HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, JANUARY 11, 2024
2:30 PM

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IN-PERSON MEETING LOCATION: COUNCIL CHAMBER, CITY HALL ANNEX
OR
VIRTUAL MEETING Via: Join the Meeting via this link
WEB: https://bit.ly/3Nlu47B

OR
CALL +1 936-755-1521
CONFERENCE ID: 653 868 904#

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
Sami Khaleeq
Lydia Mares
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 December 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**: https://bit.ly/3Nlu47B
  or
- **Phone:** +1 936-755-1521 **Conference ID: 653 868 904#**

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

January 11, 2024 2:30 p.m.

Call to Order

Director's Report

Consideration of the December 21, 2023 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (James Tichy)
b. Replats (James Tichy)
c. Replats requiring Public Hearings with Notification Dorianne Powe-Phlegm, Wilson Calvert, Devin Crittle and John Cedillo)
d. Subdivision Plats with Variance Requests (Aracely Rodriguez, John Cedillo, Tammi, and Geoff Butler)
e. Subdivision Plats with Special Exception Requests (Tammi Williamson)
f. Reconsiderations of Requirement (Tammi Williamson and Devin Crittle)
g. Extensions of Approval (Antwanysha Johnson)
h. Name Changes (Antwanysha Johnson)
i. Certificates of Compliance (Antwanysha Johnson)
j. Administrative
k. Development Plats with Variance Requests (Geoff Butler)

II. Establish a public hearing date of February 8, 2024

a. Gianake Estates at Adkins Road
b. Hazard Grove
c. Huynh Estates
d. Inwood Pines Village partial replat no 1
e. Lozier Village First Venture
f. Riverside Terrace Sec 1 partial replat no 9
g. Ventura Estates at Riverside Terrace
h. Ziki Court

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, 21 DECEMBER 2023
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS – BIT.LY/44HVXWX
PHONE: 936-755-1521 CONFERENCE ID: 968 623 283#

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

Commissioners	**Quorum - Present / Absent / Remote**
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	**Absent**
Meera D. Victor	Present
Libby Viera-Bland	**Absent**
Scott Cain for Commissioner James Noack	**Absent**
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	Present after Directors Report at 2:35
Margaret Wallace Brown, Secretary	Present

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

LEGAL DEPARTMENT – Kim Mickelson – Yolanda Woods

CHAIR'S REPORT – Martha L. Stein, welcome statements.

DIRECTORS REPORT – Margaret Wallace Brown, Director: 3 weeks till next commission. Year End review, present the numbers for Planning Commission and Department activity for 2023.

Approval of Minutes

Consideration of the December 7, 2023 Planning Commission Meeting Minutes
Action: Approved.

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

I. End of the Year Report and Mapping Resources

Jennifer Ostlind: Reported on numbers and mentioned the Truck Route Plan, Mobility Study, Sidewalk Ordinance, Ch 42 Amendments, and County Partnership.

Sona Sunny: Mapping, GIS mapping resources; demonstrated how to use Houston Map Viewer. As well as our GIS Service Planning Department, Mayor's office and 17 other departments.

II. Platting Activity (Subdivision and Development Plats)

a. Consent Subdivision Plats (1-66)

b. Replats (67-110)

Staff recommendation: Approve **Item No's. 1 – 110**, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for items removed for separate consideration.
Speaker(s): None

Motion: Khaleeq	Vote: Unanimous
Second: Garza	Abstaining: None

Staff recommendation: Approve recommendations for **Item No.'s 5, 6, 7, 8, 9, 25, 73** and **78,** subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations.

Motion: Mares	Vote: Carried
Second: Porras-Pirtle	Abstaining: Heisch, Sigler

c. Replats requiring Public Hearings with Notification

111 Ade Arc Properties – 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: Clark	Vote: Unanimous
Second: Victor	Abstaining: None

112 Baker Steel Properties – Withdraw

113 Dearborn Place partial replat no 4 – 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): Alan White – oppose, Richard Smith with Public Works

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

114 England Village – 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: Heisch	Abstaining: None

115 FIF Theresa Street Development – Disapprove

Staff recommendation: Disapprove.
Commission action: Disapproved the application.
Speaker(s): None
Bernice Davis, Ron Roberts – signed up/did not speak

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

116 Glen Manor Estates – Defer

Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): None
Stephanie Collins – signed up/did not speak

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

117 Goforth 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: Alleman	Vote: Unanimous
Second: Clark	Abstaining: None

118 Haddick Villas – 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: Khaleeq | Vote: Unanimous
Second: Jones | Abstaining: None

119 Lexington Green – 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: Clark | Vote: Unanimous
Second: Alleman | Abstaining: None

120 Ley Road Landing – 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: Porras-Pirtle | Vote: Unanimous
Second: Clark | Abstaining: None

121 Lozier Villas First Venture – Withdraw

122 Maggie Village – 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: Heisch | Vote: Unanimous
Second: Jones | Abstaining: None

123 North Church Reserve – Withdraw

124 South Court partial replat no 1 – 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: Garza | Vote: Unanimous
Second: Hines | Abstaining: None

125 Vazquez Estates on Alaska – Disapprove

Staff recommendation: Disapprove.
Commission action: Disapproved.
Speaker(s): None

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

126 Washington Terrace partial replat no 11 – 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: Garza	Vote: Unanimous
Second: Sigler	Abstaining: None

127 West Bend Sec 1 partial replat no 1 – 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: Mandapaka	Vote: Unanimous
Second: Jones	Abstaining: None

128 Westheimer Crossing – 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: Mares	Vote: Unanimous
Second: Alleman	Abstaining: None

d. Subdivision Plats with Variance Requests

129 Avalon School of Massage – Defer

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

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

130 City of Houston Sims Bayou Water Well No 8 - 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): Perdita Chavis, District K, Marilyn Rayon, Liz Allen – opposed; Angela King-position not stated; Eric Sanchez, applicant – supportive
Cynthia Rahmin – signed up/did not speak

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

131 Cypress Rosehill GP - Grant and Approve

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

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

132 Gated Rentals Crosby – Defer

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

Motion: Garza — Vote: Unanimous
Second: Mares — Abstaining: None

133 Harris County Emergency Service District No 7 – 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: Mares — Abstaining: None

134 Indian Springs Sec 4 – Defer

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

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

135 Silver Center - 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: Khaleeq — Abstaining: None

136 Wisteria GP - 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: Clark	Vote: Unanimous
Second: Alleman	Abstaining: None

e. Subdivision Plats with Special Exception Requests

137 Grand Prairie Highlands Sec 11 - 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: Unanimous
Second: Garza	Abstaining: None

f. Reconsiderations of Requirement

138 Lexen Court – 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): Mary Villareal, applicant - supportive

Motion: Khaleeq	Vote: Unanimous
Second: Garza	Abstaining: None

g. Extensions of Approval

139	Anderson Lake Sec 3	Approve
140	Colonial Heights	Approve
141	Greenville Estates	Approve
142	Jackson Village	Approve
143	Katy Islamic Center replat no 2 and extension	Approve
144	Metro Maintenance of Way	Approve
145	Rothwood Boat and RV Storage	Approve
146	Shoppes at Shepherd	Approve
147	Springwoods Village Parkway Street Dedication Sec 7	Approve
148	Terravista Lakes Reserves	Approve

h. NAME CHANGES

149	Harris County Improvement District No 13 Lift Station No 2 (prev. Harris County Improvement District no 14 Lift Station no 2)	Approve
150	Nettleton Estates (prev. Equitrust Development)	Approve
151	Sunset Valley GP (prev. Bauer Road Tract GP)	Approve

i. CERTIFICATES OF COMPLIANCE

152	24077 McShan Lane	Approve

Staff recommendation: Approve staff recommendations for **G**, **H**, and **I**, **Items 139 – 152**.
Commission Action: Approved **Items 139 – 152** per staff recommendations.
Speaker(s): None

Motion: Clark — Vote: Carried
Second: Jones — Abstaining: Heisch - 149

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – DEFER

153 3102 LE BADIE STREET – DEFER

Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): Altonette Tarrance – opposed, Hadi Maniar, applicant - supportive

Motion: Garza — Vote: Unanimous
Second: Baldwin — Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 25, 2024

a. Amherst Springs
b. Augusta Addition partial replat no 7
c. Dorchester Crossing
d. Fairway Townhomes
e. Golden Tree Estates at Locke Lane
f. National Creekside Reserve on Wallisville
g. Neyland Heights
h. West Bend Sec 1 partial replat no 2

Staff recommendation: Establish a public hearing date of January 25, 2024, for Item III, a-h.
Commission action: Established a public hearing date of January 25, 2024, for Item III, a-h.
Speaker(s): None

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

IV. Consideration of a Hyde Park Hotel/Motel located at 704 Hyde Park Blvd. – Defer

Staff recommendation: Approve.
Commission action: Defer item to 25 January 2024, requested to provide public notice for the application.
Speaker(s): Patty Joiner, applicant; Grant Jungeblut – supportive

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

V. Public Comment – None

VI. Adjournment

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:28 PM**.

Motion: Garza	Vote: Unanimous
Second: Khaleeq	Abstaining: None

_____ _____

Martha L. Stein, Chair Margaret Wallace Brown, Secretary

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
1	Bauer Meadows Sec 2	C3F		Approve the plat subject to the conditions listed
2	Blackhawk Boulevard Reserve	C2		Approve the plat subject to the conditions listed
3	Bluebonnet Estates	C3F		Approve the plat subject to the conditions listed
4	Bluebonnet Villas	C3F		Approve the plat subject to the conditions listed
5	Bridgeland Creekland Village Sec 10	C3P		Approve the plat subject to the conditions listed
6	Bridgeland Creekland Village Sec 11	C3P		Approve the plat subject to the conditions listed
7	Bridgeland Creekland Village Sec 12	C3P		Approve the plat subject to the conditions listed
8	Bridgeland Prairieland Village Sec 39	C3P		Approve the plat subject to the conditions listed
9	Candela Sec 14	C3F	DEF1	Approve the plat subject to the conditions listed
10	Canyonline Investments LLC	C2		Defer Chapter 42 planning standards
11	Carlile Enclave	C2		Defer Chapter 42 planning standards
12	Chuys C5 Trailers Complex	C2		Approve the plat subject to the conditions listed
13	Clodine Residences	C3F	DEF1	Approve the plat subject to the conditions listed
14	Community Drive Estates	C2		Approve the plat subject to the conditions listed
15	De Soto Acres Home GP	GP		Approve the plat subject to the conditions listed
16	East Belt Logistics Park	C2	DEF1	Withdraw
17	England Landing	C3F		Approve the plat subject to the conditions listed
18	England Village	C3F		Approve the plat subject to the conditions listed
19	Estates At Highland Heights	C3P		Defer Chapter 42 planning standards
20	Fryer Villas	C1	DEF1	Approve the plat subject to the conditions listed
21	Global New Millennium Reserve	C3F		Approve the plat subject to the conditions listed
22	Goforth Manor	C3F		Approve the plat subject to the conditions listed
23	Hanson Kachin Baptist Church	C3P		Approve the plat subject to the conditions listed
24	Huffmeister Reserve	C2		Defer Additional information reqd
25	Key Villas	C3F	DEF1	Approve the plat subject to the conditions listed
26	Kosmos Investments LLC	C2		Approve the plat subject to the conditions listed
27	LaReserva Back Ranch Sec 1	C3F		Approve the plat subject to the conditions listed
28	Lexington Green	C3F		Approve the plat subject to the conditions listed
29	Linn Street Estates	C3P		Defer Chapter 42 planning standards
30	Maggie Village	C3F		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
31	Mansfield Reserve	C3F	DEF1	Approve the plat subject to the conditions listed
32	Morton Creek Ranch Sec 30	C3F		Defer Chapter 42 planning standards
33	North Bridgeland Lake Parkway Street Dedication Sec 11	SP		Approve the plat subject to the conditions listed
34	Northport Park GP	GP		Approve the plat subject to the conditions listed
35	Northwest 99 Business Park Sec 1	C3P		Approve the plat subject to the conditions listed
36	Parker Place Eighty One Zero One	C3F	DEF1	Approve the plat subject to the conditions listed
37	Pipopi Estates replat no 1	C3F		Approve the plat subject to the conditions listed
38	Riviera Pines GP	GP		Approve the plat subject to the conditions listed
39	Skyline Homes at Nagle	C2		Defer Chapter 42 planning standards
40	Solid Rock Village Sec 2	C3P		Defer Chapter 42 planning standards
41	Tompkins Reserve Sec 1	C3F		Approve the plat subject to the conditions listed
42	Trillium Sec 6	C3F		Approve the plat subject to the conditions listed
43	View at Millstone	C3F	DEF1	Approve the plat subject to the conditions listed
44	Westheimer Court	C2		Approve the plat subject to the conditions listed
45	Westheimer Crossing	C3F		Approve the plat subject to the conditions listed
46	Zuri Gardens	C3F		Approve the plat subject to the conditions listed

B-Replats

47	Anna at Winchester Place	C2R		Approve the plat subject to the conditions listed
48	Beverly Place Landing	C2R		Approve the plat subject to the conditions listed
49	Capital Garage	C2	DEF1	Approve the plat subject to the conditions listed
50	Castro Villas	C2R		Approve the plat subject to the conditions listed
51	Cebra Park Place	C2R		Defer Chapter 42 planning standards
52	Cranford Place Village	C2R		Defer Chapter 42 planning standards
53	Cullen Pointe	C2R		Approve the plat subject to the conditions listed
54	Deihl Street Villas	C3R		Approve the plat subject to the conditions listed
55	Dolly Place	C2R		Approve the plat subject to the conditions listed
56	Dstar	C2R		Approve the plat subject to the conditions listed
57	Emancipation Court	C2R	DEF1	Approve the plat subject to the conditions listed
58	Environmental Allies Northwest	C2R		Approve the plat subject to the conditions listed
59	Francis Street Townhomes	C2R		Defer Submittal reqmts incomplete
60	Iglesia El Redentor Reserve	C2R	DEF1	Approve the plat subject to the conditions listed
61	Kenton Estates	C2R		Defer Chapter 42 planning standards

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
62	Keys Estates at Carmen Street	C2R	DEF1	Approve the plat subject to the conditions listed
63	Liggett Estates	C2R		Approve the plat subject to the conditions listed
64	Meadows Villages	C2R		Approve the plat subject to the conditions listed
65	Palisades Park Sec 1 partial replat no 2 and extension	C2R		Approve the plat subject to the conditions listed
66	Pinemont Estates	C2R		Approve the plat subject to the conditions listed
67	Plaza Estate at Nagle	C2R		Defer Chapter 42 planning standards
68	Plaza Estates at Little York	C2R		Approve the plat subject to the conditions listed
69	Rad As 23	C2R		Approve the plat subject to the conditions listed
70	Residence at Gano	C2R		Approve the plat subject to the conditions listed
71	Rosie Estates	C2R		Approve the plat subject to the conditions listed
72	Solid Rock Village Sec 1	C3R		Approve the plat subject to the conditions listed
73	Sunbeam Homes	C2R		Approve the plat subject to the conditions listed
74	Villa Greens Sec 1	C3R		Approve the plat subject to the conditions listed
75	Village at Southmore	C2R		Defer Chapter 42 planning standards
76	West at Gessner Reserves partial replat no 1	C2R		Approve the plat subject to the conditions listed
77	White Rock Street Grove	C2R		Defer for further study and review
78	Wilmington Court	C2R		Approve the plat subject to the conditions listed
79	York Partners Estates	C2R		Defer Chapter 42 planning standards
80	Zalini Group Allen Street Estate	C2R	DEF1	Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

81	Bradford Estates replat no 1	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
82	Christian Heights	C3N		Approve the plat subject to the conditions listed
83	Cotton Oaks Estates replat no 1	C3N		Approve the plat subject to the conditions listed
84	Cresmere Place partial replat no 4	C3N		Approve the plat subject to the conditions listed
85	Glen Manor Estates	C3N	DEF1	Approve the plat subject to the conditions listed
86	Glenhaven Plaza	C3N		Approve the plat subject to the conditions listed
87	Hammerly Retail	C3N		Approve the plat subject to the conditions listed
88	Kentshire Place Sec 1 partial replat no 3	C3N		Approve the plat subject to the conditions listed
89	Long Point Acres partial replat no 8	C3N		Defer Applicant request
90	McWorter	C3N		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
91	Newhaven Place partial replat no 4	C3N		Approve the plat subject to the conditions listed
92	Red Haw Heights	C3N		Approve the plat subject to the conditions listed
93	Saint Augustine Manor	C3N		Approve the plat subject to the conditions listed
94	Santa Rosa	C3N		Defer Applicant request
95	Shadywood Addition partial replat no 2	C3N		Approve the plat subject to the conditions listed
96	Shotwell Center	C3N		Defer Additional information reqd
97	Springdale Homes	C3N		Withdraw
98	Woolworth Estates	C3N		Approve the plat subject to the conditions listed

D-Variances

99	Avalon School of Massage	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
100	Decker Prairie Rosehill GP	GP		Defer for further study and review
101	Decker Prairie Rosehill Sec 1	C3P		Defer for further study and review
102	Decker Prairie Rosehill Sec 2	C3P		Defer Chapter 42 planning standards
103	Fresno Estates	C2		Defer for further study and review
104	Gated Rentals Crosby	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
105	Indian Springs Sec 4	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
106	Nest at Paul Quinn	C3R		Defer Additional information reqd

E-Special Exceptions

107	Botkins Road Street Dedication Sec 1	C3R		Grant the requested special exception(s) and Approve the plat subject to the conditions listed

F-Reconsideration of Requirements

108	Champions Oak Sec 5	C3F		Grant the requested variance(s) and Approve the plat subject to the conditions listed
109	Sabija Hills	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed

G-Extensions of Approval

110	AME Telge Pines Business Park	EOA		Approve
111	Cole Creek Estates	EOA		Approve
112	Double Oak Commons Sec 1	EOA		Approve
113	Stitch Ranch	EOA		Approve

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
H-Name Changes				
114	McDaniel Estates (prev. McDaniel Estates for Shotwell)	NC		Approve
115	Nueces Park Place Sec 1 replat no 1 (prev. Nueces Park Place 1 replat no 1)	NC		Approve
I-Certification of Compliance				
116	22553 Lawsuit Ln	COC		Approve
J-Administrative				
None				
K-Development Plats with Variance Requests				
117	2622 Staples Street	DPV		Approve
118	3102 Le Badie Street	DPV	DEF 1	Approve

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 01/11/2024
Plat Name: Bauer Meadows Sec 2
Developer: KB Homes Lone Star
Applicant: Meta Planning + Design LLC
App No/Type: 2023-2948 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.2847	Total Reserve Acreage:	0.6800
Number of Lots:	88	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	285T	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)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 01/11/2024
Plat Name: Bauer Meadows Sec 2
Developer: KB Homes Lone Star
Applicant: Meta Planning + Design LLC
App No/Type: 2023-2948 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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. (TLGC-232.0026)
Provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10.3.03D)
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC Infrastructure Regulations, chapter 12.02)
UVE is shown on plat and will need to be shown on construction plan (IDM Chapter 10-COH geometric design guidelines, 10-44)

CenterPoint: UEs should not protrude or surpass Building Lines (BLs), Blk 5 & 4.
The split UEs in Blk 3, use indicator arrows to label the split on both sides 7'/7'.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 01/11/2024
Plat Name: Blackhawk Boulevard Reserve
Developer: Jesse & Johnny Villareal
Applicant: Quiddity Engineering
App No/Type: 2023-2950 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.5463	Total Reserve Acreage:	6.5463
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77075	575R	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

HPW- TDO- Traffic: 01/04/2024 - 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 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 www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
Harris County Flood Control District: Flood Control review - No comments.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 01/11/2024
Plat Name: Blackhawk Boulevard Reserve
Developer: Jesse & Johnny Villareal
Applicant: Quiddity Engineering
App No/Type: 2023-2950 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 01/11/2024
Plat Name: Bluebonnet Estates
Developer: 2505 WHEELER STREET LLC
Applicant: ICMC GROUP INC
App No/Type: 2023-2882 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2295	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	493D	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

HPW- TDO- Traffic: 12/29/2023 - Ensure reconstructing the existing sidewalk according to IDM standard.
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: 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 01/11/2024
Plat Name: Bluebonnet Estates
Developer: 2505 WHEELER STREET LLC
Applicant: ICMC GROUP INC
App No/Type: 2023-2882 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 01/11/2024
Plat Name: Bluebonnet Villas
Developer: 2505 WHEELER STREET LLC
Applicant: ICMC GROUP INC
App No/Type: 2023-2880 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	493H	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 01/11/2024
Plat Name: Bluebonnet Villas
Developer: 2505 WHEELER STREET LLC
Applicant: ICMC GROUP INC
App No/Type: 2023-2880 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 12/29/2023 - 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. http://www.houstontx.gov/planning/

- New development is at the corner intersection, ADA ramps at the street intersection are required as per City (Detail # 02775-02).

- Coordinate with center point energy for existing power pole in the ROW.
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.

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 01/11/2024
Plat Name: Bridgeland Creekland Village Sec 10
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2938 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.0100	Total Reserve Acreage:	1.8750
Number of Lots:	71	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 491

County	Zip	Key Map ©	City / ETJ
Harris	77447	365F	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.

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

052. Floodplain to the west must be recorded prior to or simultaneously with this plat.

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 01/11/2024
Plat Name: Bridgeland Creekland Village Sec 10
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2938 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. This is subject to a Short Form Blanket Easement recorded in RP-2020-510748. Please add in notes with full recording information.
HPW-HW- IDS: Approved
Addressing: Correct CREEKLAND VILLAGE DRIVE to FLOWING CREEK DRIVE.
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. (TLGC-232.0026)
Recorded plat calls out "flowing creek drive" label recording info per HCMR (chapter 42-41)
Provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10.3.03D)
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC Infrastructure Regulations, chapter 12.02)
UVE should be checked at Flowing creek drive and Rincon Bayou drive UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Rincon Bayou drive and Costal Bend Way UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 01/11/2024
Plat Name: Bridgeland Creekland Village Sec 11
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2939 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	18.3000	Total Reserve Acreage:	1.9390
Number of Lots:	83	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 491

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

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.

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.

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

052. Floodplain to the south must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 01/11/2024
Plat Name: Bridgeland Creekland Village Sec 11
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2939 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: • On the next phase of the plat, please be sure to show even split on UE w/ adjacent subdivision or make note of the even UE split in the notes.
HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.

TxDOT Advance Transportation Planning: Not on TXDOT system.
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. (TLGC-232.0026)
Label recording info per HCMR (chapter 42-41)
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC Infrastructure Regulations, chapter 12.02)
UVE should be checked at Big Pine Creek Dr and Creekland village Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Palo Pinto View Dr and Madera Valley Ln. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Stephens County Dr and Palo Pinto View Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Tarrant Hills Dr and Palo Pinto View Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 01/11/2024
Plat Name: Bridgeland Creekland Village Sec 12
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2940 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	20.5700	Total Reserve Acreage:	8.3530
Number of Lots:	94	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 491

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

Conditions and Requirements for Approval

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)

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.

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 01/11/2024
Plat Name: Bridgeland Creekland Village Sec 12
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2940 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1— Prior easement (copy attached) to be included on plat:
Blanket easements should be listed in the General Notes.
Recorded in CF#: RP-2023-263219
Recorded in CF#: RP-2020-510748
2—Title block: shows 6 reserves, plat shows 5 reserves
3-- Technically the correct recording reference for the plat NAME is Film Code 123456 HCMR. This is the direct link to the plat image in the county clerk records.
FC 701704-Plat-Bridgeland Creekland Village Sec 3
FC 704534-Plat-Bridgeland Creekland Village Sec 6
FC 705426-Plat-Bridgeland Creekland Village Sec 7
-end-
HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.

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. (TLGC-232.0026)
UVE should be checked at Creekland village Drive and Shawnee Stars Lane. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC Infrastructure Regulations, chapter 12.02)
Label recording info per HCMR (chapter 42-41)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 01/11/2024
Plat Name: Bridgeland Prairieland Village Sec 39
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2934 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	29.2900	Total Reserve Acreage:	4.0090
Number of Lots:	113	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 493

County	Zip	Key Map ©	City / ETJ
Harris	77433	365T	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.

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

052. ROW abutting section access must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 01/11/2024
Plat Name: Bridgeland Prairieland Village Sec 39
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2934 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.

Addressing: Please change Shalllowtail to Swallowtail
CenterPoint: The plat is in close proximity to a CNP transmission corridor and will require a transmission review.
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. (TLGC-232.0026)
Prairieland Crossing will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC Infrastructure Regulations, chapter 12.02)
Plat name must match application (chapter 42-41)
Provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10.3.03D)
UVE should be checked at Garden Parsley Ln and Shallowtail Butterfly Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM Chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Shallowtail Butterfly Dr and Prairieland Crossing. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM Chapter 10-COH geometric design guidelines, 10-44)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 01/11/2024
Plat Name: Candela Sec 14
Developer: JDS Nursery Tract, LLC
Applicant: Quiddity Engineering - Katy
App No/Type: 2023-2870 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	19.7200	Total Reserve Acreage:	2.5000
Number of Lots:	61	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Correctly show current r.o.w width. Ultimate R.o.w is not needed

FBC approves current street names

For Your Information:

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

Fort Bend Engineer: 1) Add ROW dedication instrument for future FM 359
2) Preference is for a 30’ cutback at C14 to allow for future signal installation
3) Remove the 1’ reserve along Lustrous Horizon Lane
4) Add 1’ reserves on Beacon Lodge Lane at L5 and Astrid Heights Road (L6) if not connecting to current FM 359. If connecting to current FM 359, variance required to not provide corner radius
HPW-HW- IDS: Approved
Addressing: Ensure that ASTRID HEIGHTS name changes at 90 degrees, specifically the intersection with LUSTROUS HEIGHTS.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Make sure that 10’ clearance between public utility to the building foundation.
Dead-end water lines are prohibited within cul-de-sac.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 01/11/2024
Plat Name: Candela Sec 14
Developer: JDS Nursery Tract, LLC
Applicant: Quiddity Engineering - Katy
App No/Type: 2023-2870 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 01/11/2024
Plat Name: Canyonline Investments LLC
Developer: Canyonline Investments LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2023-2976 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	6.0988	Total Reserve Acreage:	6.0988
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77388	331C	ETJ

Conditions and Requirements for Approval

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 01/11/2024
Plat Name: Canyonline Investments LLC
Developer: Canyonline Investments LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2023-2976 C2

Staff Recommendation:
Defer Chapter 42 planning standards

CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add Vol., and Pg., to Legend.
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 – HCFCD need an additional 20' along the east side of K124-02-00 (see uploaded PDF).
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov .Ð_
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Provide 25' x 25' corner cutback (IDM COH geometric Design guidelines, 10-17)
UVE should be checked at Mirror Lake Dr and Louetta Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 01/11/2024
Plat Name: Carlile Enclave
Developer: None
Applicant: Texas Land Maps
App No/Type: 2023-2929 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.4166	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77336	338V	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.

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

For Your Information:

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

HPW-HW- IDS: 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 www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 01/11/2024
Plat Name: Carlile Enclave
Developer: None
Applicant: Texas Land Maps
App No/Type: 2023-2929 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 01/11/2024
Plat Name: Chuys C5 Trailers Complex
Developer: Chuy's C-5 Trailers, Inc.
Applicant: Owens Management Systems, LLC
App No/Type: 2023-2988 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.3786	Total Reserve Acreage:	1.3786
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	77068	330V	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

CenterPoint: • CenterPoint records show an unrecorded existing utility easement that should be included on the current plat: Unrecorded Easement_009B161

HPW-HW- IDS: APPROVED
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov .
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 01/11/2024
Plat Name: Chuys C5 Trailers Complex
Developer: Chuy's C-5 Trailers, Inc.
Applicant: Owens Management Systems, LLC
App No/Type: 2023-2988 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 01/11/2024
Plat Name: Clodine Residences
Developer: ICON REAL ISTATE HOLDINGS LLC
Applicant: RSG Engineering
App No/Type: 2023-2874 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.0830	Total Reserve Acreage:	2.4580
Number of Lots:	78	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Fort Bend County FWSD 2

County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527T	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 01/11/2024
Plat Name: Clodine Residences
Developer: ICON REAL ISTATE HOLDINGS LLC
Applicant: RSG Engineering
App No/Type: 2023-2874 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Fort Bend Engineer: 1) Address all redline markups
2) Submit to FBC for second formal review due to the number of deficiencies on the plat
3) This is NOT considered a formal review by FBC as not all review comments are provided in this portal
CenterPoint: 1. Identify P.A.E. in the General Notes.
2. No dedicated easements found. CenterPoint requires a 14' UE in front/rear of lots, or a 16' UE if wet utilities are needed.
3. Title report references an easement that is not shown/noted on the plat: 616/573
4. TRANSMISSION REVIEW:
This plat is in close proximity to a CenterPoint Energy Transmission Corridor. Your Transmission Contact is: Florencio Menodiado, IV florencio.menodiadoiv@centerpointenergy.com

- END -

Addressing: ADAM and ZAYD are already in use, please choose more unique names.
HPW-HW- IDS: Approved

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 01/11/2024
Plat Name: Community Drive Estates
Developer: Texas Professional Surveying
Applicant: Texas Professional Surveying, LLC
App No/Type: 2023-2797 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.0200	Total Reserve Acreage:	0.0000
Number of Lots:	3	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:	New Caney MUD

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

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

CenterPoint: AE Language is missing from Dedication Page.
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 01/11/2024
Plat Name: De Soto Acres Home GP
Developer: Acres Homes Land Holdings LLC
Applicant: BGE, Inc. - Land Planning
App No/Type: 2023-2949 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	23.5400	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 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 www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
CenterPoint: CenterPoint requires a 10’ building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: De Soto ST & Mansfield RD
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
Missing B.L.

TxDOT Advance Transportation Planning: Recommend acquiring ROW for local roads.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 01/11/2024
Plat Name: De Soto Acres Home GP
Developer: Acres Homes Land Holdings LLC
Applicant: BGE, Inc. - Land Planning
App No/Type: 2023-2949 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 01/11/2024
Plat Name: East Belt Logistics Park
Developer: Ward, Getz & Associates, LLP
Applicant: Windrose
App No/Type: 2023-2803 C2

Staff Recommendation:
Withdraw

Total Acreage:	53.3100	Total Reserve Acreage:	53.3100
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	77044	416M	ETJ

Conditions and Requirements for Approval

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 01/11/2024
Plat Name: East Belt Logistics Park
Developer: Ward, Getz & Associates, LLP
Applicant: Windrose
App No/Type: 2023-2803 C2

Staff Recommendation:
Withdraw

HPW- TDO- Traffic: 12/15/2023 - The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.
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. (TLGC-232.0026)
Limited scope TIA\TIA required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-Infrastructure Regulatons, 12.02)
UVE should be checked at Lockwood Road and North Lake Houston Parkway. UVE exhibit should be emailed to TPDUVE@eng.hctx.net IDM chapter 10-COH geometric design guidelines, 10-44)
Driveways on site plans need to conform with COH IDM standards
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov .
Documentation of TxDOT/HCTRA driveway approval should be submitted with site plans. (HC-infrastructure regulations 5.06)
TxDOT may require a TIA, If so, county should be involved in scoping meeting (HC-infrastructure regulations, 12.02)
Label owner, recording info and street name on west side of Lockwood Road (Chapter 42-41)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 01/11/2024
Plat Name: England Landing
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2023-2983 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1631	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.

129. Requirements for Private Easements and Fee strips. (212) 1) All existing easements or fee strips shall be shown with appropriate notations indicating the name and holder, the purpose of the easement or fee strip, the dimensions tied to all adjacent lot lines, street rights-of-way and plat boundary. 2) Easements not defined by accurate survey dimensions the subdivider the owner of the easement shall define the limits and location of the easement within the plat boundary. (i.e., 'over and across' easements) 3) If the holder of an undefined easement does not define the easement, and can prove the owner's refusal to define the easement, the plat shall provide accurate information about the centerline location of all existing pipelines or other utility facilities. Ch 42-212

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)

A04. Add the following note to the face of the plat: The land within this subdivision plat is located within a Controlled Compatible Land Use Area established by City of Houston Ordinance No. 2008-1052 and may be subject to regulations restricting the use of the land. Ord. No. 08-1052; Ch. 9

1. 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.
2.According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 42 Article XXII to meet the sidewalk requirements.
3. Show easements identified by CenterPoint on plat if there is no evidence of easement add plat note or provide a letter from agency stating the easement does not impact the property.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 01/11/2024
Plat Name: England Landing
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2023-2983 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/03/24
* Recommend restricting parking on England St (21') 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).
* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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/
* As per Chapter 33 of the Code of Ordinance - Driveways/sidewalks/walkways near the trees shall be approved by the parks department prior to traffic approval. All requests along with the site plan must be submitted to FORESTRYPLANREVIEW@HOUSTONTX.GOV All proposed shrubs shall be planted inside the property line. Any trees within the limits of the right of way will need to have Forestry approval.
CenterPoint: 1-- Prior easement (copy attached) to be included on plat:
UnRec CNP File No. 19-Z-12
2—Legend: Define VOL, PG
3—Title Block missing word: Adjoining North 6 of Lot 6, should be Adjoining North 6 feet of Lot 6
-END-

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.
When applying, please attach a copy of the proposed re-plat to the WCR application.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 01/11/2024
Plat Name: England Village
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2023-2980 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1608	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

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

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

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

129. Requirements for Private Easements and Fee strips. (212) 1) All existing easements or fee strips shall be shown with appropriate notations indicating the name and holder, the purpose of the easement or fee strip, the dimensions tied to all adjacent lot lines, street rights-of-way and plat boundary. 2) Easements not defined by accurate survey dimensions the subdivider the owner of the easement shall define the limits and location of the easement within the plat boundary. (i.e., 'over and across' easements) 3) If the holder of an undefined easement does not define the easement, and can prove the owner's refusal to define the easement, the plat shall provide accurate information about the centerline location of all existing pipelines or other utility facilities.

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

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

1. According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 42 Article XXII to meet the sidewalk requirements.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 01/11/2024
Plat Name: England Village
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2023-2980 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/03/24
Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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/

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.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & wastewater, if applicable.
Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.
CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. The attached easement is unrecorded but the facilities are in place. Please see Title Report.
Please see the recorded plat 700013
All abbreviations on plat must be in Legend and/or notes of plat. Please add Vol., and Pg.
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.

HPW- TDO- Traffic: 01/03/24
Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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/

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.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & wastewater, if applicable.
Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.
CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. The attached easement is unrecorded but the facilities are in place. Please see Title Report.
Please see the recorded plat 700013
All abbreviations on plat must be in Legend and/or notes of plat. Please add Vol., and Pg.
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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 01/11/2024
Plat Name: Estates At Highland Heights
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2023-2850 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	1.7028	Total Reserve Acreage:	0.1798
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	412X	City

Conditions and Requirements for Approval

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

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.

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

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

1. Plat must be moved to replat section of agenda.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 01/11/2024
Plat Name: Estates At Highland Heights
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2023-2850 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
Call out all private F.H..

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.

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.
Addressing: Please make the following changes:

Remove "COURT" in "PINE COURT WAY"

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 01/11/2024
Plat Name: Fryer Villas
Developer: 1965
Applicant: Overland (Surveyors) Consortium, Inc
App No/Type: 2023-2536 C1

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	11.0080	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	77044	418J	ETJ

Conditions and Requirements for Approval

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

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

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

087. SF residential lots are allowed to take vehicular access to a major thoroughfare only when the lot is greater than one acre in size. Add notes: Lot xx, Block xx, is greater than one acre in size. This lot shall provide a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare. 42-188(b)

121. Add One-foot Reserve plat note: (adjacent to street) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
Sec 42-191

157. Provide streets names for each street. (133-134)

Dedication of an unnamed Major Thoroughfare required per the Major Thoroughfare and Freeway Plan. MTF dedication cannot be done with C1 plat. Submit a C3P plat in order to dedicate the ROW or a reconsideration of requirements application to not dedicate.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 01/11/2024
Plat Name: Fryer Villas
Developer: 1965
Applicant: Overland (Surveyors) Consortium, Inc
App No/Type: 2023-2536 C1

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 12/20/2023
An access Form may be required, ations 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).
HPW-HW- IDS: approve
CenterPoint: CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: Aqueduct Rd

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.
Solid Waste: The proposed development does not qualify for COH solid waste services since the development is not within Houston's city limits.
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. (TLGC-232.0026)
Per COH MTFP, Dedicate 100 feet of ROW and add 25' building lines (HC-infrastructure regulations 7.02, chapter 42-150)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@harriscountytx.gov .
owner's name need to be consistent on plat (Chapter 42-40)
Label 1' reserve (chapter 42-191)
There are two lot 1 callouts (chapter 42-41)
Verify access location for easternmost lot and lot 2 (chapter 42-41)
Label street name (HC-infrastructure regulations-appendix K)
Label 25' building lines (Chapter 42-150)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 01/11/2024
Plat Name: Global New Millennium Reserve
Developer: Dezynd
Applicant: PROSURV
App No/Type: 2023-2879 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	23.5320	Total Reserve Acreage:	23.5320
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Parkway Utility District

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

Conditions and Requirements for Approval

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

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)

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 01/11/2024
Plat Name: Global New Millennium Reserve
Developer: Dezynd
Applicant: PROSURV
App No/Type: 2023-2879 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris 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. (TLGC-232.0026)
Civil plans are required for recordation (HC-Infrastructure Regulations, CH 4.03)
Documentation of TxDOT driveway approval should be submitted with site plans (HC Infrastructure Regulations, chapter 5.06)
TxDOT approval is needed for tie-in and traffic signal modifications. (HC-infrastructure regulations, 12.02)
TIA will be required prior to E. Tidwell roadway design submittal, addressing the proposed scope of construction. A joint scoping meeting with TxDOT is required. In particular, using a 45 mph design speed the report should address the eastbound movements beginning west of Beltway 8 and continuing under the tollway bridge and continuing through to the new portion of E. Tidwell Road. Items that should be shown are the missing auxiliary left turn lane west of Beltway 8 SB frontage road, revised lane striping under the bridge, revised lane assignment markings / overhead signs and a safe transition for EB thru traffic passing through the NB frontage road intersection to the new section of E. Tidwell Road and westbound lane assignments and striping. (HC Infrastructure Regulations, chapter 12.02)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 01/11/2024
Plat Name: Goforth Manor
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2023-2981 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1773	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) 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)

1. According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 42 Article XXII to meet the sidewalk requirements.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 01/11/2024
Plat Name: Goforth Manor
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2023-2981 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/03/24
* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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 restricting parking on Goforth St (19') 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.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 01/11/2024
Plat Name: Hanson Kachin Baptist Church
Developer: Hanson Kachin Baptist Church
Applicant: Chesterfield Development Services
App No/Type: 2023-2971 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.2200	Total Reserve Acreage:	2.9525
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:	Langham Creek Utility District

County	Zip	Key Map ©	City / ETJ
Harris	77084	407U	ETJ

Conditions and Requirements for Approval

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

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

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

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

202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (Chapter 17 of 33rd Texas Legislature, in 1913)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 01/11/2024
Plat Name: Hanson Kachin Baptist Church
Developer: Hanson Kachin Baptist Church
Applicant: Chesterfield Development Services
App No/Type: 2023-2971 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVED
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
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. (TLGC-232.0026)
Waterline easement and sanitary sewer easement were never recorded by plat to the south. Record by this plat. Verify limit lines of easement(COH-Chapter 42-212)
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC Infrastructure Regulations, chapter 12.02)
Check with COH about plat classification (chapter 42-40)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 01/11/2024
Plat Name: Huffmeister Reserve
Developer: Showcase Luxury Garages, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2023-2975 C2

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	2.2315	Total Reserve Acreage:	2.2315
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	77429	327T	ETJ

Conditions and Requirements for Approval

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

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code.

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)

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 01/11/2024
Plat Name: Huffmeister Reserve
Developer: Showcase Luxury Garages, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2023-2975 C2

Staff Recommendation:
Defer Additional information reqd

CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add H.C.C.F., No., F.C.,
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. (TLGC-232.0026)
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC Infrastructure Regulations, chapter 12.02)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@harriscountytx.gov .
Verify with city if this is a replat of Cypress Farms subdivision

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 01/11/2024
Plat Name: Key Villas
Developer: Key Investment LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2023-2799 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.9067	Total Reserve Acreage:	0.1384
Number of Lots:	32	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

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

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)

1.) Provide intersection tie to Mansfield Street.
2.) Properly show adjacent properties.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 01/11/2024
Plat Name: Key Villas
Developer: Key Investment LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2023-2799 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 12/20/2023 - No additional recommendations.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
Change to private F.H..

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.

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.
TxDOT Advance Transportation Planning: Not on TXDOT system

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 01/11/2024
Plat Name: Kosmos Investments LLC
Developer: TDK Construction
Applicant: Hovis Surveying Company Inc.
App No/Type: 2023-2973 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.9337	Total Reserve Acreage:	4.9337
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	77066	370H	ETJ

Conditions and Requirements for Approval

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 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. (TLGC-232.0026)
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC Infrastructure Regulations, chapter 12.02)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@harriscountytx.gov .
UVE should be checked at Epic Oak Dr and Champion Forest Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 01/11/2024
Plat Name: Kosmos Investments LLC
Developer: TDK Construction
Applicant: Hovis Surveying Company Inc.
App No/Type: 2023-2973 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 01/11/2024
Plat Name: LaReserva Back Ranch Sec 1
Developer: Twelve Oaks Subdivision, LLC
Applicant: Texas Professional Surveying, LLC
App No/Type: 2023-2541 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	33.7660	Total Reserve Acreage:	0.0000
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Harris County MUD 480

County	Zip	Key Map ©	City / ETJ
Harris	77375	248V	ETJ

Conditions and Requirements for Approval

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

176. All type 1 PAEs must comply with all public street standards. (122)

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 01/11/2024
Plat Name: LaReserva Back Ranch Sec 1
Developer: Twelve Oaks Subdivision, LLC
Applicant: Texas Professional Surveying, LLC
App No/Type: 2023-2541 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review – Need to show the natural ditch running across lot 1 where the floodplain opens to the north-northeast to allow for drainage to discharge into channel J100-00-00 'Spring Creek'. There are drainage concerns from waters from south flooding the area.
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.
CenterPoint: The easements referenced on The Title Report are not depicted 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. (TLGC-232.0026)
Verify adjacent owner. GIS calls out HCFCD (chapter 42-41)
Provide HCFCD INO letter/e-mail at recordation (.TLGC-242.001h)HC-Infrastructure Regulations, CH 5.06
Lot 1 restriction will be confirmed at permitting ((HC-infrastructure regulations, Sec 5.01)
Verify if drainage easement is being dedicated by plat (chapter 42-211)
GIS shows a pipeline easement through property. label it (chapter 42-41)
label floodplain easement (HC-infrastructure regulations, Sec 4.07)
Cul-de-sac is missing for Selznick Park(chapter 42-44)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 01/11/2024
Plat Name: Lexington Green
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2023-2963 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1666	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77098	492Z	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)

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 01/11/2024
Plat Name: Lexington Green
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2023-2963 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/04/2024- No Comments.
HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy
of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
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.
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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 01/11/2024
Plat Name: Linn Street Estates
Developer: fifth ward community development corp
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2023-2951 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	7.8450	Total Reserve Acreage:	1.9730
Number of Lots:	47	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77026	454X	City

Conditions and Requirements for Approval

034. COS areas shall be restricted for the use of the owners of property in and the residents of the subdivision. (185)

036. Revise amenities plan as indicated on the marked file copy (42-192).

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amentities Plan. Follow the requirements established for a Open Space Amentities Plan. (42-192)

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

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

For Your Information:

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

HPW-HW- IDS: 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 www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Harris County Flood Control District: Flood Control review - No comments.
CenterPoint: List all abbreviations in legend.
HPW-OCE- Drainage and Utility: Stormwater quality permit is required.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29

Action Date: 01/11/2024

Plat Name: Linn Street Estates

Developer: fifth ward community development corp

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

App No/Type: 2023-2951 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 01/11/2024
Plat Name: Maggie Village
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2023-2982 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2406	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 01/11/2024
Plat Name: Maggie Village
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2023-2982 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/03/2024 - 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. http://www.houstontx.gov/planning/

-Coordinate with Center point energy and OCE-Drainage and Utility for Utility Pole and streetlight structure that lays at the entrance of the proposed shared driveway.
HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.
When applying, please attach a copy of the proposed re-plat to the WCR application.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & wastewater, if applicable.
Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.
CenterPoint: CNP requires 5’ BL for shared driveways.
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. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.
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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 01/11/2024
Plat Name: Mansfield Reserve
Developer: Urbatechture
Applicant: Pioneer Engineering, LLC
App No/Type: 2023-2857 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.5241	Total Reserve Acreage:	0.1349
Number of Lots:	28	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

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

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

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)

1.) Lots 1-13 must be shown as a singular block-face for lot size averaging.
2.) Correct reserve count in the title block.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 01/11/2024
Plat Name: Mansfield Reserve
Developer: Urbatechture
Applicant: Pioneer Engineering, LLC
App No/Type: 2023-2857 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 12/18/2023 - 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. http://www.houstontx.gov/planning/

-Coordinate with center point energy for the existing power pole that lays at the entrance of the proposed shared driveway and on the property.
HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy
of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
CenterPoint: -Plat of Cotton's Place Sec 1 in 572203 HCMR: Prior dedicated UE as depicted on this recorded Plat should be included on the proposed plat.
2-Title Report: Eas in D453634 is not shown on plat.
3-Title Report: Eas in D422810 and D422840 is not shown on plat.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 01/11/2024
Plat Name: Morton Creek Ranch Sec 30
Developer: Woodmere Development Co
Applicant: R.G. Miller Engineers
App No/Type: 2023-2986 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	15.7980	Total Reserve Acreage:	2.1650
Number of Lots:	58	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 432

County	Zip	Key Map ©	City / ETJ
Harris	77493	445P	ETJ

Conditions and Requirements for Approval

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

052. Morton Creek Sec 28 must be recorded prior to or simultaneously with this plat.

161.4. The proposed location for major thoroughfare/collector does not conform to the current MTFP location. Revise plan to conform. See Major Thoroughfare and Freeway Plan. (122)

Peek Ridge Road must align with Arbor Park Drive

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 01/11/2024
Plat Name: Morton Creek Ranch Sec 30
Developer: Woodmere Development Co
Applicant: R.G. Miller Engineers
App No/Type: 2023-2986 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

HPW-HW- IDS: APPROVED
Harris County Flood Control District: Flood Control review - No comments.
CenterPoint: Identify dashed line in Reserve A behind Lots 12-18. If this is a split easement use indicator arrows to clearly identify the easement.
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. (TLGC-232.0026)
Provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10.3.03D)
UVEs are shown on plat and will need to be shown on construction plan (IDM Chapter 10-COH geometric design guidelines, 10-44)
Limited scope TIA\TIA may be required with site plans to determine traffic impacts as well as developer's construction responsibility, email trafficpermits@harriscountytx.gov for further information (HC Infrastructure Regulations, chapter 12.02)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 01/11/2024
Plat Name: North Bridgeland Lake Parkway Street Dedication Sec 11
Developer: Bridgeland Development , LP
Applicant: McKim & Creed, Inc.
App No/Type: 2023-2928 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.6760	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	77433	364R	ETJ

Conditions and Requirements for Approval

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

052. Sec 10 must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

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

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. (TLGC-232.0026)
Limited scope TIA\TIA required with site plans to determine traffic impacts and developer construction responsibilities. email trafficpermits@harriscountytx.gov for further information (HC Infrastructure Regulations, chapter 12.02)
Maintenance agreement for non-standard ROW is needed (HC Infrastructure Regulations, CH 5.06)
Sec 10 will need to be recorded prior to or simultaneously with this plat (chapter 42-120)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 01/11/2024
Plat Name: North Bridgeland Lake Parkway Street Dedication Sec 11
Developer: Bridgeland Development , LP
Applicant: McKim & Creed, Inc.
App No/Type: 2023-2928 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 01/11/2024
Plat Name: Northport Park GP
Developer: R.G. Miller Engineers
Applicant: R.G. Miller Engineers
App No/Type: 2023-2987 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	168.4800	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 231

County	Zip	Key Map ©	City / ETJ
Harris	77338	333L	City/ETJ

Conditions and Requirements for Approval

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

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

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)

Address Intersection Spacing

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 01/11/2024
Plat Name: Northport Park GP
Developer: R.G. Miller Engineers
Applicant: R.G. Miller Engineers
App No/Type: 2023-2987 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/03/2024
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: 1-- This General Plan includes planned roadways that will cross an existing CenterPoint transmission corridor or easement. A GTO/Grant to Others Application will need to be completed for said roadways. Afterwards, each section adjacent to the transmission corridor will require a separate transmission review in addition to a plat review.
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.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & 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.
In the floodplain, need approved drainage plan.

Harris County Flood Control District: Flood Control review - Being a General Plan, it needs to include the Floodplain location on the plat please show it (see uploaded PDF).

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 01/11/2024
Plat Name: Northwest 99 Business Park Sec 1
Developer: Clay Partners- NW Parkway Land #1, LP
Applicant: Meta Planning + Design LLC
App No/Type: 2023-2946 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	47.9000	Total Reserve Acreage:	45.7000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	286X	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)

159. Provide centerline tie.

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 01/11/2024
Plat Name: Northwest 99 Business Park Sec 1
Developer: Clay Partners- NW Parkway Land #1, LP
Applicant: Meta Planning + Design LLC
App No/Type: 2023-2946 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation.(TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)
GP shows 933' distance along southern boundary. Please verify(Chapter 42-71)
Civil plans are required prior to recordation (HC-Infrastructure Regulations, CH 4.03)
Limited scope TIA\TIA required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC Infrastructure Regulations, chapter 12.02)
Provide centerline and boundary bearings and distances for clay industrial road (chapter 42-51)
UVE should be checked at Clay Industrial road and Old Mueschke road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 01/11/2024
Plat Name: Parker Place Eighty One Zero One
Developer: Parker Place Property Owners Association Inc
Applicant: CGEA|Planning + Design
App No/Type: 2023-2844 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	21.7773	Total Reserve Acreage:	8.5456
Number of Lots:	81	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77028	455G	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 01/11/2024
Plat Name: Parker Place Eighty One Zero One
Developer: Parker Place Property Owners Association Inc
Applicant: CGEA|Planning + Design
App No/Type: 2023-2844 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 12/20/2023

1) Coordinate with the Planning Department regarding sidewalk requirements and placement.
2) An access Form may be required, ations 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).
HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy
of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: Plat missing
CenterPoint: UEs should not protrude or surpass Building Lines (BLs)
No UEs and/or CNP easements, whether existing or proposed, should be within Reserves restricted to any kind of wet usage areas (i.e., detention, drainage, lake, etc.). See Reserve C.
Please identify if this is a Townhome Community.
Addressing: Approved

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 01/11/2024
Plat Name: Pipopi Estates replat no 1
Developer: Innova Construction Developments, LLC
Applicant: Dart Land Services LLC
App No/Type: 2023-2935 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1549	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	77028	455U	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 01/11/2024
Plat Name: Pipopi Estates replat no 1
Developer: Innova Construction Developments, LLC
Applicant: Dart Land Services LLC
App No/Type: 2023-2935 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 12/29/2023 - 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. http://www.houstontx.gov/planning/

-New development is at the corner intersection, ADA ramps at the street intersection are required as per City (Detail # 02775-02).

