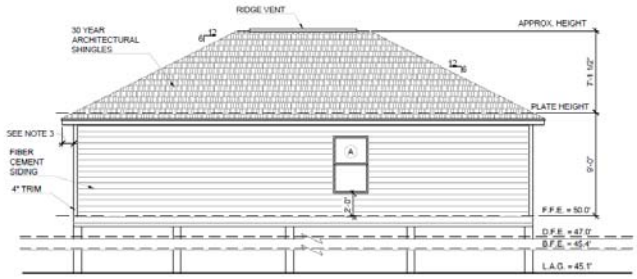
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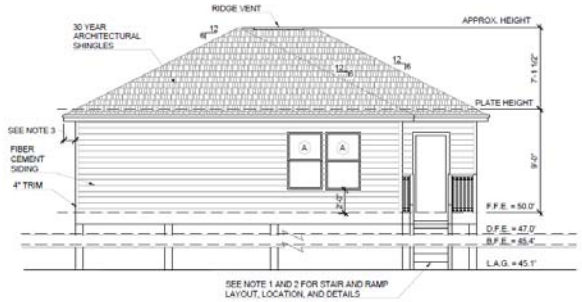
Elevation



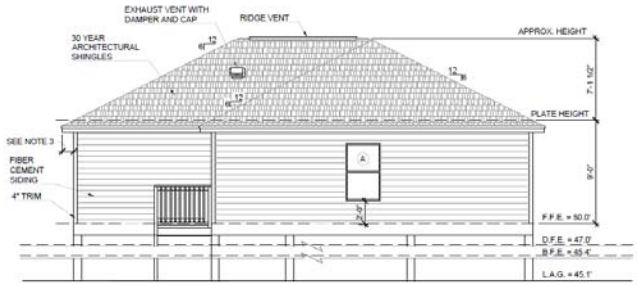
01 FRONT ELEVATION



02 RIGHT ELEVATION



03 REAR ELEVATION



04 LEFT ELEVATION

DEVELOPMENT PLAT VARIANCE

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Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located within Houston's corporate limit at the intersection of Broyles and Bertha Streets.

The applicant proposes a one-story single-family dwelling. The applicant is requesting a reduced building line, in lieu of the 25' building line required for major thoroughfares.

Staff in support of this request.

The site is located within the Orgen subdivision, within the Kashmere Gardens Complete Community. This segment of Broyles is lined with mostly single-family home. The street was widened with right-of-way and cutbacks dedicated from the east side of the street, limiting the developable area in these properties. The applicant is seeking to construct a new home to replace the one damaged by flooding.

The reduced building line allows for the applicant to locate the off-street parking at the rear of the property instead of the front. This will allow for a safer pedestrian realm with a curb cut removed from a major thoroughfare.

Review by Legal indicates that this application will not violate conditions on the face of the plat or those filed separately.

Staff finds the request to be consistent with the intent of the building line requirement and recommends approval.

Approval condition: Close curb cut along Broyles

PLANNING COMMISSION ACTION: Approved

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

DEVELOPMENT PLAT VARIANCE