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 01/11/2024
Plat Name: Riviera Pines GP
Developer: Meritage Homes of Texas, LLC
Applicant: Quiddity Engineering
App No/Type: 2023-2953 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	256.6800	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 516

County	Zip	Key Map ©	City / ETJ
Harris	77336	299A	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: Missing B.L.
Make sure that the subdivision has detention.
Make sure that 10’ clearance between public utility to the building foundation.
Dead-end water lines are prohibited within cul-de-sac.
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. (TLGC-232.0026)
Ensure that street curves conform to COH IDM/ standards (IDM 10.3.03D)
UVE, ROW dedications/ cutbacks and corner radii will be checked when section plats are submitted.
Provide HC Traffic with a TIA / development sequencing memorandum demonstrating sufficient roadway network connections noting any expected Chapter 42 variances for development proceeding prior to the construction of FM 2100 on the new alignment (HC Infrastructure Regulations, chapter 12.02)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 01/11/2024
Plat Name: Riviera Pines GP
Developer: Meritage Homes of Texas, LLC
Applicant: Quiddity Engineering
App No/Type: 2023-2953 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 01/11/2024
Plat Name: Skyline Homes at Nagle
Developer: Seahorse Realty
Applicant: STUPA INTERNATIONAL LLC
App No/Type: 2023-2863 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.2080	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	77004	493V	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) Single Family note:
Single-family residential shall mean the use of a lot with one building designed for and containing not more than two separate unit 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 dwelling unit of not more than 1500 square feet shall also be considered single-family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential.

2) Visibility triangle note:
The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. For lots located on collector or local streets that take rear or side access and qualify for a reduced building line of 5 feet, an encroachment into the visibility triangle is allowed above 10 feet as measured vertically from the ground.

3) All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 01/11/2024
Plat Name: Skyline Homes at Nagle
Developer: Seahorse Realty
Applicant: STUPA INTERNATIONAL LLC
App No/Type: 2023-2863 C2

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 01/09/2024 - No visibility triangle. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.
HPW-HW- IDS: For the creation of this 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.

Addressing: Please change the road designation on PIERCE to STREET.
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.
Make sure that 10’ clearance between public utility to the building foundation.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 01/11/2024
Plat Name: Solid Rock Village Sec 2
Developer: BURGHLI HOME DEVELOPMENT LLC
Applicant: Survey 1, Inc.
App No/Type: 2023-2807 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	18.7565	Total Reserve Acreage:	2.5249
Number of Lots:	95	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77016	455A	City

Conditions and Requirements for Approval

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

052. Solid Rock Village Sec 1 must be recorded prior to or simultaneously with this plat.

134.04. Add to general notes on face of plat: This property(s) is located in Park Sector number 4.

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

1) Single-family residential shall mean the use of a lot with one building designed for and containing not more than two separate unit 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 dwelling unit of not more than 1500 square
feet shall also be considered single-family residential. A building that contains one
dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential.

2) See 42 (188) g 2 regarding lot width minimum

For Your Information:

The below comments were made by other agencies during this review period. These comments 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 01/11/2024
Plat Name: Solid Rock Village Sec 2
Developer: BURGHLI HOME DEVELOPMENT LLC
Applicant: Survey 1, Inc.
App No/Type: 2023-2807 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 01/11/2024
Plat Name: Tompkins Reserve Sec 1
Developer: Tripointe Homes Texas, Inc.
Applicant: BGE, Inc.
App No/Type: 2023-2958 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	32.8600	Total Reserve Acreage:	12.2100
Number of Lots:	84	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484Q	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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. All easement in title must be shown on plat.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 01/11/2024
Plat Name: Tompkins Reserve Sec 1
Developer: Tripointe Homes Texas, Inc.
Applicant: BGE, Inc.
App No/Type: 2023-2958 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1-- Prior easement (copy attached) to be included on plat:
Recorded in CF#: 502.566
Recorded in CF#: 761.258
UnRec CNP File No. 22-E-56
UnRec CNP File No. 22-E-56 – SK AH 9373R

Fort Bend Engineer: 1) Variance required for reduced building line
2) Summer Bud and Maple Bloom can be a single street name
3) Address conflicts between notes and typical lot layout
4) Submit FP to FBC for formal review
5) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Dead-end water lines are prohibited within cul-de-sac.
Missing B.L.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 01/11/2024
Plat Name: Trillium Sec 6
Developer: TPHTM 1464, LLC
Applicant: Costello, Inc.
App No/Type: 2023-2964 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	18.8100	Total Reserve Acreage:	10.2600
Number of Lots:	41	Number of Multifamily Units:	0
COH Park Sector:	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	77407	527S	ETJ

Conditions and Requirements for Approval

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

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

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

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

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)

1.) All easement in title must be shown on plat. Provide easement exhibit at recordation.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 01/11/2024
Plat Name: Trillium Sec 6
Developer: TPHTM 1464, LLC
Applicant: Costello, Inc.
App No/Type: 2023-2964 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Fort Bend Engineer: 1) Address markups
HPW-HW- IDS: APPROVED
HPW-OCE- Drainage and Utility: Dead-end water lines are prohibited within cul-de-sac.
Make sure that 10' clearance between public utility to the building foundation.
CenterPoint: The dedication of a 5' side lot line is to be labeled EE or Electrical Easement for streetlights and is acceptable.

A 5' U.E. is not acceptable, it may be 10' split. The UE would have to be an EE as stated above.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 01/11/2024
Plat Name: View at Millstone
Developer: CENTER POINT SURVEY
Applicant: CENTER POINT SURVEY
App No/Type: 2023-2571 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.1394	Total Reserve Acreage:	5.6977
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Memorial Hills Utility District

County	Zip	Key Map ©	City / ETJ
Harris	77073	333K	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

HPW-HW- IDS: approve
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
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. (TLGC-232.0026)
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)
Civil plans with roadway will need to be approved prior to recordation (HC-permits, sec 4.03)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 01/11/2024
Plat Name: View at Millstone
Developer: CENTER POINT SURVEY
Applicant: CENTER POINT SURVEY
App No/Type: 2023-2571 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 01/11/2024
Plat Name: Westheimer Court
Developer: GOLDSTAR INVESTMENTS LTD
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2023-2979 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.8270	Total Reserve Acreage:	3.8270
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	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	77056	491U	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.

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))

For Your Information:

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

HPW- TDO- Traffic: 01/04/2024
Please include the visibility triangle as per roadway classification, at the corner of Westheimer and Brownway Street otherwise, provide clarification if any portion of the corner segment has been conveyed to the city.
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.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 01/11/2024
Plat Name: Westheimer Court
Developer: GOLDSTAR INVESTMENTS LTD
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2023-2979 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 01/11/2024
Plat Name: Westheimer Crossing
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2023-2966 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2849	Total Reserve Acreage:	0.0048
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77057	491X	City

Conditions and Requirements for Approval

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

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

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

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

The emergency access easement (E.A.E.) must be along each boundary that does not abut a public street. (Sec 42-145(d))
**
Single family residential lots in the city adjacent to a collector or local street shall have a 5 feet front building line if vehicular access to each lot is provided by a shared driveway and the subdivision conforms to the performance standards of 157(c)(2). ***Conditions: (1) meets the requirements of division 2 of article III of Chapter 42, (2) each dwelling unit on a lot adjacent to a public street has front door that faces the public street, provides pedestrian access to the public street and (3) all electrical service installations for the development are installed according to CenterPoint Energy's service standards for the underground installations. (Sec 42-157)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 01/11/2024
Plat Name: Westheimer Crossing
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2023-2966 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/04/2024 - 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. http://www.houstontx.gov/planning/

- Parking restriction is required when development is completed. Dolores 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)
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.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & 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.
Applicant should maintain a 10’ BL where property is adjacent to ROW with primary OVH facilities installed.
Please add recording information on plat at site of 5x20 AE/10’Esmt.
All abbreviations on plat must be in Legend and/or notes of plat. Please add E.A.E. or any additional recording information you add to plat.
Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.
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. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.
Make sure that 10’ clearance between public utility to the building foundation.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 01/11/2024
Plat Name: Zuri Gardens
Developer: COLE KLEIN BUILDERS, LLC
Applicant: BGE, Inc.
App No/Type: 2023-2957 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	18.2600	Total Reserve Acreage:	8.7990
Number of Lots:	80	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	574K	City

Conditions and Requirements for Approval

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

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

060. Provide the property owner's name, the person or firm who prepared the plat and the date on which the plat was drawn. (Sec 42-41)

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

115. Add Owners Certification of Restrictions note to face of replat: 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.

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

134.4. This percentage (___%) shall be applied to the then-current fee in lieu of dedication.

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

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

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

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (Sec 42-45)

A03. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 3. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov (Sec 9-381)

A04. Add the following note to the face of the plat: The land within this subdivision plat is located within a Controlled Compatible Land Use Area established by City of Houston Ordinance No. 2008-1052 and may be subject to regulations restricting the use of the land.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 01/11/2024
Plat Name: Zuri Gardens
Developer: COLE KLEIN BUILDERS, LLC
Applicant: BGE, Inc.
App No/Type: 2023-2957 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Replace variance plat note with: The Planning Commission granted a variance to allow zero (0) parking off-street parking spaces for all proposed lots and a rec center and for a 10' building line for all lots subject to specific conditions on 10/19/2023. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

For Your Information:

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

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 01/11/2024
Plat Name: Anna at Winchester Place
Developer: Ana Zuleyma Samayoa
Applicant: Carranza Outsource Drafting
App No/Type: 2023-2814 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4780	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	77085	571U	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

HPW- TDO- Traffic: 01/05/2024 - Recommend including the distance from the proposed development to the nearest intersection.

- 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. http://www.houstontx.gov/planning/

- Coordinate with Center point energy and OCE-Drainage and Utility for Utility Pole on the property.
CenterPoint: Appears the 5’ x 20’ A.E. & 5’ U.E. are existing. The recording information is to be noted on the plat.
HPW-HW- IDS: approve
HPW-OCE- Drainage and Utility: Detention is required.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 01/11/2024
Plat Name: Anna at Winchester Place
Developer: Ana Zuleyma Samayoa
Applicant: Carranza Outsource Drafting
App No/Type: 2023-2814 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 01/11/2024
Plat Name: Beverly Place Landing
Developer: Jaime Lopez
Applicant: Total Surveyors, Inc.
App No/Type: 2023-2974 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2342	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77022	453M	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 01/11/2024
Plat Name: Beverly Place Landing
Developer: Jaime Lopez
Applicant: Total Surveyors, Inc.
App No/Type: 2023-2974 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/04/2024 - 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. http://www.houstontx.gov/planning/

- New development is at the corner intersection, ADA ramps at the street intersection are required as per City (Detail # 02775-02).

- Verify that the fire hydrant will not conflict with the sidewalk otherwise consider 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.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 01/11/2024
Plat Name: Capital Garage
Developer: Harvey Builders
Applicant: Windrose
App No/Type: 2023-2849 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.6193	Total Reserve Acreage:	0.6193
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	16	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77002	493R	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)

remove vis triangle

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 12/15/2023 - 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 at Chapter 15 of the Design Manual (IDM)
HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy
of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
CenterPoint: Applicant should maintain a 10’ BL where property is adjacent to ROW with primary OVH facilities installed.
HPW-OCE- Drainage and Utility: Missing B.L.
Detention is required.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 01/11/2024
Plat Name: Capital Garage
Developer: Harvey Builders
Applicant: Windrose
App No/Type: 2023-2849 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 01/11/2024
Plat Name: Castro Villas
Developer: Jose Luis Castro Sandoval
Applicant: Apex Group
App No/Type: 2023-2828 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3288	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 01/11/2024
Plat Name: Castro Villas
Developer: Jose Luis Castro Sandoval
Applicant: Apex Group
App No/Type: 2023-2828 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 1/10/24
* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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 restricting parking on Rietta St (17') 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: 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.

CenterPoint: Owner on Dedication Page and in Title Block, Jose Luis Castro Sandoval, does not match Title Report, Jose Luis Castro Sandoval, a married man
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.
Make sure that 10' clearance between public utility to the building foundation.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 01/11/2024
Plat Name: Cebra Park Place
Developer: Terra Holdings Group, Inc.
Applicant: ICMC GROUP INC
App No/Type: 2023-2873 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.1152	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	452A	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

HPW- TDO- Traffic: 12/29/2023 - Recommend including the distance from the proposed development to the nearest intersection.

- Coordinate with center point energy for existing power pole in the ROW and on the property line.

- 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. http://www.houstontx.gov/planning/
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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 01/11/2024
Plat Name: Cebra Park Place
Developer: Terra Holdings Group, Inc.
Applicant: ICMC GROUP INC
App No/Type: 2023-2873 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 01/11/2024
Plat Name: Cranford Place Village
Developer: IJB Homes Group, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2023-2965 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.3168	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	454K	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

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.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & wastewater, if applicable.
Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.
Addressing: Please "TOLIVER ST" to "E TOLIVER ST".
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. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 01/11/2024
Plat Name: Cranford Place Village
Developer: IJB Homes Group, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2023-2965 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 01/11/2024
Plat Name: Cullen Pointe
Developer: Skyline Home Builders, LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2023-2968 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.0904	Total Reserve Acreage:	1.0904
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 01/11/2024
Plat Name: Cullen Pointe
Developer: Skyline Home Builders, LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2023-2968 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 1/9/24
Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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/

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.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & 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.

Addressing: The road designation should be replaced with "street".

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 01/11/2024
Plat Name: Deihl Street Villas
Developer: Meritage Homes of Texas, LLC
Applicant: Quiddity Engineering
App No/Type: 2023-2978 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	7.4970	Total Reserve Acreage:	1.4900
Number of Lots:	92	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77092	451B	City

Conditions and Requirements for Approval

040.3. The minimum size of any area used for compensating open space shall be 240 square fee, with dimensions of 20 feet by 12 feet. (42-183(e))

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

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

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

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

For Your Information:

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

CenterPoint: 1. TitleReport references easements should be shown/noted on the plat.
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.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & 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. No public utilities other than a public water line, connected to one or more fire hydrants, that provides no domestic water services.
Call out all private F.H..
Stormwater quality permit is required.

Addressing: Please fix spelling of Violet Quartz.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 01/11/2024
Plat Name: Deihl Street Villas
Developer: Meritage Homes of Texas, LLC
Applicant: Quiddity Engineering
App No/Type: 2023-2978 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 01/11/2024
Plat Name: Dolly Place
Developer: Elpidio Cuellar
Applicant: 360 Degrees Design and Construction, LLC
App No/Type: 2023-2872 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2675	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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77088	412S	City

Conditions and Requirements for Approval

012.2.4. Coordinate utility easements with CenterPoint Energy. The setback lines as exhibited on this plat and existing CenterPoint overhead facilities running through the property are in direct violation of OSHA guidelines and National Electric Safety Code clearances.

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

134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1.

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

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

For Your Information:

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

CenterPoint: 1. CenterPoint requires a 10’ BL adjacent to road R.O.W with overhead facilities which applies to: Carver Road
HPW- TDO- Traffic: 12/29/2023 - 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. http://www.houstontx.gov/planning/
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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 01/11/2024
Plat Name: Dolly Place
Developer: Elpidio Cuellar
Applicant: 360 Degrees Design and Construction, LLC
App No/Type: 2023-2872 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.
Make sure that 10' clearance between public utility to the building foundation.
Missing B.L.

CenterPoint: 1. CenterPoint requires a 10' BL adjacent to road R.O.W with overhead facilities which applies to: Carver Road
HPW- TDO- Traffic: 12/29/2023 - 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. http://www.houstontx.gov/planning/
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.

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. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.
Make sure that 10' clearance between public utility to the building foundation.
Missing B.L.

CenterPoint: 1. CenterPoint requires a 10' BL adjacent to road R.O.W with overhead facilities which applies to: Carver Road
HPW- TDO- Traffic: 12/29/2023 - 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. http://www.houstontx.gov/planning/
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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 01/11/2024
Plat Name: Dolly Place
Developer: Elpidio Cuellar
Applicant: 360 Degrees Design and Construction, LLC
App No/Type: 2023-2872 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.
Make sure that 10’ clearance between public utility to the building foundation.
Missing B.L.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 01/11/2024
Plat Name: Dstar
Developer: Steps Development LLC
Applicant: The Interfield Group
App No/Type: 2023-2861 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1716	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	77088	412S	City

Conditions and Requirements for Approval

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

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

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

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)

1.According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 01/11/2024
Plat Name: Dstar
Developer: Steps Development LLC
Applicant: The Interfield Group
App No/Type: 2023-2861 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/04/2024 - 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. http://www.houstontx.gov/planning/
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.

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 01/11/2024
Plat Name: Emancipation Court
Developer: 1st Homes LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2023-2853 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5165	Total Reserve Acreage:	0.0112
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)

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 Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 01/11/2024
Plat Name: Emancipation Court
Developer: 1st Homes LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2023-2853 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 12/18/2023 - Coordinate with center point energy for the existing power pole that lays on the entrance of the proposed shared driveway.

-Coordinate with Forestry for the tree that lays on the entrance of the proposed shared driveway. Driveways/sidewalks/walkways near the trees shall be approved by parks department prior to traffic approval. All requests along with site plan must be submitted to FORESTRYPLANREVIEW@HOUSTONTX.GOV All proposed shrubs shall be planted inside the property line. Any trees within the right-of-way will need Forestry approval.
HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy
of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
CenterPoint: CenterPoint requires a 10’ building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: Emancipation Ave

CNP REQUIRES shared driveways have 5’ building lines.
HPW-OCE- Drainage and Utility: Missing B.L.
Detention is required.
Make sure that 10’ clearance between public utility to the building foundation.

Solid Waste: The solid waste plan proposes to stack the containers which would violate Section 39-63 of the city ordinance because the containers will extend further than 5 ft into the roadway. However, there is frontage available to place some containers on McGowen 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 01/11/2024
Plat Name: Environmental Allies Northwest
Developer: ENVIRONMENTAL ALLIES GP, INC.
Applicant: Atkinson Engineers
App No/Type: 2023-2977 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.5862	Total Reserve Acreage:	6.5862
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77064	410A	ETJ

Conditions and Requirements for Approval

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

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. (Recd_pkg.doc) Sec 42-45

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 01/11/2024
Plat Name: Environmental Allies Northwest
Developer: ENVIRONMENTAL ALLIES GP, INC.
Applicant: Atkinson Engineers
App No/Type: 2023-2977 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVED
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Harris 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) (TLGC-232.0026)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov .
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
UVE should be checked at Schooner Dr and Windfern Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 01/11/2024
Plat Name: Francis Street Townhomes
Developer: Hearthstone Homes, LP
Applicant: Cameron Architects Inc.
App No/Type: 2023-2867 C2R

Staff Recommendation:
Defer Submittal reqmts incomplete

Total Acreage:	0.1983	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

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

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.

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

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

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

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday. Applicant must provide separately filed restrictions and all replat documentation.

1. Provide Forest Home Map Record Vol 6, Pg. 24 and
Harris County Clerk File RP-2023-371339

2. According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 01/11/2024
Plat Name: Francis Street Townhomes
Developer: Hearthstone Homes, LP
Applicant: Cameron Architects Inc.
App No/Type: 2023-2867 C2R

Staff Recommendation:
Defer Submittal reqmts incomplete

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 facilities, which applies to: FRANCIS AVENUE/STREET
3-- Prior easement (copy attached) to be included on plat:
Blanket easements should be listed in the General Notes.
Recorded in CF#: RP-2023-371339
-END-
HPW- TDO- Traffic: 12/29/2023 - 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. http://www.houstontx.gov/planning/

-Coordinate with center point energy for existing power pole/street light structure that may interfere with the sidewalk.
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: 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.
Make sure that 10' clearance between public utility to the building foundation.
There is 8" sanitary sewer owned by City located inside the property. Need to dedicate sanitary sewer easement. 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60

Action Date: 01/11/2024

Plat Name: Iglesia El Redentor Reserve

Developer: IGLESIA EVANGELEICA EL REDENTOR DE APOSTOLES Y PROFETAS INC

Applicant: Surv-Tex surveying Inc.

App No/Type: 2023-2827 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.7557	Total Reserve Acreage:	2.7557
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	77045	571M	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60

Action Date: 01/11/2024

Plat Name: Iglesia El Redentor Reserve

Developer: IGLESIA EVANGELEICA EL REDENTOR DE APOSTOLES Y PROFETAS INC

Applicant: Surv-Tex surveying Inc.

App No/Type: 2023-2827 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 12/15/2023 - Ensure extending the existing sidewalk according to IDM standard.

-New development is at the corner intersection, ADA ramps at the street intersection are required as per City (Detail # 02775-02).

-Coordinate with center point energy for existing power pole that may interfere with the sidewalk.

-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 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 www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: Detention is required.
In the floodplain, need approved drainage plan.
Addressing: Please change the road designation of STANCLIFF to STREET.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 01/11/2024
Plat Name: Kenton Estates
Developer: Innova Construction Developments, LLC
Applicant: Dart Land Services LLC
App No/Type: 2023-2959 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.1086	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	77028	455P	City

Conditions and Requirements for Approval

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

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (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. (42-188(f))

For Your Information:

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

HPW- TDO- Traffic: 01/05/2024 - The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.
HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy
of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
TxDOT Advance Transportation Planning: Not on TXDOT system.
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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 01/11/2024
Plat Name: Kenton Estates
Developer: Innova Construction Developments, LLC
Applicant: Dart Land Services LLC
App No/Type: 2023-2959 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 01/11/2024
Plat Name: Keys Estates at Carmen Street
Developer: runplans
Applicant: RUN PLANS
App No/Type: 2023-2925 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2861	Total Reserve Acreage:	0.0046
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

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.

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

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

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)

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

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

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

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

134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7.

134.6. The then-current fee in lieu of dedication shall be applied to this number (_8_units) of dwelling units.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 01/11/2024
Plat Name: Keys Estates at Carmen Street
Developer: runplans
Applicant: RUN PLANS
App No/Type: 2023-2925 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

1- Plat not aligned with north arrow. Plat drawing must reflect the TRUE NORTH ORIENTATION. Drawing is not appropriately oriented and does not show true ROW alignment. Fix prior to recordation or your application will be denied at recordation. Treat the top of the plat as the true north and align the drawing to be a finite and accurate depiction of the placement of the subject site.
2- Lot 1 must meet all requirements per 42-157c. Front BL along Carmen may be 5'.
3- Provide 3' EAE,
4- On plat you must specify the immediately adjacent property on all sides. (Specify the lot number)
5- Each proposed lot should be properly dimensioned.
6- Provide all shared driveway notes as indicated on marked copy.
7- Correct Lot size/coverage table to reflect true calculations.
8- Vicinity map does not accurately show site placement, or does it show correct street network.
9- Provide parking reserve as the proposed 8 dwelling units require a singular parking space be provided within the plat and adjust lot size as impacted by the parking reserve.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 12/15/23
* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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 restricting parking on [Carmen St] (19') 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.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & wastewater, if applicable.
Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.
Addressing: Change AUDREY STREET label to JUTLAND ROAD.
CenterPoint: CNP REQUIRES shared driveways have 5' building lines.

Recording information for 5'UE & 5x20' AE is not noted on plat.
HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 01/11/2024
Plat Name: Liggett Estates
Developer: None
Applicant: Texas Land Maps
App No/Type: 2023-2998 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.6086	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77530	458Z	ETJ

Conditions and Requirements for Approval

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

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

132. Revise single-family plat note: All lots are restricted to single family residential uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended 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 Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 01/11/2024
Plat Name: Liggett Estates
Developer: None
Applicant: Texas Land Maps
App No/Type: 2023-2998 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see Title Report.
All abbreviations on plat must be in Legend and/or notes of plat. Please add Vol., Pg., No.
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. (TLGC-232.0026)
1/2 acre lot will need public water to be permitted (Reference 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285? chapter 42-180)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@harriscountytx.gov .

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 01/11/2024
Plat Name: Meadows Villages
Developer: Prisco Properties, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2023-2947 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1956	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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77088	412X	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. (42-45)

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

221. Fully dimension all shared driveways. (44)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 01/11/2024
Plat Name: Meadows Villages
Developer: Prisco Properties, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2023-2947 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development."

CenterPoint: 1. CenterPoint requires a minimum 5’ BL/GBL for interior roads/shared driveways.
HPW- TDO- Traffic: 12/29/2023 - No Comments.
HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy
of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Solid Waste: The proposed development does not have enough frontage to 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 01/11/2024
Plat Name: Palisades Park Sec 1 partial replat no 2 and extension
Developer: Toledo Partners
Applicant: City Choice Group, LLC
App No/Type: 2023-2791 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.0610	Total Reserve Acreage:	0.0580
Number of Lots:	28	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	492B	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)

Show EAE along entirety of property boundary

Revise plat notes as shown on marked file copy

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 01/11/2024
Plat Name: Palisades Park Sec 1 partial replat no 2 and extension
Developer: Toledo Partners
Applicant: City Choice Group, LLC
App No/Type: 2023-2791 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1. CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.
2. CNP requires a 10' BL adjacent to road ROW with overhead facilities which applies to: Palisades Park Drive
3. There is an existing recorded utility easement that should be included on the current plat: Easement_7879_421
4. CNP records show an unrecorded existing utility easement that should be included on the current plat: Unrecorded Easement_66Z21
5. Blanket Easement RP-2021-289755 should be included in the notes.

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of this 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: In the floodplain, need approved drainage plan. The attached approved drainage plan is already over one year and need to resubmit the drainage plan for review.
Detention is required.
Stormwater quality permit is required.
Make sure that 10' clearance between public utility to the building foundation.

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 01/11/2024
Plat Name: Pinemont Estates
Developer: Skyline Home Builders, LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2023-2969 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5981	Total Reserve Acreage:	0.0046
Number of Lots:	10	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	452E	City

Conditions and Requirements for Approval

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

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

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

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)

Change plat notes as stated on marked file copy

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 01/11/2024
Plat Name: Pinemont Estates
Developer: Skyline Home Builders, LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2023-2969 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/04/2024 - 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. http://www.houstontx.gov/planning/

-New development is at the corner intersection, ADA ramps at the street intersection are required as per City (Detail # 02775-02).

- Verify that the fire hydrant will not conflict with the sidewalk otherwise consider relocation

-Driveways/sidewalks/walkways near the trees shall be approved by parks department prior to traffic approval. All requests along with site plan must be submitted to FORESTRYPLANREVIEW@HOUSTONTX.GOV All proposed shrubs shall be planted inside the property line.
HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.
When applying, please attach a copy of the proposed re-plat to the WCR application.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & wastewater, if applicable.
Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.
HPW-OCE- Drainage and Utility: Detention is required.

TxDOT Advance Transportation Planning: Not on TXDOT system
CenterPoint: Owner on Dedication Page and in Title Block do not match Title report.

CNP REQUIRES shared driveways have 5’ building lines.
Addressing: Please change "PINEMONTH" to "PINEMONT".

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 01/11/2024
Plat Name: Plaza Estate at Nagle
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2023-2993 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.3156	Total Reserve Acreage:	0.0045
Number of Lots:	8	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	493V	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.

Send revised drawing correcting head-on access on a shared driveway longer than 100’

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 01/11/2024
Plat Name: Plaza Estate at Nagle
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2023-2993 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 01/03/2024 - 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. http://www.houstontx.gov/planning/

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.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & 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.
Applicant should maintain a 10' BL where property is adjacent to ROW with primary OVH facilities installed.

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. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.
Make sure that 10' clearance between public utility to the building foundation.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 01/11/2024
Plat Name: Plaza Estates at Little York
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2023-2989 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1797	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	412W	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)

Revise plat notes as shown on marked file copy

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 01/11/2024
Plat Name: Plaza Estates at Little York
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2023-2989 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/03/2024 - 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. http://www.houstontx.gov/planning/

- New development is at the corner intersection, ADA ramps at the street intersection are required as per City (Detail # 02775-02).
CenterPoint: 1. CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.
2. U.E./A.E. should also be included in the Legend.

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.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & wastewater, if applicable.
Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.
TxDOT Advance Transportation Planning: Not on TxDOT system.
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. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.
Make sure that 10' clearance between public utility to the building foundation.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 01/11/2024
Plat Name: Rad As 23
Developer: Kimley-Horn
Applicant: Windrose
App No/Type: 2023-2997 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.3561	Total Reserve Acreage:	1.3561
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

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

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))

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 Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 01/11/2024
Plat Name: Rad As 23
Developer: Kimley-Horn
Applicant: Windrose
App No/Type: 2023-2997 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/03/2024- 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)

-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.

- Coordinate with center point energy for existing power pole/streetlight structure that may interfere with the sidewalk.
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.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & 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.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 01/11/2024
Plat Name: Residence at Gano
Developer: goldengrouphtx
Applicant: Dart Land Services LLC
App No/Type: 2023-2933 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2295	Total Reserve Acreage:	0.0046
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	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)

1) Single Family note:
Single-family residential shall mean the use of a lot with one building designed for and containing not more than two separate unit 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 dwelling unit of not more than 1500 square feet shall also be considered single-family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential.

2) Visibility triangle note:
The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. For lots located on collector or local streets that take rear or side access and qualify for a reduced building line of 5 feet, an encroachment into the visibility triangle is allowed above 10 feet as measured vertically from the ground.

3) All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 01/11/2024
Plat Name: Residence at Gano
Developer: goldengrouphtx
Applicant: Dart Land Services LLC
App No/Type: 2023-2933 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1-- Shared driveways: CNP requires 5' Building Lines.
HPW- TDO- Traffic: 12/29/2023 - The visibility triangle needs to be 15 ft by 15 ft. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy
of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
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. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.
Make sure that 10' clearance between public utility to the building foundation.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 01/11/2024
Plat Name: Rosie Estates
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2023-2833 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2500	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	412Y	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) Single Family note:
Single-family residential shall mean the use of a lot with one building designed for and containing not more than two separate unit 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 dwelling unit of not more than 1500 square feet shall also be considered single-family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential.

2) All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 01/11/2024
Plat Name: Rosie Estates
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2023-2833 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/05/2024 - 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. http://www.houstontx.gov/planning/

- Parking restriction is required when development is completed. Rosie St. is approximately 16 ft with open ditches. “No Parking” signs must be installed on both side of the street for the entire block (applicant is required to get approval from TDO for “No Parking” sign installation).

-Coordinate with center point energy for existing power pole in the ROW.

CenterPoint: 1. CenterPoint requires a 10’ BL adjacent to road ROW with overhead facilities which applies to: Rosie St.
Harris County Flood Control District: Flood Control review - No comments.
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.

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.
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. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.
Make sure that 10’ clearance between public utility to the building foundation.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 01/11/2024
Plat Name: Solid Rock Village Sec 1
Developer: BURGHLI HOME DEVELOPMENT LLC
Applicant: Survey 1, Inc.
App No/Type: 2023-2932 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.0461	Total Reserve Acreage:	0.0624
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77016	455A	City

Conditions and Requirements for Approval

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

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

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) Further, the owners hereby certify that this replat does not attempt to , 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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 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 www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: In the floodplain, need approved drainage plan.

CenterPoint: The Dedication Page and Title Report does not match the Title Report, SOLID ROCK BAPTIST CHURCH, a Texas non-profit corporation.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 01/11/2024
Plat Name: Solid Rock Village Sec 1
Developer: BURGHLI HOME DEVELOPMENT LLC
Applicant: Survey 1, Inc.
App No/Type: 2023-2932 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 01/11/2024
Plat Name: Sunbeam Homes
Developer: Sunbeam Homes LLC
Applicant: RP & Associates
App No/Type: 2023-2967 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1614	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	7	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	77051	573B	City

Conditions and Requirements for Approval

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

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

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

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

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

1.) Plat must abide by the requirements from 42-157C to maintain 5’ BL.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 01/11/2024
Plat Name: Sunbeam Homes
Developer: Sunbeam Homes LLC
Applicant: RP & Associates
App No/Type: 2023-2967 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/10/2024 - 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. http://www.houstontx.gov/planning/

-Parking restriction is required when development is completed. Sunbeam St is approximately 22 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).

CenterPoint: 1. CenterPoint requires a minimum 5’ BL/GBL for interior roads/shared driveways.
2. An E.A.E. cannot encroach on an existing utility easement with facilities.

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.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & 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. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.
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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 01/11/2024
Plat Name: Villa Greens Sec 1
Developer: Villa Greens, LTD
Applicant: EHRA
App No/Type: 2023-2899 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	20.8100	Total Reserve Acreage:	6.5443
Number of Lots:	99	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77014	372F	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.

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

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

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

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

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

1.) Provide approved drainage plan with final.
2.) Coordinate with centerpoint regarding agency comments prior to final.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 01/11/2024
Plat Name: Villa Greens Sec 1
Developer: Villa Greens, LTD
Applicant: EHRA
App No/Type: 2023-2899 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 16' utility easements should be used when it is anticipated that wet utilities are to share the easement (i.e., water or sewer pipes), if not shared put indicator arrows identifying SSE and WLE. It appears that some 10' and 14' UE's are shared.

No UEs and/or CNP easements, whether existing or proposed, should be within Reserves restricted to any kind of wet usage areas (i.e., detention, drainage, lake, etc.).

All abbreviations on plat must be in Legend and/or notes of plat. Please add Vol and Pg or any other abbreviation noted on plat not in legend.
HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy
of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: Dead-end water lines are prohibited within cul-de-sac.
Stormwater quality permit is required.
In the floodplain, need approved drainage plan.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel P145-00-00 with high banks and HCFCD Fee at the eastern boundary on the plat (see uploaded PDFs).

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 01/11/2024
Plat Name: Village at Southmore
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2023-2956 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.2538	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	533B	City

Conditions and Requirements for Approval

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.) Provide required parking for shared driveway development with 6 lots. (Water Meter easement and parking may make 5’ BL infeasible.)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 01/11/2024
Plat Name: Village at Southmore
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2023-2956 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 01/05/2024 - 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. Code of Ordinance, Section 42-186.
CenterPoint: 1. CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.
2. CNP requires a 10' BL adjacent to road ROW with overhead facilities which applies to: Southmore Ave.
HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy
of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
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. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.
Make sure that 10' clearance between public utility to the building foundation.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 01/11/2024
Plat Name: West at Gessner Reserves partial replat no 1
Developer: RS
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2023-2821 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.0605	Total Reserve Acreage:	1.0605
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	West Harris County MUD 11

County	Zip	Key Map ©	City / ETJ
Harris	77064	410E	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 01/11/2024
Plat Name: West at Gessner Reserves partial replat no 1
Developer: RS
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2023-2821 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 01/11/2024
Plat Name: White Rock Street Grove
Developer: Luis Suarez and Patricia Milano
Applicant: Carranza Outsource Drafting
App No/Type: 2023-2811 C2R

Staff Recommendation:
Defer for further study and review

Total Acreage:	0.1205	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	533V	City

Conditions and Requirements for Approval

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

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

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

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

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

134.6. The then-current fee in lieu of dedication shall be applied to the incremental dwelling units.

207.1. Staff requests a two week deferral for further study and review.

Use revised plat note: All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.
**
Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit. (Sec 33-155)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 01/11/2024
Plat Name: White Rock Street Grove
Developer: Luis Suarez and Patricia Milano
Applicant: Carranza Outsource Drafting
App No/Type: 2023-2811 C2R

Staff Recommendation:
Defer for further study and review

HPW- TDO- Traffic: 01/05/2024 - Missing visibility triangle. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.
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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 01/11/2024
Plat Name: Wilmington Court
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2023-2985 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2755	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

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.

059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (Sec 42-41 (5))

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

065. Revise reason for replat in title block.

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))

075. Add Single Family Residential note to the plat: All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.

086. The staff portion of flag lots shall provide vehicular access. Add the Flag Lots plat notes. (RE: PD markup for language). (Sec 42-187)

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

134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7.

134.4. Add parks note to the plat: This percentage (100%) shall be applied to the then-current fee in lieu of dedication.

134.6. Add parks note to the plat: The then-current fee in lieu of dedication shall be applied to the incremental dwelling units.

134.8. Add parks note to the plat: No land is being established as Private Park or dedicated to the public for Park purposes.

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))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 01/11/2024
Plat Name: Wilmington Court
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2023-2985 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

If proposing reduced building line along Wilmington Street, then must comply with all requirements of Sec 42-157(c).
**
Mutual access agreement is required for use of the flag staff by property owners.

For Your Information:

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

HPW- TDO- Traffic: 01/03/2024 - Coordinate with Center point energy for the existing power pole on the property line.
HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.
When applying, please attach a copy of the proposed re-plat to the WCR application.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & wastewater, if applicable.
Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.
CenterPoint: CNP REQUIRES shared driveways have 5’ building lines.

Recording information for 5’UE is to be noted on plat.
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.
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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 01/11/2024
Plat Name: York Partners Estates
Developer: York Partners Realty, LLC
Applicant: Carranza Outsource Drafting
App No/Type: 2023-2830 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.2123	Total Reserve Acreage:	0.0097
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:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (Sec 42-41 (5))

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

075. Add revised Single Family Residential note to the plat: All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.

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

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

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))

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

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

220. Add shared driveway plat notes: 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.

221. Fully dimension all shared driveways. (Sec 42-42 & Sec 42-44)

Additional parking must be placed a minimum of 20’ from right-of-way of major thoroughfare, major collector & existing protected bike lanes. (Sec 42-186(e)(5))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 01/11/2024
Plat Name: York Partners Estates
Developer: York Partners Realty, LLC
Applicant: Carranza Outsource Drafting
App No/Type: 2023-2830 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

For Your Information:

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

HPW- TDO- Traffic: 01/08/2024 - Shared driveways need to show on the plat a 4-feet offset from, and 80-degree angle when the driveway is not tangential to the adjacent road.

-West Montgomery St. is a major thoroughfare, reserved parking cannot be on driveway entrance. Recommend relocating parking reserves further inside the limits of the subdivision.
CenterPoint: 1-- Shared driveways: CNP requires 5' Building Lines.
HPW-HW- IDS: For the creation of this 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. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Solid Waste: The proposed development does not have enough frontage to 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 01/11/2024
Plat Name: Zalini Group Allen Street Estate
Developer: Zalini Group, LLC
Applicant: AAB Homes, LLC
App No/Type: 2023-2897 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1382	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 01/11/2024
Plat Name: Zalini Group Allen Street Estate
Developer: Zalini Group, LLC
Applicant: AAB Homes, LLC
App No/Type: 2023-2897 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1-- Shared driveways: CNP requires 5' Building Lines.
HPW- TDO- Traffic: 12/27/2023
* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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/

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.
You may submit application online at HoustonPermittingCenter.org.
*** IF APPLICABLE ***
The expedited reservation application will address point of connection for water & wastewater, if applicable.
Please direct all questions to (832) 394-8888, or WCRTechs@HoustonTX.gov.
TxDOT Advance Transportation Planning: Not on TXDOT system.
HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.
P:er Geolink, there is an exiting service line, dedicate public utilities easement to City.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 01/11/2024
Plat Name: Bradford Estates replat no 1
Developer: Bradford Redevelopment LLC
Applicant: CGEA|Planning + Design
App No/Type: 2023-2788 C3N

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	0.5341	Total Reserve Acreage:	0.0648
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

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)

The applicant is required to provide the following improvements:
- minimum 6’ wide sidewalk,
- 4’ wide safety buffer,
- minimum 3" caliper trees, and
- maximum 8’ high semi-opaque, wrought-iron fence

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 01/11/2024
Plat Name: Bradford Estates replat no 1
Developer: Bradford Redevelopment LLC
Applicant: CGEA|Planning + Design
App No/Type: 2023-2788 C3N

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

CenterPoint: 1—Notice: Shared driveways require 5' Building Lines. As the 3'BLs were recorded on the prior plat, additional separate easements may be required in the future.
2--Legend: Define U.T.S., FNC, COR, BRS

HPW-OCE- Drainage and Utility: Detention is required.
Make sure that 10' clearance between public utility to the building foundation.

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

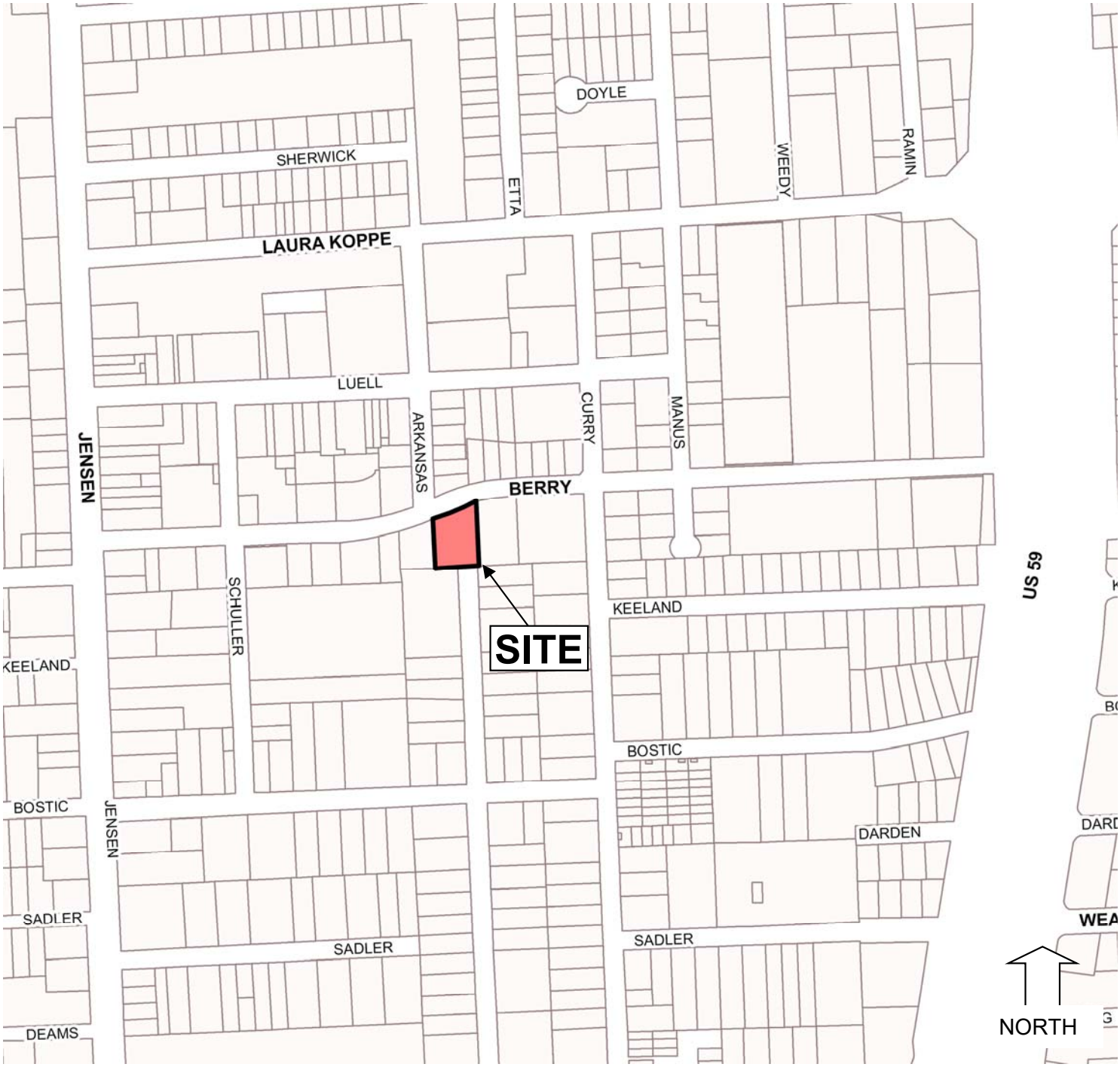
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 81

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Bradford Estates replat no 1

Applicant: CGEA|Planning + Design



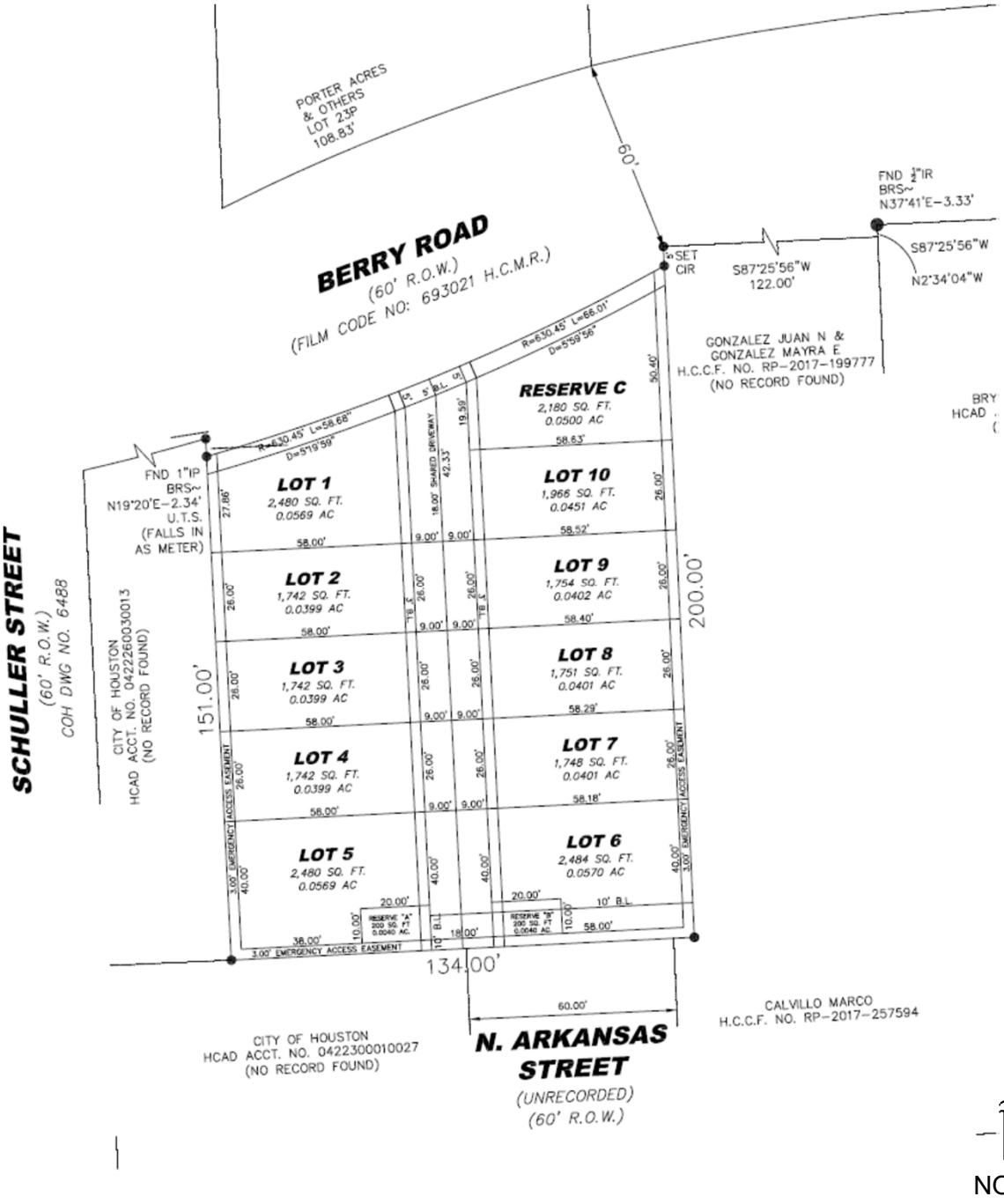
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 81

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Bradford Estates replat no 1

Applicant: CGEA|Planning + Design



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 81

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Bradford Estates replat no 1

Applicant: CGEA|Planning + Design



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2788
Plat Name: Bradford Estates replat no 1
Applicant: CGEA|Planning + Design
Date Submitted: 11/20/2023

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:
A variance is requested to not extend nor terminate with a cul de sac, Arkansas Street.
Chapter 42 Section: 134

Chapter 42 Reference:
42-134 Street Extensions. (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.

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 located within the North side of the City within Houston corporate limits. The intended use is a single-family residential development with access from a shared driveway. Majority of this area is unrecorded without a clear development plan for the lots. There is a high concentration of residential homes within this block and immediate vicinity so this proposed development will be in keeping with the character of the area. Berry Road is a major collector, and this proposed development would encourage a safer vehicular ingress/egress versus a lot that would encourage a vehicle to back on to a high traffic circulating ROW. The subject site operates within an existing local street 1400 feet intersection grid so to require Arkansas Street to be extended would not contribute to better vehicular traffic circulation. To require the street to go through the subject site, would create a minimum intersection spacing violation. To require the street to be cul de sacced, would create an impractical develop as there would be limited developable land. The Houston Planning Commission approved this variance in 2022.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant but an existing condition dating back to the 1970s. This area is majority residential and this property has had a family residence for many years. This area is also unrecorded so there may not have been any clear plans for the development and growth of this area hence why the street was never extended to Berry Road. If a cul de sac would be required, this land

would be undevelopable if meeting the turnaround and radius requirements. The Houston Planning Commission approved this variance in 2022.

(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. Per the section, there are only two items this project doesn't meet that would eliminate the need for the variance. If the street were required to be extended this would result in a direct violation of the development ordinance as there would be a minimum intersection spacing issue.

(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 and safety as will be maintaining the existing conditions of the site and area around. There is a possibility if this street were to be extended, it could result in "cut through" traffic which causes speeding and other reckless driving. This would also result in an intersection spacing issue that would be less than the allowed 75 feet minimum. This could also challenge drivers and how they maneuver their vehicles. The only reason this variance is coming back is due to formerly Lot 11 being re-done to be a detention pond now.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance but due to the existing conditions of the site and denying the owner reasonable use of the land if the street were to be extended or cul de sacced. If the street were to be extended, this would result in a minimum intersection spacing issue of less than the allowed 75 feet distance which would impact traffic safety. To require a cul de sac meeting the turnaround and radii rules, would then take away majority of the developable land. The only reason this variance is coming back is due to formerly Lot 11 being re-done to be a detention pond now. The Houston Planning Commission approved this variance in 2022.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-2788
Agenda Item: 81
PC Action Date: 01/11/2024
Plat Name: Bradford Estates replat no 1
Applicant: CGEA|Planning + Design

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: **134**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

A variance is requested to not extend nor terminate with a cul de sac, Arkansas Street.;

Basis of Recommendation:

The site is located in Houston's city limits, along and south of Berry Road, east of Jensen Drive and west of US 59. The applicant is requesting a variance to not extend or terminate Arkansas Street with a cul-de-sac. Staff is in support of the request.

The applicant is proposing a shared driveway development with 10 single-family residential lots and 2 parking reserves. Arkansas Street is a 60' wide right-of-way that stubs into the southern plat boundary. The applicant is required to extend this street through the subject site, which would create an impractical development.

The distance along Berry Road between Jensen Drive and Curry Road is about 1,070'. Therefore, another north/south public street is not required to meet intersection spacing requirements and extending Arkansas Street would create a nonstandard intersection of about 61', which would not meet the ordinance.

Granting of the variance would still meet and preserve the intent of the ordinance. Traffic circulation is already addressed by the existing street pattern. The applicant will also be required to provide a minimum 6' wide unobstructed sidewalk, minimum 4' wide safety buffer, minimum 3" caliper trees, and maximum 8' high semi-opaque wrought-iron fence along Berry Road.

Staff's recommendation is to grant the variance and approve the plat subject to the conditions listed in the CPC 101 form conditions

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

na

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Extending Arkansas Street through the site would create an infeasible development. The distance along Berry Road between Jensen Drive and Curry Road is about 1,070'. Therefore, an additional north/south public street is not required and extending Arkansas Street would also create a nonstandard intersection along Berry Road.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The existing intersection spacing along Berry Road meets the ordinance. The distance along Berry Road between Jensen Drive and Curry Road is about 1,070’

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Traffic circulation will be addressed by the existing street pattern. Also, the applicant will be required to provide minimum 6' wide clear sidewalk, 4' safety buffer, minimum 3" caliper trees and transparent decorative fence

(5) Economic hardship is not the sole justification of the variance.

Granting of the variance is based on the existing conditions of the area. Granting of the variance is based on the existing conditions of the area.

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

December 15, 2023

Dear Property Owner:

Reference Number: 2023-2788; Bradford Estates replat no 1; a replat of **Bradford Estates,** being all Lots 1-11 and reserves "A" & "B" of Block 1, as recorded in Vol. 700, pg. 323 of the Harris County Map Records.

The property is located south along the Berry Road between Schuller Road and Curry Road. The purpose of the replat is to create ten (10) single-family residential lots and three (3) reserves. The applicant, **Carlose G Espinoza**, with CGEA|Planning + Design, on behalf of Bradford Redevelopment LLC, the developer, can be contacted at **713-965-7385**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached. You may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)-393-6600 or call Devin Crittle at (832)-393-6534.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, January 11th, 2024 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.

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.
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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 01/11/2024
Plat Name: Christian Heights
Developer: 9811 Porto Rico, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2023-2742 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3231	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77041	450B	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.

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

065. Provide specific reason(s) for amendment on the face of the plat. Additionally, add appropriate Owners Certification of Restrictions note to the face of the plat.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

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Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/08/2024 - 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. http://www.houstontx.gov/planning/

- Driveways/sidewalks/walkways near the trees shall be approved by the parks department prior to traffic approval. All requests along with the site plan must be submitted to FORESTRYPLANREVIEW@HOUSTONTX.GOV All proposed shrubs shall be planted inside the property line. Any trees within the limits of the right of way will need to have Forestry approval.

-Coordinate with center point energy for existing power pole/ street light structure that may interfere with the sidewalk.

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.

Addressing: Please change the road designation on PORTO RICO to ROAD.
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: 82

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Christian Heights

Applicant: Pioneer Engineering, LLC



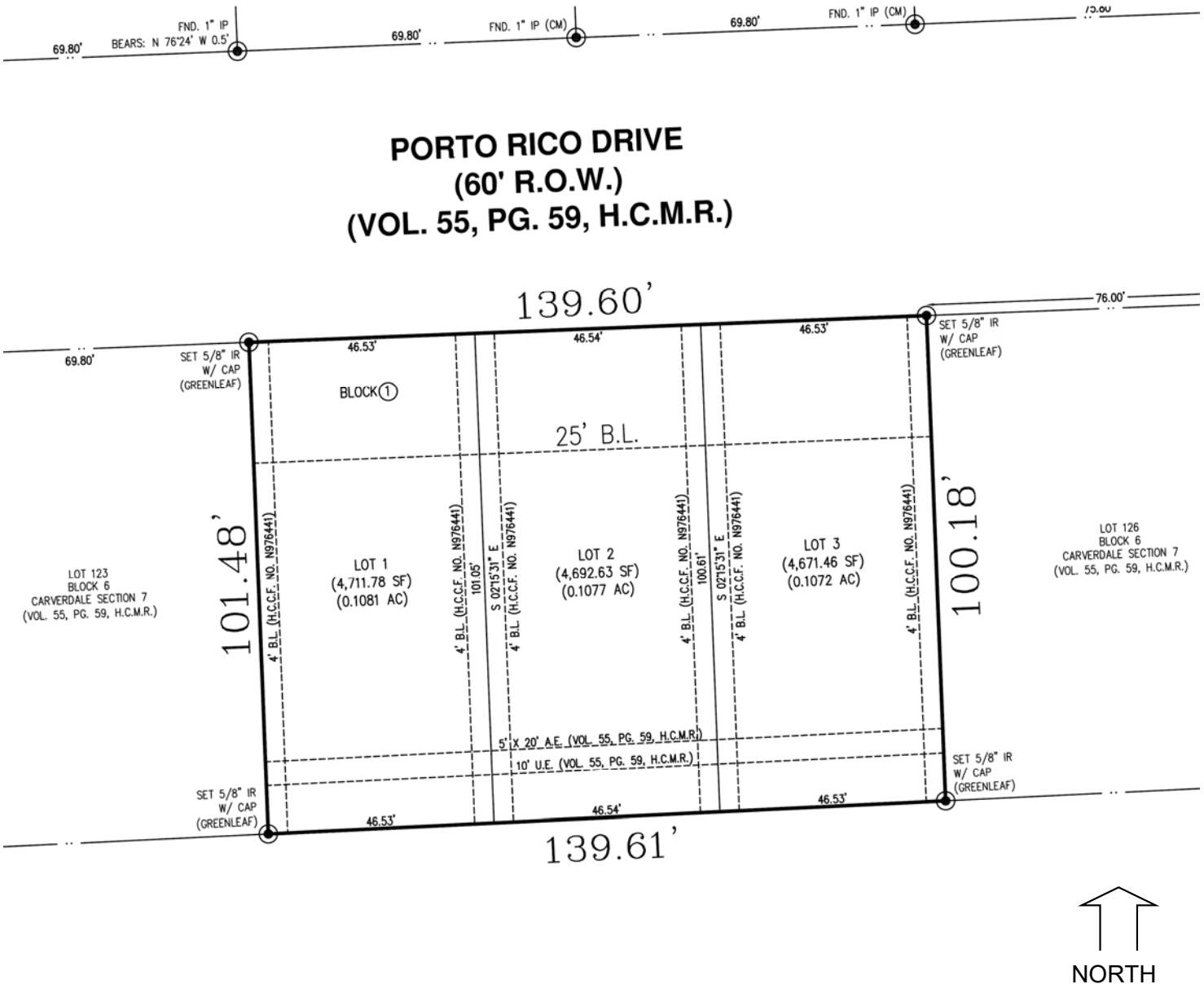
C – Public Hearings Site Location

Houston Planning Commission ITEM: 82

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Christian Heights

Applicant: Pioneer Engineering, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 82

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Christian Heights

Applicant: Pioneer Engineering, 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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Public Hearing Notice

PH

December 22, 2023

Dear Property Owner:

Reference Number: 2023-2742; Christian Heights; a partial replat of **Carverdale Sec 7**, being all of Lots 124-125, Block 6 as recorded in Volume 55, Page 59 of the Harris County Map Records.

The property is located south along Porto Rico Road and east of Windfern Road. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Jessica Romero,** with Pioneer Engineering, LLC, on behalf of 9811 Porto Rico LLC, the developer, can be contacted at **832-307-0010.**

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.

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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

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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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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 01/11/2024
Plat Name: Cotton Oaks Estates replat no 1
Developer: Rye Street Development
Applicant: Texas Professional Surveying, LLC
App No/Type: 2023-2771 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	10.0000	Total Reserve Acreage:	4.0470
Number of Lots:	33	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	77389	250Z	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)

1) provide letter of no objection with the final plat application.
2) revise street name as indicated on the markup

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 01/11/2024
Plat Name: Cotton Oaks Estates replat no 1
Developer: Rye Street Development
Applicant: Texas Professional Surveying, LLC
App No/Type: 2023-2771 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1—LOT 10-11: 10'UE cannot reside inside a wet reserve.
2—Easement in E178512: Portion "C" of the easement is missing from plat as shown on Plat 465017 HCMR. RP-2019-343393 is a Partial Release for Portions "A" and "B". If there is a release for Portion "C" please provide recording info.

HPW-HW- IDS: APPROVE
Addressing: COTTON OAKS PLACE cannot be used as a street name, as PLACE is a road designation. Change the name for this street segment
HPW-OCE- Drainage and Utility: 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. (TLGC-232.0026)
Add "private Access" for restriction for Reserve B (chapter 42-190)
Provide INO from private easement holder at recordation (HC-infrastructure regulations 4.06)
Cotton Oak place court has a double suffix. revise street name (chapter 41-22.4)
callout utility easement per recorded plat (chapter 42-41)
Coordinate with HC-permits/Traffic about driveway permitting for lot 1-block 1 prior to final plat approval(HC-driveway permit regulations)
UVE should be checked at Cotton Oaks Lane and Auburn Lakes Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net Chapter 10-COH geometric design guidelines, 10-44)
Provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10.3.03D)

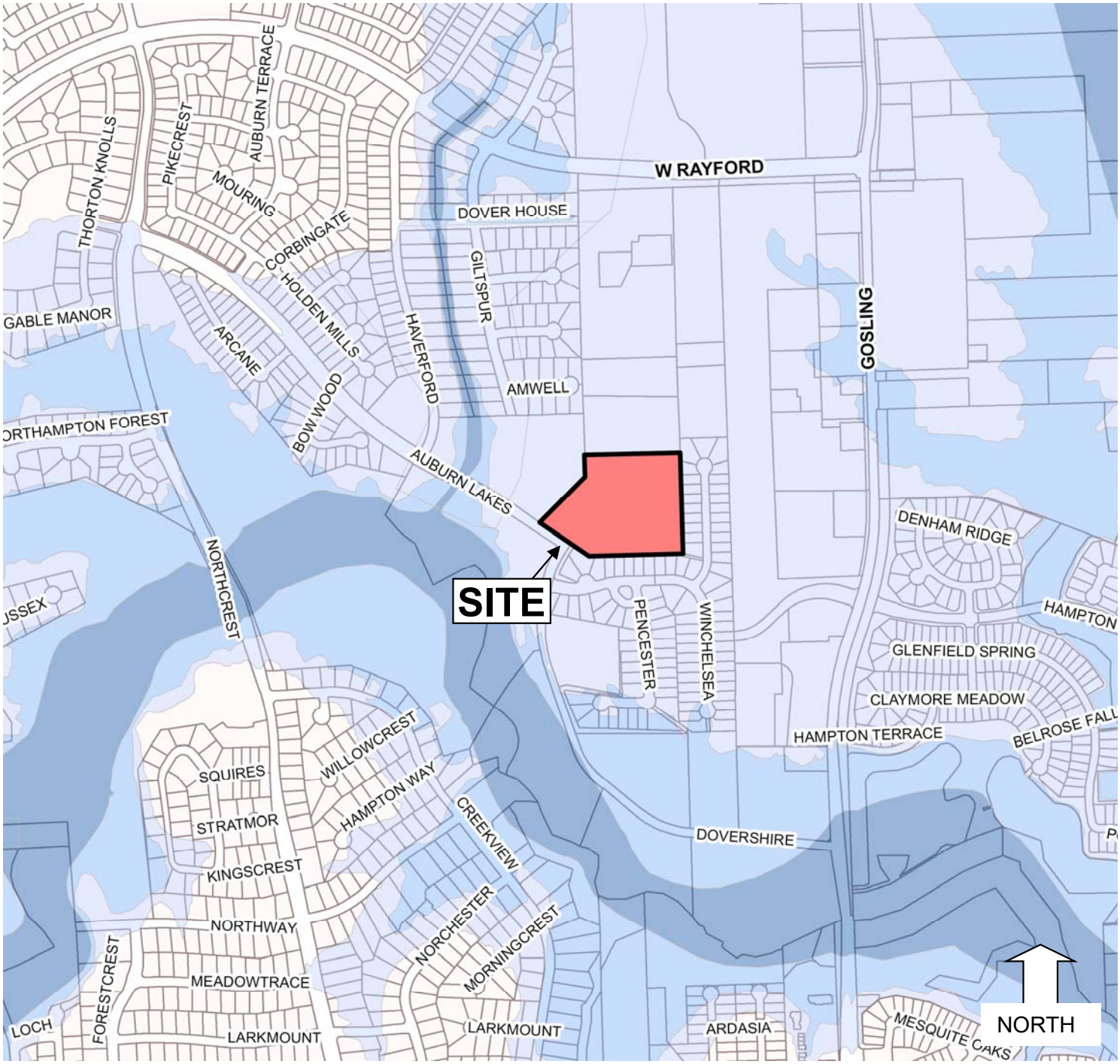
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Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Cotton Oaks Estates replat no 1

Applicant: Texas Professional Surveying, LLC



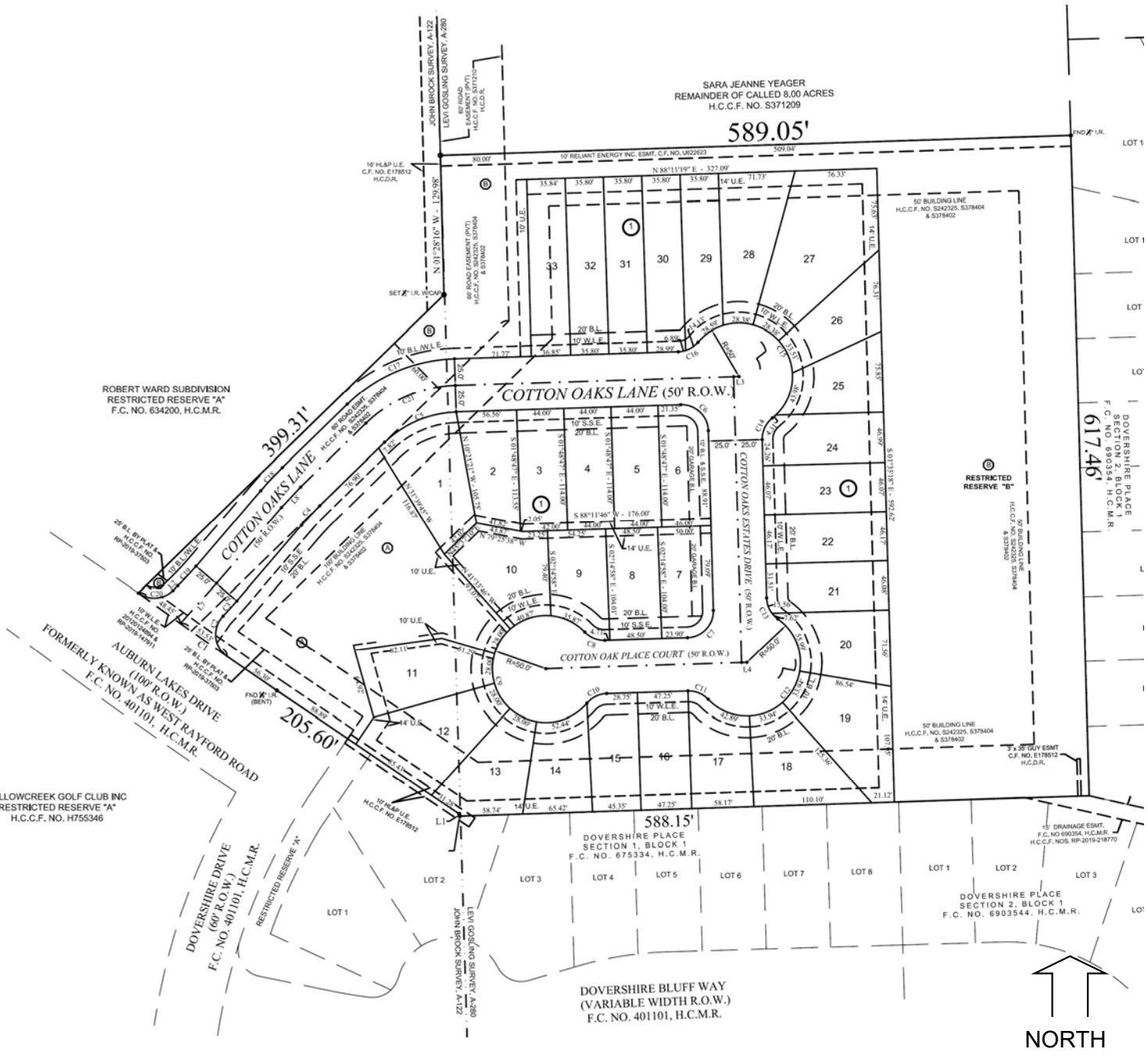
C – Public Hearings Site Location

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Cotton Oaks Estates replat no 1

Applicant: Texas Professional Surveying, LLC



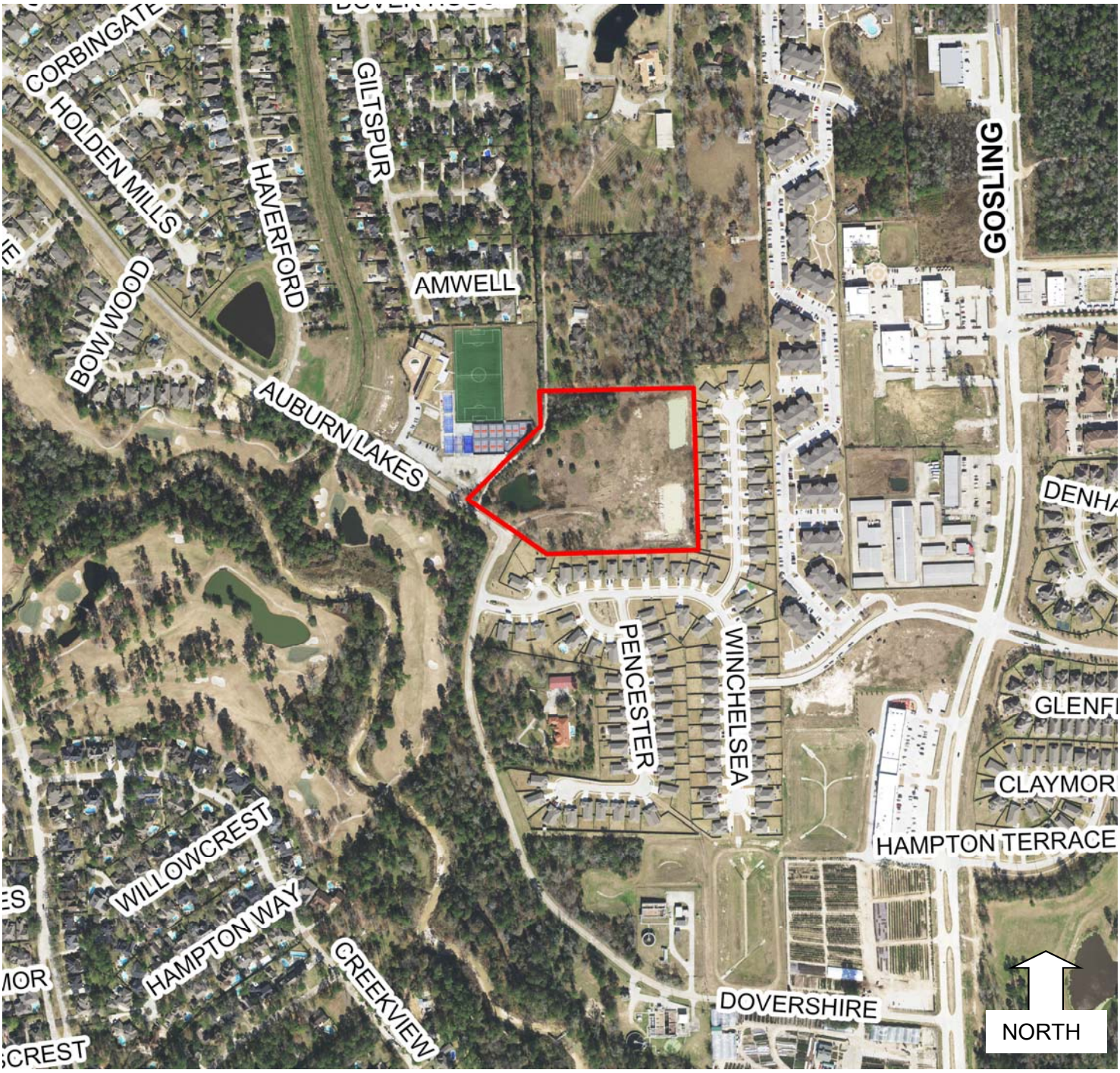
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Cotton Oaks Estates replat no 1

Applicant: Texas Professional Surveying, 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
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www.houstontx.gov

Public Hearing Notice

PH

December 22, 2023

Dear Property Owner:

Reference Number: 2023-2771; Cotton Oaks Estates replat no 1; a replat of **Cotton Oaks Estates**, being all of Lot 1, Block 1 as recorded in Film Code No. 465017 of the Harris County Map Records.

The property is located at the intersection of Auburn Lakes Drive and Dovershire Road. The purpose of the replat is to create thirty-three (33) single-family residential lots and two (2) reserves. The applicant, **Colten Dorow,** with Texas Professional Surveying, LLC, on behalf of Rye Street Development, LLC, the developer, can be contacted at **936-756-7447.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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The Houston Planning Commission will hold a public meeting to consider this application.

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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 01/11/2024
Plat Name: Cresmere Place partial replat no 4
Developer: Covington Custon Homes
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2023-2674 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2820	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77098	492Z	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

HPW- TDO- Traffic: 01/09/2024 - No Comment.
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.
Make sure that 10’ clearance between public utility to the building foundation.

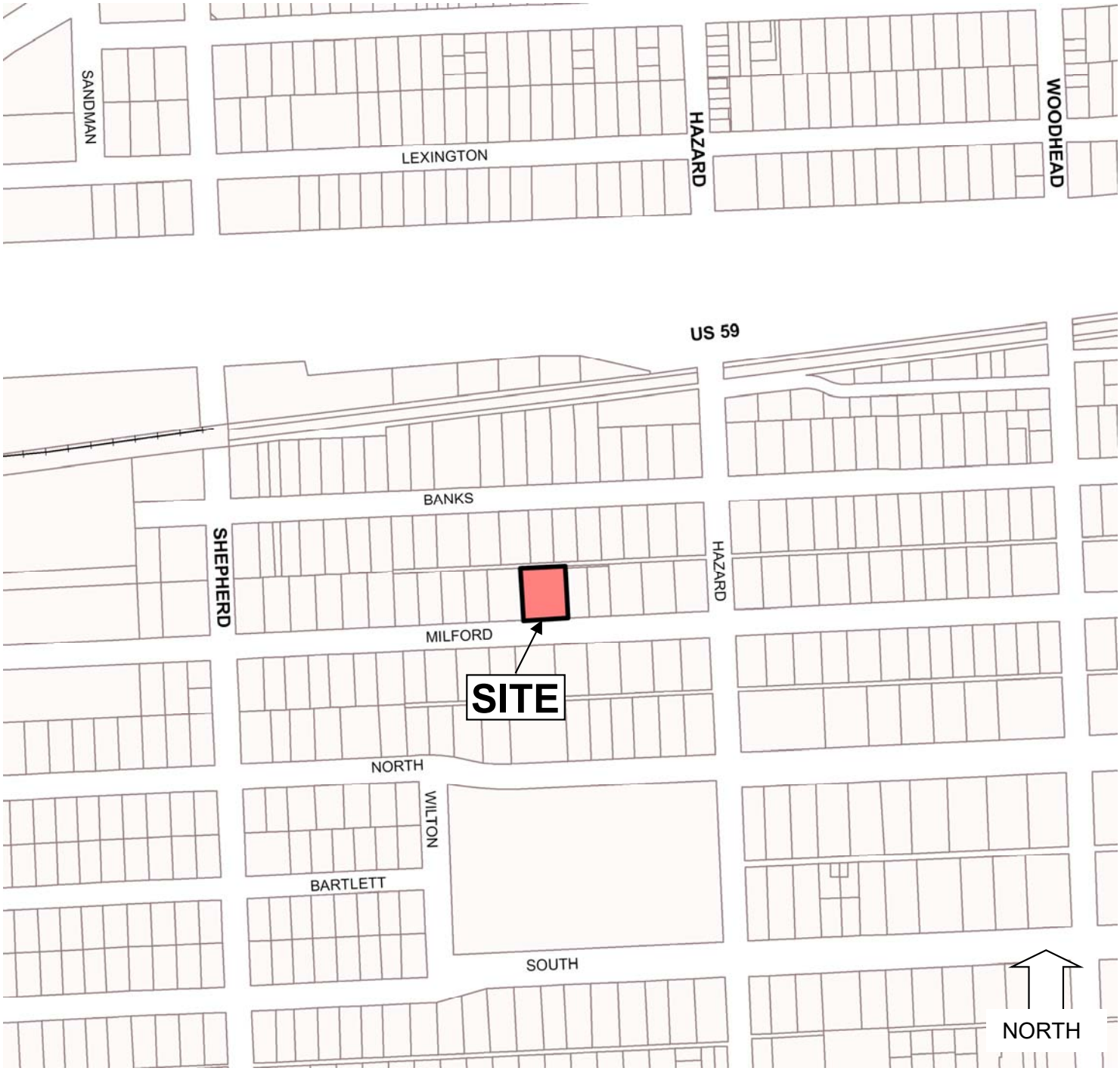
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Cresmere Place partial replat no 4

Applicant: PLS CONSTRUCTION LAYOUT, INC



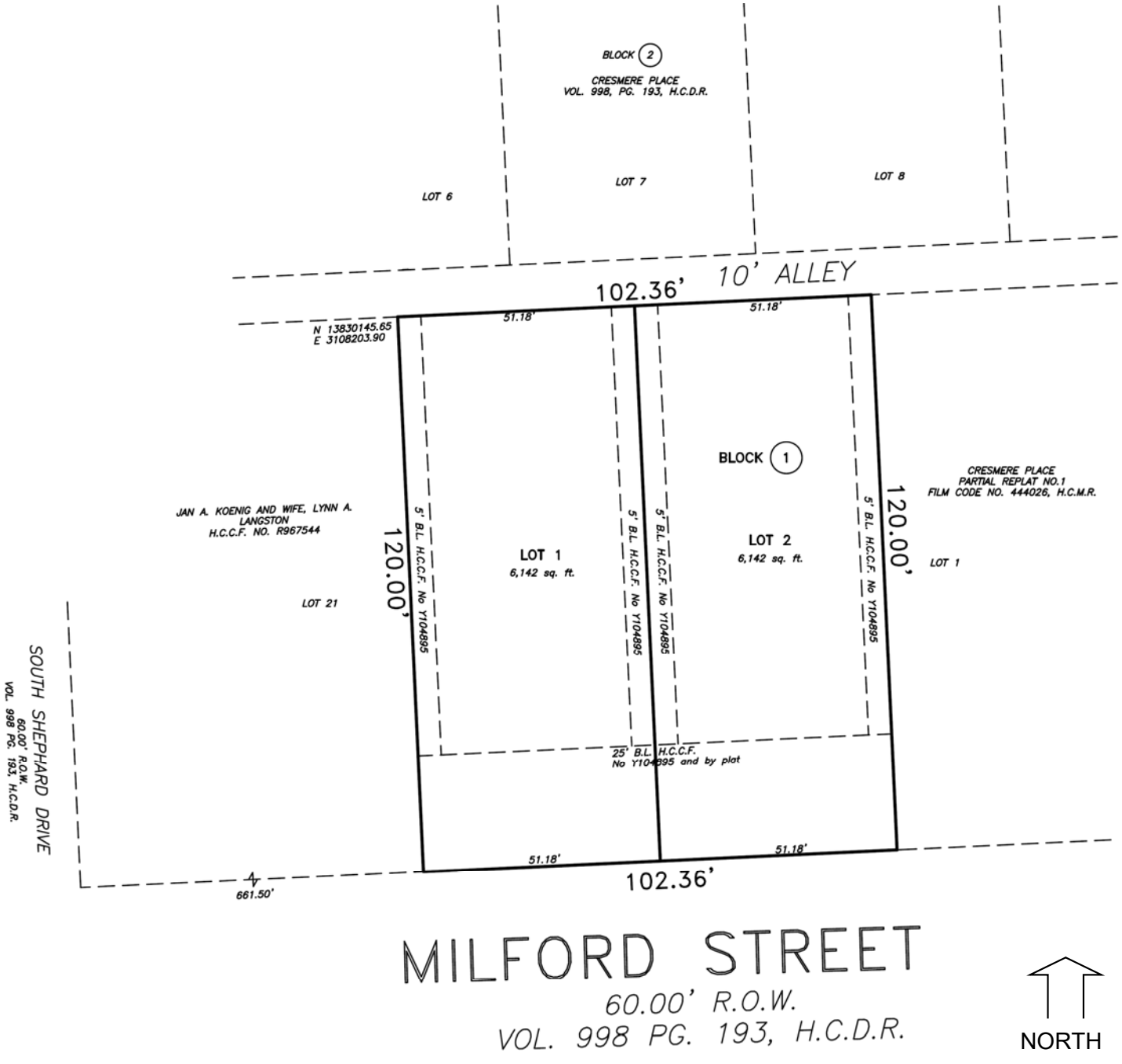
C – Public Hearings Site Location

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Cresmere Place partial replat no 4

Applicant: PLS CONSTRUCTION LAYOUT, INC



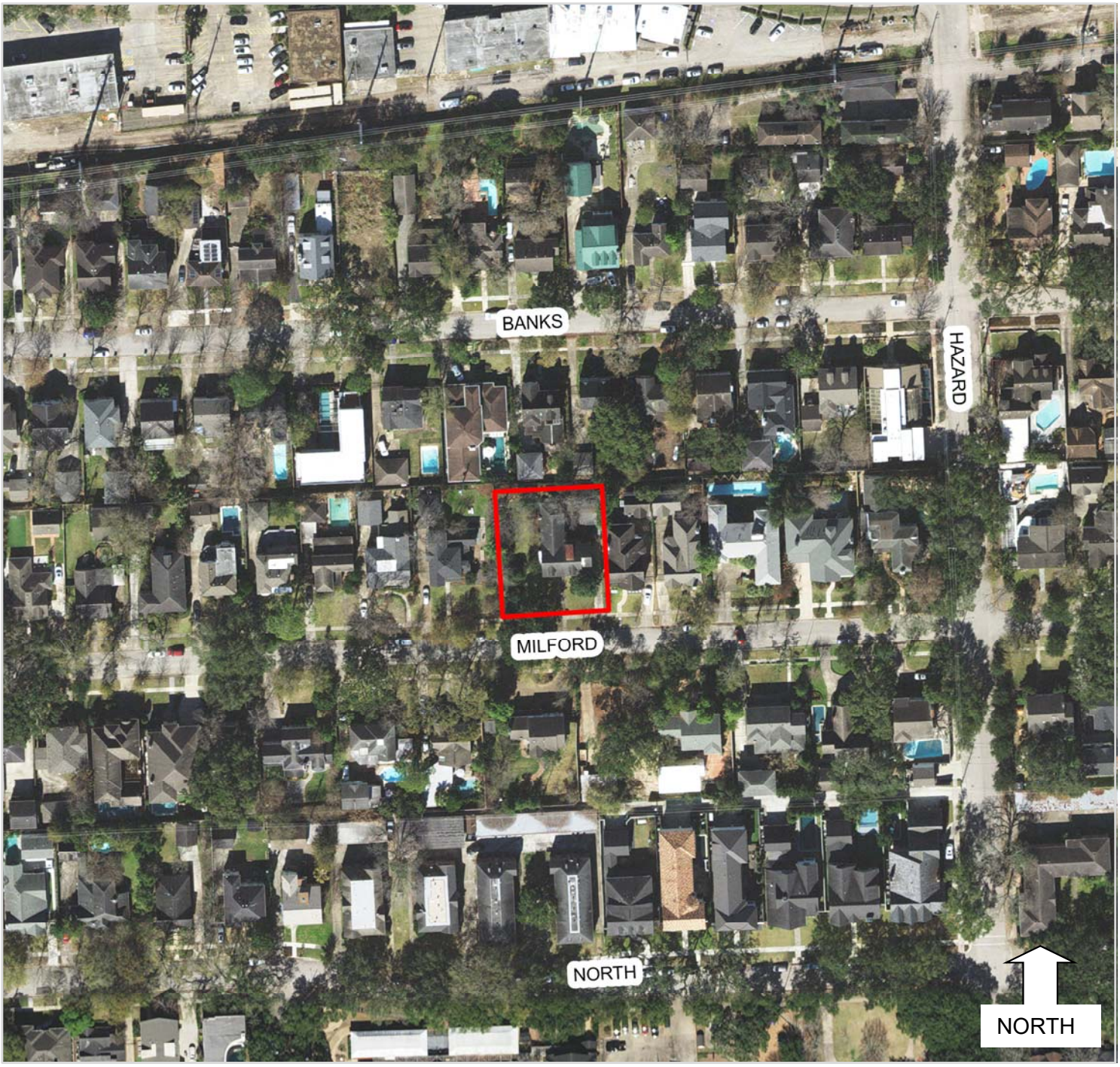
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Cresmere Place partial replat no 4

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

December 15, 2023

Dear Property Owner:

Reference Number: 2023-2674; Cresmere Place partial replat no 4; a partial replat of **Cresmere Place,** being Lots 1 and 2, Block 1 as recorded in Filmcode 704888 of the Harris County Map Records.

The property is located north along Milford Street, between Hazard Street and S. Shepherd Drive The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Uriel Figueroa**, with PLS CONSTRUCTION LAYOUT, INC., on behalf of Covington Custom Homes, the developer, can be contacted at **713-480-4075.**

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 or call Devin crittle at 832-393-6534

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 11, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 01/11/2024
Plat Name: Glen Manor Estates
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2023-2344 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1997	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	77028	455E	City

Conditions and Requirements for Approval

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

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

086. The staff portion of flag lots shall provide vehicular access. Add the Flag Lots plat notes. (187)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 01/11/2024
Plat Name: Glen Manor Estates
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2023-2344 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 12/18/202023 - 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. http://www.houstontx.gov/planning/

-Recommend constructing sidewalks with ADA ramps at the street intersection are required as per City (Detail # 02775-02).

- Verify that the fire hydrant will not conflict with the sidewalk otherwise consider relocation.

-Coordinate with center point energy for existing power pole/ street light structures that may interfere with the sidewalk.

- Driveways/sidewalks/walkways near the trees shall be approved by parks department prior to traffic approval. All requests along with site plan must be submitted to FORESTRYPLANREVIEW@HOUSTONTX.GOV All proposed shrubs shall be planted inside the property line. Any trees within the right-of-way will need Forestry approval.
HPW-HW- IDS: For the creation of two lots, 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.

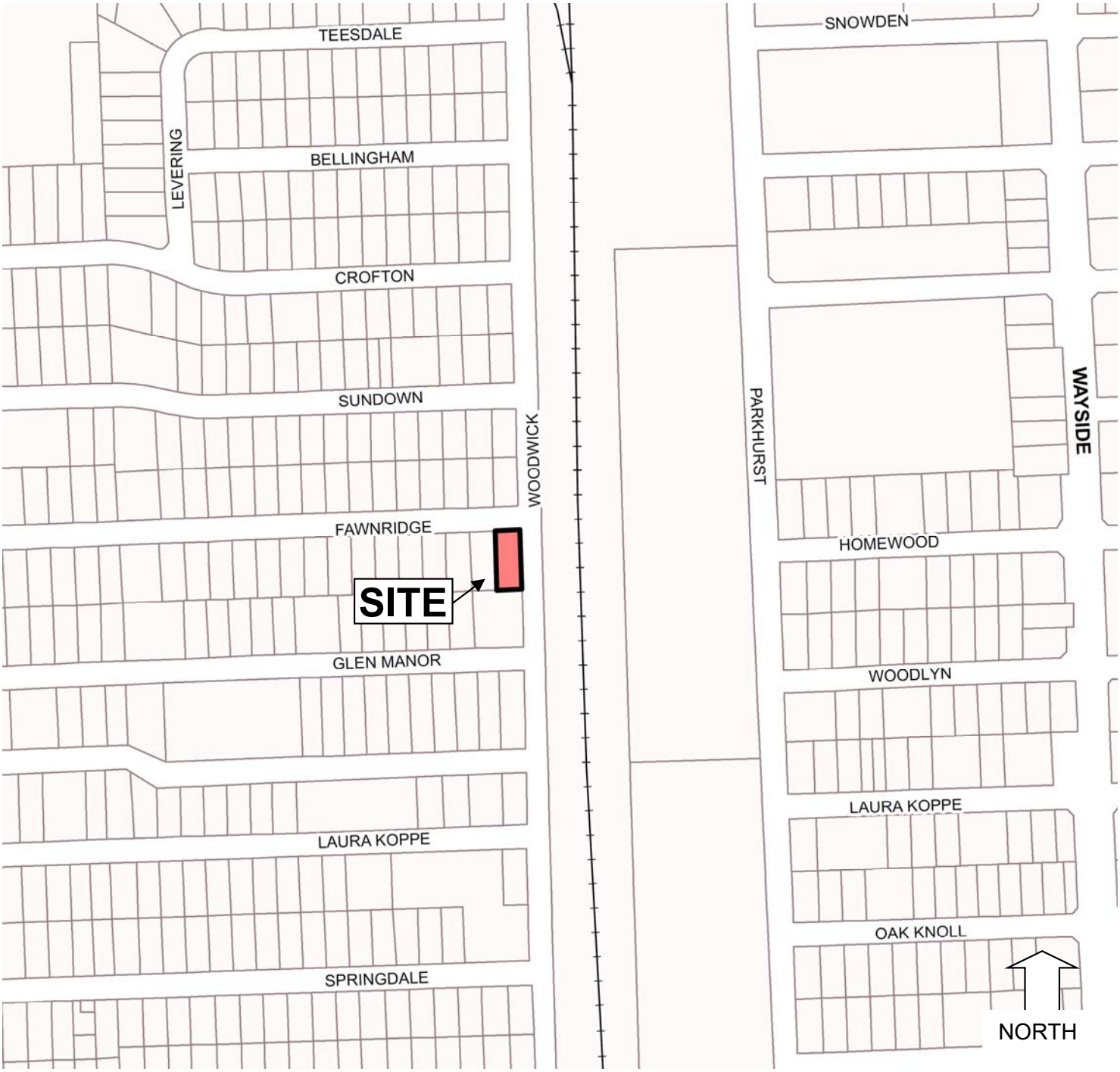
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 85

Planning and Development Department **Meeting Date: 1/11/2024**

Subdivision Name: Glen Manor Estates (DEF 1)

Applicant: PLS Construction Layout, Inc.



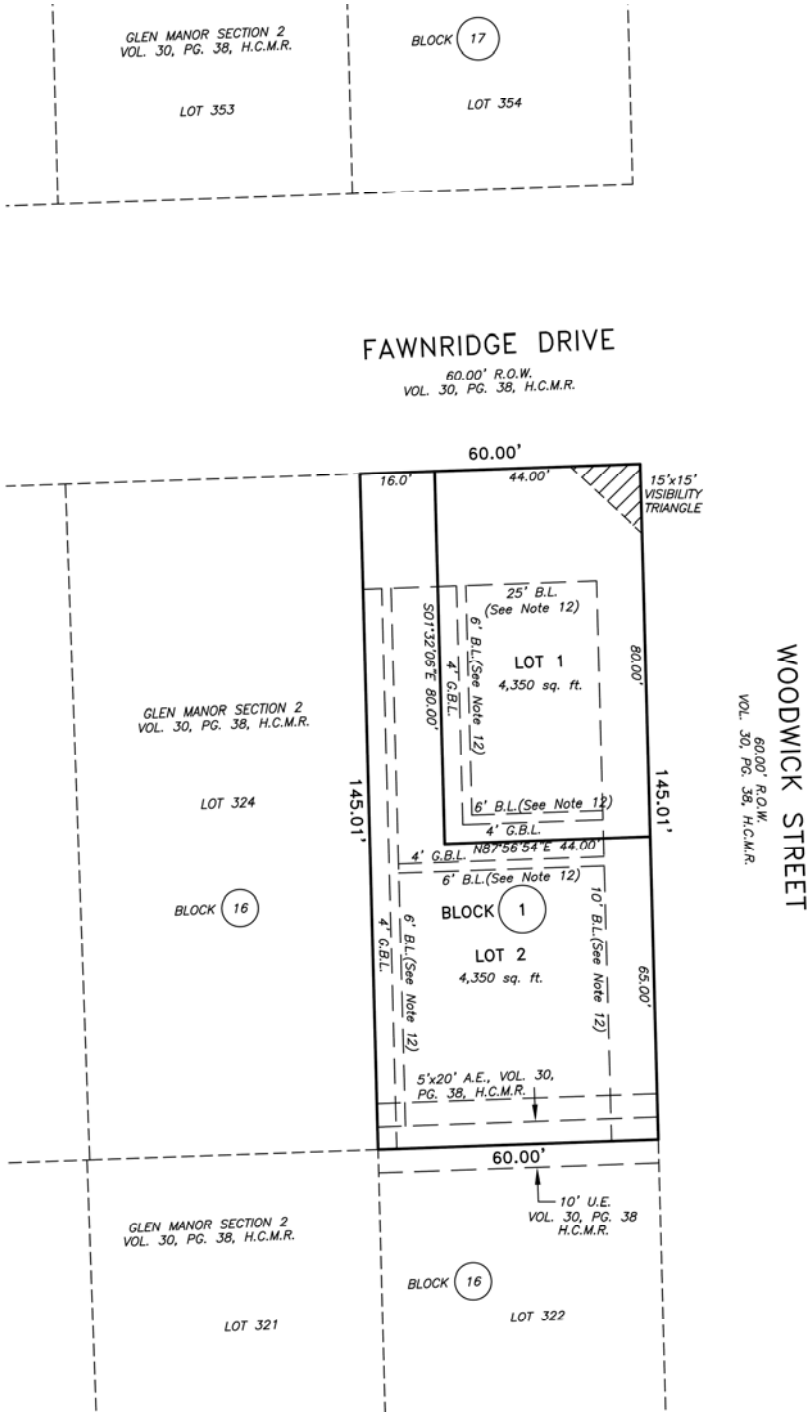
C – Public Hearings Site Location

Houston Planning Commission ITEM: 85

Planning and Development Department **Meeting Date: 1/11/2024**

Subdivision Name: Glen Manor Estates (DEF 1)

Applicant: PLS Construction Layout, Inc.



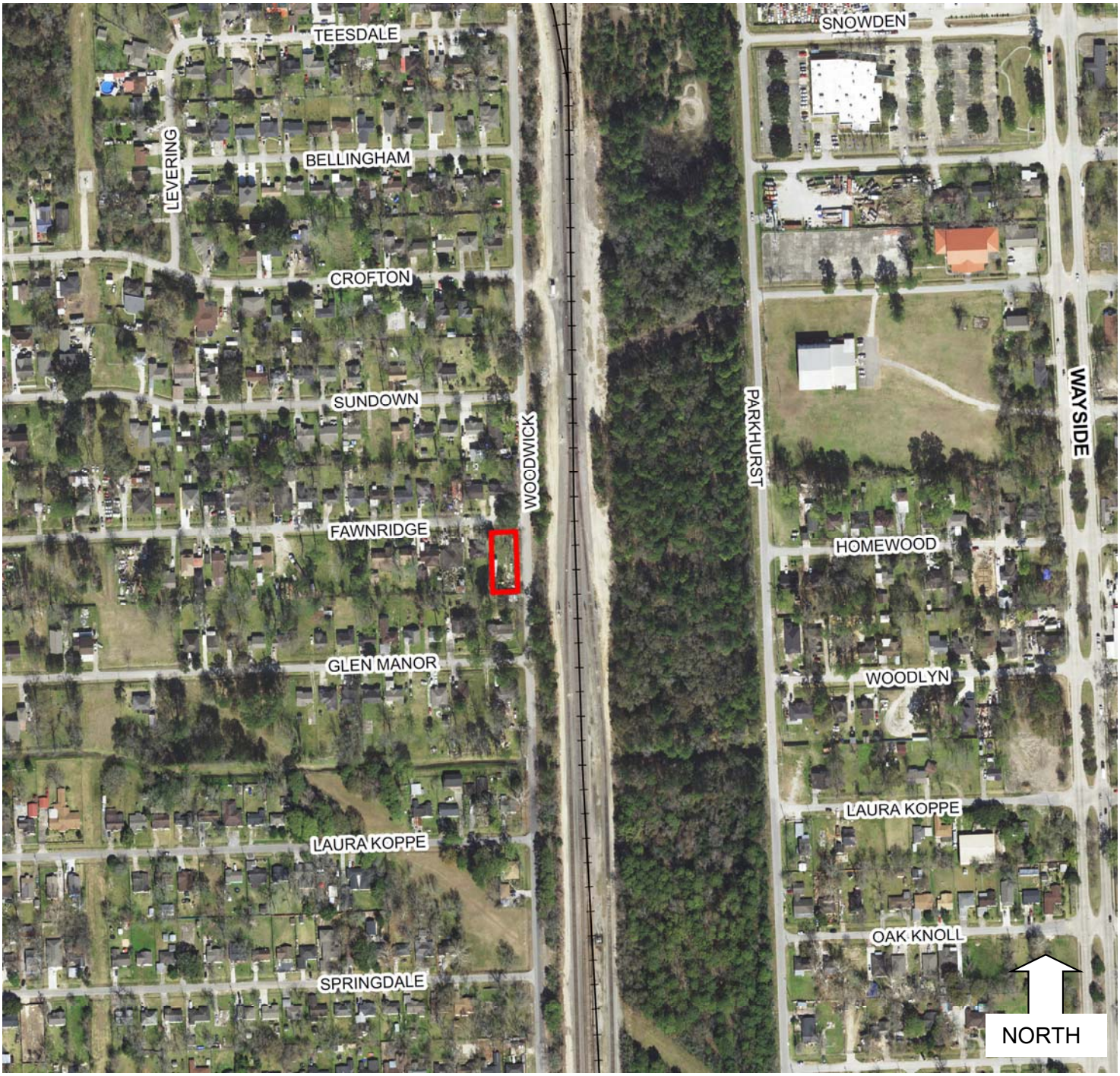
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 85

Planning and Development Department **Meeting Date: 1/11/2024**

Subdivision Name: Glen Manor Estates (DEF 1)

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

November 30, 2023

Dear Property Owner:

Reference Number: 2023-2344; Glen Manor Estates; a partial replat of **Glen Manor Sec 2**, being a replat of Lots 323, Block 16, as recorded in Volume 30, Page 38 of the Harris County Map Records.

The property is at the southwest intersection of Fawnridge Drive and Woodwick Street. The purpose of the replat is to create two (2) single family lots. The applicant, **Uriel Figueroa,** with PLS Construction Layout, Inc, on behalf of the developer, can be contacted at **713-480-4075.**

Pursuant to 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 Dorianne Powe Phlegm at (832)393-6570.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, December 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.**

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

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1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

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- **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.
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Planning Department Staff Authority and Obligation

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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 01/11/2024
Plat Name: Glenhaven Plaza
Developer: Azim Karedia
Applicant: Century Engineering, Inc
App No/Type: 2023-2746 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9489	Total Reserve Acreage:	0.9489
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77057	491X	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

HPW- TDO- Traffic: 01/09/2024 - Ensure extending the existing sidewalk according to IDM standard.

- Verify that the fire hydrant will not conflict with the sidewalk, otherwise consider relocation.

- New development is at the corner intersection, ADA ramps at the street intersection are required as per City (Detail # 02775-02).
HPW-OCE- Drainage and Utility: Detention is required.

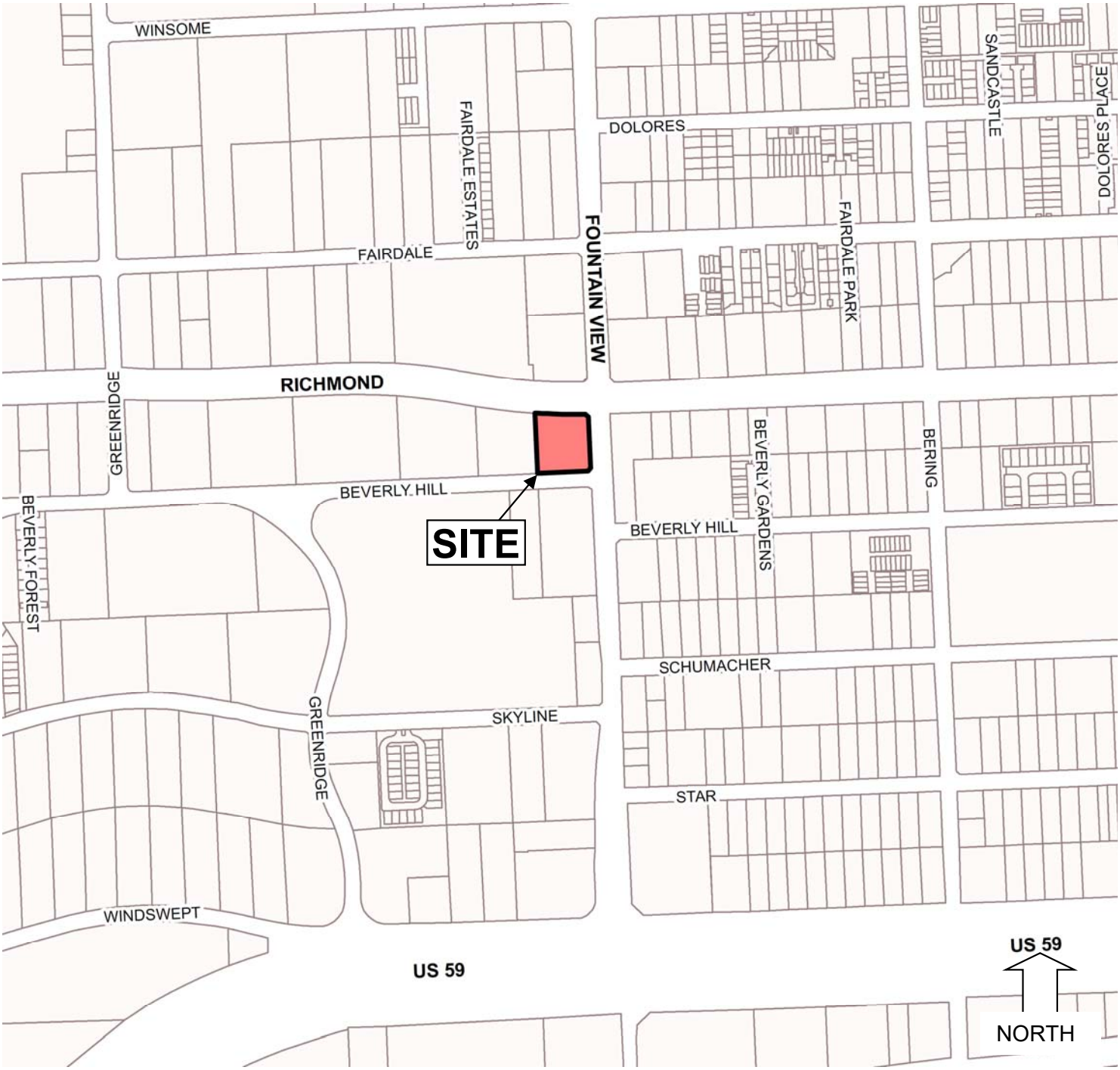
Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of this reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat 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.

Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date: 1/11/2024**

Subdivision Name: Glenhaven Plaza

Applicant: Century Engineering, Inc



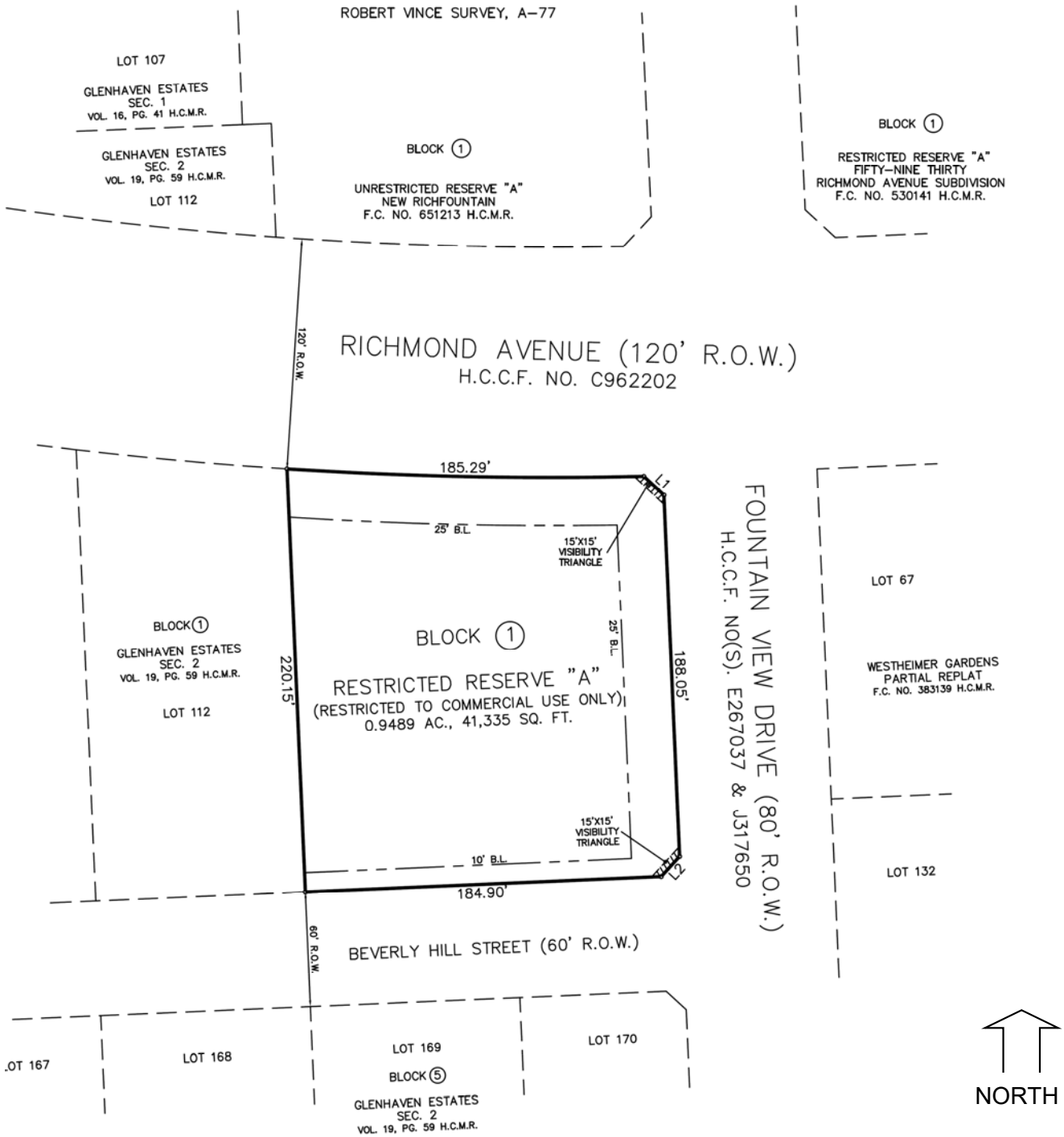
C – Public Hearings Site Location

Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date: 1/11/2024**

Subdivision Name: Glenhaven Plaza

Applicant: Century Engineering, Inc



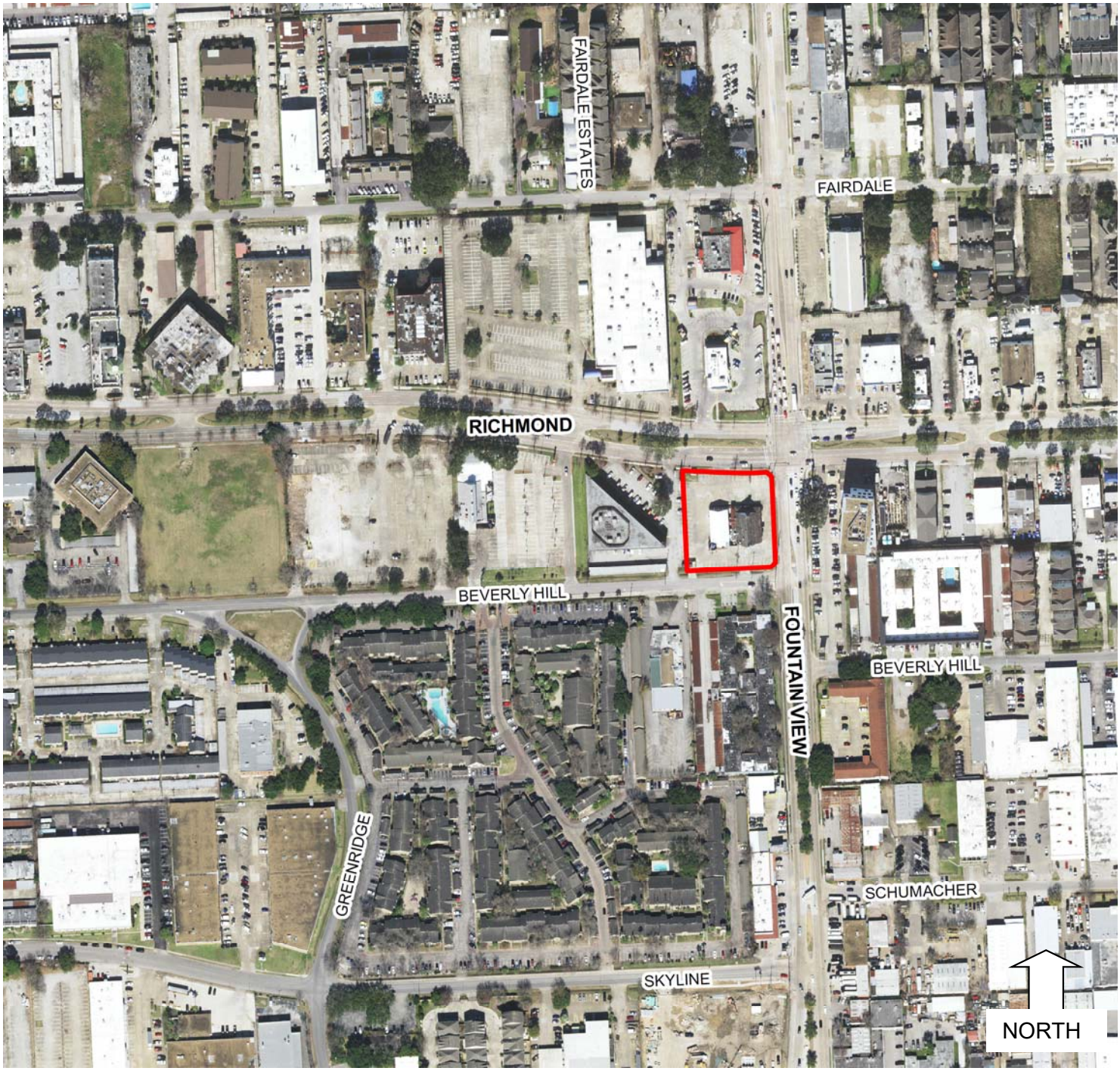
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date: 1/11/2024**

Subdivision Name: Glenhaven Plaza

Applicant: Century Engineering, Inc



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

December 22, 2023

Dear Property Owner:

Reference Number: 2023-2746; Glenhaven Plaza; a partial replat of **Glenhaven Estates Sec 2**, being all of Lots 110 and 111, Block 1, as recorded in Volume 19, Page 59 of the Harris County Map Records.

The property is located at the southwest intersection of Richmond Avenue and Fountain View Drive. The purpose of the replat is to create one restricted commercial reserve. The applicant, **Daniel Massiatte,** with Century Engineering, Inc, LLC, on behalf of the developer, can be contacted at **713-780-8871.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call Dorianne Powe-Phlegm at (832)393-6570.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 11, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
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

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THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 01/11/2024
Plat Name: Hammerly Retail
Developer: LED ZEP, LLC, CLOVER REAL ESTATE HOLDINGS, LLC, US AUTOSEATCOVER, INC, ALI AND NAZ SADEGHI
Applicant: Patrick Planning Services, LLC
App No/Type: 2023-2683 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.6644	Total Reserve Acreage:	0.6644
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

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

For Your Information:

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

HPW- TDO- Traffic: 01/08/2024 - Ensure extending the existing sidewalk according to IDM standard.

-Recommend constructing sidewalks with ADA ramps at the street intersection are required as per City (Detail # 02775-02).
HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of 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: 87

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Hammerly Retail

Applicant: Patrick Planning Services, LLC



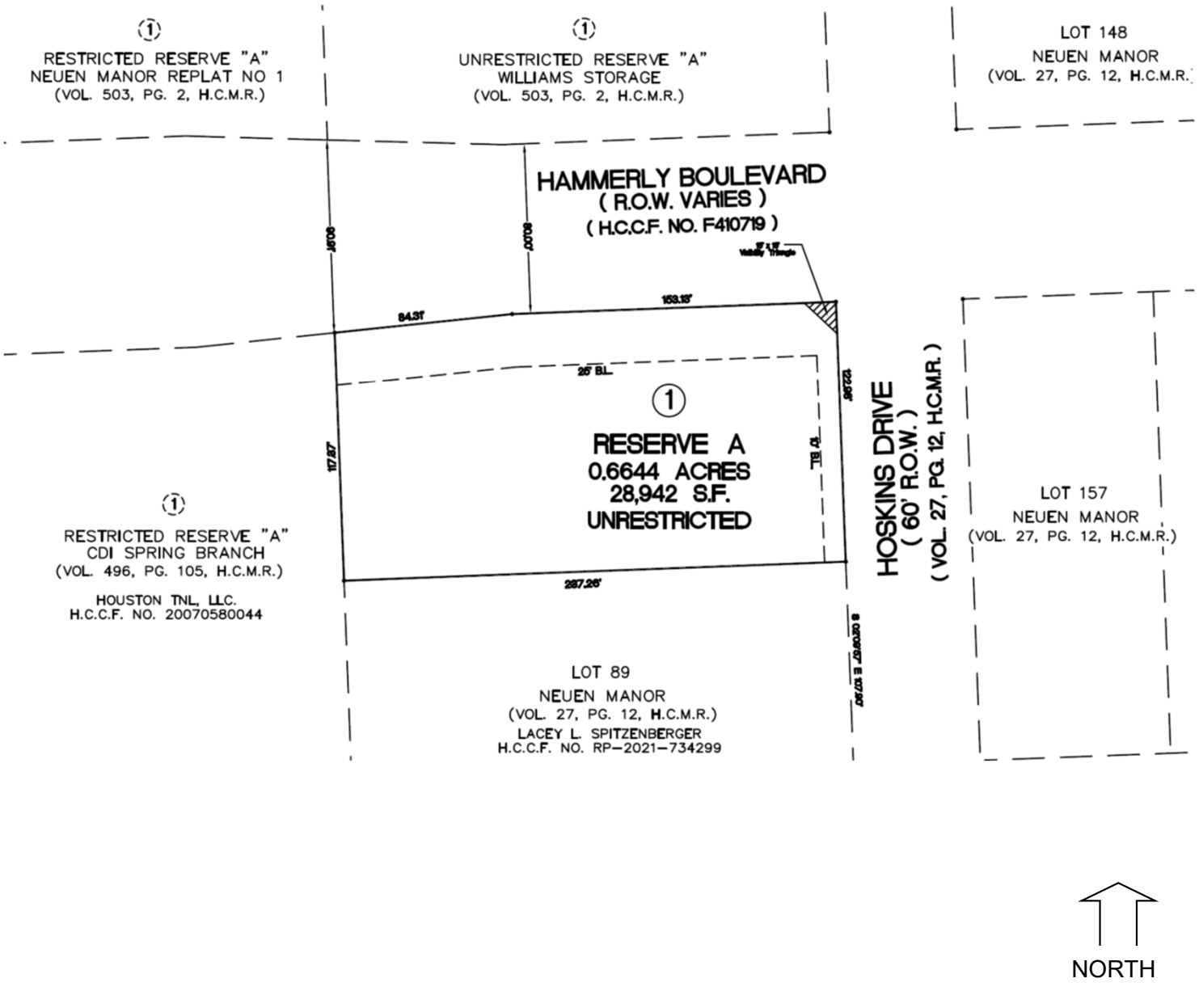
C – Public Hearings Site Location

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Hammerly Retail

Applicant: Patrick Planning Services, LLC



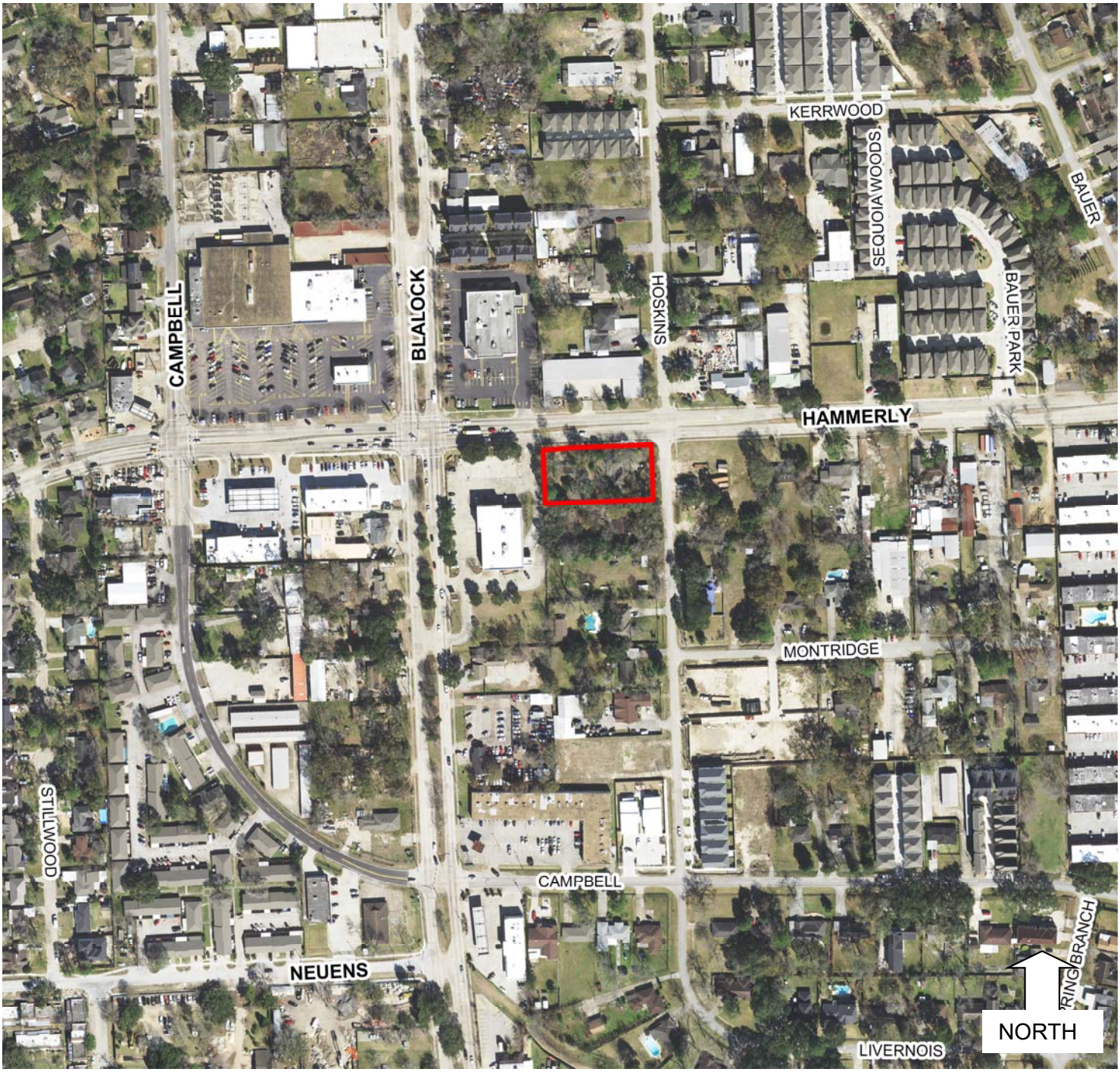
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Hammerly Retail

Applicant: Patrick Planning Services, 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

December 22, 2023

Dear Property Owner:

Reference Number: 2023-2683; Hammerly Retail; a replat of **Neuen Manor,** being Lots 90 and part of Lot 91, as recorded in Vol. 27, pg. 12 of the Harris County Map Records.

The property is located at the southwest intersection of Hammerly Boulevard and Hoskins Drive west of Bauer Drive. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **David Patrick**, with Patrick Planning Services, LLC on behalf of **LED ZEP, LLC, Clover Real Estate Holdings, LLC, US AutoSeatCover, Inc, Ali and Naz Sadeghi**, 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.

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 or call Dorianne Powe-Phlegm at (832)393-6570.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 11, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
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
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Terminology

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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 01/11/2024
Plat Name: Kentshire Place Sec 1 partial replat no 3
Developer: To be determined
Applicant: SurVil LLC
App No/Type: 2023-2449 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1648	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77078	456A	City

Conditions and Requirements for Approval

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

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

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

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.

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

For Your Information:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 01/11/2024
Plat Name: Kentshire Place Sec 1 partial replat no 3
Developer: To be determined
Applicant: SurVil LLC
App No/Type: 2023-2449 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/09/2024 - 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. http://www.houstontx.gov/planning/
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.
No building is allowed within any public utility easement.

CenterPoint: The following easement is referenced on the Title Report
Tree trimming easement(s) 5 feet in width along all property line(s), together with an unobstructed aerial easement, adjoining thereto 5 feet in width from a plane 20 feet above the ground upward, as set forth and defined by instrument(s) filed for record under Volume 2043, Page 384, of the Deed Records of Harris County, Texas.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 88

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Kentshire Place Sec 1 partial replat no 3

Applicant: SurVil LLC



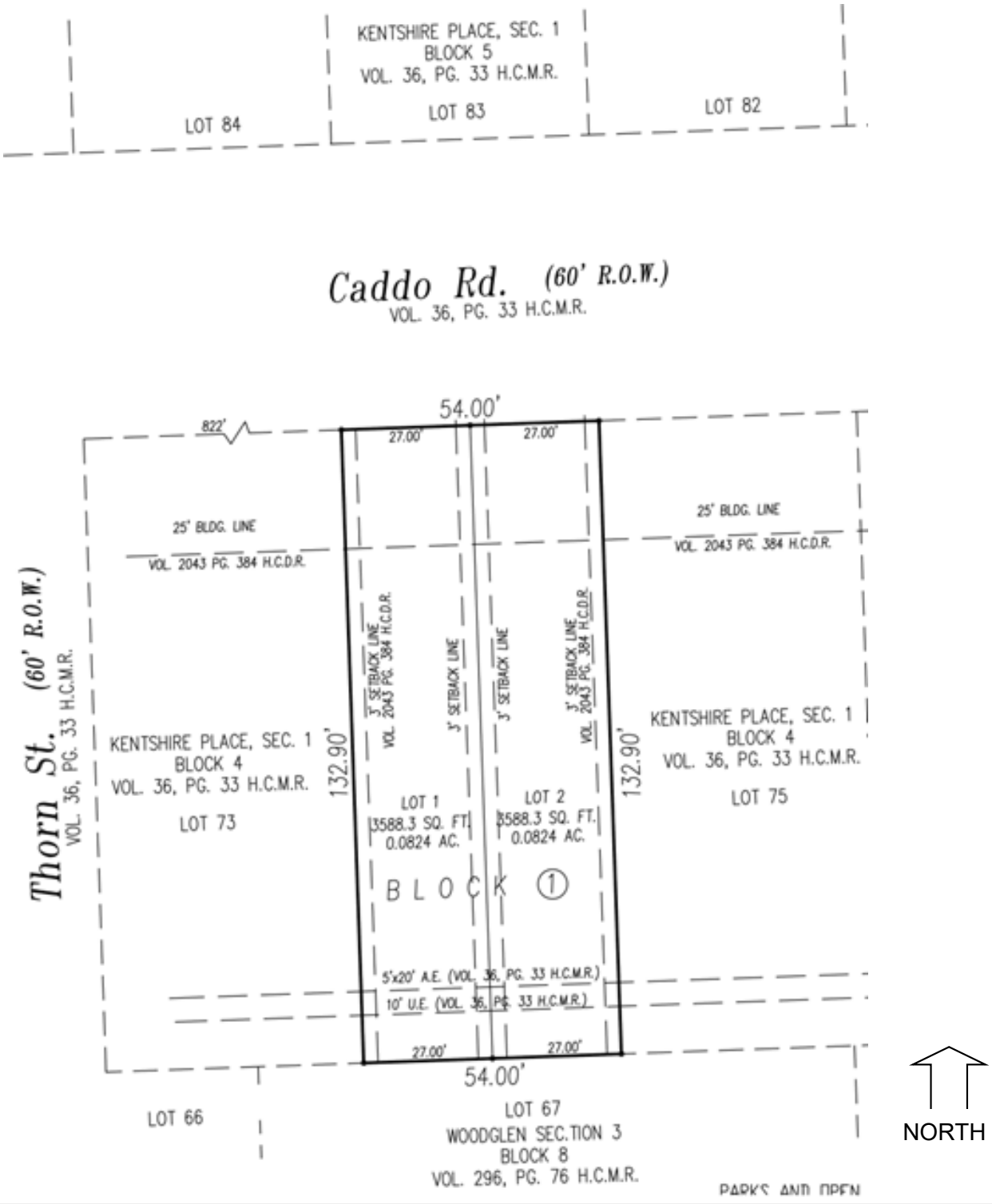
C – Public Hearings Site Location

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Kentshire Place Sec 1 partial replat no 3

Applicant: SurVil LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Kentshire Place Sec 1 partial replat no 3

Applicant: SurVil 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

December 21, 2023

Dear Property Owner:

Reference Number: 2023-2449; Kentshire Place Sec 1 partial replat no 3; a partial replat **of Kentshire Place Sec 1**, being Lot 74, Block 4, as recorded in Volume 36, Page 33 of the Harris County Map Records.

The property is located east of Mesa Drive, south along Caddo Road. The purpose of the replat is to create two (2) single-family lots. The applicant, **Stephanie Mendoza,** with SurVil LLC, on behalf of the developer, can be contacted at **832-986-8208.**

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 01/11/2024
Plat Name: Long Point Acres partial replat no 8
Developer: Cameron Builders
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2023-2557 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	2.1573	Total Reserve Acreage:	2.1573
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77055	450T	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 Tuesday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: https://www.houstontx.gov/planning/DevelopRegs/)

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

Review by Legal indicates that Lot 32 of the proposed subdivision is still restricted to residential and cannot be replatted into an unrestricted reserve. The applicant has requested a deferral to confer with Legal concerning the separately filed deed restrictions.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

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Agenda Item: 89
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App No/Type: 2023-2557 C3N

Staff Recommendation:
Defer Applicant request

HPW- TDO- Traffic: 01/09/2024 - 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)

- Recommend including the distance from the proposed development to the nearest intersection.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
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 unrestricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

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Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Long Point Acres partial replat no 8

Applicant: South Texas Surveying Associates, Inc.



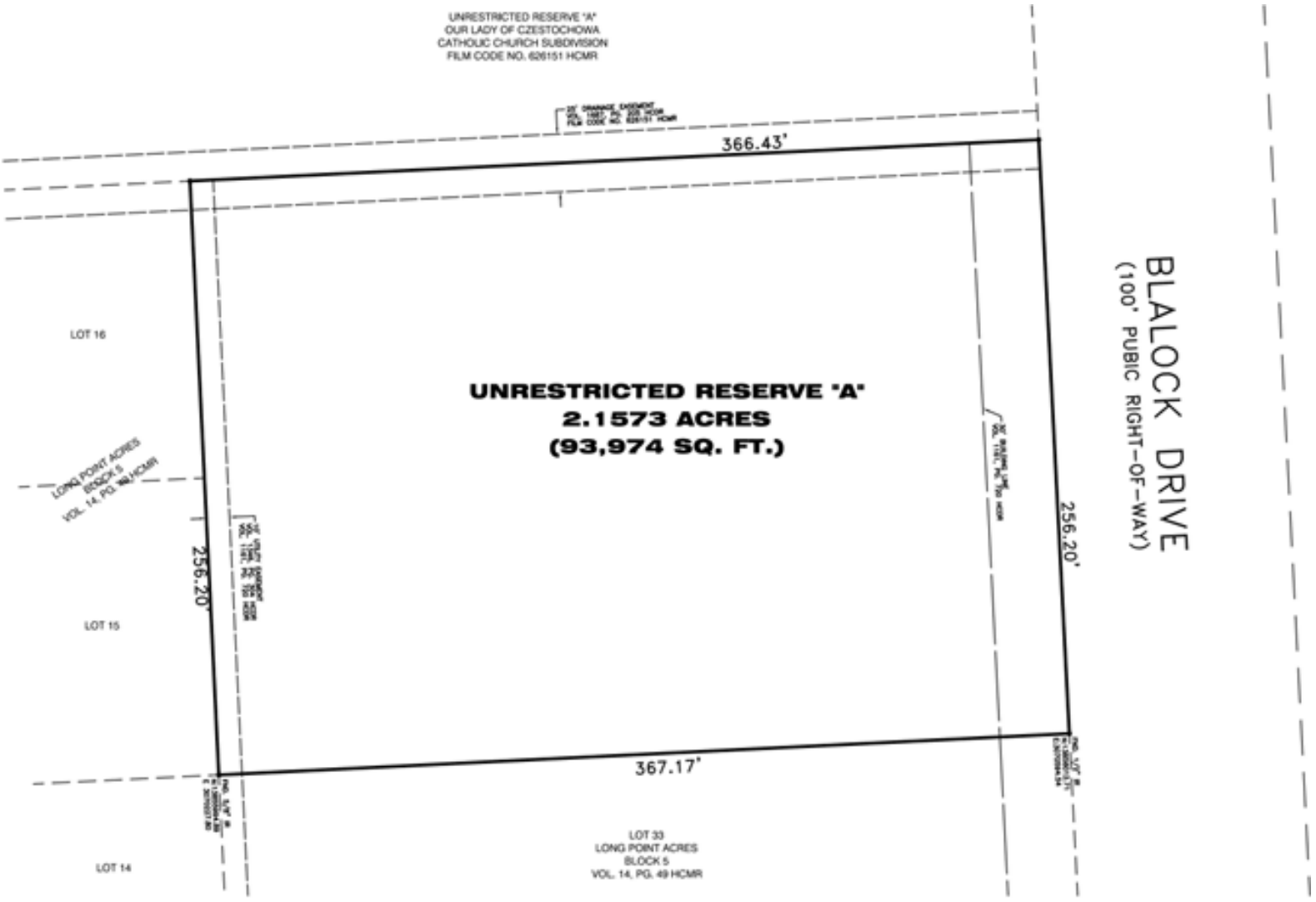
C – Public Hearings Site Location

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Long Point Acres partial replat no 8

Applicant: South Texas Surveying Associates, Inc.



NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Long Point Acres partial replat no 8

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
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Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

December 21, 2023

Dear Property Owner:

Reference Number: 2023-2557; Long Point Acres partial replat no 8; a replat of a portion **Long Point Acres**, being Lot 31 and 32, Block 5 as recorded in Volume 14, Page 49 of the Harris County Map Records.

The property is located west along Blalock Road, north of Long Point Road. The purpose of the replat is to create one (1) Unrestricted Reserve. The applicant, **Brianna Hamilton,** with South Texas Surveying Associates, Inc, on behalf of the developer, Cameron Builders, can be contacted at **281-556-6918.**

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, January 11, 2024, 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

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- **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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 01/11/2024
Plat Name: McWorter
Developer: 9811 Porto Rico, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2023-2740 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1631	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77041	450B	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

HPW- TDO- Traffic: 01/08/2024 - 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. http://www.houstontx.gov/planning/

-Driveways/sidewalks/walkways near the trees shall be approved by parks department prior to traffic approval. All requests along with site plan must be submitted to FORESTRYPLANREVIEW@HOUSTONTX.GOV All proposed shrubs shall be planted inside the property line.

HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review - No comments.
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.
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 ITEM: 90

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: McWorter

Applicant: Pioneer Engineering, LLC



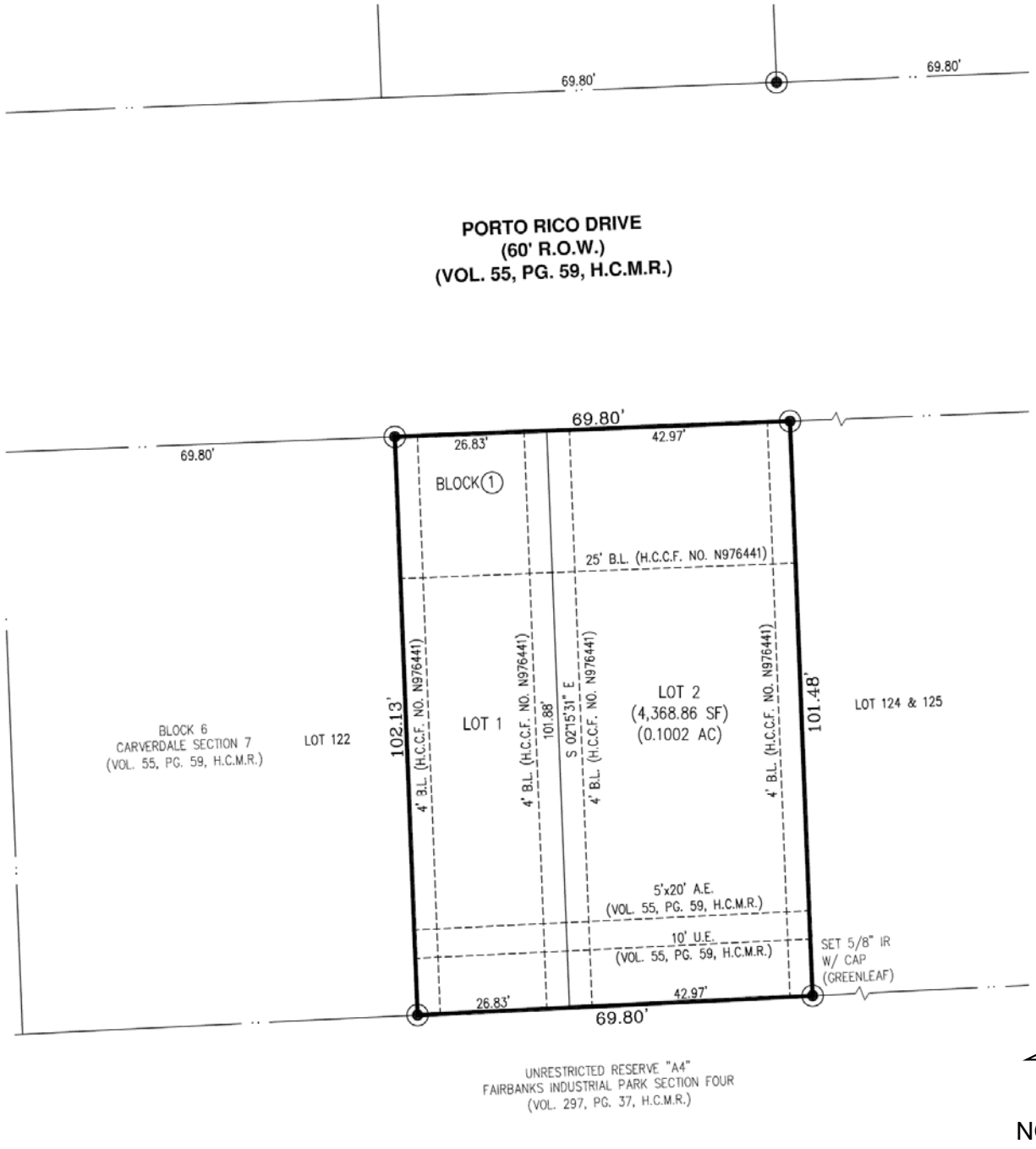
C – Public Hearings Site Location

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: McWorter

Applicant: Pioneer Engineering, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: McWorter

Applicant: Pioneer Engineering, 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

December 21, 2023

Dear Property Owner:

Reference Number: 2023-2740; McWorter; a partial replat of **Carverdale Sec 7**, being Lot 123, in Block 6, as recorded in Vol. 55, pg. 59 of the Harris County Map Records.

The property is located south along Porto Rico Road and east of Windfern Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Jessica Romero,** with Pioneer Engineering, LLC, on behalf of 9811 Porto Rico, LLC, the developer, can be contacted at **832-307-0010.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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The Houston Planning Commission will hold a public meeting to consider this application.

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City Hall Annex Building, 900 Bagby Street
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

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 01/11/2024
Plat Name: Newhaven Place partial replat no 4
Developer: Sergio C
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2023-2554 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1653	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	77028	455G	City

Conditions and Requirements for Approval

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

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

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

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)

075. Add Single Family Residential note to the plat. (42-1)

126. Add Single Family Residential plat notes: 1) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

134.04. Add to general notes on face of plat: This property(s) is located in Park Sector number 4.

134.6. The then-current fee in lieu of dedication shall be applied to this number (_2_units) of dwelling units.

1.) Add Adequate wastewater note.
2.) Provide parks table with 0 existing dwelling units.

For Your Information:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

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Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2023-2554 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/08/2024 - 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. http://www.houstontx.gov/planning/

-Recommend including the distance from the proposed development to the nearest intersection.

- Coordinate with center point energy for existing power pole/ streetlight structure in the ROW.
CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see Deed 3346 Page 517, in title report, which should be identified on plat or listed in notes of plat with full recording information.
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.

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Newhaven Place partial replat no 4

Applicant: South Texas Surveying Associates, Inc.



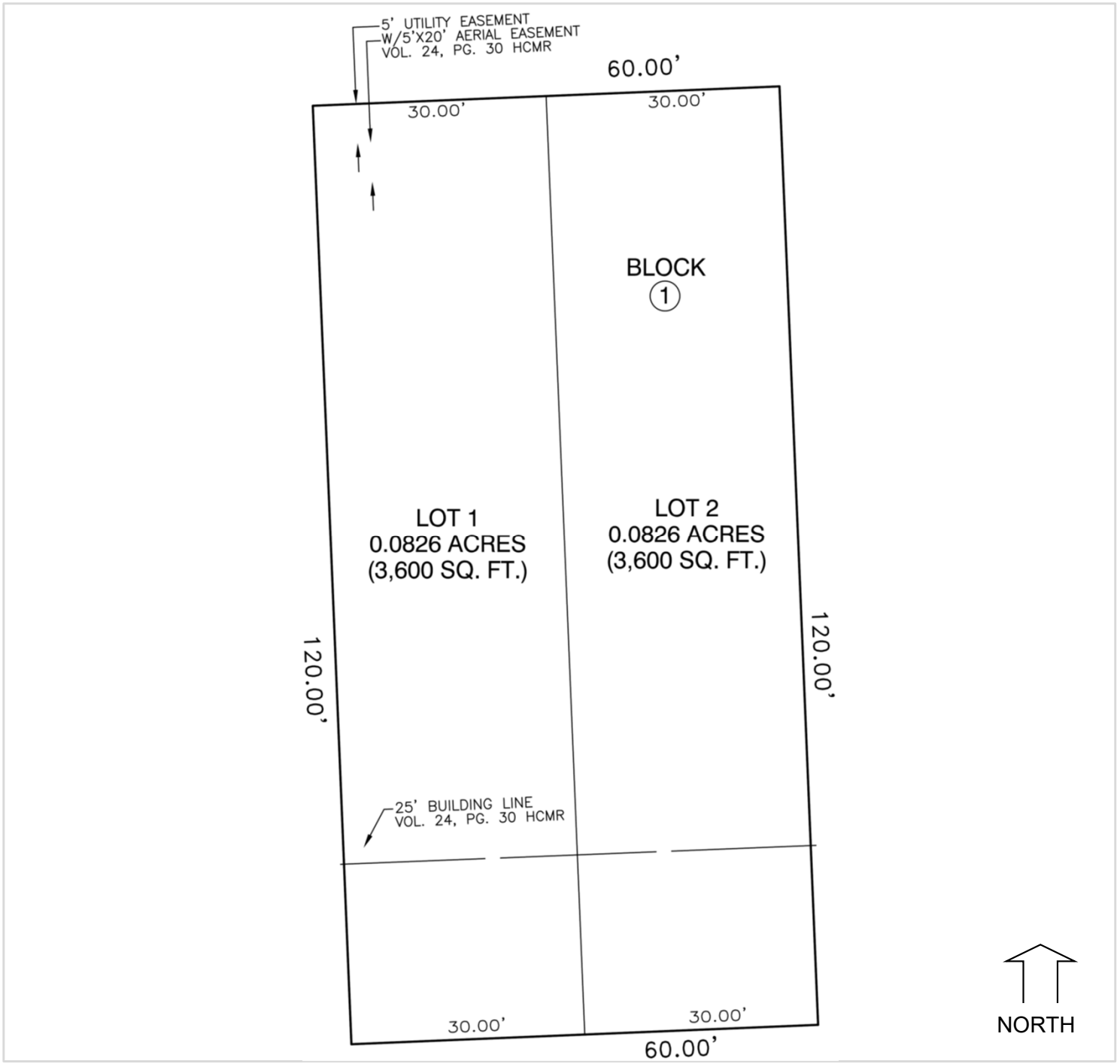
C – Public Hearings Site Location

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Newhaven Place partial replat no 4

Applicant: South Texas Surveying Associates, Inc.



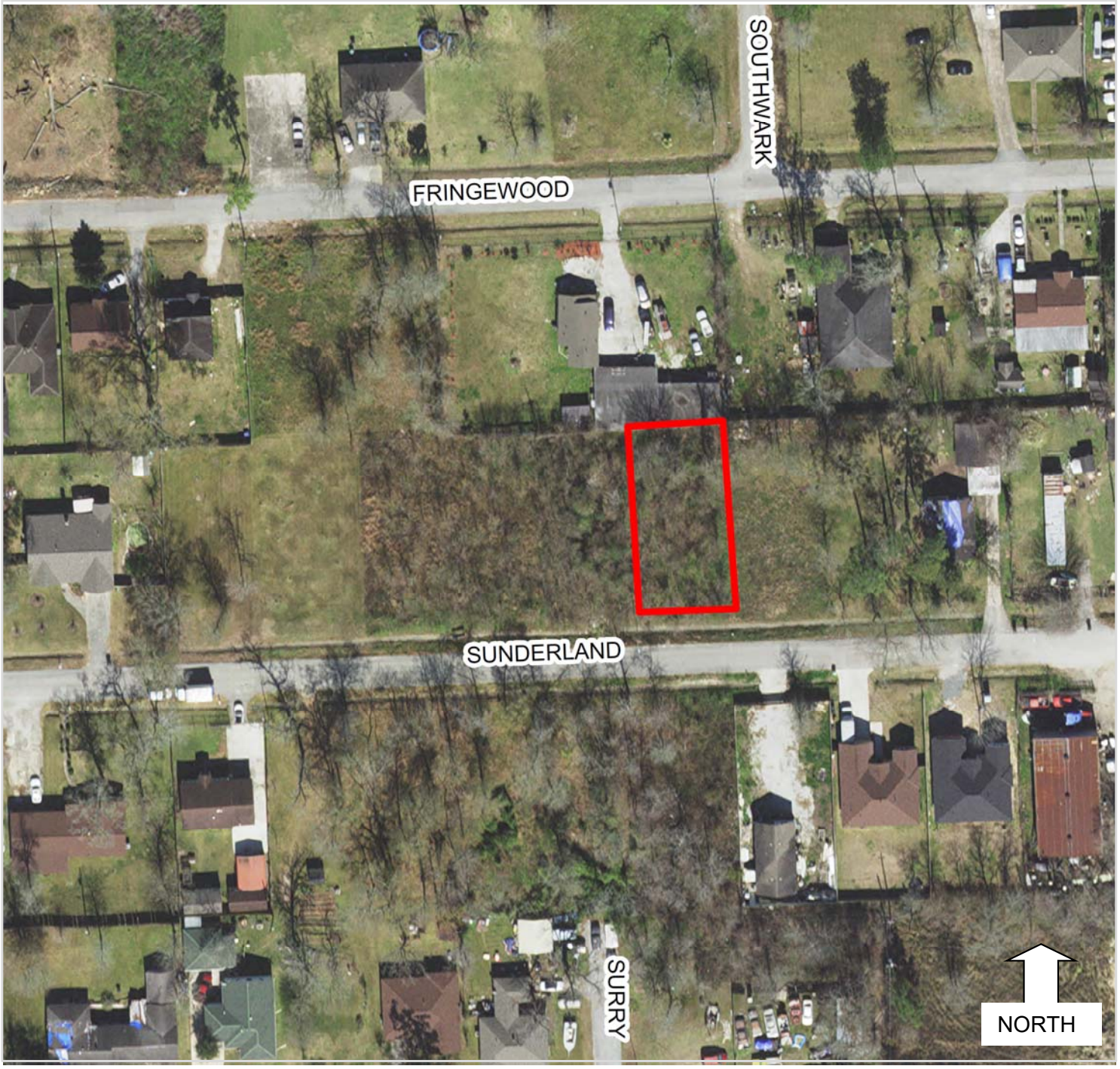
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Newhaven Place partial replat no 4

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

December 15, 2023

Dear Property Owner:

Reference Number: 2023-2554; Newhaven Place partial replat no 4; a partial replat of **Newhaven Place**, being Lot 64, Block 3, as recorded in Volume 24, Page 30 of the Harris County Map Records.

The property is located west of Mesa Road, north along Sunderland Road. The purpose of the replat is to create two (2) single-family lots. The applicant, **Hamilton Brianna,** with South Texas Surveying Associates, Inc., on behalf of the developer, Sergio Cuellar, can be contacted at **281-556-6918.**

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 01/11/2024
Plat Name: Red Haw Heights
Developer: Significance 5 LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2023-2755 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3231	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77022	453K	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/09/24
Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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/

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.

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.

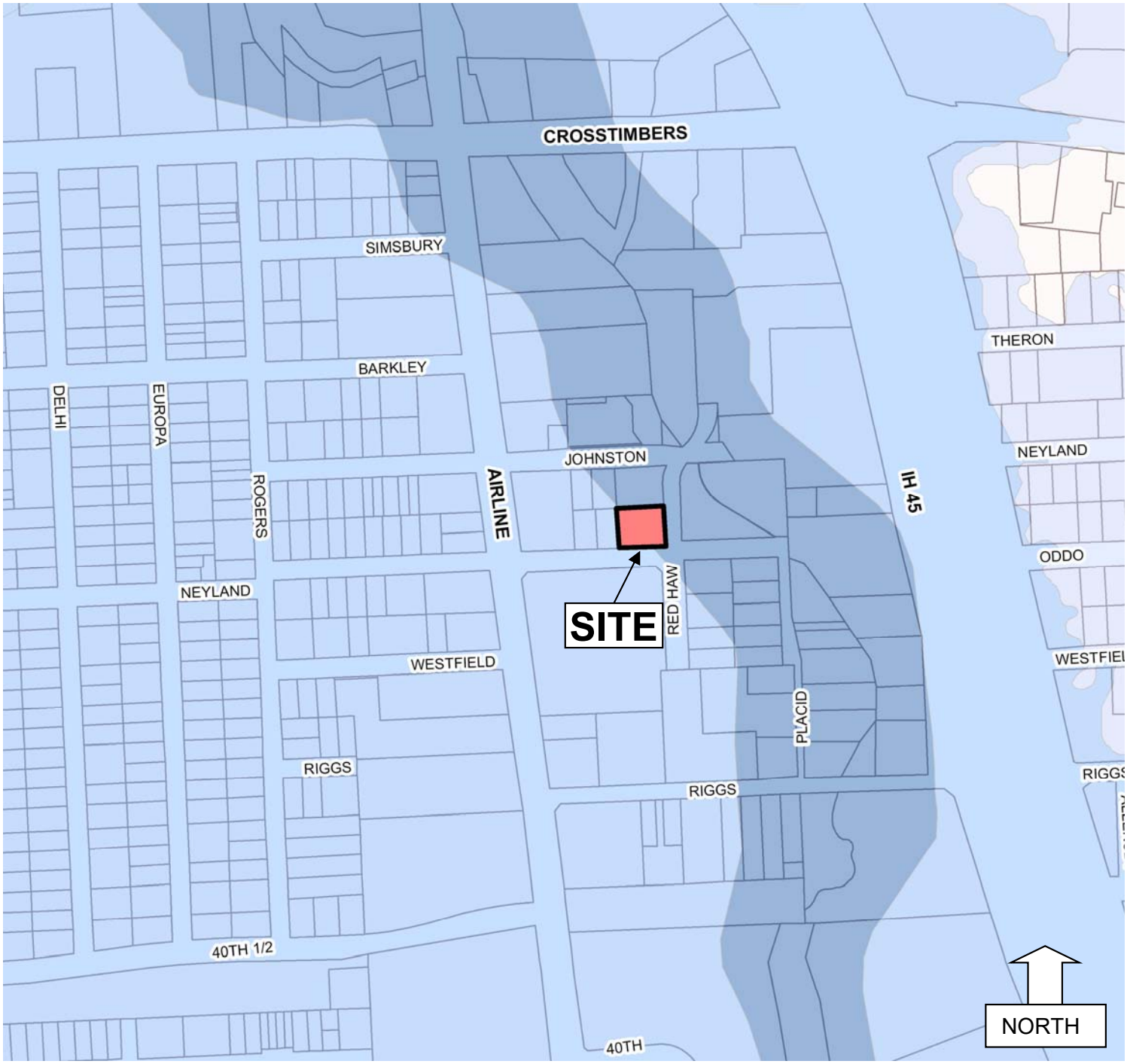
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Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Red Haw Heights

Applicant: Pioneer Engineering, LLC



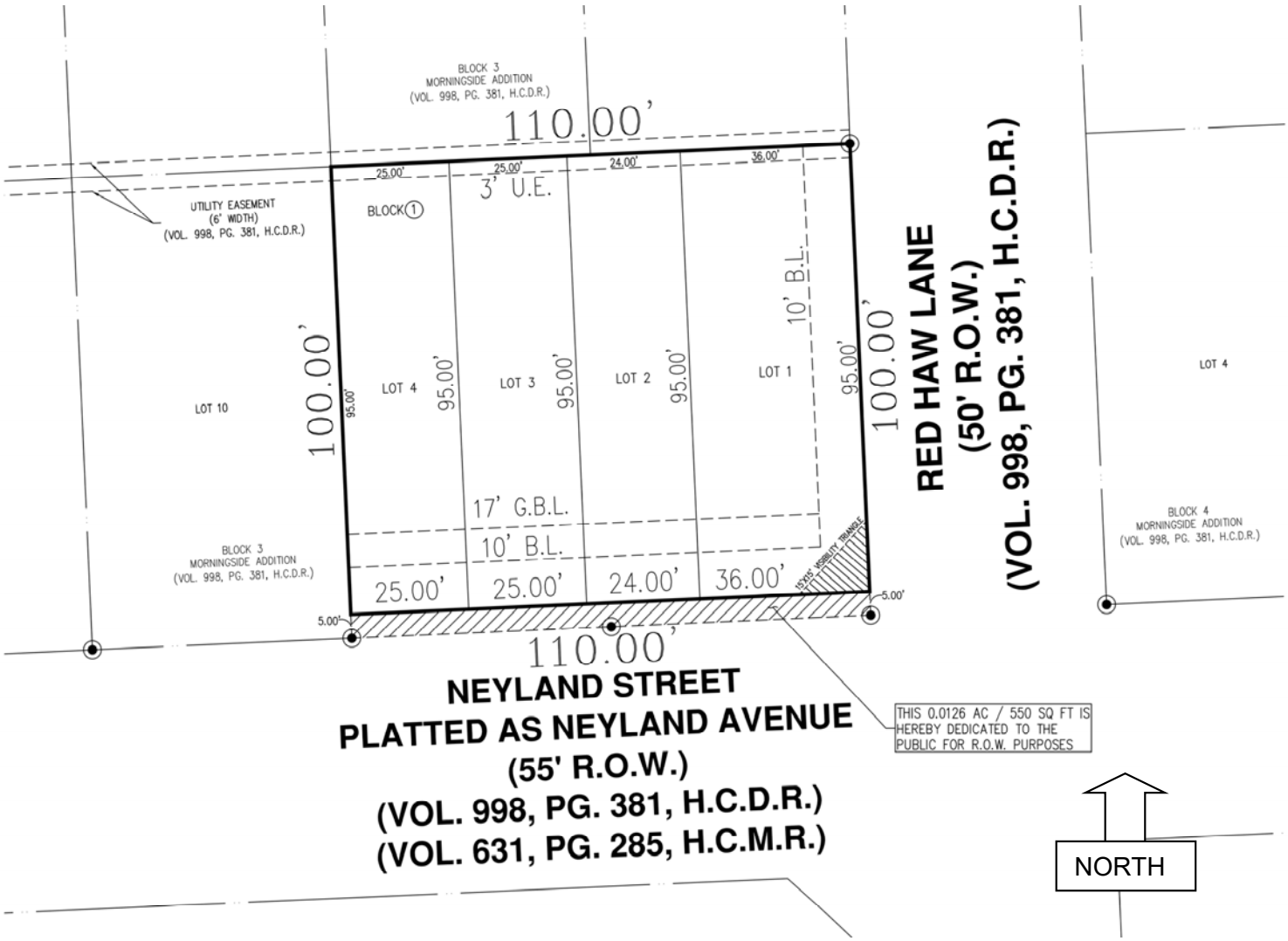
C – Public Hearings Site Location

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 01/11/2024**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Red Haw Heights

Applicant: Pioneer Engineering, 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

December 15, 2023

Dear Property Owner:

Reference Number: 2023-2755; Red Haw Heights; a replat of **Morningside Addition,** being Lots 11 and 12, Block 3 as recorded in Vol. 998, pg. 381 of the Harris County Deed Records.

The property is located at the northwest intersection of Neyland Street and Red Haw Lane, east of Airline Drive and south of Crosstimbers St. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Jessica Romero**, with Pioneer Engineering, LLC, on behalf of Significance 5 LLC, the developer, can be contacted at **832-307-0010 ext 122**.

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 or call John Cedillo at 832-393-6633.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 11, 2024, 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
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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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Planning Commission Body, Authority and Obligation

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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 01/11/2024
Plat Name: Saint Augustine Manor
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2023-2713 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

HPW- TDO- Traffic: 01/08/2024 - 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. http://www.houstontx.gov/planning/
CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add Vol Pg to Legend.
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.

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Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Saint Augustine Manor

Applicant: CE Engineers & Development Consultants, INC



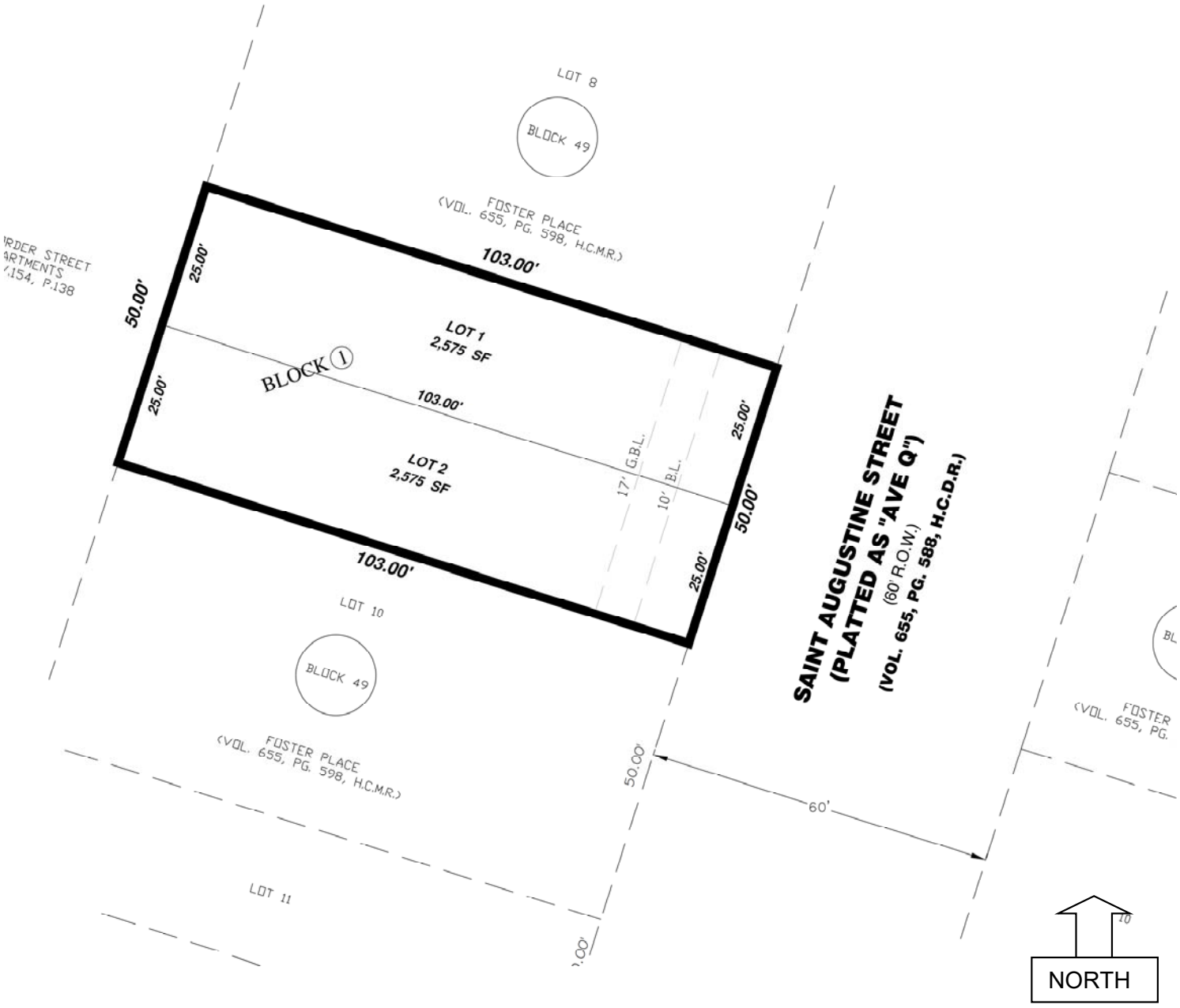
C – Public Hearings Site Location

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 01/11/2024**

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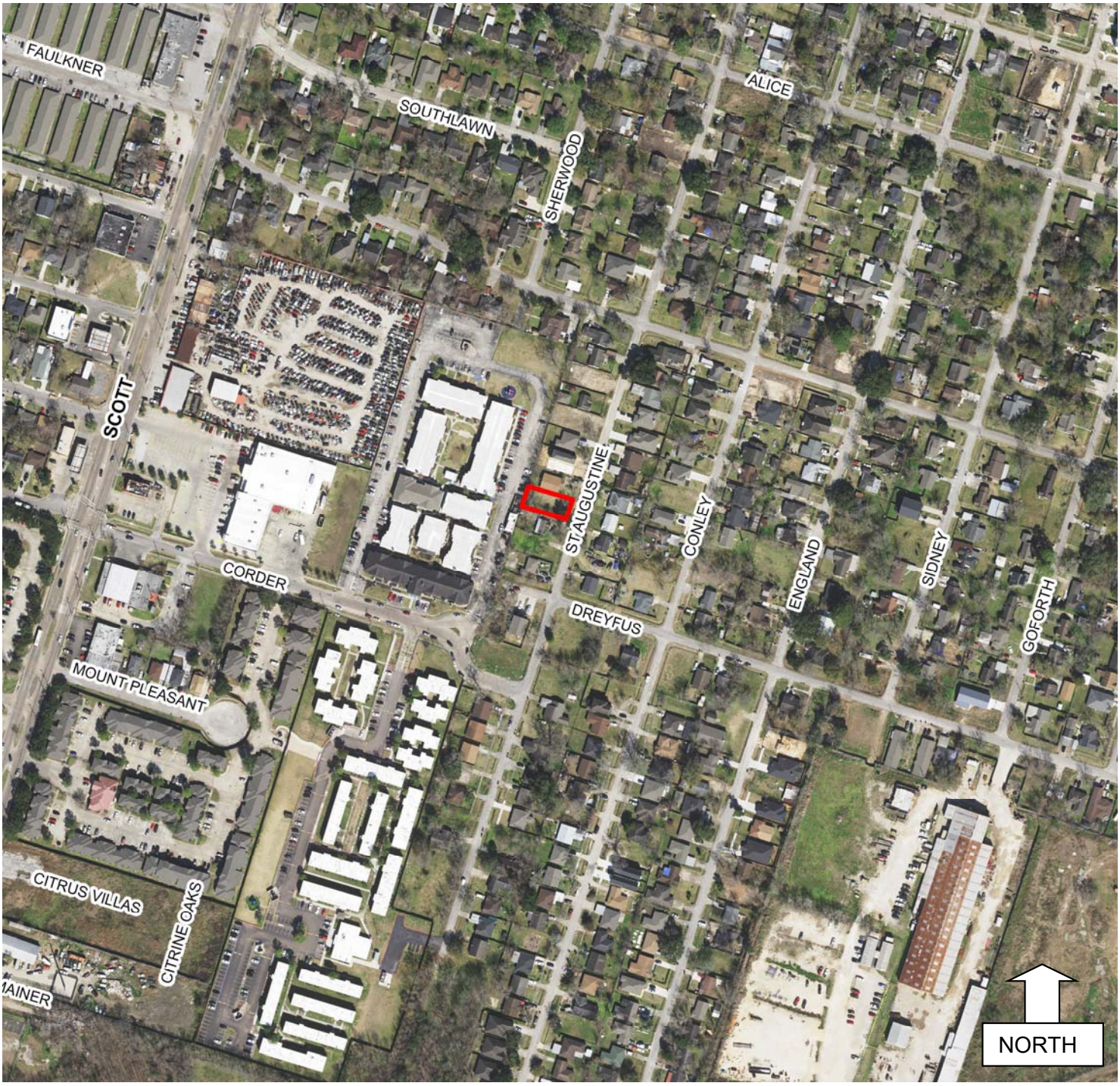
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Saint Augustine Manor

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

December 15, 2023

Dear Property Owner:

Reference Number: 2023-2713; Saint Augustine Manor; is a replat of **Foster Place**, being Lot 9, Block 49, as recorded in Vol. 655, pg. 598 of the Harris County Map Records.

The property is located north of 610 East, east of Scott St and along St Augustine Street. The purpose of the replat is to create two (2) residential lots. The applicant and developer, **Melissa Lopez,** with CE Engineers & Development Consultants, Inc, can be contacted at **726-437-3840.**

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 01/11/2024
Plat Name: Santa Rosa
Developer: Survil, LLC
Applicant: SurVil LLC
App No/Type: 2023-2302 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1791	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	77078	415X	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 Tuesday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: https://www.houstontx.gov/planning/DevelopRegs/)

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

Legal has determined that this plat violates deed restrictions. The applicant has requested that this item be deferred to confer with Legal concerning the separately filed deed restrictions.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 01/11/2024
Plat Name: Santa Rosa
Developer: Survil, LLC
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App No/Type: 2023-2302 C3N

Staff Recommendation:
Defer Applicant request

HPW- TDO- Traffic: 01/08/2024 - 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. http://www.houstontx.gov/planning/

- New development is at the corner intersection, ADA ramps at the street intersection are required as per City (Detail # 02775-02).

- Verify that the fire hydrant will not conflict with the new development and the sidewalk, otherwise consider relocation.

- Driveways/sidewalks/walkways near the trees shall be approved by the parks department prior to traffic approval. All requests along with the site plan must be submitted to FORESTRYPLANREVIEW@HOUSTONTX.GOV All proposed shrubs shall be planted inside the property line. Any trees within the limits of the right of way will need to have Forestry approval.

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of three lots, 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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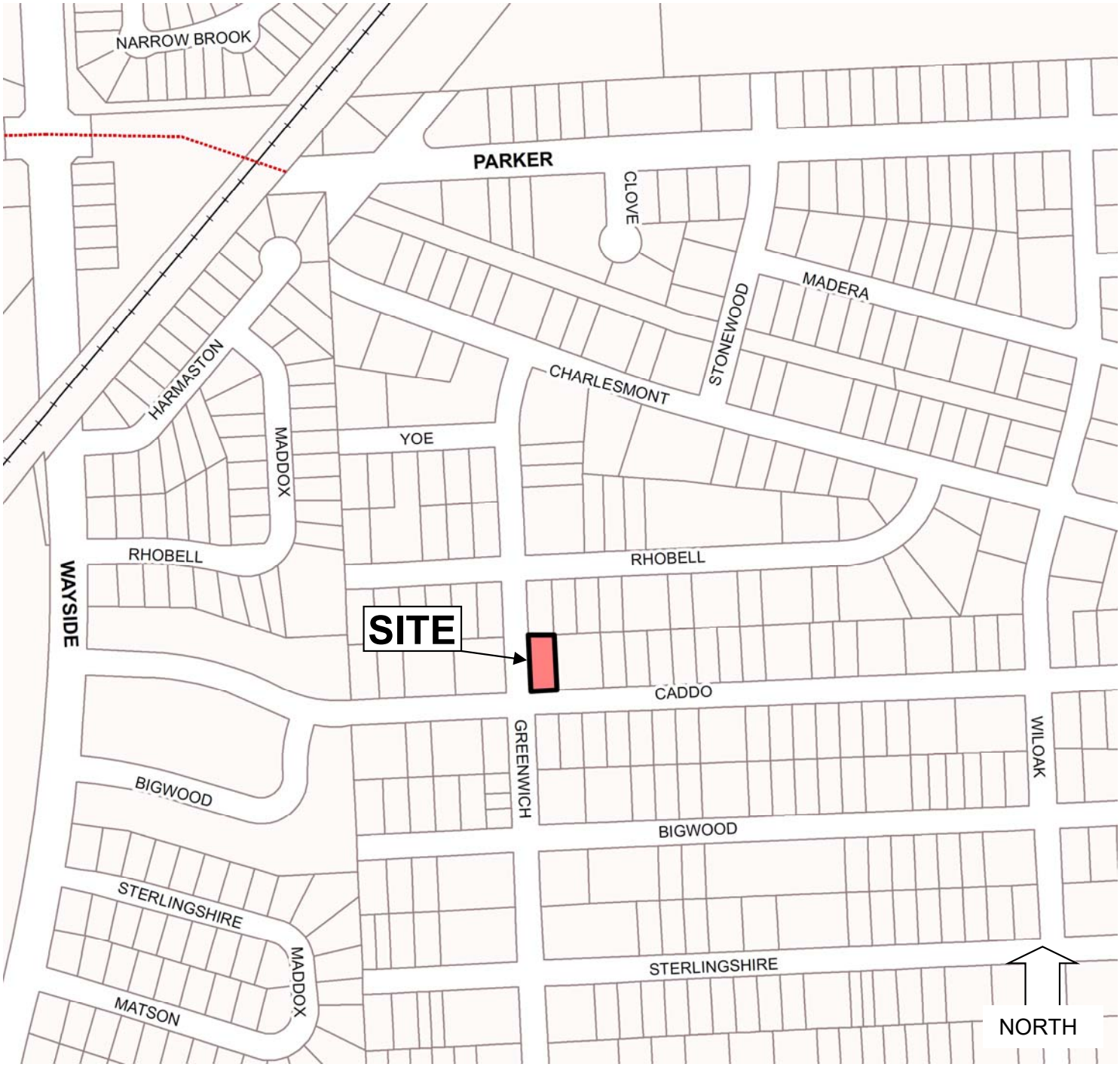
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Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Santa Rosa

Applicant: Survil, LLC



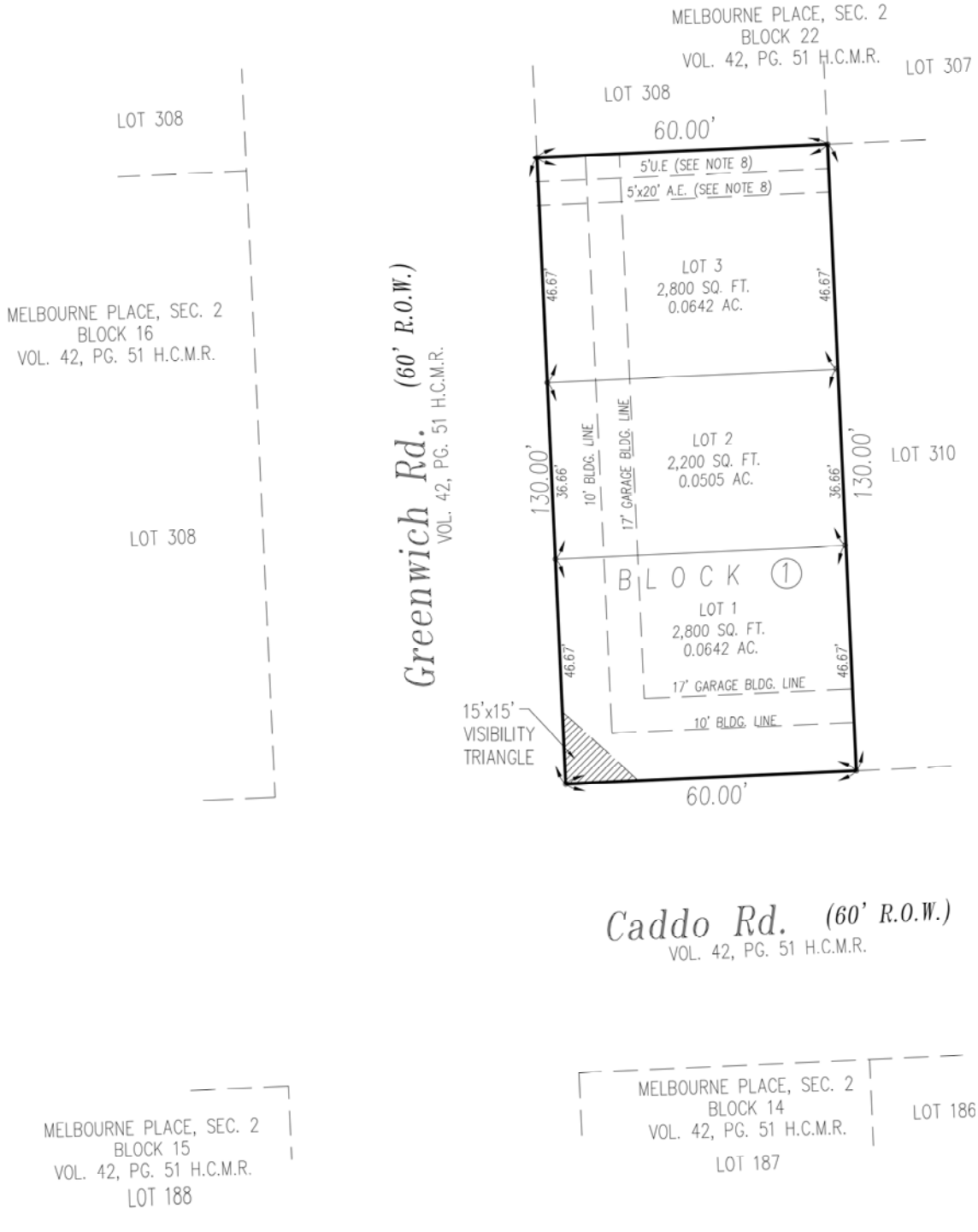
C – Public Hearings Site Location

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 01/11/2024**

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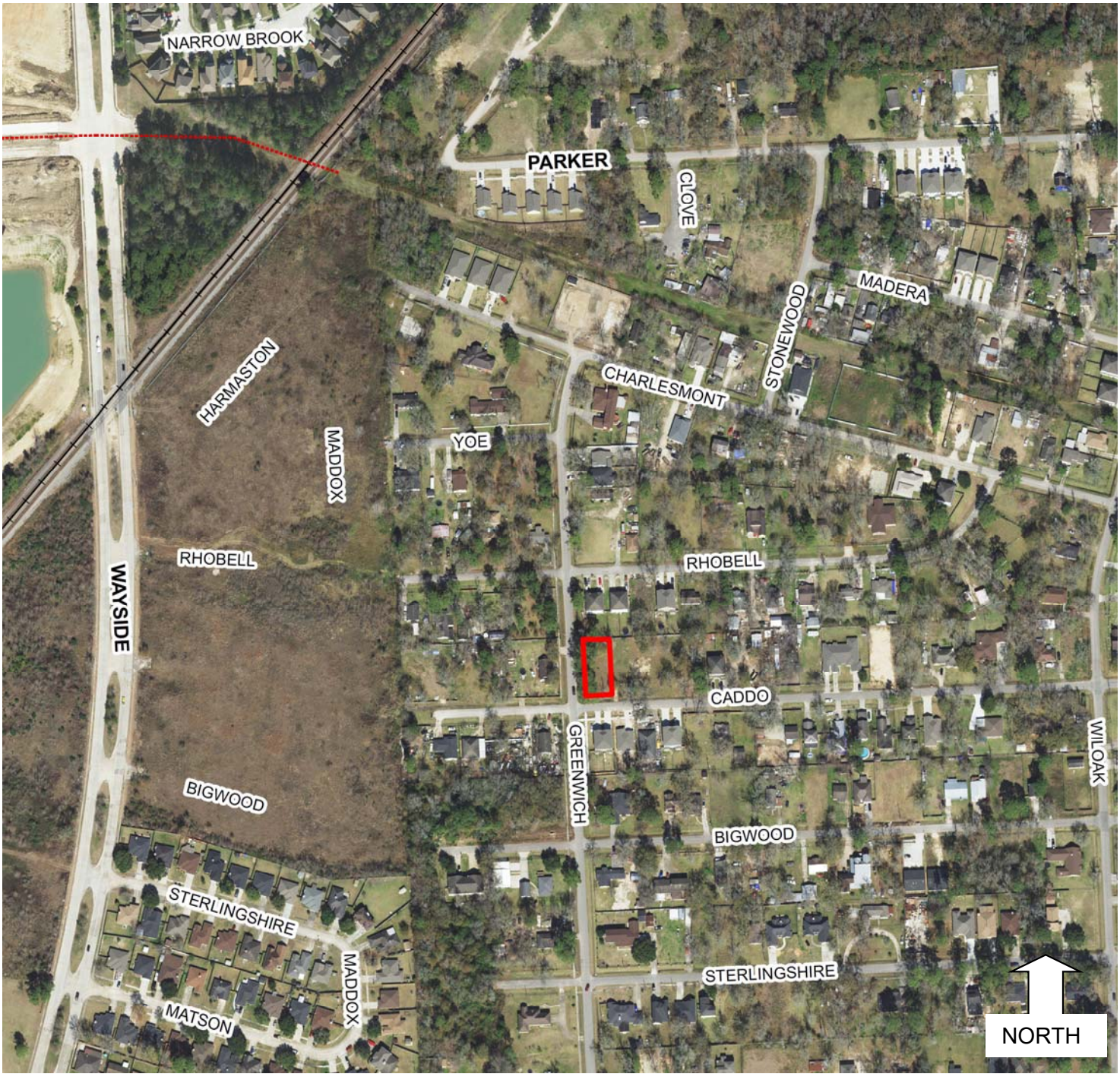
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Santa Rosa

Applicant: Survil, 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
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www.houstontx.gov

Public Hearing Notice

PH

December 15, 2023

Dear Property Owner:

Reference Number: 2023-2302; Santa Rosa; a partial replat of **Melbourne Place Sec 2**, being Lot 309, Block 22 as recorded in Volume 42, Page 51 of the Harris County Map Records.

The property is located east of North Wayside Drive, at the northeast corner of Greenwich Street and Caddo Road. The purpose of the replat is to create three (3) single-family lots. The applicant, **Samuel Monsivaes,** with SurVil LLC, on behalf of the developer, Survil, LLC, can be contacted at **832-349-5978.**

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 Department Staff Authority and Obligation

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- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 01/11/2024
Plat Name: Shadywood Addition partial replat no 2
Developer: Brownstone Living LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2023-2657 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1420	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

HPW- TDO- Traffic: 01/08/2024 - 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. http://www.houstontx.gov/planning/

- Recommend including the distance from the proposed development to the nearest intersection.

- Coordinate with center point energy for the existing power pole in the ROW
CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add Vol and PG.
HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review - No comments.
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.

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Shadywood Addition partial replat no 2

Applicant: Owens Management Systems, LLC



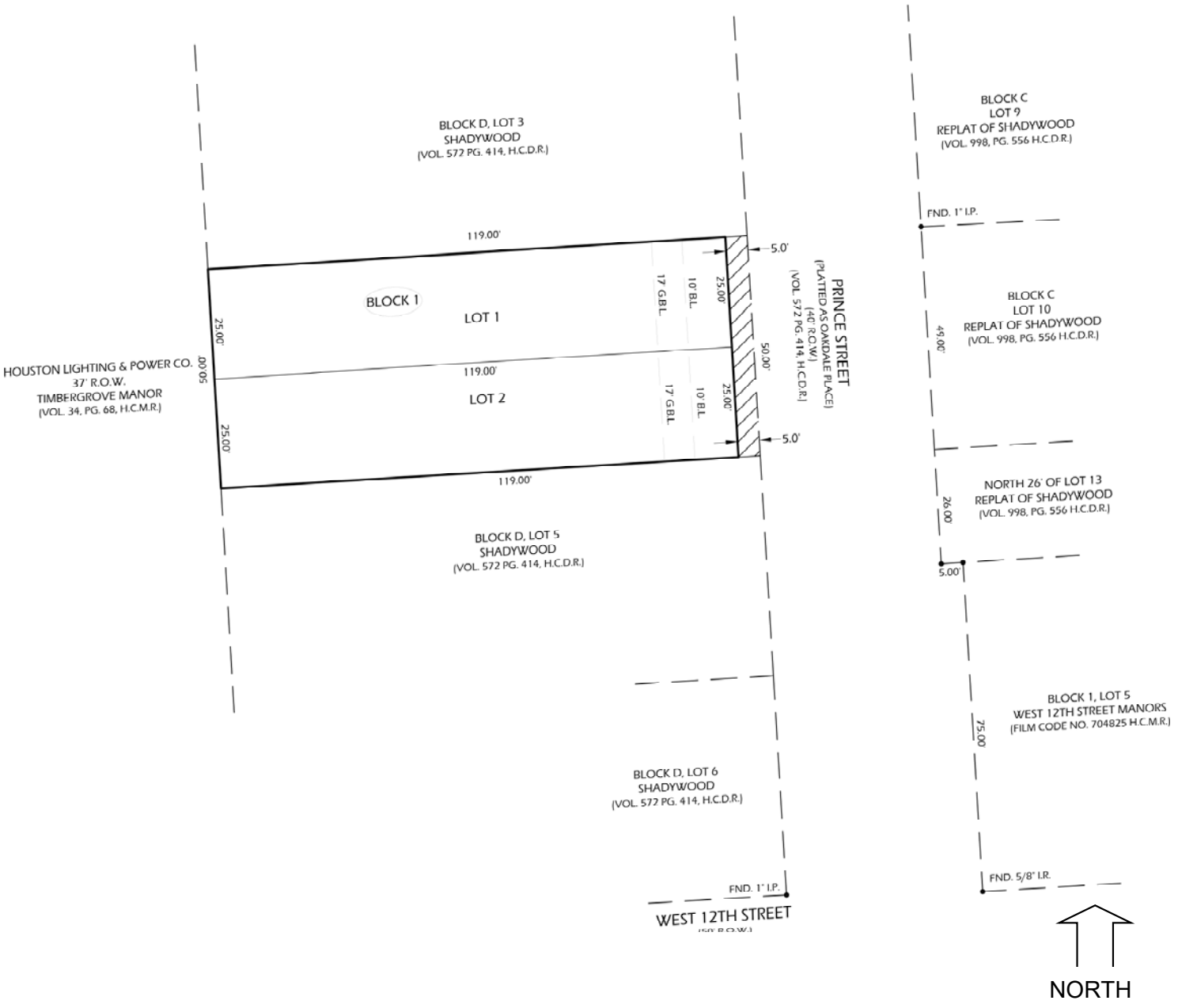
C – Public Hearings Site Location

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Shadywood Addition partial replat no 2

Applicant: Owens Management Systems, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Shadywood Addition partial replat no 2

Applicant: Owens Management Systems, 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

December 15, 2023

Dear Property Owner:

Reference Number: 2023-2657; Shadywood Addition partial replat no 2; a partial replat of **Shadywood Addition**, being Lot 4, Block D, as recorded in Volume 572, Page 414 of the Harris County Deed Records.

The property is located west of North Durham Drive and west along Prince Street. The purpose of the replat is to create two (2) single-family lots. The applicant, **Joyce Owens,** with Owens Management Systems, LLC, on behalf of the developer, Brownstone Living LLC, can be contacted at **713-643-6333.**

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, January 11, 2024, 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.
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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.
- **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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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 01/11/2024
Plat Name: Shotwell Center
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2023-2531 C3N

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.1434	Total Reserve Acreage:	0.1434
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:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action, and email a picture to staff no later than Tuesday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: https://www.houstontx.gov/planning/DevelopRegs/)

Provide a revised site plan that includes a minimum 4-foot landscape buffer, 6-foot sidewalks and 3-inch caliper trees and provide the required trees and landscaping per Chapter 33 Trees and shrubs ordinance requirements. Superimpose the revise site plan on an existing condition survey. Show the paving width of the street and show the proposed pedestrian realm. Articulate a hardship why more land cannot be acquired to meet the frontage requirement. Consider an alternate site layout to utilize the alley move the buildings closer to Shotwell Street and parking along the side or back of the building.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 01/11/2024
Plat Name: Shotwell Center
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2023-2531 C3N

Staff Recommendation:
Defer Additional information reqd

HPW- TDO- Traffic: 01/09/2024 - 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)
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.

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

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

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Shotwell Center

Applicant: CE Engineers & Development Consultants, Inc.



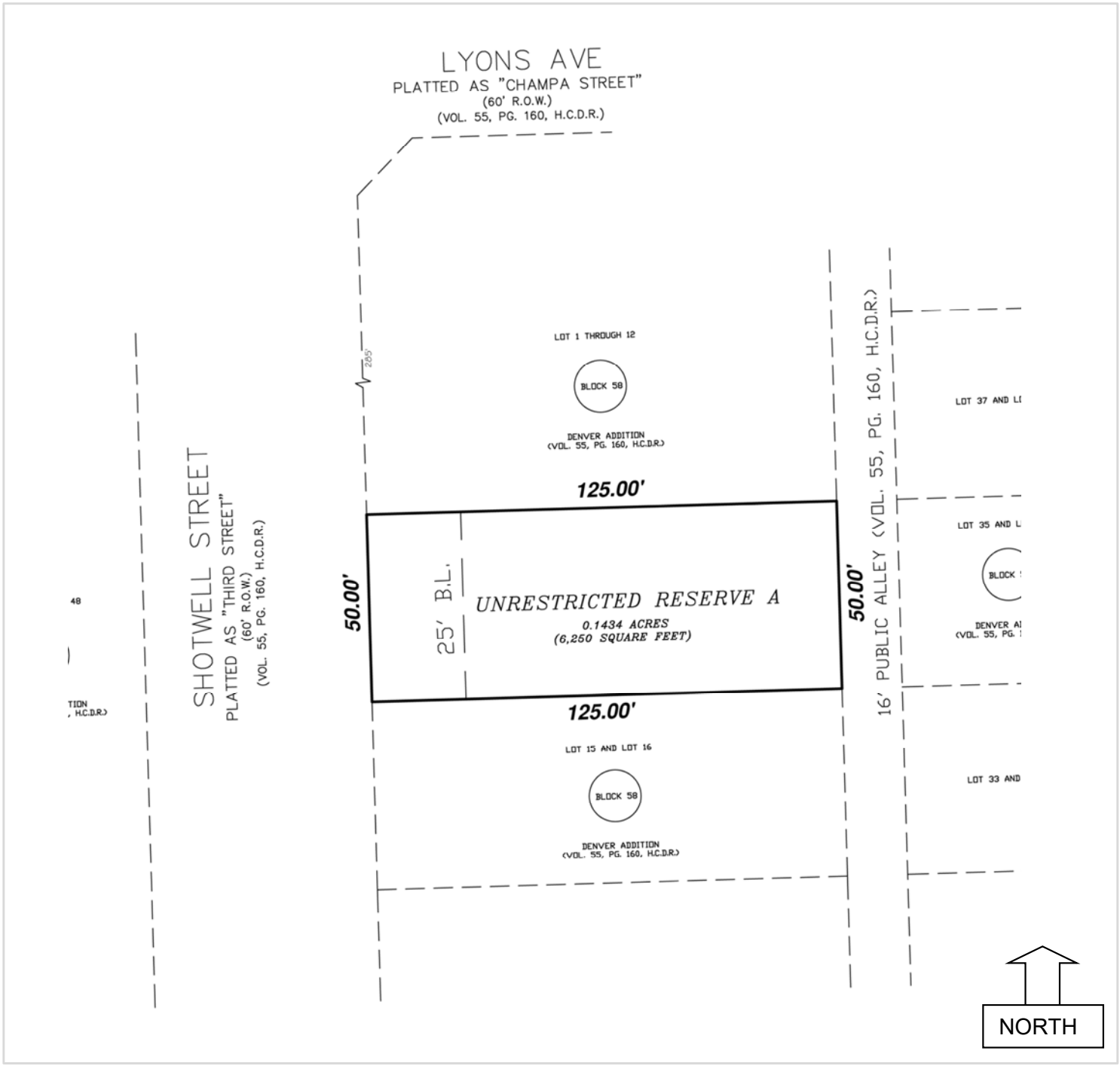
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Shotwell Center

Applicant: CE Engineers & Development Consultants, Inc.



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 96

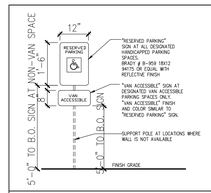
Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Shotwell Center

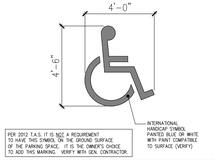
Applicant: CE Engineers & Development Consultants, Inc.



C – Public Hearings with Variance **Aerial**



WALL/POLE MOUNTED HC SIGN | 20



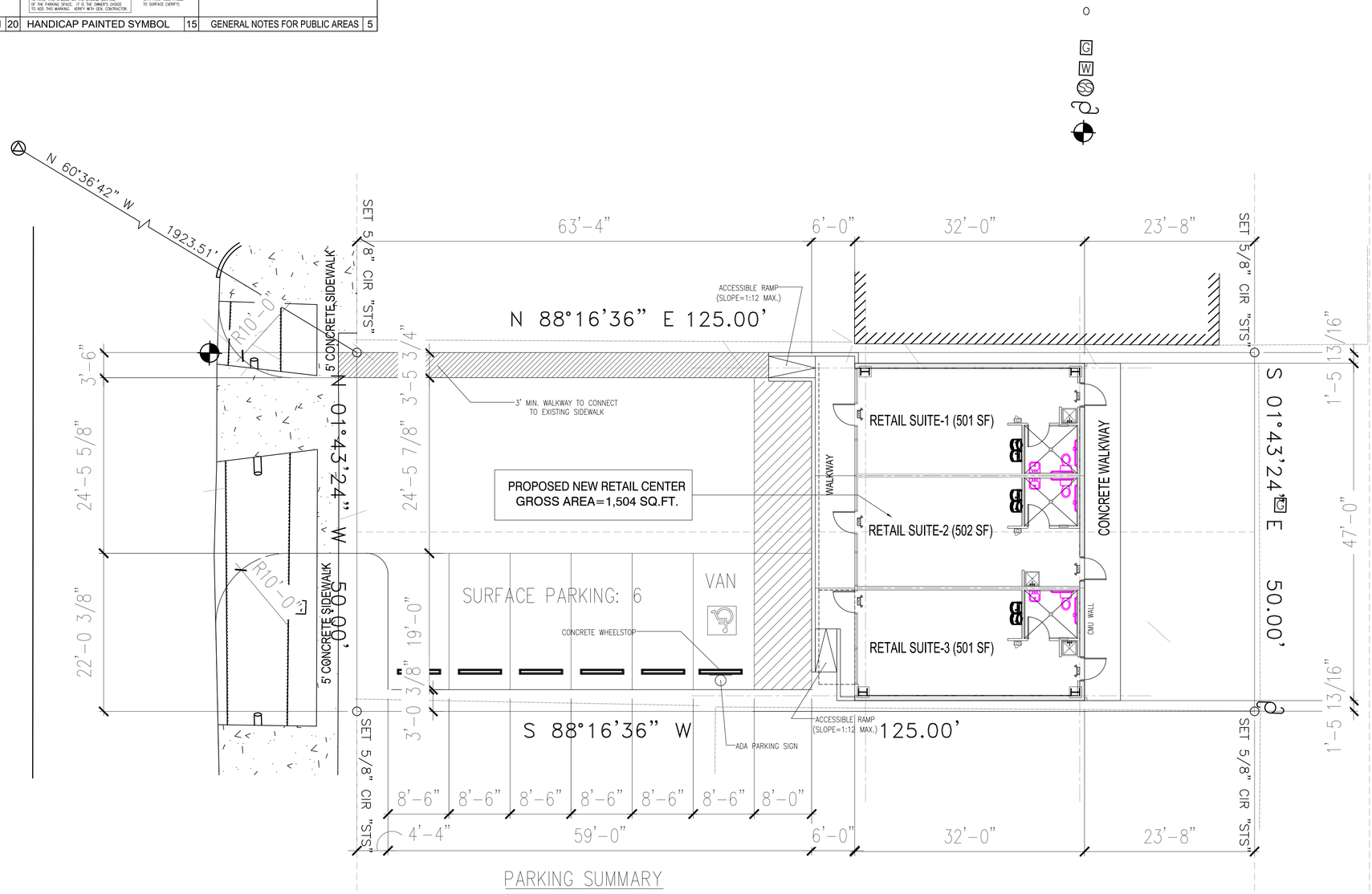
HANDICAP PAINTED SYMBOL | 15

1. PROVIDE HANDICAPPED ACCESSIBLE PARKING SIGNAGE AT ALL DESIGNATED HANDICAPPED PARKING SPACES.

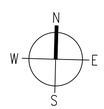
2. ALL DOOR HARDWARE AT ALL MAIN ENTRY DOORS SHALL BE ACCESSIBLE (LEVER TYPE) AND COMPLY WITH TAS SECTION 404. DOOR & GATE CLOSERS SHALL COMPLY WITH TAS SEC. 404.

3. PER 2012 IBC SEC. 1008.1.4, THERE SHALL BE A FLOOR OF LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNITS VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) EXCEPTION 4: VARIATIONS IN ELEVATION DUE TO DIFFERENCES IN FINISH MATERIAL, BUT NOT MORE THAN 0.5 INCH.

GENERAL NOTES FOR PUBLIC AREAS | 5



PARKING SUMMARY
RETAIL: 1,504 SF
PARKING RATIO: 4 PER 1,000 SF
PARKING REQUIRED: 6
PARKING PROVIDED: 6



(1) ARCHITECTURAL SITE PLAN (1/8"=1'-0")

CE
ENGINEERS & DEVELOPMENT CONSULTANTS
T.B.P.E. FIRM # 19146
INQUIRY@CEENGINEERS.COM
www.CEENGINEERS.com
(O): 832-491-1458

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727 SHOTWELL RETAIL CENTER

727 SHOTWELL STREET
HOUSTON, TEXAS 77020

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

ARCHITECT: HEI YIN EDMUND WONG
LICENSE NO.: TX#18968

REVISIONS

No.	DATE	DESCRIPTION

GENERAL NOTES

Scale HOZRI: N/A VERT: N/A	Issue Date 10-08-23
CEEDC Project Number 23032	CEEDC File Number 23032
Designed By EW	Date 05-09-23
Checked By EW	Date 05-09-23

SITE PLAN

DRAWING: A1.0.1

SHEET: /

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2531
Plat Name: Shotwell Center
Applicant: CE Engineers & Development Consultants, INC
Date Submitted: 11/03/2023

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:

Allow a 50' property frontage for an unrestricted reserve.

Chapter 42 Section: 42-190(c)

Chapter 42 Reference:

Sec. 42-190 - Tracts for non-single-family use—Reserves (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Minimum Street or Shared Driveway Frontage: 60 feet for unrestricted reserves.

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 bought by the owner was with the intention of making a small retail store. To make the property into an unrestricted reserve, the city requires 60' frontage and the property only has a 50' frontage, which would make the project unfeasible.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The property was bought with the intention to make a small retail as there is already retail stores in front of the property and to the right of the property, such as a Fiesta and a dental and insurance place. For this reason, the owner bought the property as most of the street is used for commercial use.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The developer is promising that to strictly adhere to the above-mentioned criteria and follow the intent and general purpose of Chapter 42. 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;

The developer is promising that they will not cause any injuries to the public health, safety and welfare because of this project. The proposed retail would have less than 10 parking spaces, which

would not add significant difference to the traffic in Shotwell St.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The property would be unusable if the variance request cannot be used.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-2531
Agenda Item: 96
PC Action Date: 01/11/2024
Plat Name: Shotwell Center
Applicant: CE Engineers & Development Consultants, INC

Staff Recommendation: Defer Additional information reqd

Chapter 42 Sections: **42-190(c)**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Allow a 50' property frontage for an unrestricted reserve.;

Basis of Recommendation:

The site is located east along Shotwell Street, a 60-foot right-of-way, north of East Interstate Highway 10 and south of Lyons Avenue in Houston Corporate Limits. The reason for replat is to create one unrestricted reserve. The applicant is seeking a variance to allow an unrestricted reserve to have 50ft of frontage instead of the required 60ft of frontage. The site is a replat of two lots out of the Denver Addition Subdivision created in 1891.
The developer would like to create a small retail center. The applicant did not provide a pedestrian and landscaping plan. Review by Legal indicates that this plat will not violate restrictions on the face of the plat or those filed separately. The applicant has met all notification requirements. Staff's recommendation is to defer the plat for additional information concerning the pedestrian realm, landscaping plan and alternate proposal to bring the proposed buildings closer to the street, utilize the alley and provide parking on the side and rear of the property. Staff's recommendation is to defer the plat for additional information and provide revised information by noon next Wednesday.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.

n/a

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

December 21, 2023

Dear Property Owner:

Reference Number: 2023-2531; Shotwell Center; is a replat of **Denver Addition,** being Lots 13 and 14, Block 58, as recorded in Vol. 55, pg. 160 of the Harris County Map Records.

The property is located north of I-10, west of Kress St and along Shotwell Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant and developer, **Melissa Lopez,** with CE Engineers & Development Consultants, Inc, can be contacted at **726-437-3840. This letter is being sent again because a variance request has been requested with this plat.**

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. You may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)-393-6600 or call Dorianne Powe-Phlegm at (832)-393-6570.

The Houston Planning Commission will hold a public meeting to consider this application.

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City Council Chamber, Public Level, Houston, Texas

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Controller: Chris Brown

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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

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.
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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 01/11/2024
Plat Name: Springdale Homes
Developer: No Company
Applicant: HRS and Associates, LLC
App No/Type: 2023-2401 C3N

Staff Recommendation:
Withdraw

Total Acreage:	0.1928	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77028	455E	City

Conditions and Requirements for Approval

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

For Your Information:

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

HPW- TDO- Traffic: 01/08/2024 - 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. http://www.houstontx.gov/planning/

HPW-HW- IDS: APPROVE

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

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.

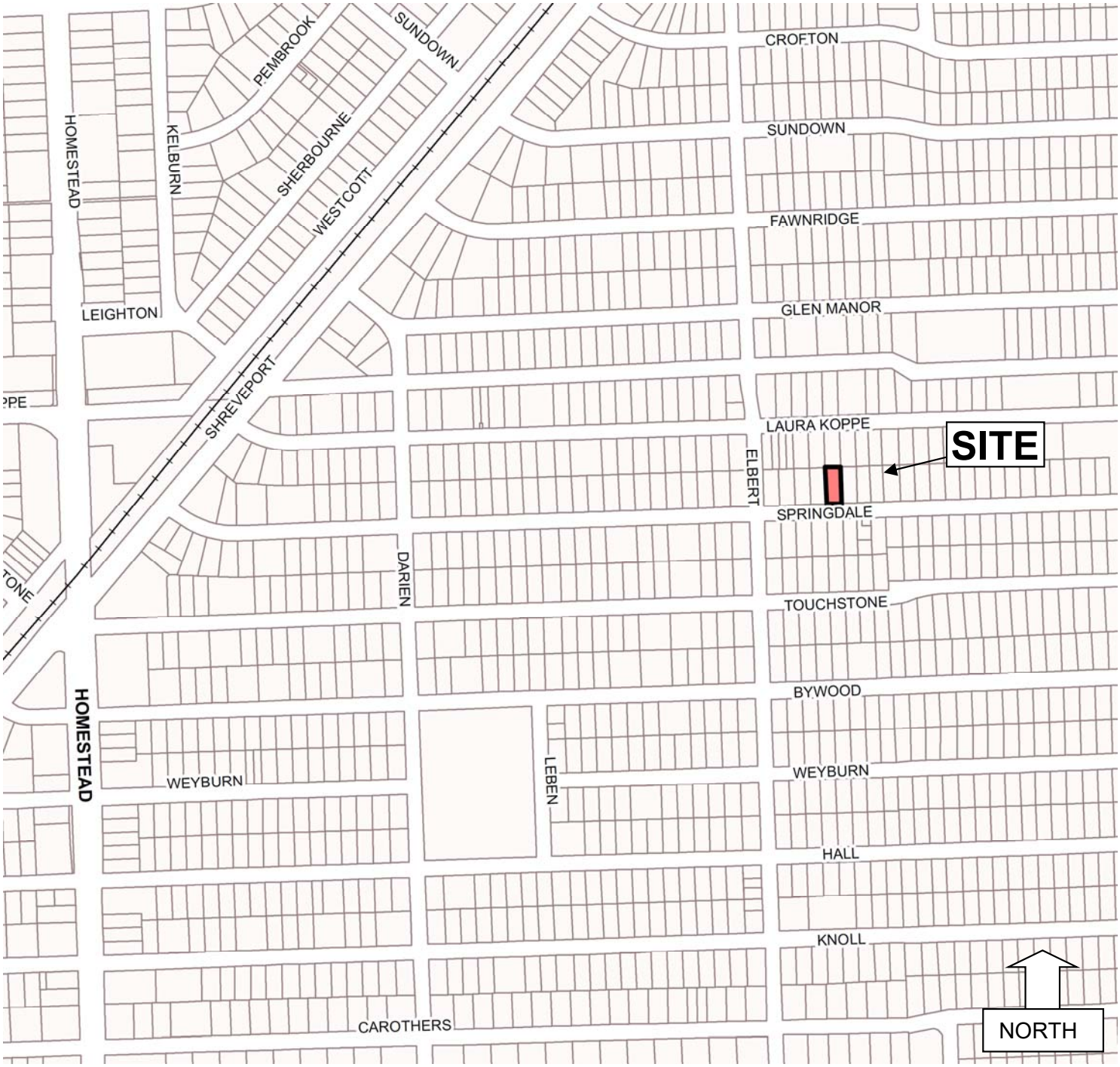
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Springdale Homes

Applicant: HRS and Associates, LLC



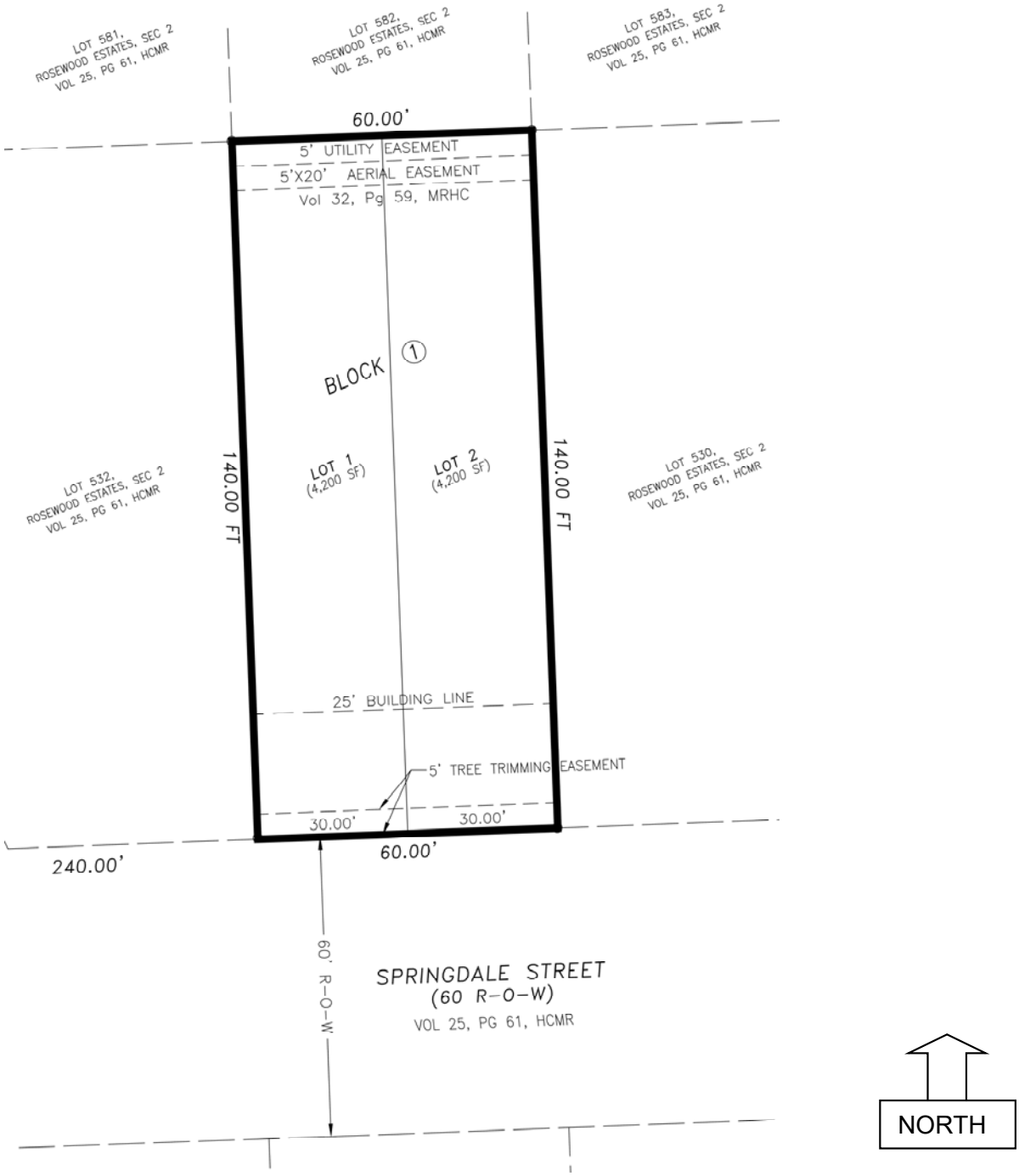
C – Public Hearings Site Location

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Springdale Homes

Applicant: HRS and Associates, LLC



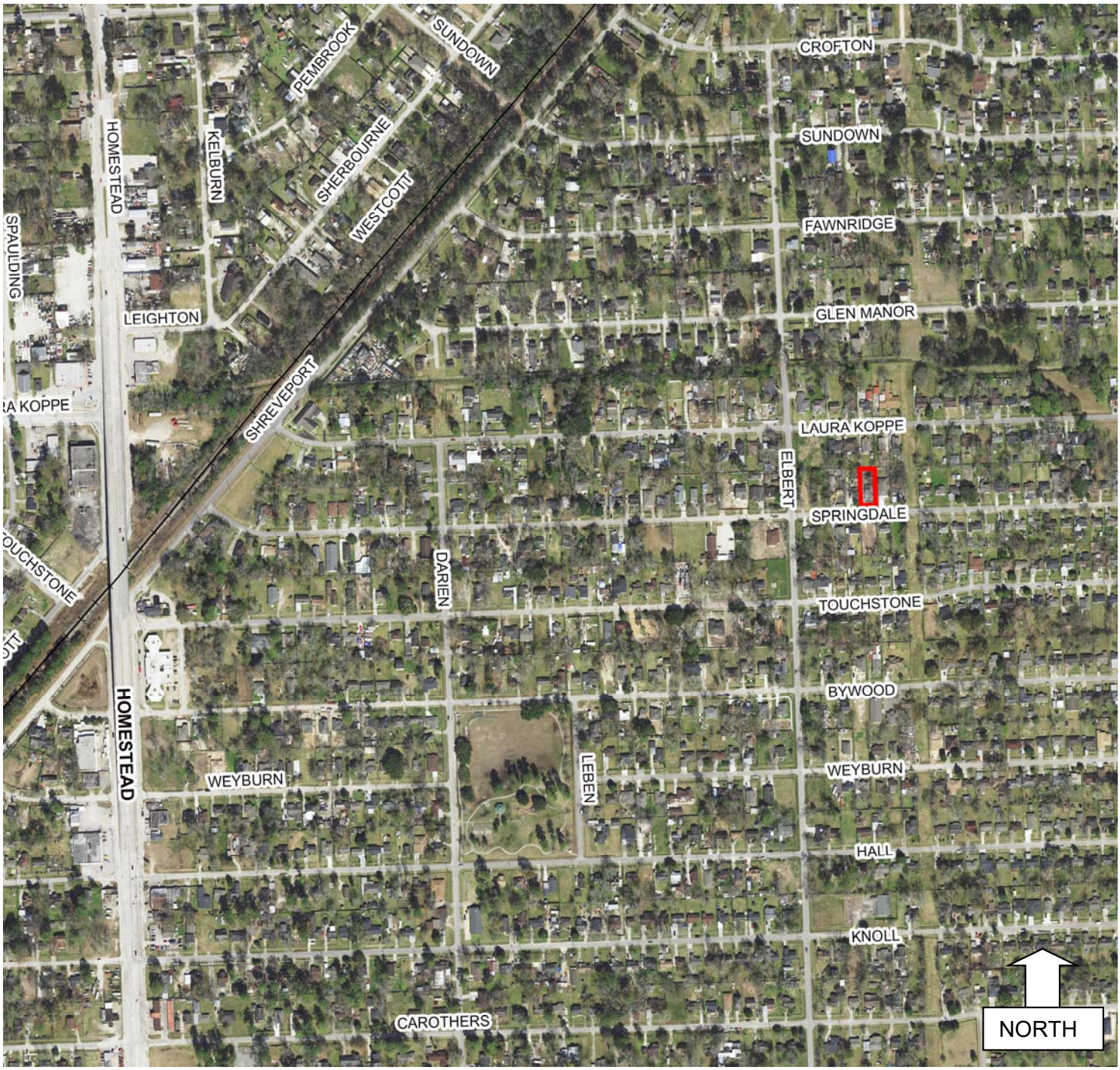
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Springdale Homes

Applicant: HRS and Associates, 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

December 15, 2023

Dear Property Owner:

Reference Number: 2023-2401; Springdale Homes; a partial replat of **Rosewood Estates**, being Lot 531 as recorded in Volume 25, Page 61 of the Harris County Map Records.

The property is located east of Homestead Road and north along Springdale Street. The purpose of the replat is to create two (2) single-family lots. The applicant, **Hamid Shotorbani,** with HRS and Associates, LLC, on behalf of the developer, can be contacted at **713-466-9776.**

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, January 11, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 01/11/2024
Plat Name: Woolworth Estates
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2023-2574 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2342	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77026	454Y	City

Conditions and Requirements for Approval

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Managment and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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

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

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

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

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 01/11/2024
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Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 01/08/2024 - 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. http://www.houstontx.gov/planning/

-Coordinate with center point energy for existing power pole in the ROW.

HPW-HW- IDS: APPROVE

CenterPoint: Recordation information for existing 10' UE

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.
No building is allowed within any public utility easement.
In the floodplain, need approved drainage plan.

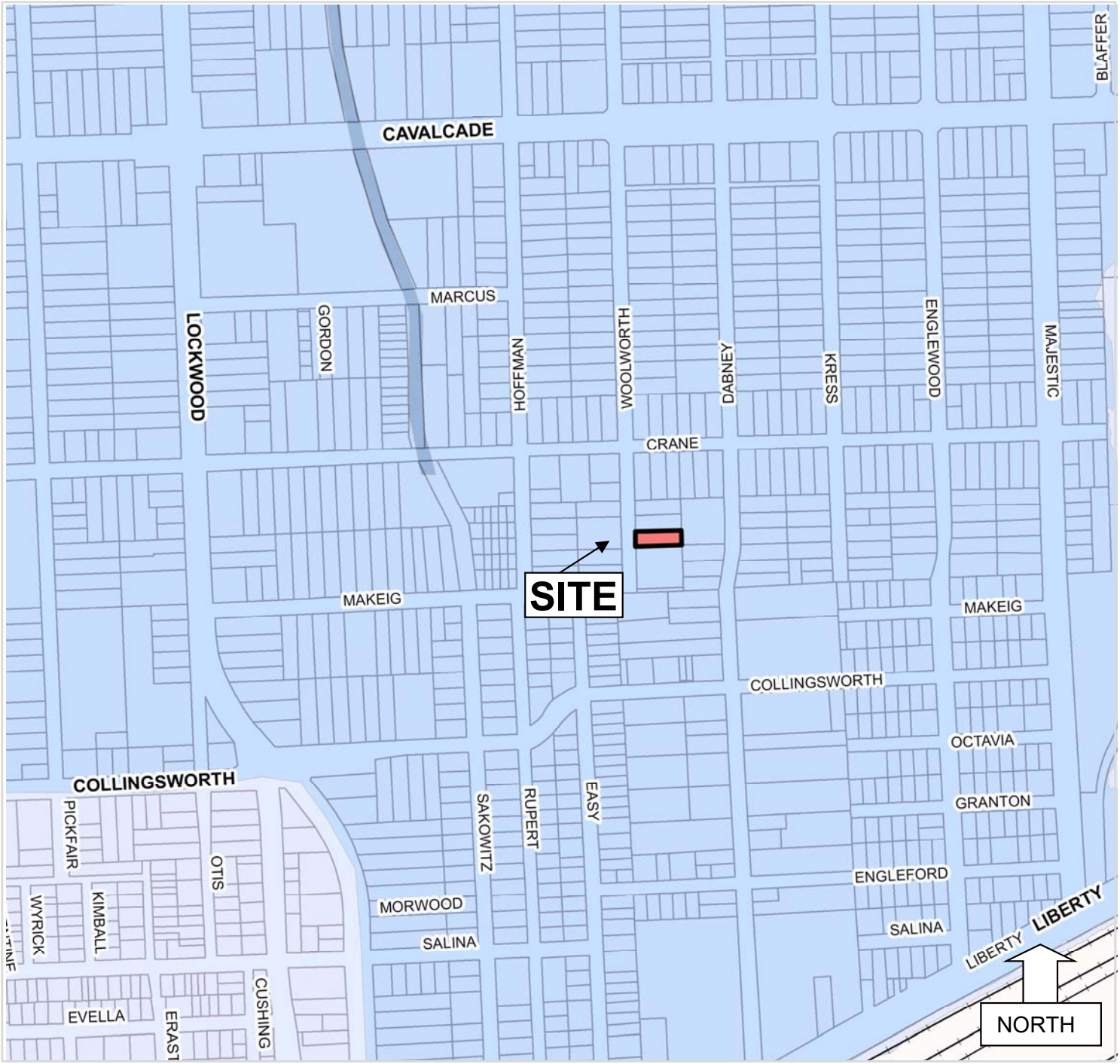
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Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Woolworth Estates

Applicant: PLS Construction Layout, Inc.



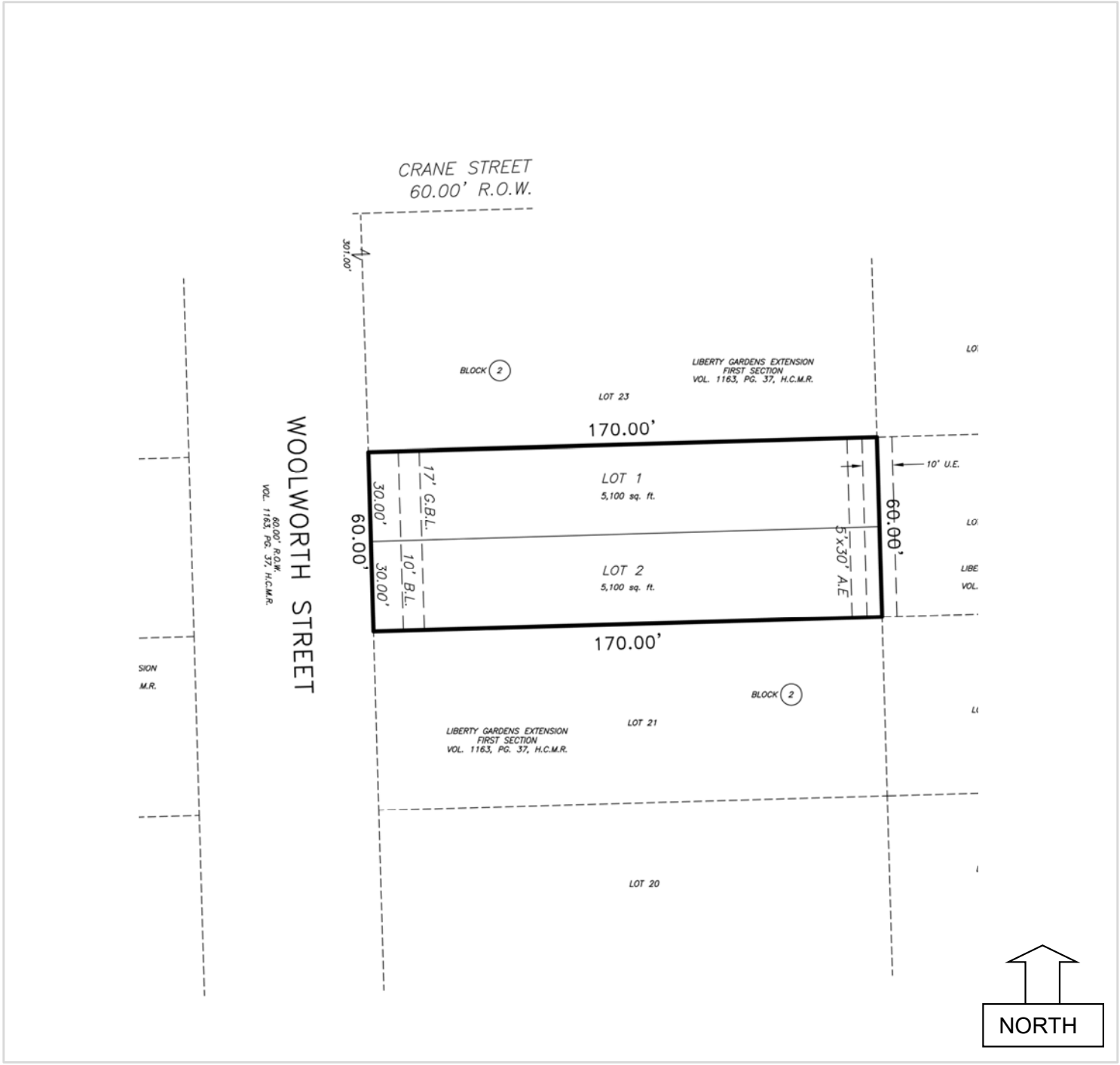
C – Public Hearings Site Location

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Woolworth Estates

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Woolworth Estates

Applicant: PLS Construction Layout, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

December 15, 2023

Dear Property Owner:

Reference Number: 2023-2574; Woolworth Estates; a partial replat of **Liberty gardens,** being Lot 22, Block 2 as recorded in Vol. 1163, pg. 37 & 38 of the Harris County Deed Records.

The property is located east along Woolworth Street and south of Crane Streett. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Uriel Figueroa**, with PLS CONSTRUCTION LAYOUT, INC., on behalf of 3h Engineering & Construction, INC, the developer, can be contacted at **713-480-4075.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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The Houston Planning Commission will hold a public meeting to consider this application.

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City Council Chamber, Public Level, Houston, Texas

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Controller: Chris Brown

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Terminology

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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 01/11/2024
Plat Name: Avalon School of Massage
Developer: White Glove Consulting, LLC
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2023-2539 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	0.4511	Total Reserve Acreage:	0.4511
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:	Combination	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

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

Add the following note on face of the plat if the variance is granted: The Planning Commission granted a variance to allow a reduced 15’ building line along IH 610 instead of the required 25’ building line subject to specific conditions on 01/11/2024. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

Applicant will be required to provide all the proposed pedestrian improvements as shown on the submitted site plan, including: minimum 6’ wide unobstructed sidewalk along IH 610, minimum 5’ wide unobstructed sidewalk along W 28th Street minimum 4’ safety buffer, landscaping (trees/shrubs) between the sidewalk and structure along W 28th Street, minimum 3" caliper trees, and screening on the façade of the proposed structure.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 01/11/2024
Plat Name: Avalon School of Massage
Developer: White Glove Consulting, LLC
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2023-2539 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 12/20/2023 - 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 at Chapter 15 of the Design Manual (IDM)

TxDOT Advance Transportation Planning: Coordinate with City of Houston Planning and Building Departments to ensure compliance. Driveway should be right in and right out along frontage road and have physical curb or equivalent barrier to prevent wrong way traffic.

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

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

HPW-HW- IDS: For the creation of 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.

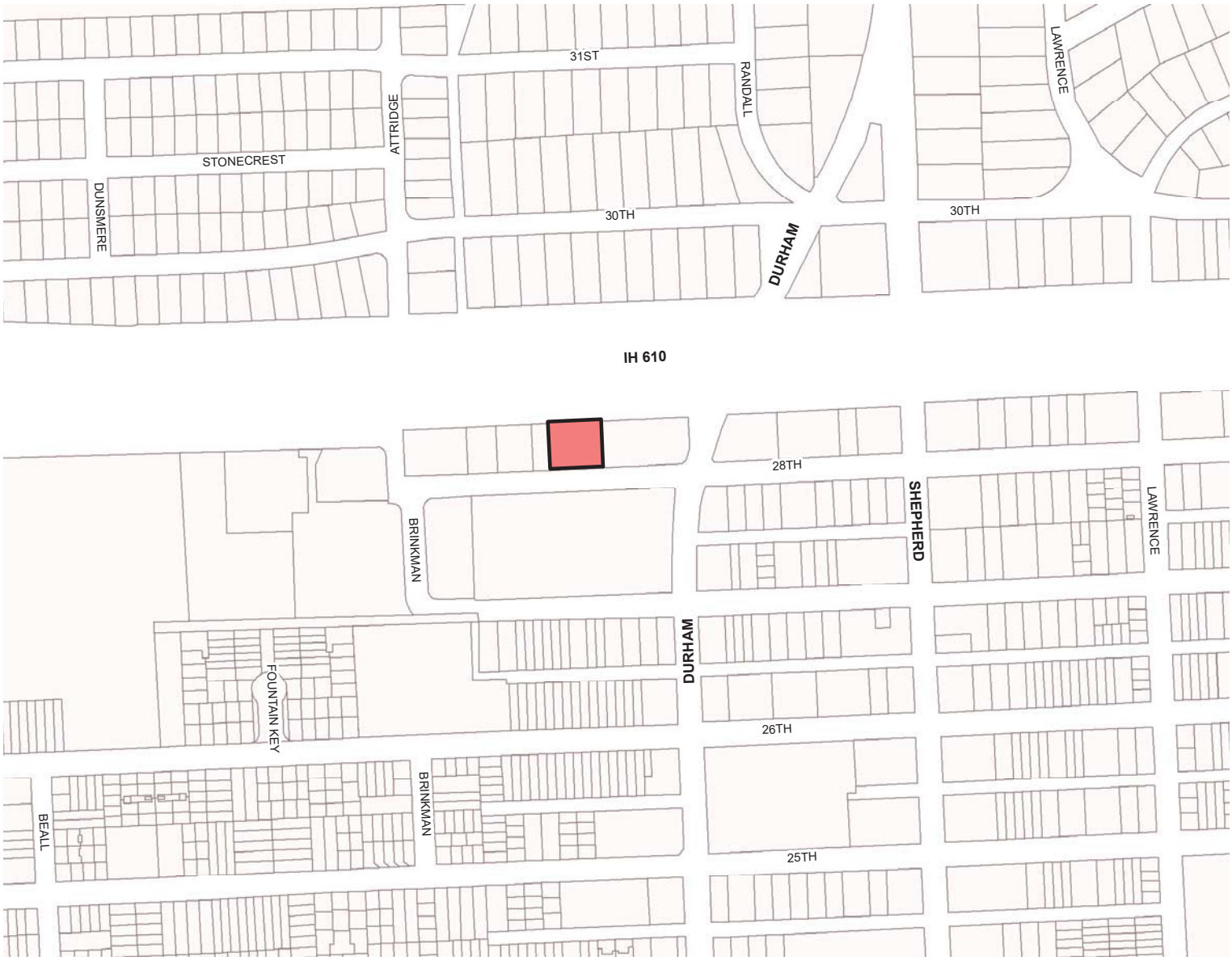
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Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Avalon School of Massage (DEF 1)

Applicant: REKHA ENGINEERING, INC.



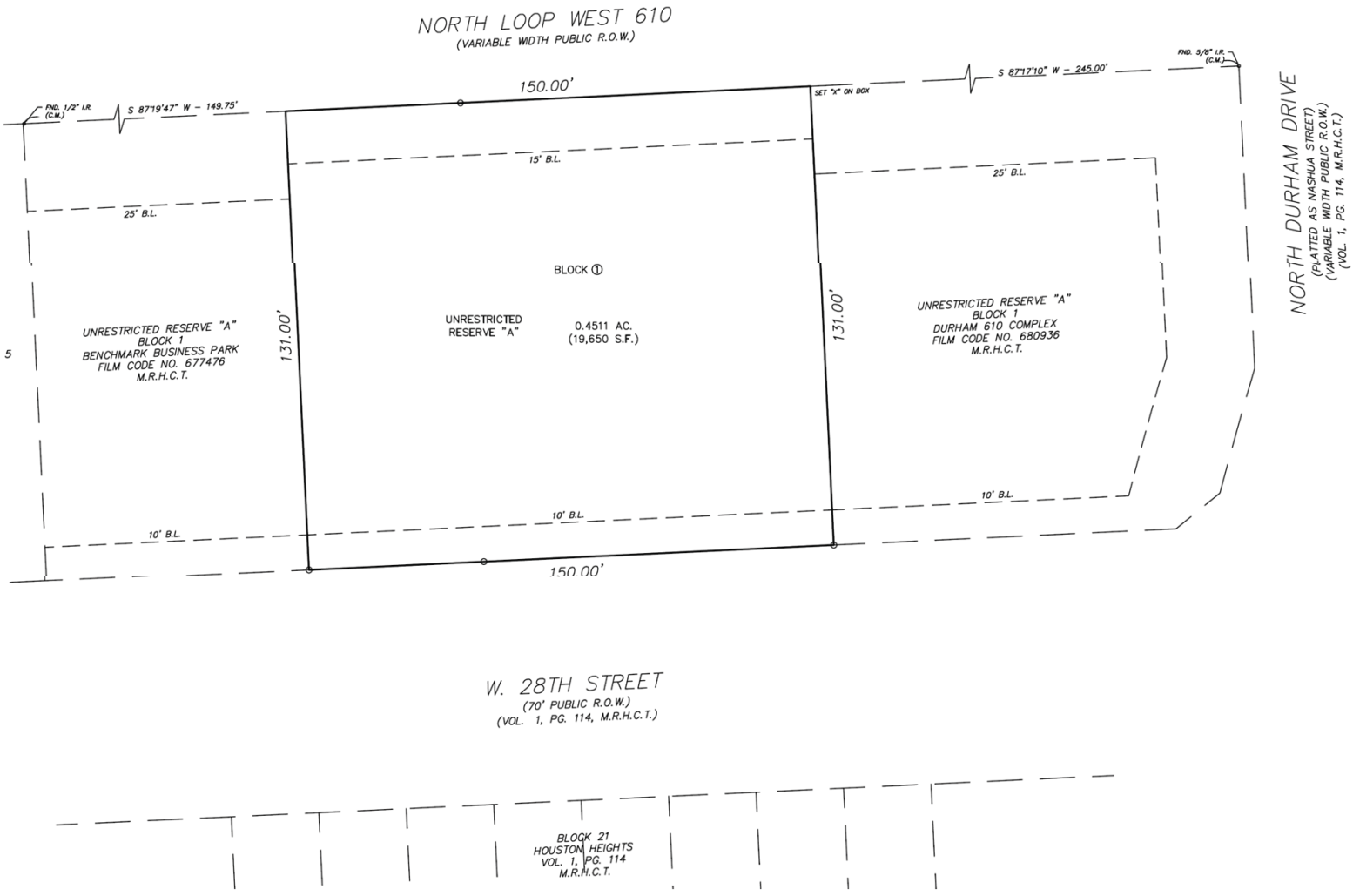
D – Variances **Site Location**

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Avalon School of Massage (DEF 1)

Applicant: REKHA ENGINEERING, INC.



D – Variances **Subdivision**

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 01/11/2024**

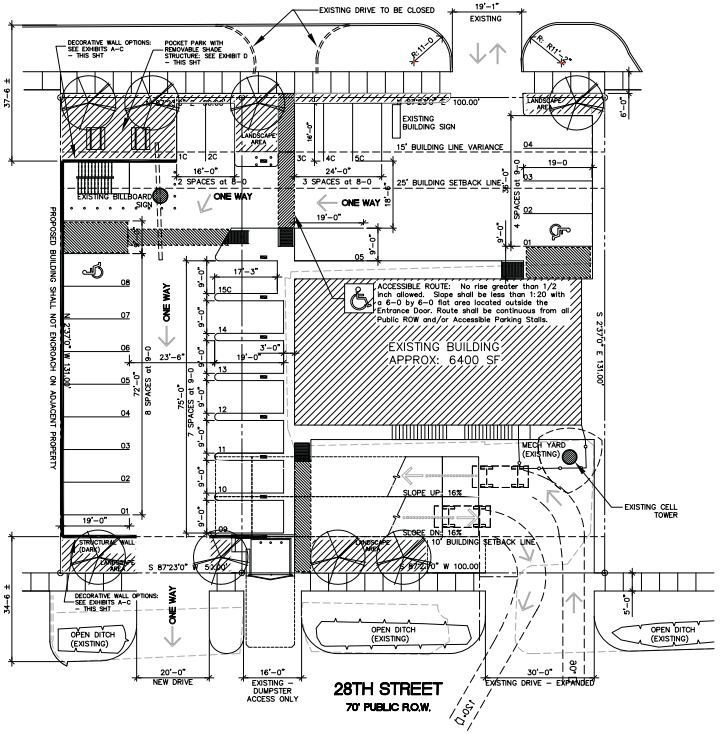
Subdivision Name: Avalon School of Massage (DEF 1)

Applicant: REKHA ENGINEERING, INC.



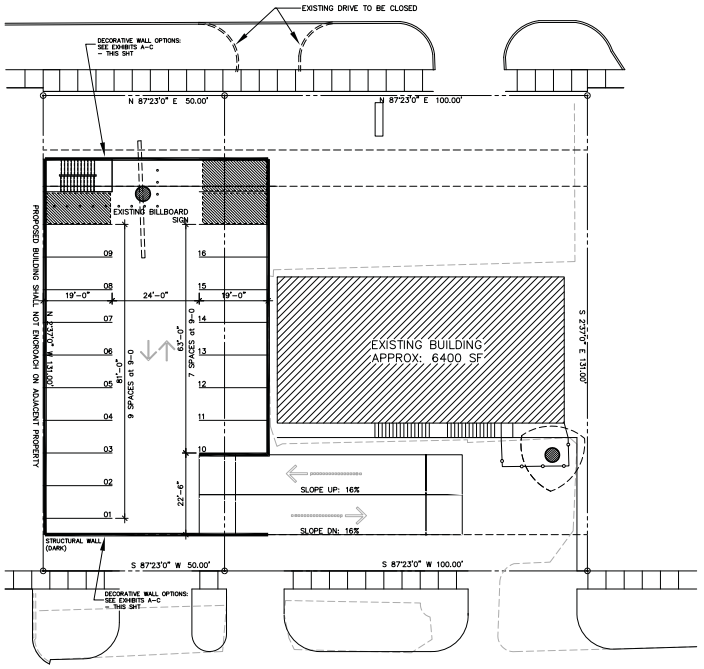
D – Variances

Aerial



1 GROUND FLR

Area: 7600 SF 1/16 = 1–0



2 SECOND FLR

Area: 6400 SF 1/16 = 1–0

OCCUPANCY CALCULATIONS

AREA	OCCUPANCY TYPE	MAX AREA PERMITTED	ACTUAL AREA	OCCUPANCY LOAD per SF	TOTAL OCCUPANCY LOAD	STAIRWAYS (0.30) REQUIRED EXITS	STAIRWAYS (0.30) REQUIRED WIDTH	STAIRWAYS (0.30) PROVIDED EXITS	STAIRWAYS (0.30) PROVIDED WIDTH	OTHER (0.20) REQUIRED EXITS	OTHER (0.20) REQUIRED WIDTH	OTHER (0.20) PROVIDED EXITS	OTHER (0.20) PROVIDED WIDTH
BUSINESS	B	23000 SF	6100 SF	100 GSF / OCCUPANT	61 OCCUPANTS	2	10	2	44	2	44	2	44
			---	TOTALS	61	2	10	2	44	2	44	2	44

PARKING CALCULATIONS

AREA	USE OF SPACE	AREA SF	PARKING LOAD	TOTAL PARKING REQUIRED	EXISTING PARKING SPACES STD	EXISTING COMP	EXISTING ASSIST	EXISTING VAN	PROPOSED PARKING SPACES STD	PROPOSED COMP	PROPOSED ASSIST	PROPOSED VAN
STUDENT CLASSRM	B BUSINESS	N/A SF	1.0 SP/5 STUDENT NOT RESIDE	9 (45 students max)	0	0	0	0	–	–	–	–
EMPLOYEE WORK	B BUSINESS	N/A SF	1.0 SP/3 EMPLOYEES	2 (6 employees)	0	0	0	0	–	–	–	–
HEALTH SPA	B BUSINESS	600 SF	5.0 SP/1000 sf	3	0	0	0	0	–	–	–	–
			TOTALS	14 (1 accessible)	0	0	0	0	35	6	0	2
				43 TOTAL SPACES, INC ACCESSIBLE								



3.1 EXHIBIT A

DECORATIVE WALL OPTION: DECOR SCREEN
(OWNER RETAINS RIGHT TO SELECT BETWEEN A, B, OR C)



3.2 EXHIBIT B

DECORATIVE WALL OPTION: GREEN WALL
(OWNER RETAINS RIGHT TO SELECT BETWEEN A, B, OR C)



3.3 EXHIBIT C

DECORATIVE WALL OPTION: PAINTED WALL MURAL
(OWNER RETAINS RIGHT TO SELECT BETWEEN A, B, OR C)



3.4 EXHIBIT D

POCKET PARK: REMOVABLE SHADE STRUCTURE
NOTE: THIS OPTION IS AN OWNER OPTION CONTINGENT ON BOE APPROVAL AND IS NOT INCLUDED AS A REQUIRED ITEM OF THE PLANNING DEPARTMENT VARIANCE. SHOWN FOR INFO. ONLY

STELLA ✳ MARIS
ARCHITECTURE

811 NLW GARAGE

SCHEMATIC STUDY R8 1.10.24

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2539
Plat Name: Avalon School of Massage
Applicant: REKHA ENGINEERING, INC.
Date Submitted: 11/03/2023

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:

In reference to Section 42-150 the building line requirement for a major thoroughfare equals 25 feet. The extent of variance sought is reduction of this requirement to 15 feet for this property.

Chapter 42 Section: 42-150d

Chapter 42 Reference:

(d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control.

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 current building occupancy is type B; and the use of the land, in terms of business use, is currently a business trade school in conformity with this occupancy. The operation of this business is hindered by insufficient parking, which the owner proposes to alleviate by construction of a 2 story parking garage (see architectural site plan). The maximizing of the capacity of the proposed garage is endured hardship by the current setbacks.

(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 proportion of available land to develop for parking and/or a garage in relation to the building, and in relation to enforced building line requirements, is insufficient to construct a parking structure adequate to address the parking demands of the trade school.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant has not added to the building and is using it in conformity with its occupancy type. The applicant is attempting to address operational difficulties on a constricted site, which require the City's cooperation and understanding.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The variance request is for a parking structure. The existing occupied building is and shall remain in conformity with setback regulations.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

In addition to alleviating the parking incapacity of the current building, the maximizing of parking capacity facilitated by this variance will alleviate traffic congestion along the feeder during peak operating hours of the business. Such alleviation will benefit the public safety and welfare.

(5) Economic hardship is not the sole justification of the variance.

This hardship is related to operational concerns of the applicant's business.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-2539
Agenda Item: 99
PC Action Date: 01/11/2024
Plat Name: Avalon School of Massage
Applicant: REKHA ENGINEERING, INC.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: **42-150d**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

In reference to Section 42-150 the building line requirement for a major thoroughfare equals 25 feet. The extent of variance sought is reduction of this requirement to 15 feet for this property.;

Basis of Recommendation:

The site is located in Houston's city limits, south along IH 610 and west of N Durham Drive. The applicant is requesting a variance for a reduced 15-foot building line, deviating from the mandated 25-foot building line, along IH 610. Staff is in support of the request.

The property currently hosts an existing business trade school, and the property owner intends to enhance its facilities by constructing a 2-story parking garage to address the growing need for additional parking spaces. However, there are existing physical barriers on the site that make strict adherence to the ordinance impractical for the project. Therefore, the applicant is seeking a variance to allow a minor portion of the building to encroach into the building line area due to the presence of an existing billboard sign positioned approximately at the required 25-foot building line along the northern boundary. The proposed encroachment of the building is minimal and poses no safety concerns. Staff coordinated with TxDOT and TxDOT have expressed no objection to this proposed request.

Granting the variance would help to improve the streetscape along IH 610 and W 28th Street. Per the site plan, the applicant has committed to providing spacious pedestrian realms, with unobstructed sidewalks and landscaping. Additionally, the building façade will incorporate screening elements, ensuring not only functionality but also aesthetic appeal.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

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 of the ordinance would make this project impractical due to existing physical barriers found on the site.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The size of the property and existing physical obstructions are existing conditions found within the site.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The applicant will enhance the streetscape on both streets by providing ample pedestrian realms with unobstructed sidewalks and landscaping. Furthermore, the building's façade will incorporate screening elements to ensure aesthetic appeal.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Staff coordinated with TxDOT and TxDOT expressed no concerns to the proposed deviation.

(5) Economic hardship is not the sole justification of the variance.

Granting the variance would help to improve the streetscape along IH 610 and W 28th Street. The applicant has committed to providing spacious pedestrian realms, with unobstructed sidewalks and landscaping. Additionally, the building façade will incorporate screening elements, ensuring not only functionality but also aesthetic appeal.

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

November 30, 2023

NOTICE OF VARIANCE

PROJECT NAME: Avalon School of Massage
REFERENCE NUMBER: 2023-2539

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north along West 28th Street, south along North Loop West 610 and west of North Durham Road. 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.

Rekha Engineering, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 15' building line along Loop 610 in lieu of the required 25' building line. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, December 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.**

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 John English with Rekha Engineering, Inc., at 713-895-8080 ext. 201. You may also contact the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6624. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 01/11/2024
Plat Name: Decker Prairie Rosehill GP
Developer: Toll Brothers
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2941 GP

Staff Recommendation:
Defer for further study and review

Total Acreage:	99.2800	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	287J	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. (Chapter 42)

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 01/11/2024
Plat Name: Decker Prairie Rosehill GP
Developer: Toll Brothers
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2941 GP

Staff Recommendation:
Defer for further study and review

HPW-HW- IDS: Approved

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. (TLGC-232.0026)
UVE, ROW dedications/ cutbacks and corner radii will be checked when section plats are submitted.
Ensure that street curves conform to COH IDM/ standards (IDM 10.3.03D)
Limited scope TIA\TIA required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC Infrastructure Regulations, chapter 12.02). Defer.

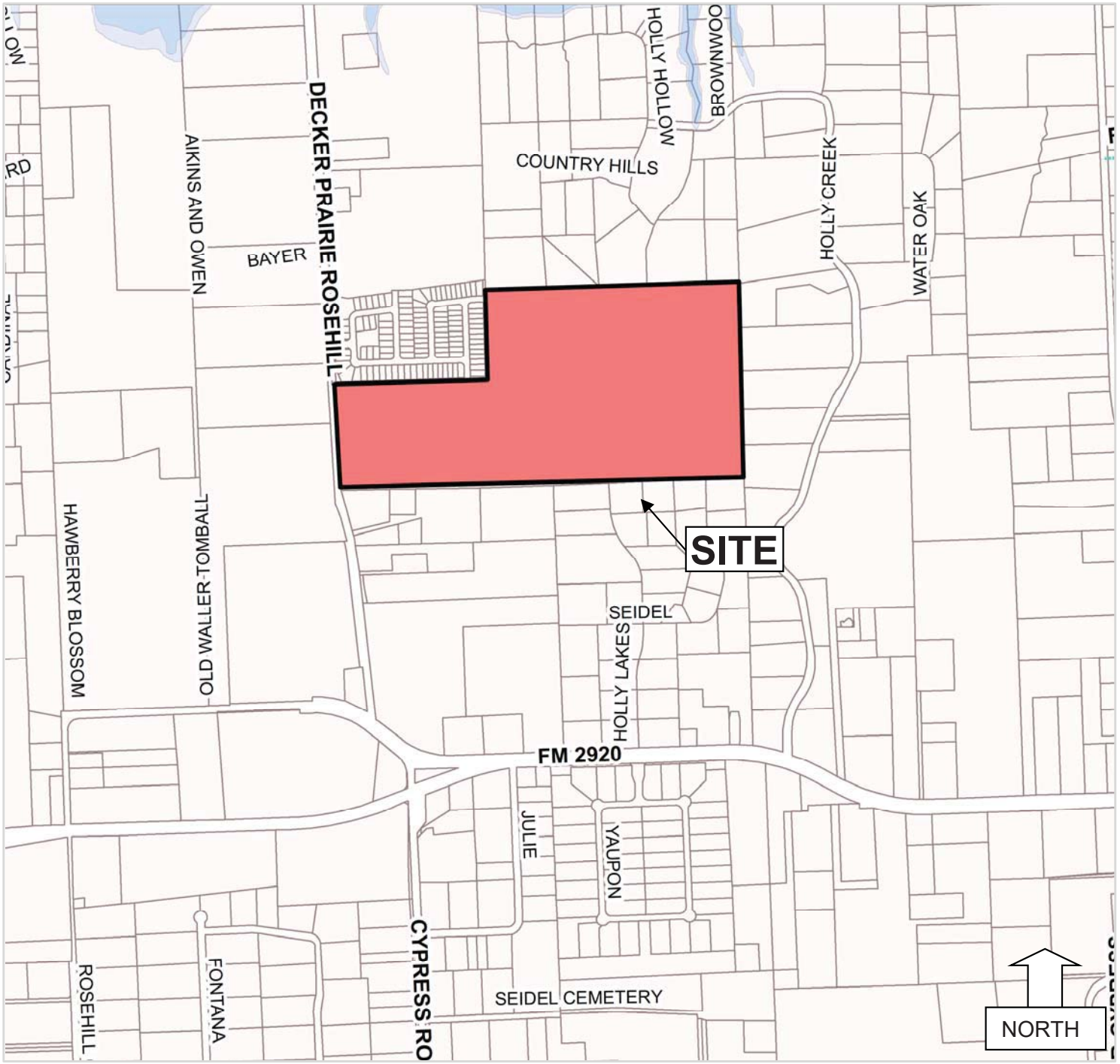
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Decker Prairie Rosehill GP

Applicant: LJA Engineering, Inc.



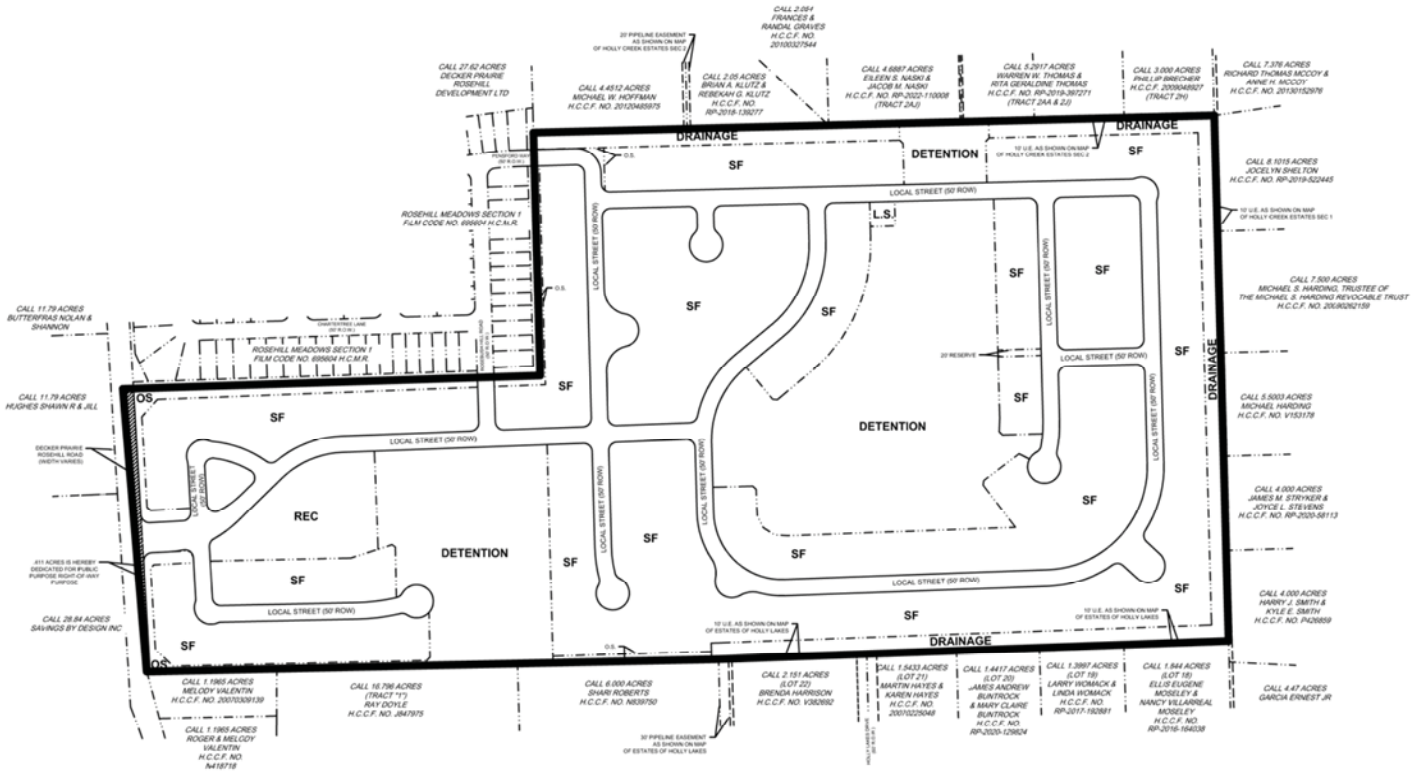
D – Variances **Site Location**

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Decker Prairie Rosehill GP

Applicant: LJA Engineering, Inc.



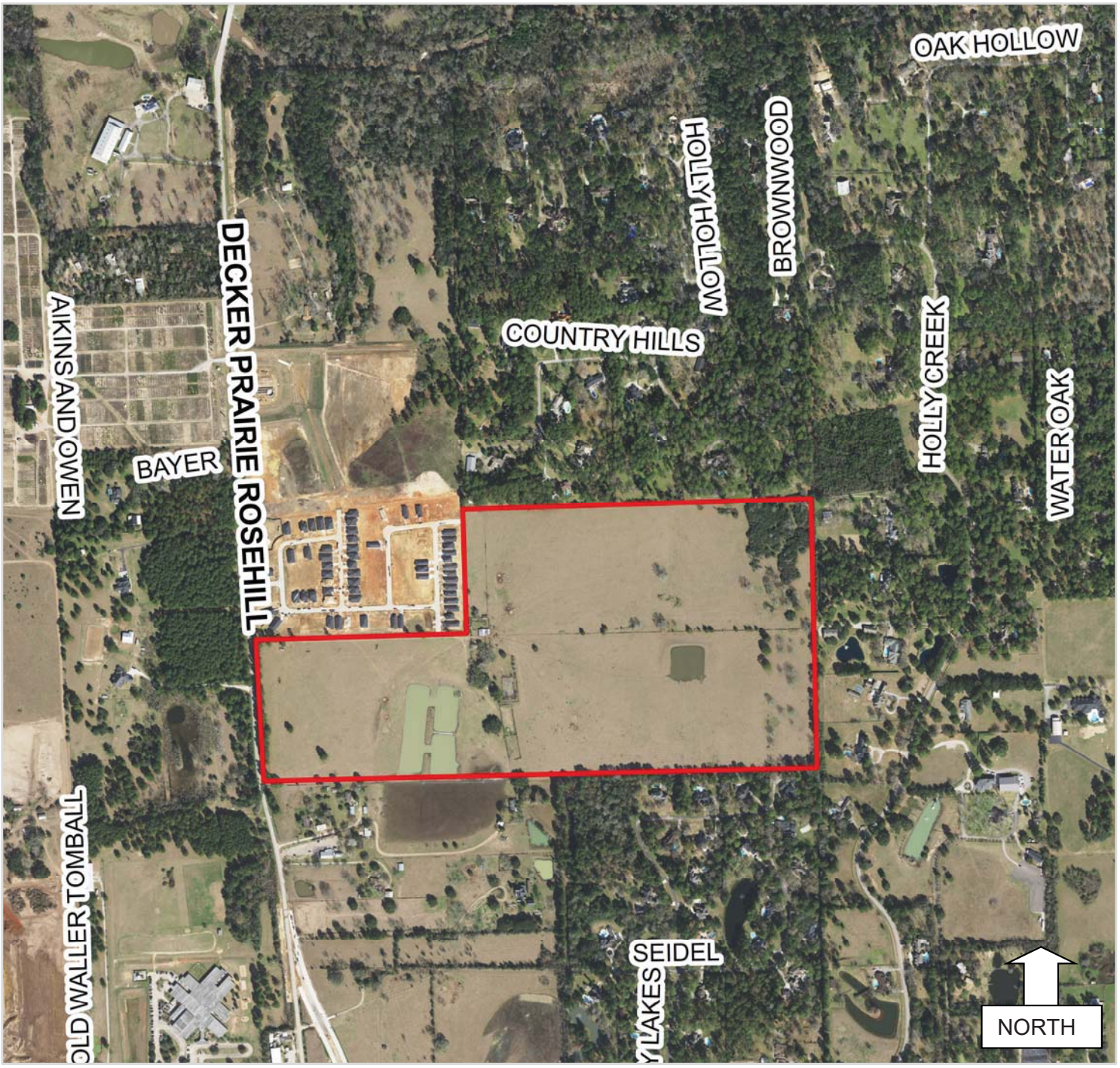
D – Variances **Subdivision**

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Decker Prairie Rosehill GP

Applicant: LJA Engineering, Inc.



D – Variances Aerial



Vicinity Map
1 inch = 1/2 mile

AN INTERSECTION SPACING VARIANCE EXHIBIT OF

DECKER PRAIRIE ROSEHILL

±99.28 ACRES OF LAND

OWNER:
DR HORTON

LEGEND

RES.	INDICATES RESERVE
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
H.C.C.F.	INDICATES HARRIS COUNTY CLERK FILES
R.O.W.	INDICATES RIGHT-OF-WAY
DOC. NO.	INDICATES DOCUMENT NUMBER

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°09'20" E	125.6'
L2	N 01°35'59" W	7.33'
L3	N 88°34'09" E	20.48'
L4	S 01°34'08" E	158.4'
L5	S 87°54'48" W	163.6'
L6	S 88°49'43" W	172.0'
L7	N 04°47'43" W	8.55'

NO PORTION OF THE PROPERTY INCLUDED IN THIS GENERAL PLAN LIES WITHIN THE 100-YEAR FLOODWAY AND THE 100-AND 500-YEAR FLOODPLAINS. AS EACH SECTION OR PARCEL IS PLATTED AND DEVELOPED, THE THEN CURRENT STANDARDS OF HARRIS COUNTY DRAINAGE, ELEVATION, AND BUILDING REGULATIONS MUST BE ADHERED TO.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR WAIVERS TO THE PROVISIONS OF THE AFORE MENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE HOUSTON PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR EMPLOYEES, NAME ANY OTHER, WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE DESIGN, LOCATION, QUALITY OR CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED OR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY LINES/LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

PLANNER:
LJA PLANNING & LANDSCAPE ARCHITECTURE
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

OUT OF THE
JOHN H. EDWARDS SURVEY, A-20
CITY OF HOUSTON ET, J, HARRIS COUNTY, TEXAS

NORTH
0 50 100 200

LJA# 2489-10027
12.22.2023

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2941
Plat Name: Decker Prairie Rosehill GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 12/22/2023

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 the 1,400-foot local street minimum intersection spacing requirement along three sides of the Decker Prairie Rosehill subdivision by: - approximately 1,855 feet along the southern boundary - approximately 184 feet along the eastern boundary - approximately 648 feet along the northern boundary.

Chapter 42 Section: **Sec 42-128. Intersections of local streets**

Chapter 42 Reference:

(a) A local street shall intersect with a public local street, a collector street or another major thoroughfare 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

Decker Prairie Rosehill is an approximately 99-acre residential community located east of Decker Prairie-Rosehill Road. The community includes internal streets that traverse the development. The site is bounded by single-family residential dwellings on all sides to the north, south, and the east. The surrounding single-family residential uses include existing estate lots to the south, east, and north and the Rosehill Meadow subdivision abutting the northwestern boundary. The Rosehill Meadow subdivision does provide two stub-outs which the proposed development is able to connect to. However, the surrounding estate lots are private and do not provide any type of stubbed access for connectivity. Any connection that is provided along the eastern boundary would essentially lead to the rear side of an estate lot, which would create a dead-end street which may cause adverse effects such as illegal dumping. Due to the existing single-family residences, it is not feasible to provide a local street connection along the southern, eastern, and northern boundaries to meet the criteria of 42-128. The proposed local streets within the development will provide adequate circulation throughout 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;

The existing conditions of the surrounding development is not a hardship created or imposed by the applicant. The connectivity should have been provided by the subdivisions previously constructed to allow an opportunity for the proposed development to tie into them.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The overall circulation of the area is upheld by the proposed street system, thereby preserving and maintaining the intent and general purposes of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance does not impede adequate circulation within the development or surrounding developments and will therefore not be injurious to the public health, safety, or welfare. There will be sufficient connectivity and access throughout the site and to adjacent properties.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance as the existing conditions of the surrounding development with the lack of connectivity points is the supporting circumstance for this request.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-2941
Agenda Item: 100
PC Action Date: 01/11/2024
Plat Name: Decker Prairie Rosehill GP
Applicant: LJA Engineering, Inc.- (Houston Office)

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: **Sec 42-128. Intersections of local streets**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed the 1,400-foot local street minimum intersection spacing requirement along three sides of the Decker Prairie Rosehill subdivision by: - approximately 1,855 feet along the southern boundary - approximately 184 feet along the eastern boundary - approximately 648 feet along the northern boundary. ;

Basis of Recommendation:

The site is located in Houston's ETJ, in Harris County, east along Decker Prairie Rosehill and north of FM 2920. The applicant is proposing a residential development and is requesting a variance to exceed intersection spacing requirements by not providing any north/south and east/west public streets. Staff's recommendation is to defer the plat for further study and review.

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 01/11/2024
Plat Name: Decker Prairie Rosehill Sec 1
Developer: Toll Brothers
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2942 C3P

Staff Recommendation:
Defer for further study and review

Total Acreage:	36.6000	Total Reserve Acreage:	12.2070
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	77377	287J	ETJ

Conditions and Requirements for Approval

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 01/11/2024
Plat Name: Decker Prairie Rosehill Sec 1
Developer: Toll Brothers
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2942 C3P

Staff Recommendation:
Defer for further study and review

CenterPoint: 1—BLK 4 L36-37: Dashed lines are unlabeled
2-- Prior easement (copy attached) to be included on plat:
Blanket easements should be listed in the General Notes.
UnRec CNP File No. 3-G-57

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. (TLGC-232.0026)
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC Infrastructure Regulations, chapter 12.02)
Provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10.3.03D)
Label dimensions with field verification in lieu of providing recording info (chapter 42-41)
UVE should be checked at Decker Prairie Rosehill Road and West Horizon Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Steep Ridge Rd and West Horizon Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Altitude Ln and West Horizon Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

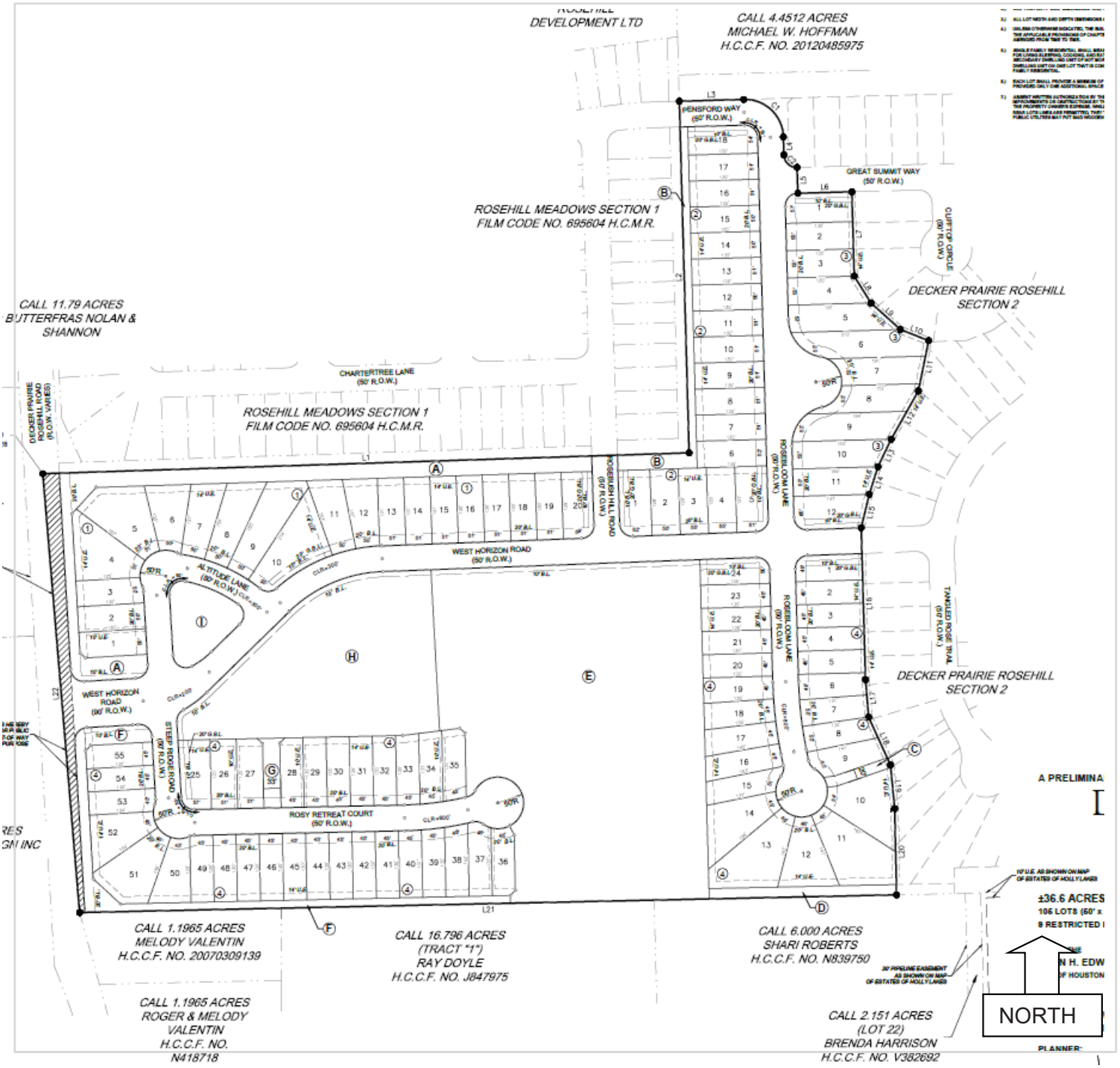
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Decker Prairie Rosehill Sec 1

Applicant: LJA Engineering, Inc.



D – Variances **Subdivision**

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 01/11/2024
Plat Name: Decker Prairie Rosehill Sec 2
Developer: Toll Brothers
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2943 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	33.1500	Total Reserve Acreage:	16.9490
Number of Lots:	72	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	287J	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)

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.

052. Decker Prairie Rosehill Sec 1 must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

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

214. Subdivision plat is out of a greater sized tract. General Plan must be approved prior to or simultaneously with this plat. 42 -24(a)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 01/11/2024
Plat Name: Decker Prairie Rosehill Sec 2
Developer: Toll Brothers
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2023-2943 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Dead-end water lines are prohibited within cul-de-sac.

Addressing: Horizon is already in use.
CenterPoint: Please identify dash lines in Reserves B and D.

Split Easement Rules: 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.
B - Splits must be even, i.e. 10'UE split 5'/5' 14'UE split 7'/7' 15'UE split 7.5'/7.5' 16'UE split 8'/8'.
C - Split between two plats: 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.
C.1 - Split between plat and acreage tract: The split must be drawn and footage labeled on both sides (inside & outside) of the split. Outside acreage must be labeled with landowner name and deed recording reference.
Please label outside easement 7/7 UE., put in lot numbers, add recording information for ownership.

All abbreviations on plat must be in Legend and/or notes of plat. Add G.B.L. and any new recording information abbreviations that will be added to 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. (TLGC-232.0026)
Provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10.3.03D)
Sec 1 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
UVE should be checked at West Horizon Rd and Tangled Rose Trl. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

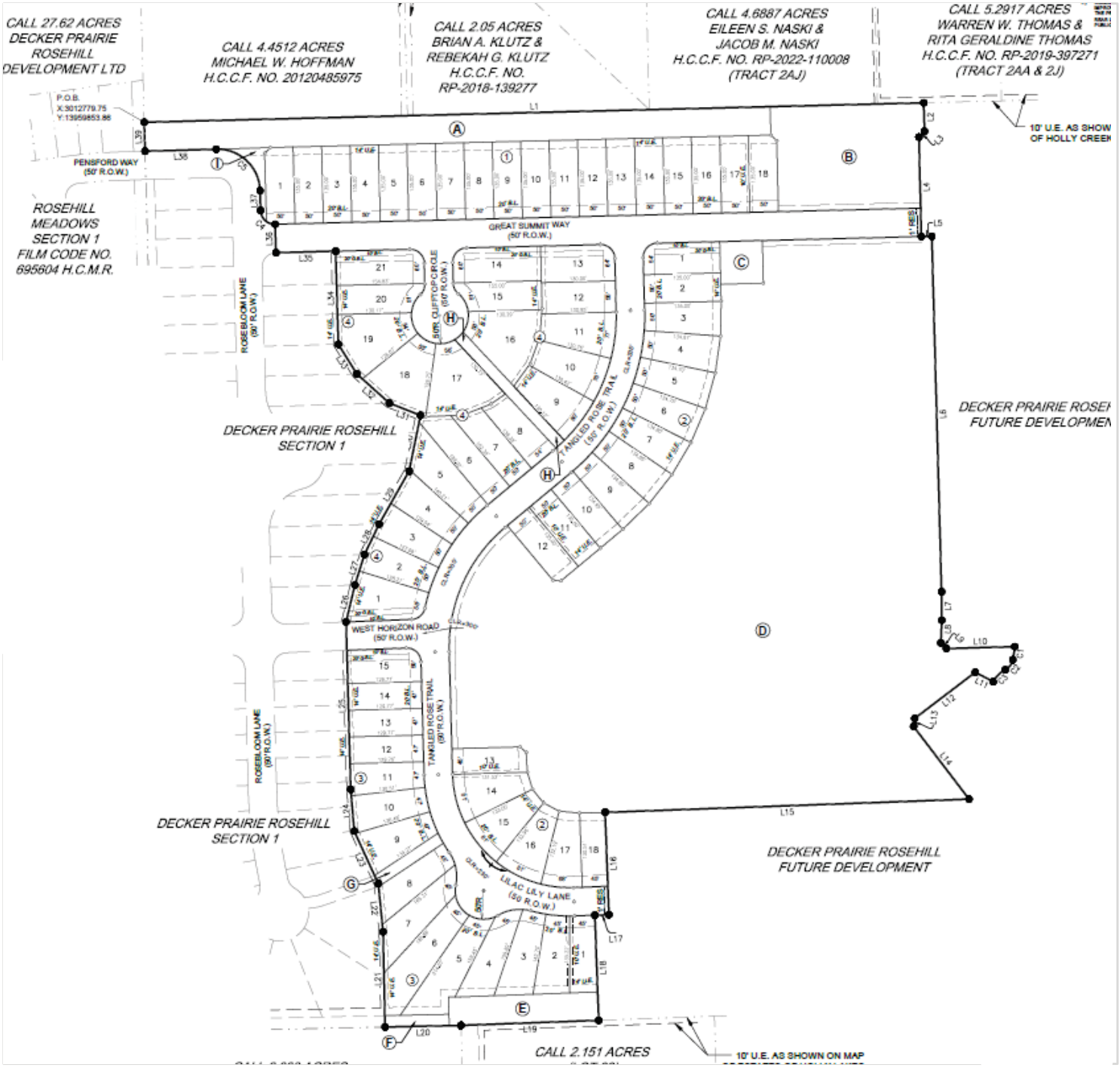
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Decker Prairie Rosehill Sec 2

Applicant: LJA Engineering, Inc.



D – Variances Subdivision

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 01/11/2024
Plat Name: Fresno Estates
Developer: Houston Replats LLC
Applicant: Carranza Outsource Drafting
App No/Type: 2023-2831 C2

Staff Recommendation:
Defer for further study and review

Total Acreage:	2.4122	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	77545	611X	ETJ

Conditions and Requirements for Approval

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

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

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)

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

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

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

1.) Defer per Fort Bend County engineering dept. Coordinate with engineering to verify status of the easements and intended access.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 01/11/2024
Plat Name: Fresno Estates
Developer: Houston Replats LLC
Applicant: Carranza Outsource Drafting
App No/Type: 2023-2831 C2

Staff Recommendation:
Defer for further study and review

Fort Bend Engineer: 1) It does not appear these parcels have access to Trammel Fresno. Please confirm or provide d access easement document
2) Provide confirmation from utility service provider for lots less than 1 acre in area
3) Revise to FBC plat format
4) Provide FBC plat notes
5) Add engineer signature block
6) Update county clerk to Laura Richard
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
CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add F.B.C.D.
It would be helpful to identify St. Williams Lane and Clay Road on plat with distance.
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Missing B.L.

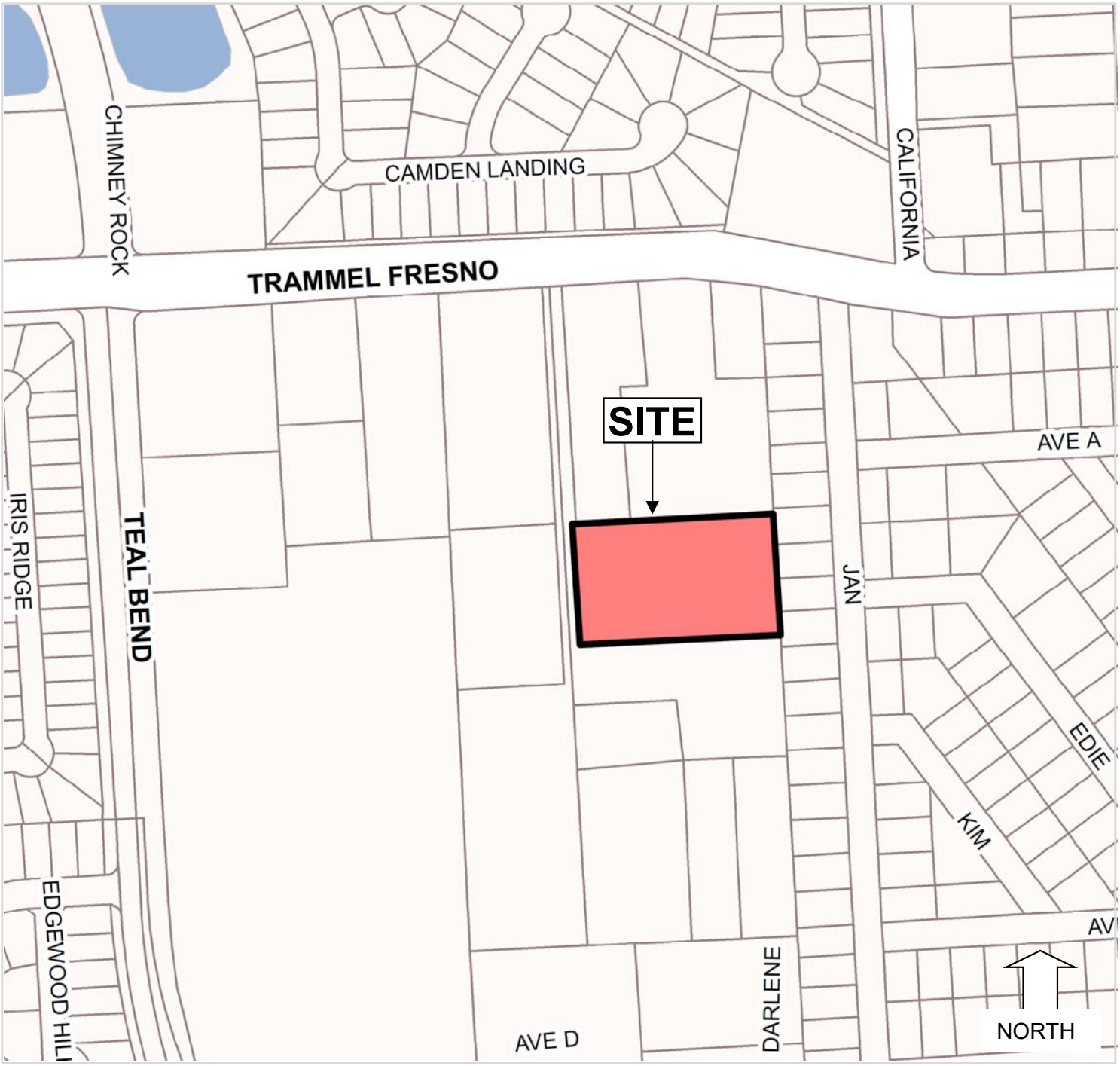
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Fresno Estates

Applicant: Carranza Outsource Drafting



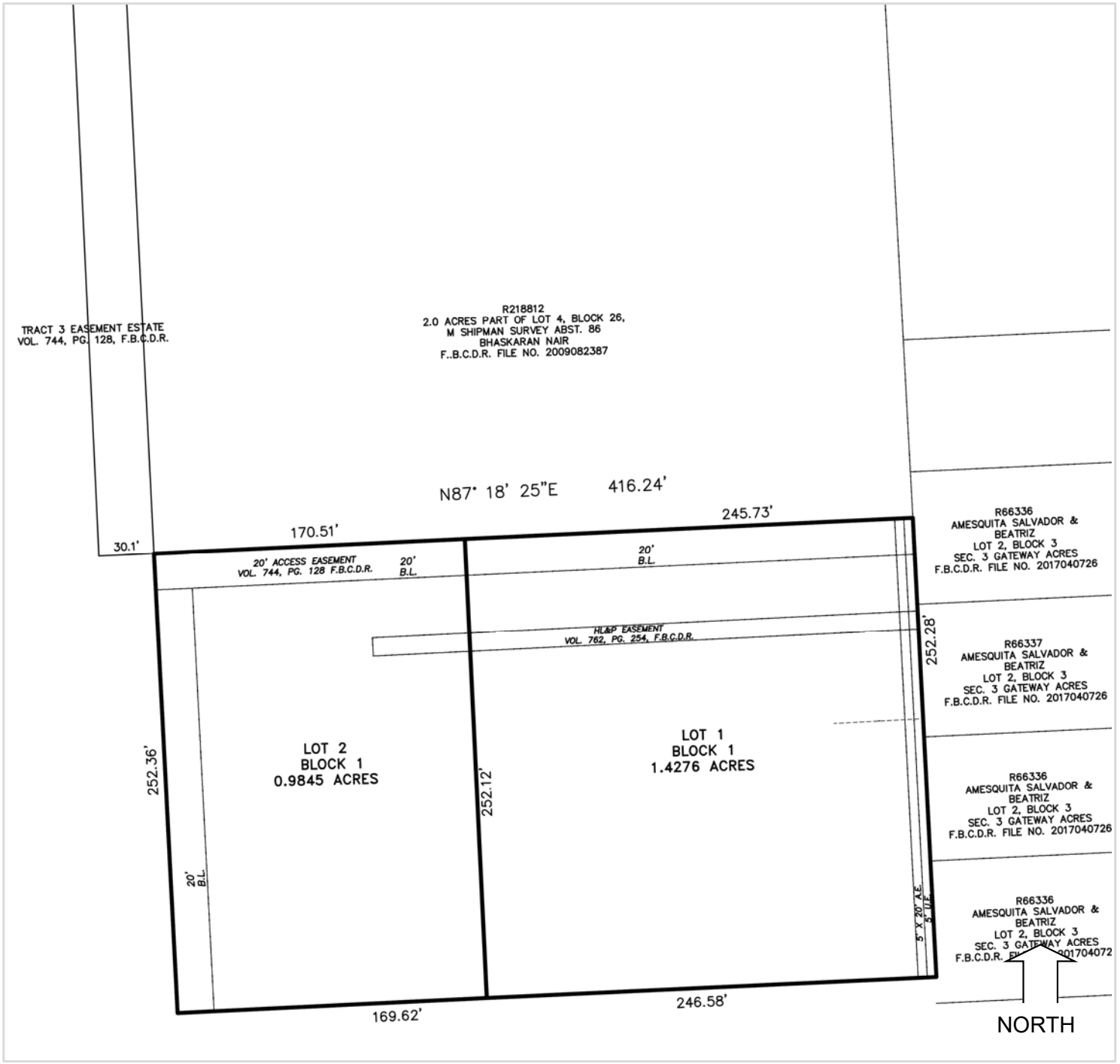
D – Variances **Site Location**

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Fresno Estates

Applicant: Carranza Outsource Drafting



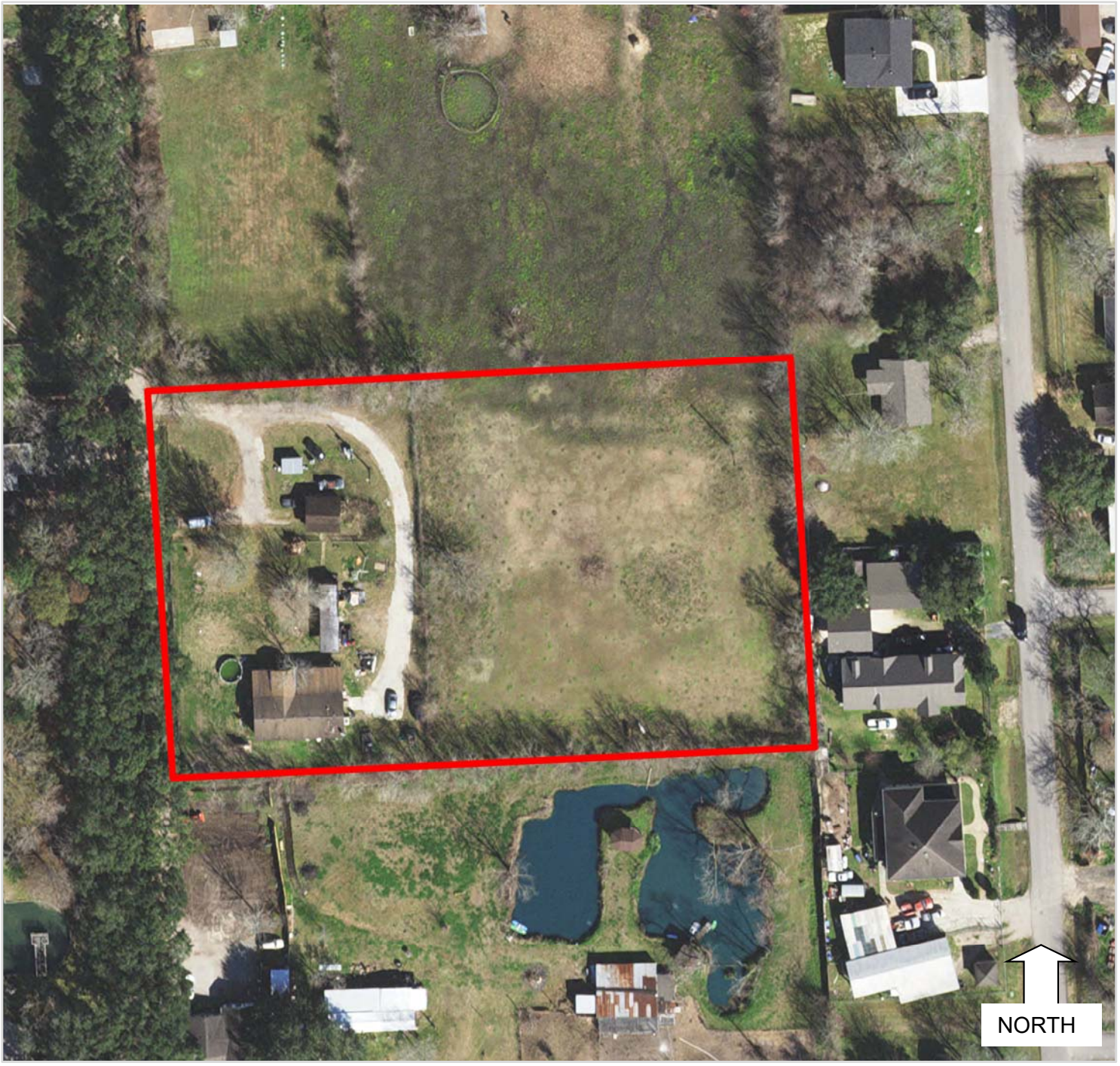
D – Variances **Subdivision**

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Fresno Estates

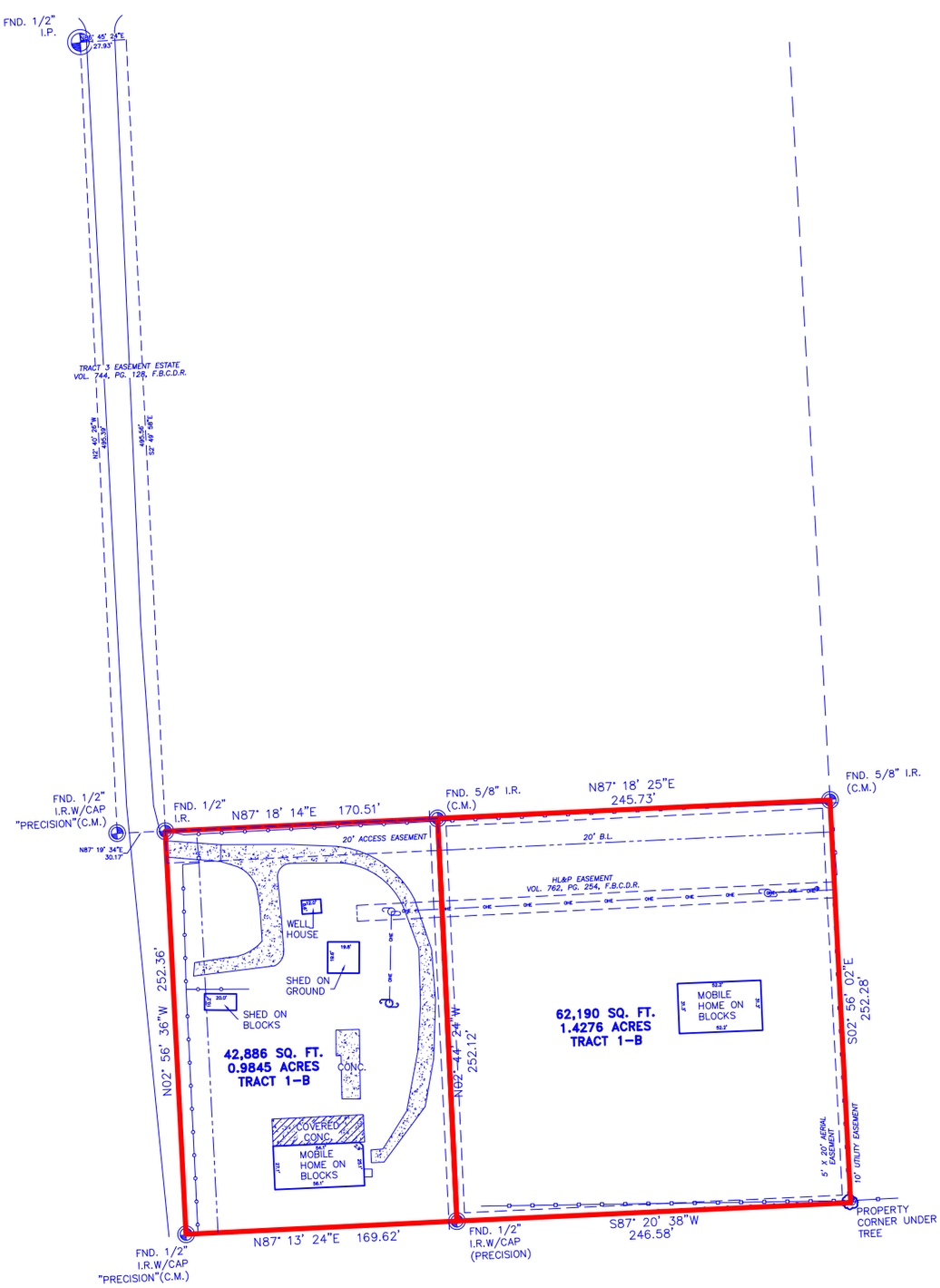
Applicant: Carranza Outsource Drafting



D – Variances

Aerial

1" = 100'
GRAPHIC SCALE
0 50' 100' 200



SURVEY OF

LOTS 4 AND 5, SECTION 86, TRACT 1-B, OF THE MOSES SHIPMAN SURVEY, ABSTRACT NO. 86, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME X, PAGE XXX, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, BUILDING LINE RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.

1. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF INSTRUMENT NOT SHOWN ON THIS SURVEY

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- CONTROL MONUMENTS
- F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
- R.P.R.F.B.C.T. REAL PROPERTY RECORDS, FORT BEND COUNTY, TEXAS
- TOP OF BANK
- CHAIN LINK FENCE
- SETBACK LINE
- EASEMENT LINE
- PROPERTY LINE
- ADJOINER LINE
- POWER POLE
- DOWNGUY POLE

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.

11/16/2023

STATE OF TEXAS
REGISTERED
DAVID L. BOWDEN
4864
PROFESSIONAL
LAND SURVEYOR

David L. Bowden TX. R.P.L.S. No. 4864

Bowden Survey
PROFESSIONAL ENGINEERING SERVICES
12000 Westheimer, STE. 106
HOUSTON, TEXAS 77077
PHONE: (281) 531-1900 FAX: (281) 531-4900
TBPLS Registration No. 10127400

FLOOD INFORMATION

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE X MAP No. 48157C PANEL: 0315L DATED: 04/02/2014

This information is based on graphic plotting only. We do not assume responsability for exact determination.

JOB NO. LC23-0051
GF NO.: N/A
Title Co.: N/A
FOR: NAIR BHASKARAN
ADDRESS: 1807 TRAMMEL-FRESNO ROAD FRESNO, TX. 77545

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THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2831
Plat Name: Fresno Estates
Applicant: Carranza Outsource Drafting
Date Submitted: 12/09/2023

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 owner of said property does not have access to their lot from nearest public right-of-way.
Chapter 42 Section: 42-188(a)

Chapter 42 Reference:
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
The Owner of the property is landlocked and doesn't have access to the nearest right-of-way (Trammel-Fresno Rd.) We were told by Fort Bend County this lot hasn't been platted. Their is a 30' foot private road easement, date Oct. 1977, that will allow the owners access and we would like to replat this lot and add an access easement.

(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 Owner has owned the land since 2012 and there is no plat map for this area. The access easement was created in 1977 but not shown on any plat map. The surrounding lots are not shown on any plat map either and we would like to record the lot in question to subdivide.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The owner is seeking to properly record his piece of land and access easement by replat and City of Houston recordation.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The purpose of the variance is to follow Fort Bend County and City of Houston guidelines to create a recorded tract and new tract.

(5) Economic hardship is not the sole justification of the variance.

The owner is seeking to recognize & record the existing access easement to allow access to his property.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-2831
Agenda Item: 103
PC Action Date: 01/11/2024
Plat Name: Fresno Estates
Applicant: Carranza Outsource Drafting

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: **42-188(a)**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
The owner of said property does not have access to their lot from nearest public right-of-way.;
Basis of Recommendation:
The subject site is a nearly 2.5 acre property located in the Fort Bend County Extraterritorial Jurisdiction, South of Trammel-Fresno Road and east of Teal Bend Road.
The applicant is proposing 2 large single-family residential lots and is requesting a variance to take access via an access easement in lieu of public street frontage.
Proposed Lot 2 has already been developed and currently takes access from the access easement.
The intent of the plat is to give Proposed Lot 1 access. The existing access easement provides access to apparent residential and commercial properties. Fort Bend County Engineering Dept has requested the plat be deferred.
Staff recommendation is to defer the plat for 2 weeks to allow the applicant to coordinate with the FB County Engineering Dept to confirm status of the existing and proposed access easements and intended access.
Staff

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 01/11/2024
Plat Name: Gated Rentals Crosby
Developer: GRFIS1L, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2023-2320 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	26.0630	Total Reserve Acreage:	26.0630
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:	Crosby MUD

County	Zip	Key Map ©	City / ETJ
Harris	77532	419G	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)

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

157. Provide streets names for each street. (133-134)

157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.

159. Provide centerline tie.

1.) This is a preliminary Approval, a final must be submitted.
2.) Provide street names and street name breaks with final. Final may face deferral for street names and engineering due to late addition to preliminary.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 01/11/2024
Plat Name: Gated Rentals Crosby
Developer: GRFIS1L, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2023-2320 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

CenterPoint: Aerial Easement granted to CenterPoint Energy Houston Electric, LLC, as set out in Clerk's File# 20150172854, does not appear on plat.

CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: Crosby-Lynchburg

HPW-HW- IDS: APPROVE
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. (TLGC-232.0026)
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)
TxDOT may require a TIA. If so , county should be involved in scoping meeting (HC-permit regs, 12.02)
Documentation of TxDOT driveway approval should be submitted with site plans.(HC permit regs, 5.06)
Provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10
Traffic circulation, geometry and conceptual drainage scheme will need to be finalized prior to final plat approval. Coordinate with county traffic Chapter 42-51 HC-infrastructure regulations sec 12).3.03D)

Add 1' reserve (Chapter 42-191)
Provide street name (HC-infrastructure regulations, Appendix K)

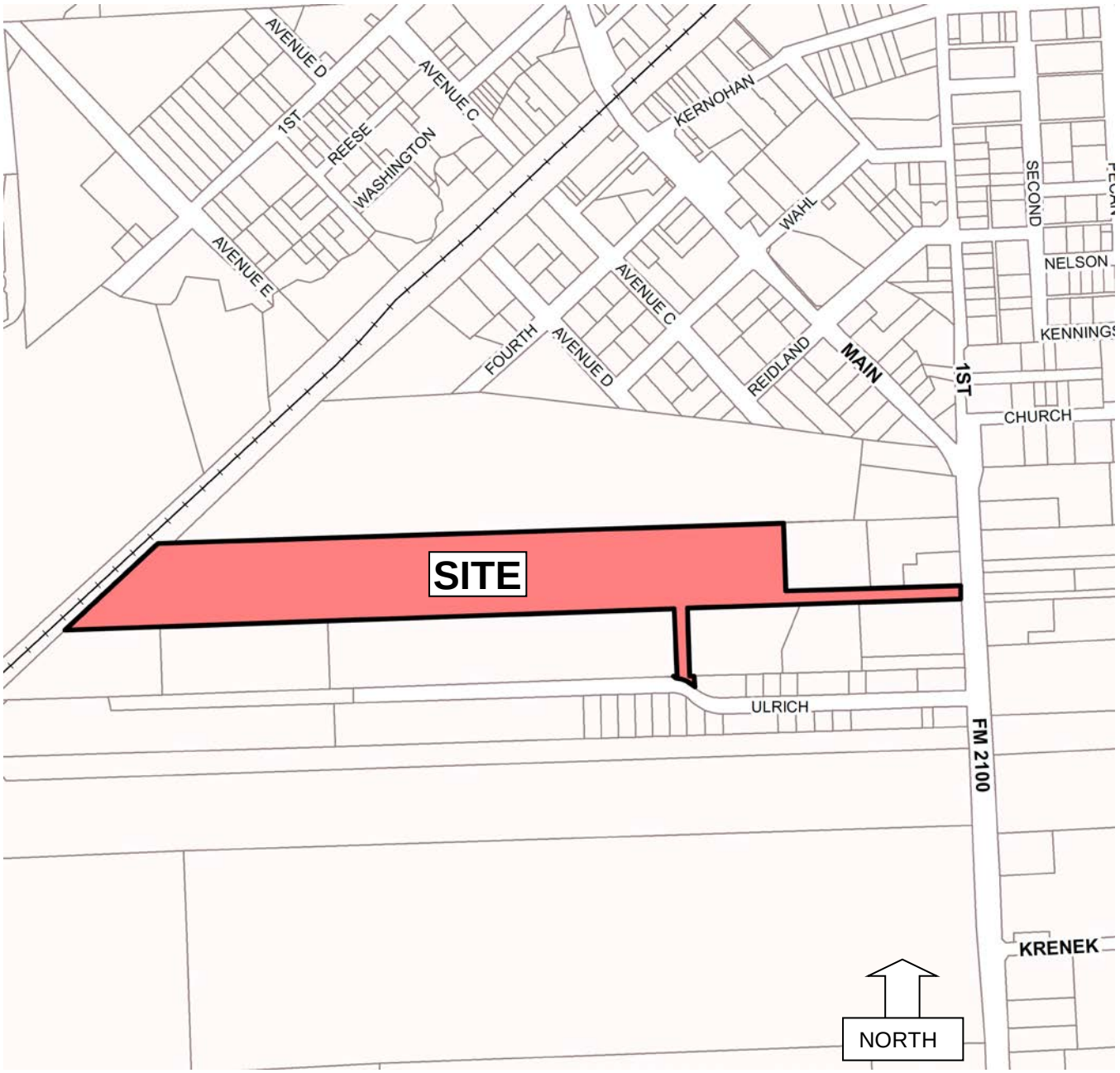
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Gated Rentals Crosby (DEF1)

Applicant: Civil-Surv Land Surveying, L.C.



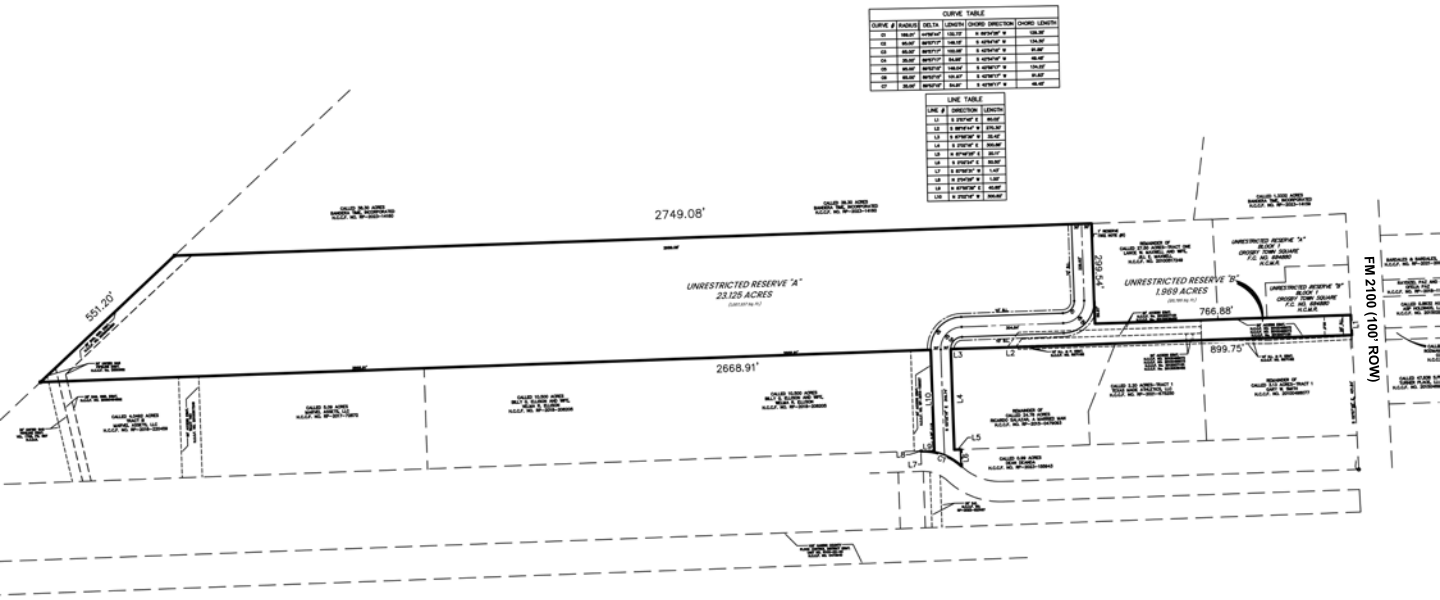
D – Variances **Site Location**

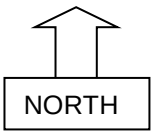
Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Gated Rentals Crosby (DEF1)

Applicant: Civil-Surv Land Surveying, L.C.





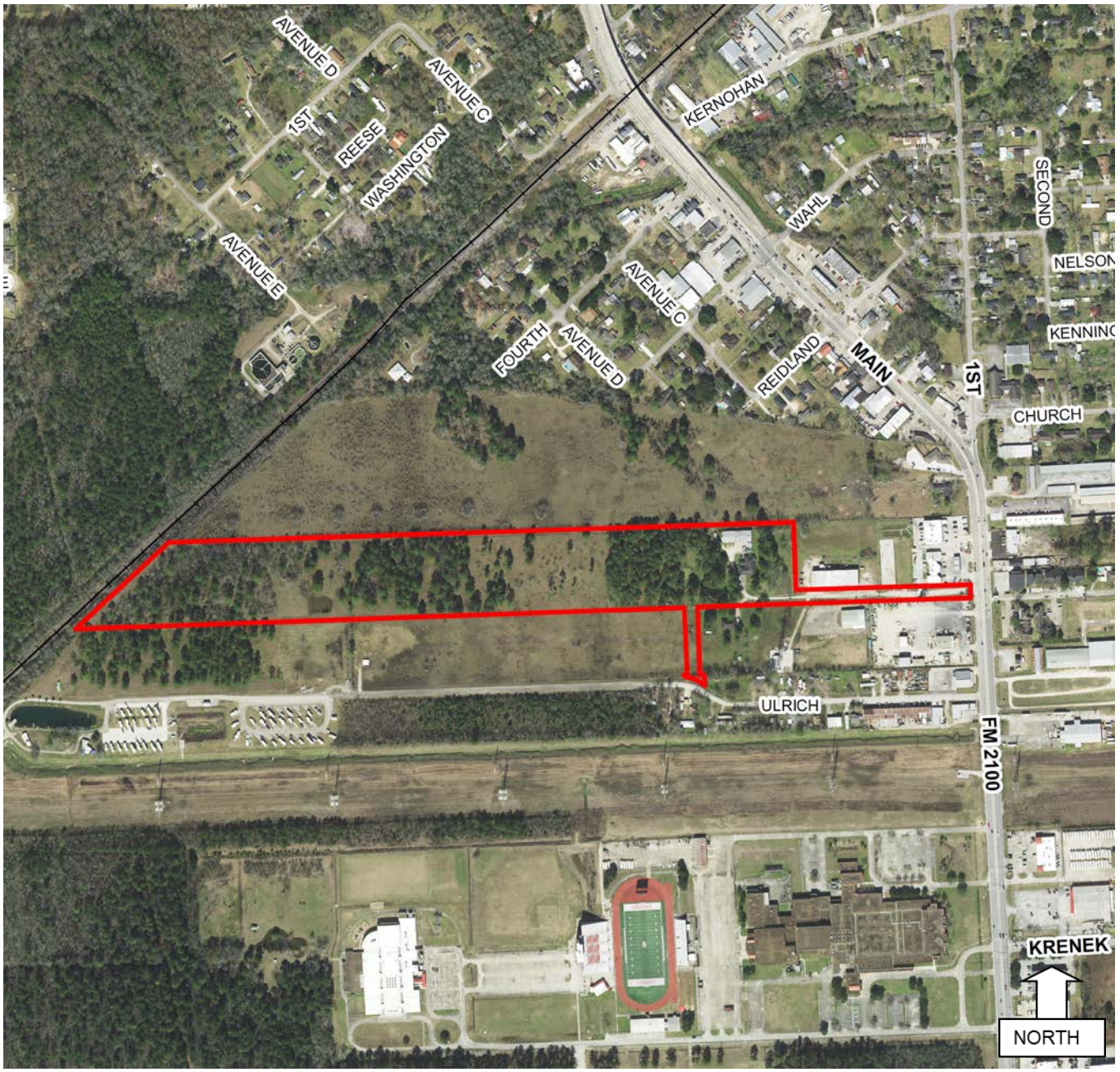
D – Variances **Subdivision**

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Gated Rentals Crosby (DEF1)

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2320
Plat Name: Gated Rentals Crosby
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 10/09/2023

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 only providing a singular north/south street through the property in lieu of the 2 required.

Chapter 42 Section: 42-128

Chapter 42 Reference:

a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: 1. Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

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;

Providing more than one ROW to our adjacent properties would be infeasible as the connection of each property do not connect to public areas or are blocked due to existing developments. The property owner to the south is an existing private commercial establishment and had adequate access to their business from current road access, the property to the north has access from easement to their northern adjacent property at 3 locations and providing access thru our property would not add improved access and has direct access to FM 2100 and the property adjacent to the north property is blocked by adjacent property for future development and backs up to residential that would not need access from this direction. The western boundary is an existing 100ft wide railroad blocking extension to the west.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstance support is that the surroundings are blocked (west, south and east) by existing ROW or commercial developments that are not in need of the access.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Extension north would not provide any improvement to circulation or traffic. THE norther tract has 3 access points to the property for future development and those access points are directly connected

to FM 2100.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The current property has access from Urlich Road and exit only to easement for the property directly to FM 2100 therefore a variance will not be injurious to the public health, safety or welfare. Our development also has an exit only access to FM 2100 to allow for secondary access that will reduce any impact to adjacent properties without granting a ROW.

(5) Economic hardship is not the sole justification of the variance.

Purpose of variance is not associated with economic hardship for this property.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-2320
Agenda Item: 104
PC Action Date: 01/11/2024
Plat Name: Gated Rentals Crosby
Applicant: Civil-Surv Land Surveying, L.C.

Staff Recommendation:

Chapter 42 Sections: **42-128**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed intersection spacing by only providing a singular north/south street through the property in lieu of the 2 required.;

Basis of Recommendation:

The subject site is a 26 acre property located in the Harris County Extraterritorial Jurisdiction, north along Ulrich lane and west along FM 2100. The applicant initially proposed a large Unrestricted Reserve intended for a gated RV Park and requested a variance to exceed intersection spacing by not providing a north/south street through the property. As staff was not in support the applicant requested deferral and has provided a revised drawing providing one north/south street through the property. Due to the the extensive length of the property the variance has changed to a request to exceed intersection spacing by only only providing one north/south street through the property in lieu of 2 required by the ordinance. Staff is in support of the requested variance.
The plat proposes a RV Park complex with over 330 Dwelling units intending to take sole access from Ulrich Lane with intended exit on FM 2100. The combination of the existing and proposed development for Dell Creek Sec 1 proports 147 dwelling units with development of only 2/3 of the GP.
The Overall site is bound to the west by the existing railroad tracks, and to the south by the Centerpoint fee strip and transmission corridor. This reduces the opportunities for any additional connectivity and points of access, leaving only the potential connections to the north to accommodate such dense proposed development.
The site to the immediate south, Dell Creek GP, was granted a variance in March of this 2023 to provide only 1 or the 2 required North/south Streets. The GP resolved to utilize an already existing access easement along its eastern boundary to provide said intersection spacing but does not intend to develop that portion of the property anytime in the near future.
The current proposal would allow a 60' ROW to connect Ulrich through to the northern boundary of the subject site in lieu of an isolated portion of a ROW.
Harris County Engineering Dept has no objection to the revised variance. Staff recommendation is to grant the requested variance and approve the plat subject to CPC101 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;

The existing conditions surrounding the site and the same variance being granted to the property to the south limits potential placement for any north/south ROW and makes any additional ROW infeasible with the intended use. Were the use to change the variance would need to be revisited.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances and hardship supporting the variance are that created by the existing conditions of the surround properties and not those created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Any ROWs proposed would all lead to Avenue C of the small subdivision to the north. The singular ROW will provide sufficient access and connectivity to the proposed developments and in line with the intent of the ordinance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The creation of only 1 of the 2 required ROWS would fulfill the needs of the proposed and surrounding developments and not be injurious to public health and safety.

(5) Economic hardship is not the sole justification of the variance.

It is not economic hardship but the hardships created by the surrounding conditions and limits potential ROW connections that justify the granting of the variance.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 01/11/2024
Plat Name: Indian Springs Sec 4
Developer: Blackline Engineering LLC
Applicant: Blackline Engineering
App No/Type: 2023-2586 C3P

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	10.6600	Total Reserve Acreage:	0.0000
Number of Lots:	131	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County FWSD 58

County	Zip	Key Map ©	City / ETJ
Harris	77532	378G	ETJ

Conditions and Requirements for Approval

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

040.1. Show all lot sizes in square feet on the face of the plat.

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

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

052. Indian Springs Sec 1 must be recorded simultaneously with this plat.

052. Indian Springs Sec 3 must be recorded prior to or simultaneously with this plat (to provide a second point of access).

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.

126. Add Single Family Residential plat notes: 1) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

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

159. Provide centerline tie.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 01/11/2024
Plat Name: Indian Springs Sec 4
Developer: Blackline Engineering LLC
Applicant: Blackline Engineering
App No/Type: 2023-2586 C3P

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Add the following note on face of the plat: Indian Springs Sec 4 needs ____ sq. ft. of compensating open space, which is provided in Reserve __ in Indian Springs Sec 1 as recorded at Film Code No. _____ H.C.M.R. per the variance granted on 01/11/2024.

Prior to the final plat submittal of Indian Springs Sec 4, the applicant is required to submit a new plat application for Indian Springs Sec 1 to provide compensating open space required for Indian Springs Sec 4 within the reserve across the street along Tribal Lane.

Add the following note to the revised plat of Indian Springs Sec 1: Indian Springs Sec 4 needs ___ sq. ft. of compensating open space, which is provided in Reserve __ in Indian Springs Sec 1 per the variance granted on 01/11/2024.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 Split UEs with SEC 3: Landowner must be the same. Or the outside portion of the easement must be a separate recorded easement document with the recording information shown on proposed plat.
2—BLK 1 Split UEs with SEC 3: Split between two plats: The split must be drawn, and footage and recording info labeled on both sides (inside & outside) of the plat boundary, so the entire UE is visible on both plats.
3—BLBK 1 L42-43: Interior dashed lines are not labeled
4—BLBK 1 L53: Side lot line / dashed line is not labeled
-end-

HPW-HW- IDS: approve

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Sec 3 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 ITEM: 105

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Indian Springs Sec 4 (DEF 1)

Applicant: Blackline Engineering



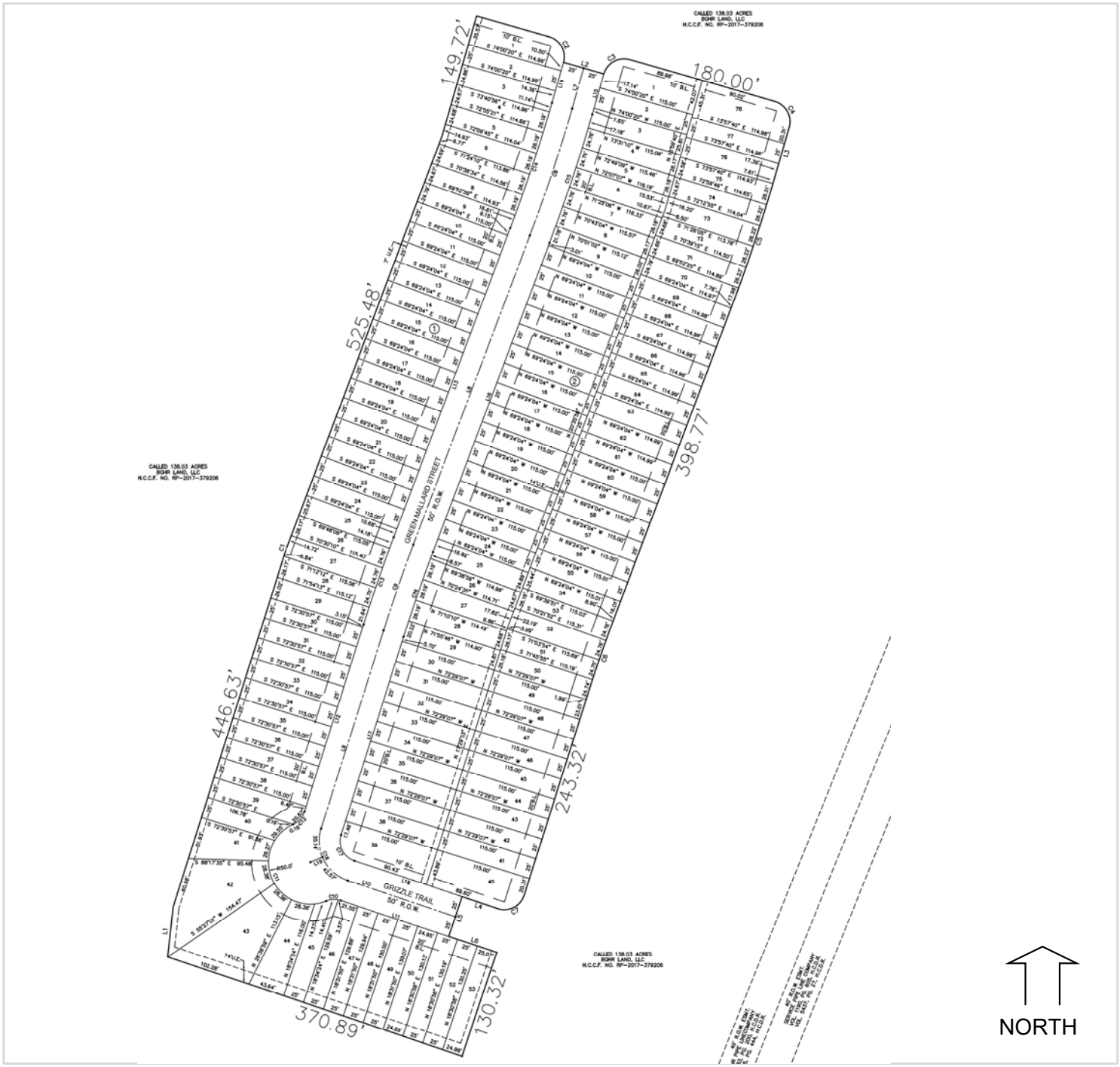
D – Variances **Site Location**

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Indian Springs Sec 4 (DEF 1)

Applicant: Blackline Engineering



D – Variances **Subdivision**

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Indian Springs Sec 4 (DEF 1)

Applicant: Blackline Engineering

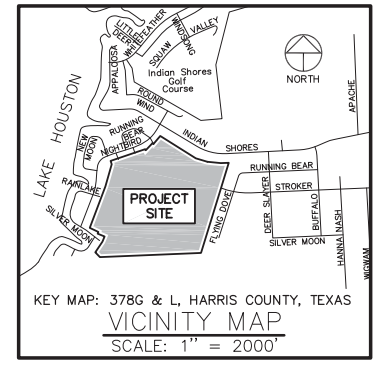


D – Variances Aerial



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"



KEY MAP: 378G & L, HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2000'

NORTH

GRAPHIC SCALE: 1" = 200'

200 0 200 400 600 Feet

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 57°49'53" E	954.62'
L2	S 73°28'52" E	274.20'
L3	S 84°20'25" E	305.05'
L4	N 87°46'27" E	181.78'
L5	S 16°58'50" W	644.46'
L6	S 17°08'07" W	1,499.28'
L7	S 87°38'19" W	2,300.93'
L8	N 43°58'06" W	151.29'
L9	N 34°02'22" E	293.95'
L10	N 22°06'34" E	126.10'
L11	N 68°05'43" W	170.33'
L12	N 22°11'28" E	43.11'
L13	N 64°31'11" W	214.94'
L14	N 20°35'26" E	1,005.99'
L15	N 16°02'09" E	524.43'
L16	N 18°48'32" W	79.96'
L17	N 71°09'46" E	829.60'
L18	S 26°24'33" E	28.89'
L19	N 43°21'23" E	223.10'
L20	N 40°21'23" E	240.49'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°10'14"	1,480.63'	30.25'	S 46°04'00" E	30.25'

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 = 0.9999252440.
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. 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.
5. THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN "REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE."
6. SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE SUBMITTED TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT AND HARRIS COUNTY ENGINEERING DEPARTMENT.
7. EASEMENT GRANTED TO UNITED GAS PIPE LINE COMPANY AS SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. B270463, AND BEING DESCRIBED AND LOCATED THEREIN. (NOT SHOWN, DOES NOT AFFECT)
8. PIPELINE EASEMENT AND RIGHT OF WAY GRANTED TO ERLON PETROLEUM COMPANY AS SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 20070186537, AND BEING DESCRIBED AND LOCATED THEREIN. (NON-PLOTTABLE/NO DESCRIPTION PROVIDED IN DOCUMENT, AFFECTS SUBJECT TRACT)

INDIAN SPRINGS SUBDIVISION GP

A SUBDIVISION IF
138.07 AC./ 6,014, 296 SQ. FT.
SITUATED IN THE
WILLIAM WHITLOCK LEAGUE, ABSTRACT NO. 85
HARRIS COUNTY, TEXAS

4 SECTIONS 573 LOTS

AUGUST 2022

Owner

Windy Hill IS Development LLC

11550 Fuqua, Suite 475
Houston, Texas 77034

Surveyor

WINDROSE
LAND SURVEYING | PLATTING
11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

B:\PROJECT DIRECTORY\05502 - INDIAN SPRINGS\1000.01 - INDIAN SPRINGS, GENERAL PLAN\PLAT CAD\GENERAL PLAN SHOWING GDS TO OTHER SECTIONS SEC 3.DWG - RTAYLOR - 12/28/23

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2586
Plat Name: Indian Springs Sec 4
Applicant: Blackline Engineering
Date Submitted: 11/05/2023

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 specific purpose for this variance request is being sought to allow compensating open space that is provided in Indian Springs Section 1, (reserve for detention) to be used in Indian Spring Section 4.

Chapter 42 Section: 182

Chapter 42 Reference:

42:182 – A subdivision plat may contain a lot of less than minimum lot size requirement by subsection 42-282 of code if compensation open scape is provided with the boundary of the subdivision plat in accordance with the schedule and in conformance with the design standards of section 42-183 of the code.:

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The Indian Springs is a 138-ac site, single family development that consisted of a detention facility, reserves, water plants, compensating open space and single-family homes. The site is located East of FM 2100 West of Lake Houston in Houston's Extraterritorial Jurisdiction of Harris County, Texas. One Windy Hill Development is requesting a variance to allow the Detention Reserve in Indian Spring Section 1 to be used as the compensating open space in Section 4. This reserve meets and exceeds the required compensating space for Indian Spring Section 1. The client has an amenities plan and had designed the detention pond to meet city code. Our clients request to allow the shared use of the compensating open space from Indian spring Section 1/ Detention Reserve with Sections 4 is in the best interest of the future development. It will allow this development to have a central location for future residents to enjoy and use in a common area.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The granting of the variance request is not the result of a hardship created by the developer.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of chapter 42 will be reserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed variance request will not be injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The circumstances supporting and the granting of this variance are based on the existing conditions surrounding this development. Allowing the use of compensating of open space in this adjacent reserve, will allow the developer to create a area where all the residents can use. Therefore, an economic hardship is not the sole justification of this variance request.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-2586
Agenda Item: 105
PC Action Date: 01/11/2024
Plat Name: Indian Springs Sec 4
Applicant: Blackline Engineering

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: **182**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The specific purpose for this variance request is being sought to allow compensating open space that is provided in Indian Springs Section 1, (reserve for detention) to be used in Indian Spring Section 4.;

Basis of Recommendation:

The subject site is located in Houston's ETJ, within Harris County, east of Lake Houston, west of N Lake Houston Parkway, and south of Atascocita Road. The applicant is requesting a variance to allow the required compensating open space to be situated outside the proposed plat boundary. Staff is in support of this request.

Indian Springs Sec 4 proposes a residential development featuring 131 lots, with 127 lots being less than 5,000 sq. ft. in size. As per the ordinance, the applicant is required to provide compensating open space within the subdivision boundaries to meet the requirement of reducing the minimum lot size. However, the applicant is seeking a variance to utilize the compensating open space provided in Indian Springs Sec 1.

Indian Springs Sec 1 has already exceeded the compensating open space requirement; and this compensating open space area is conveniently situated across the street from Indian Springs Sec 4. Granting the variance aligns with the ordinance's intent as the compensating open space is easily accessible to all residents of Indian Springs Sec 4. To ensure compliance, the compensating open space in Indian Springs Sec 1 will be conditioned to be recorded simultaneously with the proposed plat.

Harris County Engineering Department has no objection to the requested variance. Staff's recommendation is to grant the requested variance and approve the plat subject to the conditions outlined in 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 would like to utilize the compensating open space provided in Indian Springs Sec 1 to reduce the minimum lot size in Indian Springs Sec 4. Indian Springs Sec 1 has already exceeded the compensating open space requirement; and this compensating open space area is located across the street from Indian Springs Sec 4 and is easily accessible to all residents of Indian Springs Sec 4.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The required compensating open space will be located within close walking distance just across the street, making it accessible to all residents.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Granting the variance aligns with the ordinance's intent as the compensating open space is easily accessible to all residents of Indian Springs Sec 4.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

To ensure compliance, the compensating open space in Indian Springs Sec 1 will be conditioned to be recorded simultaneously with the proposed plat.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. A variance would not be needed if the required compensating open space was platted within the proposed plat boundary.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 01/11/2024
Plat Name: Nest at Paul Quinn
Developer: TN Associates
Applicant: Gruller Surveying
App No/Type: 2023-2327 C3R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	2.0013	Total Reserve Acreage:	0.0841
Number of Lots:	30	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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.

Consider revisions to incorporate a north south street and shared lot access.

For Your Information:

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

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
Master W.M.E. which is required for all 28' PVT/PAE. No public utilities other than a public water line, connected to one or more fire hydrants, that provides no domestic water services.
Call out the private F.H..

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

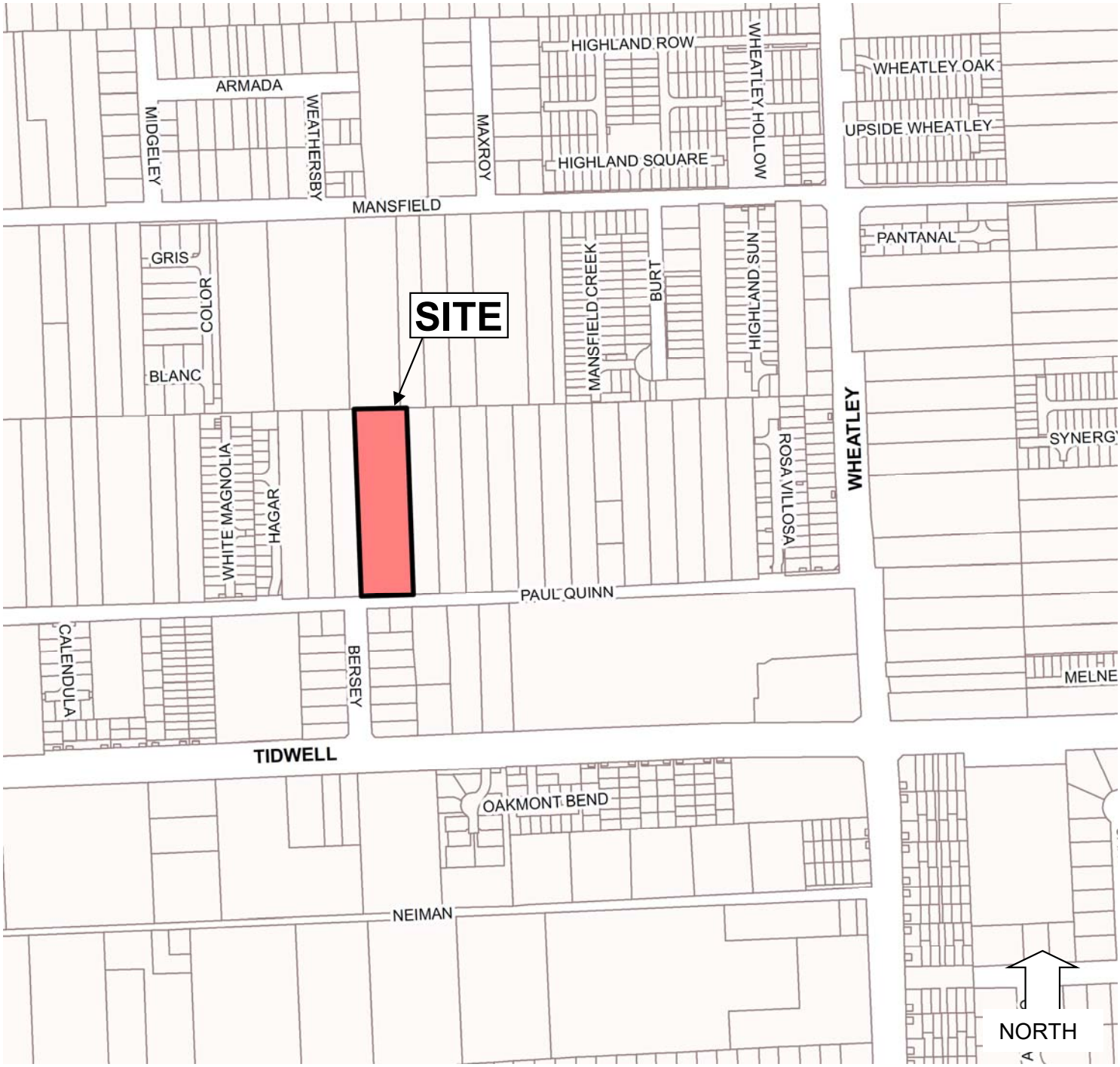
TxDOT Advance Transportation Planning: Not on TXDOT system.
Solid Waste: The proposed development exceeds the maximum number of residential units allowed to receive COH solid waste services.

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Nest at Paul Quinn

Applicant: Gruller Surveying



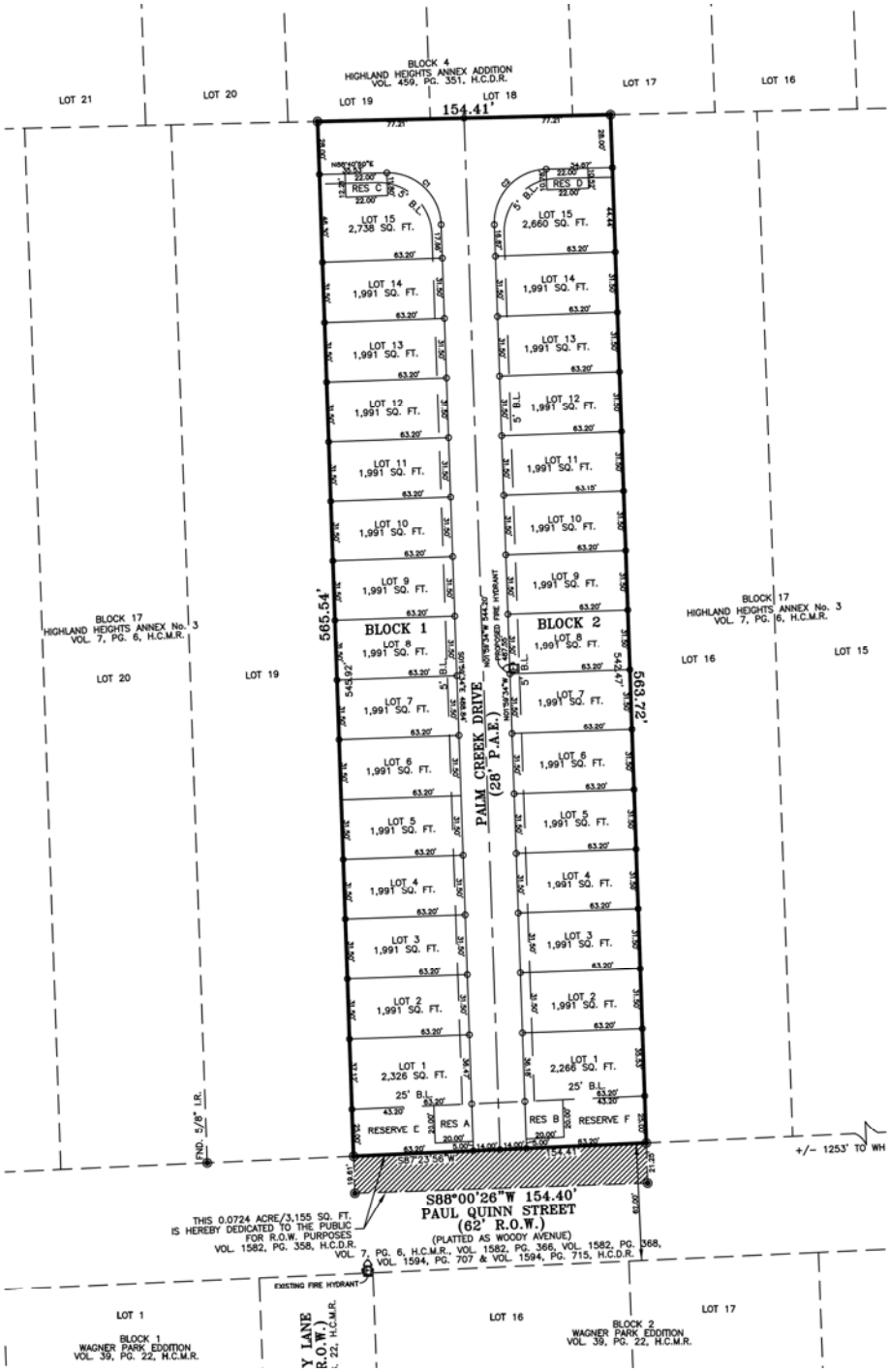
D – Variances **Site Location**

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Nest at Paul Quinn

Applicant: Gruller Surveying



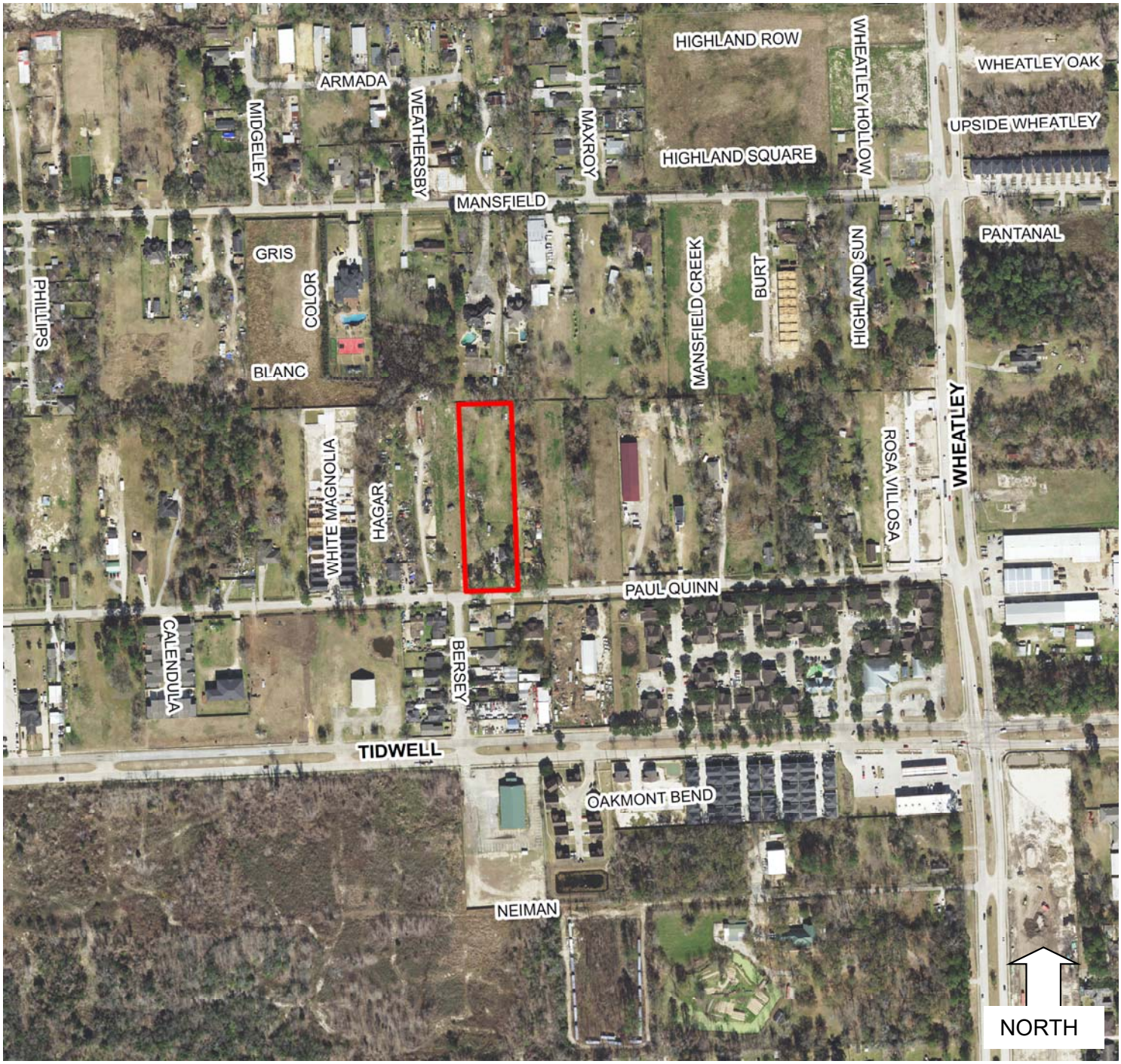
D – Variances Subdivision

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Nest at Paul Quinn

Applicant: Gruller Surveying



D – Variances **Aerial**

SINGLE FAMILY–RESIDENTIAL (TYPE R–3)	
1 GUEST PARKING PER 6 UNITS: 30/6	= 5
TOTAL PARKING REQUIRED:	= 5
TOTAL PARKING PROVIDED:	= 6

20 PARKING CALCULATION
Scale:NTS = 1'-0"

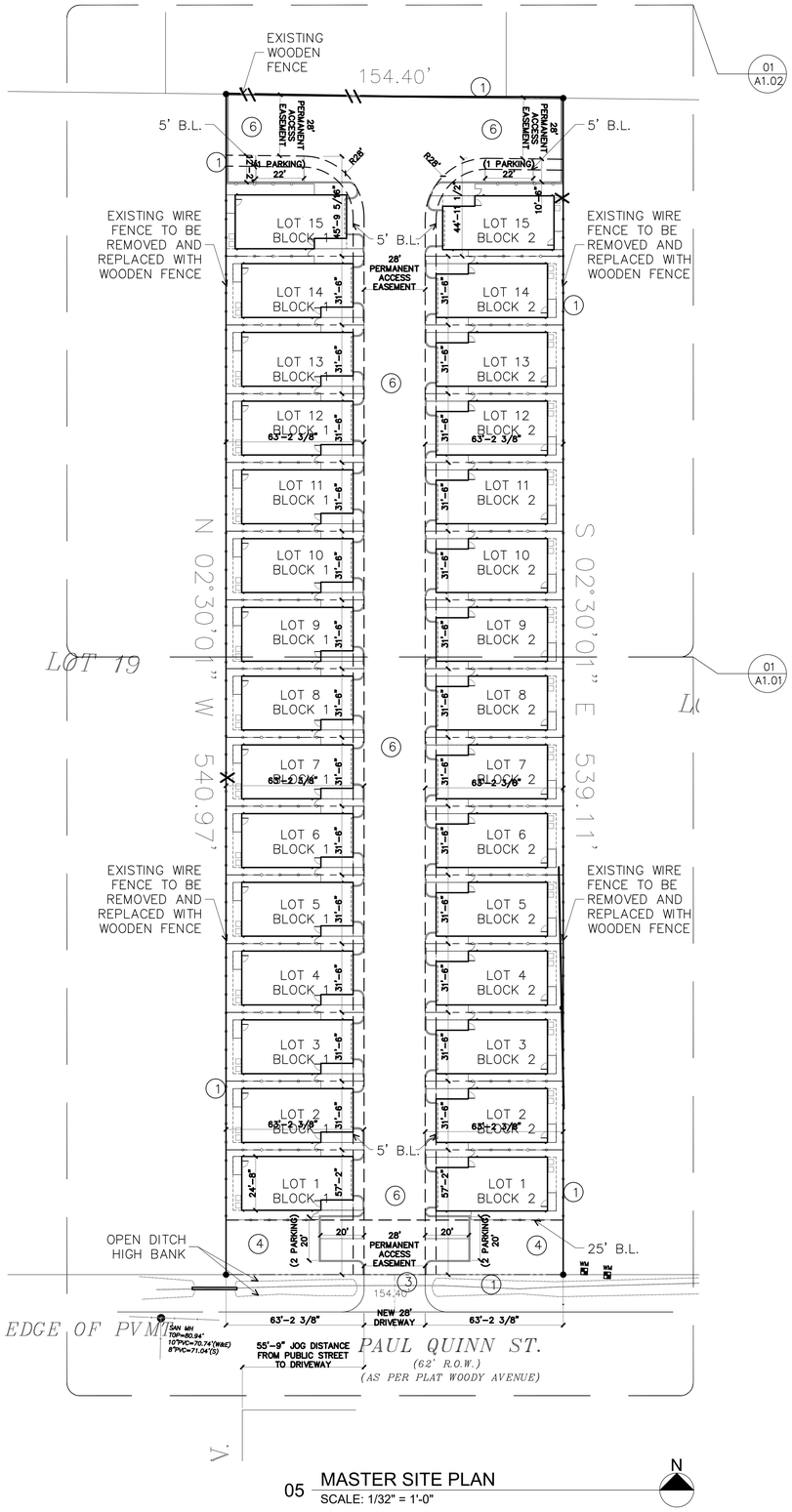
(1) PROPERTY LINE
(2)
(3) NEW CONC. DRIVEWAY
(4) NEW LANDSCAPE AREA
(5)
(6) NEW CONCRETE PAVEMENT

19 KEY LEGEND
Scale:NTS = 1'-0"

- REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR RETAINING WALL SIIZING AND LOCATION
- REFER TO CIVIL SITEWORK BCE ILMS ##### FOR ALL SITE DETAILS

18 NOTES
Scale:NTS = 1'-0"

ADDRESS TABLE			
LOT #	ADDRESS	STREET	LEGAL DESCRIPTION
BLOCK 1			
1	5703	PALM CREEK DR.	LOT 1, BLOCK 1 OF NEST AT PAUL QUINN
2	5705	PALM CREEK DR.	LOT 2, BLOCK 1 OF NEST AT PAUL QUINN
3	5707	PALM CREEK DR.	LOT 3, BLOCK 1 OF NEST AT PAUL QUINN
4	5709	PALM CREEK DR.	LOT 4, BLOCK 1 OF NEST AT PAUL QUINN
5	5711	PALM CREEK DR.	LOT 5, BLOCK 1 OF NEST AT PAUL QUINN
6	5713	PALM CREEK DR.	LOT 6, BLOCK 1 OF NEST AT PAUL QUINN
7	5715	PALM CREEK DR.	LOT 7, BLOCK 1 OF NEST AT PAUL QUINN
8	5717	PALM CREEK DR.	LOT 8, BLOCK 1 OF NEST AT PAUL QUINN
9	5719	PALM CREEK DR.	LOT 9, BLOCK 1 OF NEST AT PAUL QUINN
10	5721	PALM CREEK DR.	LOT 10, BLOCK 1 OF NEST AT PAUL QUINN
11	5723	PALM CREEK DR.	LOT 11, BLOCK 1 OF NEST AT PAUL QUINN
12	5725	PALM CREEK DR.	LOT 12, BLOCK 1 OF NEST AT PAUL QUINN
13	5727	PALM CREEK DR.	LOT 13, BLOCK 1 OF NEST AT PAUL QUINN
14	5729	PALM CREEK DR.	LOT 14, BLOCK 1 OF NEST AT PAUL QUINN
15	5731	PALM CREEK DR.	LOT 15, BLOCK 1 OF NEST AT PAUL QUINN
BLOCK 2			
1	5702	PALM CREEK DR.	LOT 1, BLOCK 2 OF NEST AT PAUL QUINN
2	5704	PALM CREEK DR.	LOT 2, BLOCK 2 OF NEST AT PAUL QUINN
3	5706	PALM CREEK DR.	LOT 3, BLOCK 2 OF NEST AT PAUL QUINN
4	5708	PALM CREEK DR.	LOT 4, BLOCK 2 OF NEST AT PAUL QUINN
5	5710	PALM CREEK DR.	LOT 5, BLOCK 2 OF NEST AT PAUL QUINN
6	5712	PALM CREEK DR.	LOT 6, BLOCK 2 OF NEST AT PAUL QUINN
7	5714	PALM CREEK DR.	LOT 7, BLOCK 2 OF NEST AT PAUL QUINN
8	5716	PALM CREEK DR.	LOT 8, BLOCK 2 OF NEST AT PAUL QUINN
9	5718	PALM CREEK DR.	LOT 9, BLOCK 2 OF NEST AT PAUL QUINN
10	5720	PALM CREEK DR.	LOT 10, BLOCK 2 OF NEST AT PAUL QUINN
11	5722	PALM CREEK DR.	LOT 11, BLOCK 2 OF NEST AT PAUL QUINN
12	5724	PALM CREEK DR.	LOT 12, BLOCK 2 OF NEST AT PAUL QUINN
13	5726	PALM CREEK DR.	LOT 13, BLOCK 2 OF NEST AT PAUL QUINN
14	5728	PALM CREEK DR.	LOT 14, BLOCK 2 OF NEST AT PAUL QUINN
15	5730	PALM CREEK DR.	LOT 15, BLOCK 2 OF NEST AT PAUL QUINN



05 MASTER SITE PLAN
SCALE: 1/32" = 1'-0"

TN associates inc
2825 Wilcrest Drive, #616
Houston, TX. 77042
Ph: 713–541–3195
E-mail: info@tnassociatesinc.com

ISSUE

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REGISTERED ARCHITECT TIEN THU NGUYEN 17644 STATE OF TEXAS

12/13/2023

PROJECT NAME:

SINGLE FAMILY RESIDENTIAL

5702-5731 PALM CREEK DRIVE
HOUSTON, TEXAS 77091

DATE:	12/13/2023
PROJECT NUMBER:	23–016N
SCALE:	AS SHOWN
DRAWN BY:	TN

DRAWING NUMBER

A1.00

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2327
Plat Name: Nest at Paul Quinn
Applicant: Gruller Surveying
Date Submitted: 10/09/2023

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 dedicate local or collector street 1400 feet from Grant Road to the south line of subject tract.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets. (a)Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 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;

Strict application of this chapter would leave the parcel split into two pieces; leaving the proposed development unachievable. The site plan that is proposed provides adequate space for vehicular and pedestrian traffic. The proposed R.O.W. would be better suited to the west of the development in order to align with the existing south street that intersects Paul Quinn. If we were to dedicate the north/south street the intersection would have a jog that creates and impedance to traffic flow.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

No hardship will be created, dedication a R.O.W. south would ultimately lead into an existing residential house. The proposed development is seeking to beautify the area with a larger house design, rather than the smaller houses that the City is seeking to avoid. There will also be adequate parking within the City's ordinance. The intersection spacing is within 1300' to the east and just shy of the requirement on the west. The 40' proposed R.O.W. will not fit within the proposed development and would cause a safety concern for pedestrian traffic. The proposed 28' easement will allow all utilities to serve the development.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of this chapter is to ensure access over block lengths, this will be preserved due to the fact that if R.O.W. is dedicated, North/south it would lead into a residential house. The south

R.O.W. that dead ends at Paul Quinn currently, is 55’9” west of the proposed driveway causing a jog in traffic flow. The R.O.W. would be better suited on another parcel to create a uniform north south thoroughfare.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance will not be injurious as it will keep it the same configuration as it has been for 13+ years.

(5) Economic hardship is not the sole justification of the variance.

No, the sole justification of this variance is to ensure safe traffic flow, while also maintaining pedestrian safety as well as uniformity in R.O.W.’s in the area. The proposed R.O.W. dedication should be thought out more thoroughly as to the location due to the existing characteristics of the area. We are no way trying to harm the current area with this variance, but are simply trying to make a common sense, safe and accommodating development that ensures safety and beautifies the area.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-2327
Agenda Item: 106
PC Action Date: 01/11/2024
Plat Name: Nest at Paul Quinn
Applicant: Gruller Surveying

Staff Recommendation:

Chapter 42 Sections: **128**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To not dedicate local or collector street 1400 feet from Grant Road to the south line of subject tract.;
Basis of Recommendation:
Defer: Further Study and review.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
NA

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
NA

(3) The intent and general purposes of this chapter will be preserved and maintained;
NA

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
NA

(5) Economic hardship is not the sole justification of the variance.
NA

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

December 22, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Nest at Paul Quinn
REFERENCE NUMBER: 2023-2327

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north along Paul Quinn Road between Cebra Street and Wheatley Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Gruller Surveying, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed the 1,400' intersection spacing requirement by not providing a north/south public street through the subject site. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, January 11, 2024, 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 Aldo Perez with Gruller Surveying, at 713-333-1466. You may also contact Aracely Rodiguez with the Planning and Development Department regarding this notice at (832)393-6574 or Aracely.Rodriguez@houstontx.gov. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the next page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 01/11/2024
Plat Name: Botkins Road Street Dedication Sec 1
Developer: DR Horton
Applicant: Meta Planning + Design LLC
App No/Type: 2023-2921 C3R

Staff Recommendation:
Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Total Acreage:	3.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the following pipeline company(s): Exxonmobil Pipeline. (Sec 42-55)

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

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

052. Sunset Valley Sec 1 must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3))

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

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

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

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

159. Provide centerline tie.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 01/11/2024
Plat Name: Botkins Road Street Dedication Sec 1
Developer: DR Horton
Applicant: Meta Planning + Design LLC
App No/Type: 2023-2921 C3R

Staff Recommendation:
Grant the requested special exception(s) and Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC Infrastructure Regulations, chapter 12.02)
Civil plans will be needed prior to recordation (HC-Infrastructure Regulations, CH 4.03)
Sec 1 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
show centerline information (eg. bearings, distances) (Chapter 42-41)
label x, y coordinates (Chapter 42-41)

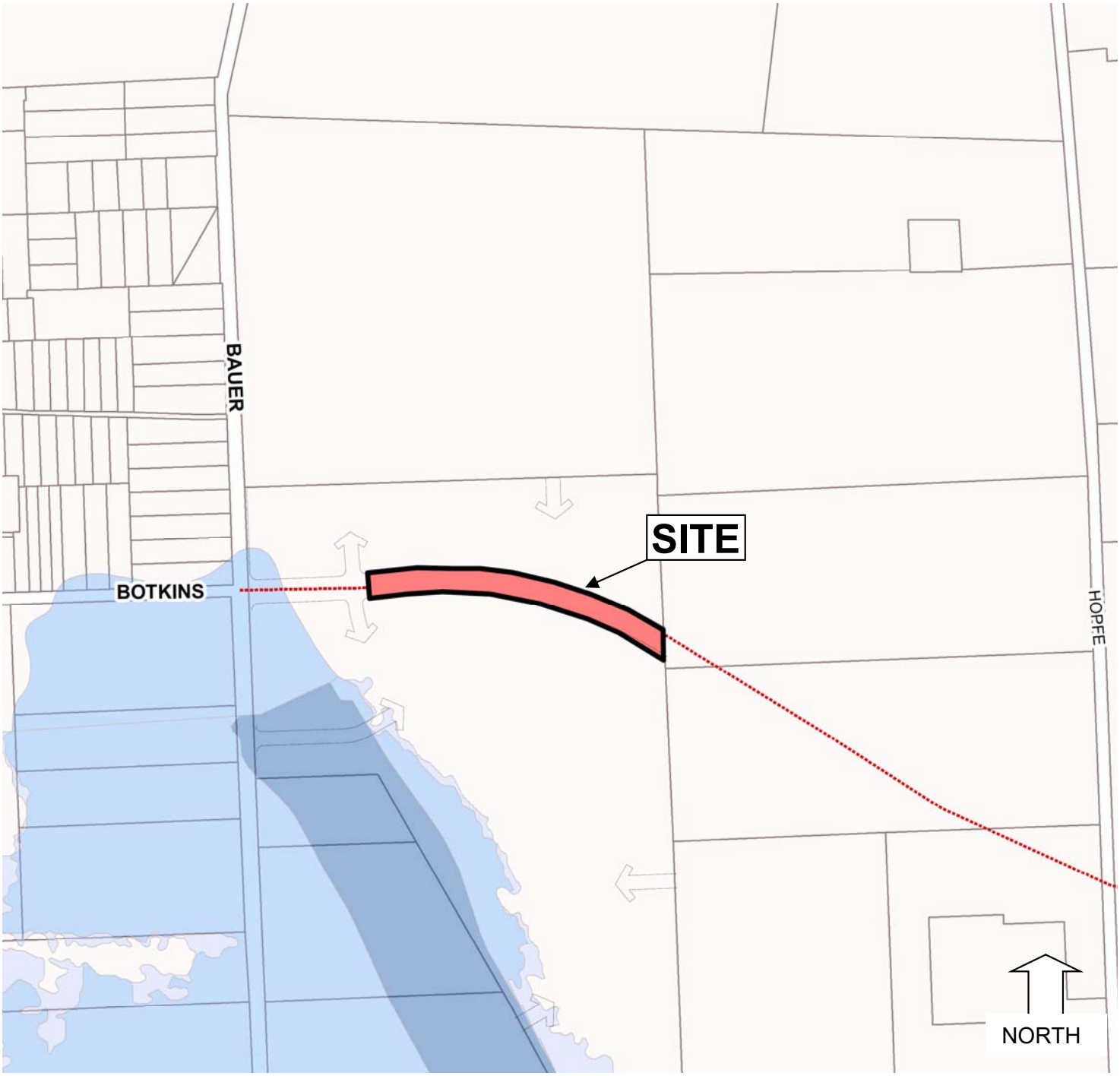
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Botkins Road Street Dedication Sec 1

Applicant: Meta Planning + Design LLC



E – Special Exceptions Site Location

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Botkins Road Street Dedication Sec 1

Applicant: Meta Planning + Design LLC



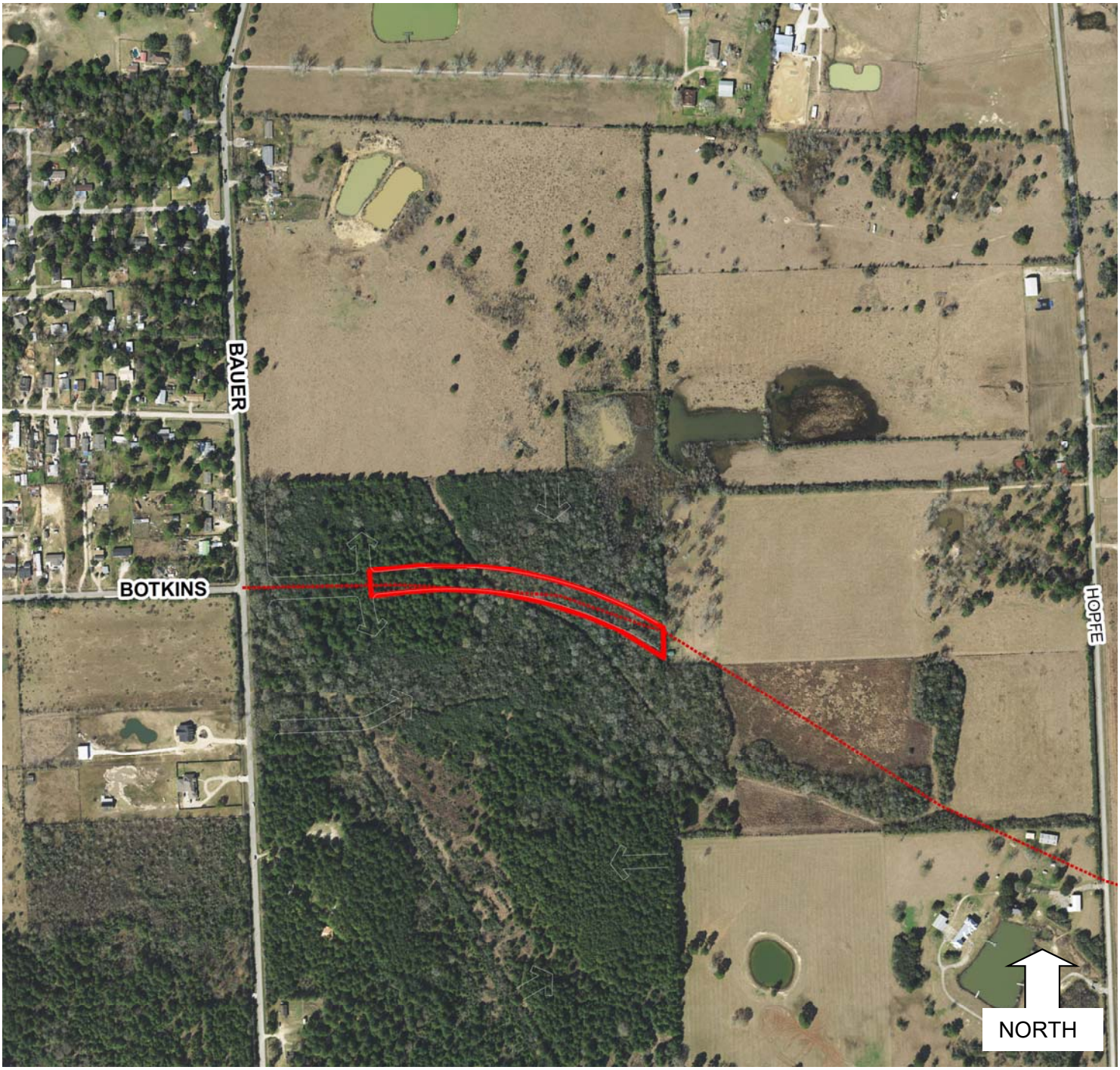
E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 01/11/2024**

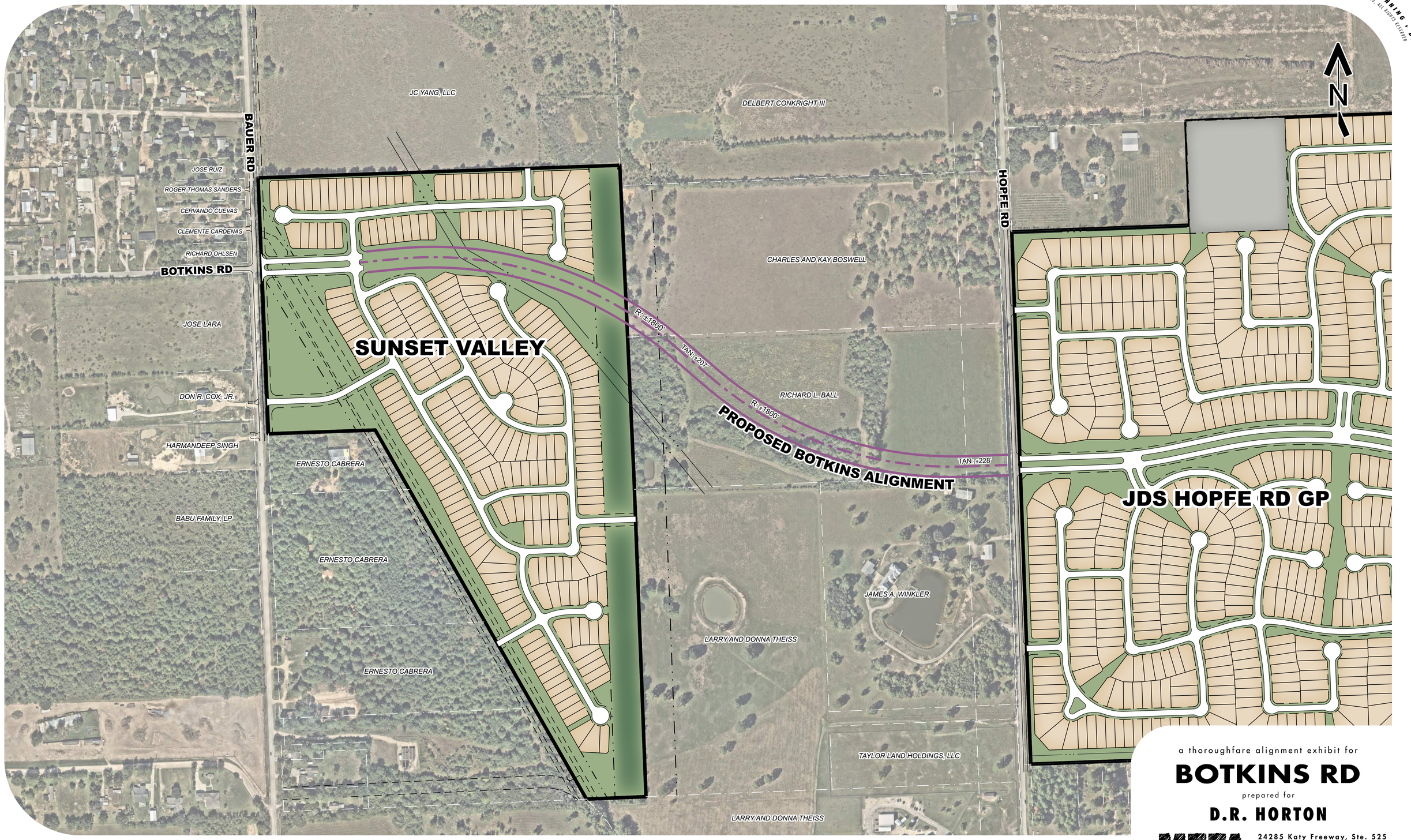
Subdivision Name: Botkins Road Street Dedication Sec 1

Applicant: Meta Planning + Design LLC



E – Special Exceptions Aerial

META PLANNING + DESIGN
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a thoroughfare alignment exhibit for

BOTKINS RD

prepared for

D.R. HORTON

META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 400

MTA-86001A
DECEMBER 21, 2023

*Alignment will need to be verified upon development

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2023-2921
Plat Name: Botkins Road Street Dedication Sec 1
Applicant: Meta Planning + Design LLC
Date Submitted: 12/11/2023

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 a reduced centerline radius to 1,800 feet along a major thoroughfare Botkins Road.
Chapter 42 Section: 42-132(a)

Chapter 42 Reference:
Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 feet.

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The Botkins Road Street Dedication Section 1 preliminary plat is located within the Sunset Valley development. Sunset Valley is a proposed single-family residential development in the City of Houston's ETJ, Harris County. The development is bounded by Bauer Road, a major throughfare, to the west and a 300' wide Harris County Flood Control District (HCFCD) Frontier Channel to the east. Additionally, an extension of Botkins Road, a major throughfare, is proposed to bisect the development running east to west, and Botkins Road will eventually connect with the JDS Hopfe Road development, which is located to the east of Sunset Valley. The connection of Botkins Road through the Sunset Valley development and the JDS Hopfe Road development and the crossing of the 300' wide HCFDC Frontier Channel greatly impact the geometry along Botkins Road. Due to these conditions, it is proposed that the centerline radius along Botkins Road be reduced to 1,800' at two points- once as it crosses the HCFCD Frontier Chanel and once slightly farther east. This reduction in centerline radii along Botkins Road is minor- it is only a 10.5% deviation from the required centerline radius of 2,000'. Additionally, it is proposed that the tangent separating the two curves be increased to 200'. While the reduced centerline radii along Botkins Road will not negatively affect the safety of travelers along the road, increasing the tangent between the curves will ensure that drivers have adequate time to prepare for the curves. The proposed reduction of the centerline radii along Botkins Road has been previously coordinated with Harris County Engineering. The geometry depicted in the Sunset Valley General Plan and the Botkins Road Street Dedication Section 1 reflect the alignment agreed upon by the applicant and Harris County Engineering.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed reduction in centerline radii along Botkins Road will achieve a result contemplated by the standard in article III or Chapter 42, as the proposed reduction is a minor deviation from the

required 2,000’ centerline radius. The roadway geometry along Botkins Road will not negatively impact the safety of drivers.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

As the proposed deviation is only a 10.5% reduction, it is not disproportionate to the requirement of the standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter will be preserved, as the reduction in centerline radii along Botkins is a minor deviation from the requirement. This minor deviation is required to ensure that Botkins Road within Sunset Valley aligns with Botkins Road in the JDS Hopfe development.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

As the proposed deviation is only a 10.5% reduction, the centerline radii along Botkins Road will still be safe for those travelling along the road. Additionally, it has been proposed that longer tangents between the two curves be provided- this will ensure that drivers are able to prepare for the next curve with amble time.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Special Exception Request Form

Application No: 2023-2921
Agenda Item: 107
PC Action Date: 01/11/2024
Plat Name: Botkins Road Street Dedication Sec 1
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: 42-132(a)

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow a reduced centerline radius to 1,800 feet along a major thoroughfare Botkins Road.;

Basis of Recomendation:

The site is located within the City's Extraterritorial Jurisdiction, within Harris County, being an extension of Botkins Road, east of Bauer Road, northwest of the Grand Parkway. The applicant is proposing a street dedication plat for the extension of major thoroughfare Botkins Road and is requesting a special exception for a reduced centerline radius of 1800', in lieu of the required 2000' for a major thoroughfare.
Staff is in support of the request. This street dedication plat is part of the Sunset Valley general plan, approved in August of 2023. The current major thoroughfare and freeway plan is showing the intent for the existing segments of Botkins west of Bauer and Juergen east of Mueschke to be connected. What is proposed is in compliance with the MTFP. The centerline of the western point of Botkins Road is established at Bauer Road and the centerline of Botkins at Hopfe Road is established by the JDS Hopfe Road Botkins Road and Recreation Center preliminary plat approved in November 2023. With these two fixed points and a pipeline crossing, there is a necessity for the reduced centerline radius. The proposed radius is 1800', which is only a 10% deviation from the standard requirement of not less than 2000', which is not disproportionate.
Harris County Engineering Department has no objections to the request. Therefore, staff's recommendation is to grant the requested special exception and approve the plat subject to the CPC 101 form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The alignment of Major Thoroughfare Botkins Road is already established at the intersection of Bauer Road at the west and at Hopfe Road further to the west. In order to comply with the Major Thoroughfare and Freeway Plan and the centerline connections on the ground or approved, a reduced radius is required.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed street alignment conforms to the Major Thoroughfare and Freeway Plan allowing for traffic circulation and access as intended.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The request represents a 10% deviation from the standard, which Chapter 42 specifies as not disproportionate.

(4) The intent and general purposes of this chapter will be preserved and maintained;

Conformance with the Major Thoroughfare and Freeway Plan reflects the request being consistent with the intent of Chapter 42.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The roadway design must meet Harris County Engineering requirements.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 01/11/2024
Plat Name: Champions Oak Sec 5
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2023-2859 C3F

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	12.0180	Total Reserve Acreage:	0.9810
Number of Lots:	61	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
Harris	77066	370M	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

Condition of approval: 50’ Private Roadway Easement, extending east of Sec 4 (extension of Downy Oak Lane) and then connecting south to Sec 1 (extension of Hearty Oak Drive) must be recorded prior to the recordation of this plat. Provide copy of recorded easement with recordation package.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 01/11/2024
Plat Name: Champions Oak Sec 5
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2023-2859 C3F

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: 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. (TLGC-232.0026)
Easements outside of plat boundary will need to be recorded prior to plat recordation (COH-Chapter 42-212)

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

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Champions Oak Sec 5

Applicant: IDS Engineering Group



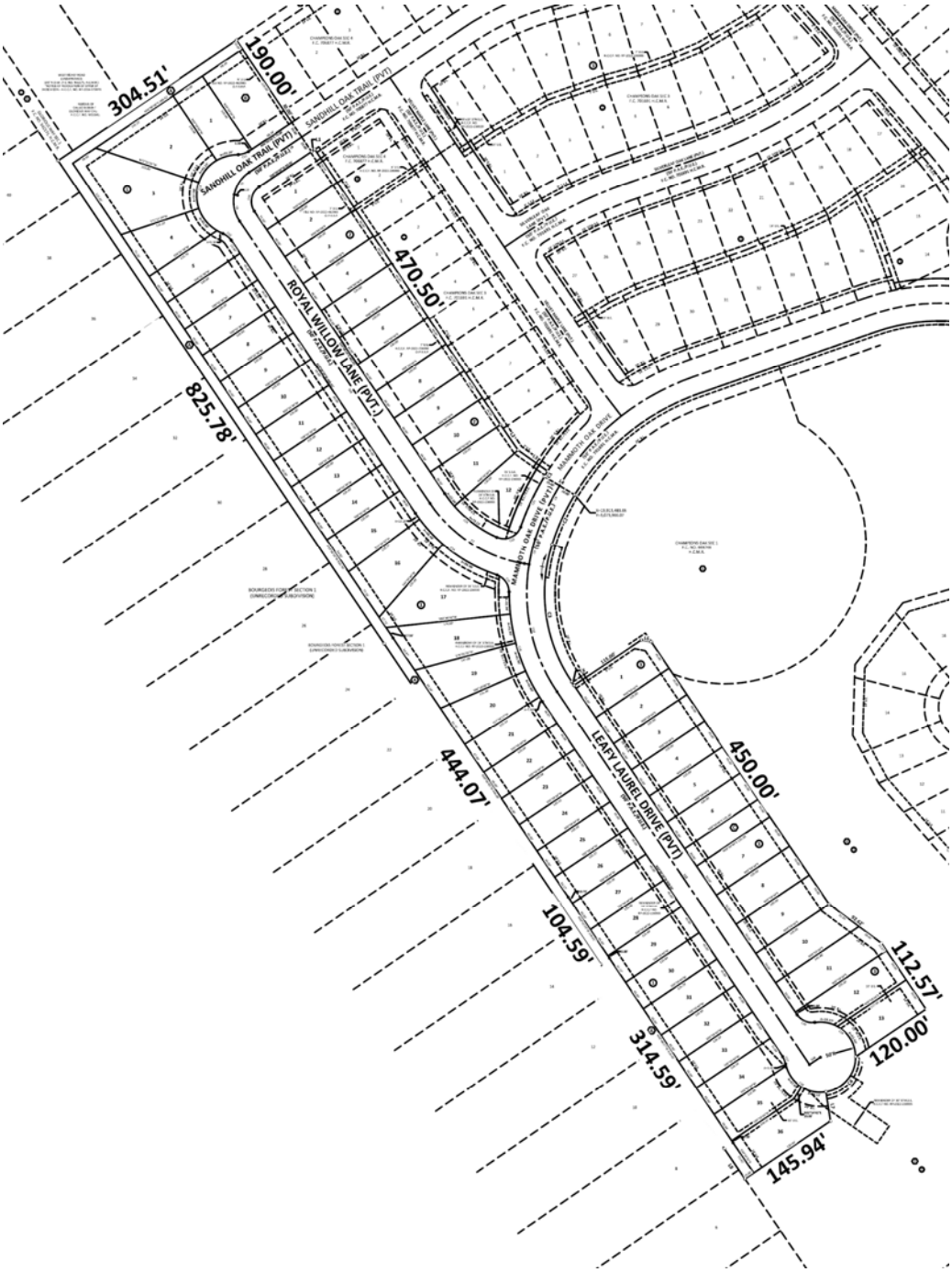
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Champions Oak Sec 5

Applicant: IDS Engineering Group



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 01/11/2024**

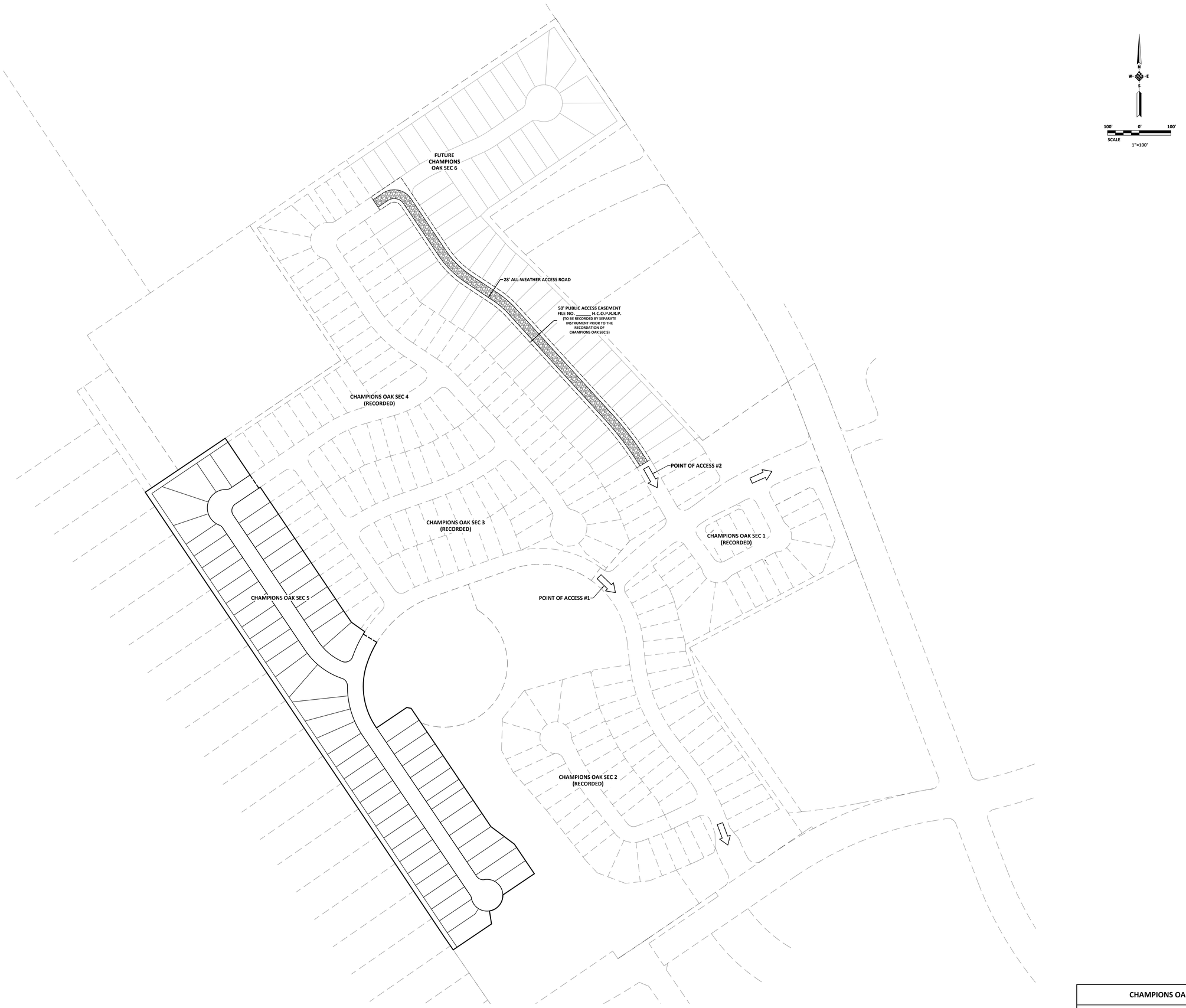
Subdivision Name: Champions Oak Sec 5

Applicant: IDS Engineering Group



F- Reconsideration of Requirements

Aerial



CHAMPIONS OAK

POINTS OF ACCESS EXHIBIT

IDS Engineering Group
13430 NW. Freeway
Suite 700
Houston, Tx. 77040
713.462.3178
TBPE # 002720
TBPLS 10110700

SCALE: 1" = 100'

DATE: DECEMBER 2023

PROJECT No 0909116901

I:\Engineering\Projects\0900\0909116901 Champions Oak 5 MF\GIS\Exhibits\2023-11-28 Points of Access\CE-EXH-POA.mxd [Layout1] Printed Dec 13, 2023 at 3:00pm by sgonzalez [Last Saved by sgonzalez]

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-2859
Plat Name: Champions Oak Sec 5
Applicant: IDS Engineering Group
Date Submitted: 12/11/2023

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:

In order to address the COH comment regarding a "choke-point" within Champions Oak Subdivision and be in compliance with Chapter 42 Sec 188, we are wanting to provide a second point of access through a 20' access easement and 12' all-weather access road which will run within the future "Hearty Oaks Drive" (See attached exhibit for reference)

Chapter 42 Section: 188

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.

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:

We are wanting to provide a second point of access through a 20' access easement and 12' all-weather access road in place of platting Champions Oak Sec 6 (which contains Hearty Oaks Drive) because we are unable provide a street Dedication since " Hearty Oaks Drive" will be a private street. Also, we are unable plat Champions Oak Sec 6 because a portion of Future Champions Oak Section 6 is NOT within Harris County MUD No. 202 and is in the process of being annexed. Even after this portion of Champions Oak Sec 6 is annexed into HC MUD 202, the sanitary sewer will be serviced by a HCWID 109 lift station. An agreement has been signed between the two utility districts for HCWID 109 to service Champions Oak Sec 6. The lift station improvements have just entered into the design stage, so it will be end of 2024/beginning of 2025 before these improvements are constructed. Therefore, making Champions Oak Section 6 unable to serviced and developed until the completion of these improvements, significantly delaying the recordation of Champions Oak Sec 5. The 20' access easement and 12' all-weather access road will provide the second point of access required by Chapter 42 Section 188 until Champions Oak Sec 6 is developed.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2859
Plat Name: Champions Oak Sec 5
Applicant: IDS Engineering Group
Date Submitted: 12/11/2023

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:

We would like to request a variance allowing us to provide a second point of access through a 50' Public Access Easement containing a 28' all-weather access road that will be recorded by separate instrument for Champions Oak Sec 5. This section brings the lot count of a portion of the development to 168 which is a deviation of Chapter 42 Sec 189 by 12% and requires a second point of access to be provided. The 50' Public Access Easement will run within the future "Hearty Oaks Drive" alignment (See attached exhibit for reference) and provide the same level of access as the future "Hearty Oaks Drive" in the interim. The easement will be recorded prior to the recordation of Champions Oak Sec 5 in order to be in compliance with Chapter 42 Sec 189.

Chapter 42 Section: 189

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

We are wanting to provide a second point of access through a 50' Public Access Easement and 28' all-weather access road in place of platting Champions Oak Sec 6 (which contains Hearty Oaks Drive) because we are unable provide a Street Dedication since " Hearty Oaks Drive" will be a private street. Also, we are unable plat Champions Oak Sec 6 because a portion of Future Champions Oak Section 6 is NOT within Harris County MUD No. 202 and is in the process of being annexed. Even after this portion of Champions Oak Sec 6 is annexed into HC MUD 202, the sanitary sewer will be serviced by a HCWID 109 lift station. An agreement has been signed between the two utility districts for HCWID 109 to service Champions Oak Sec 6 once improvements are made to the existing lift station. The lift station improvements have just entered into the design stage and are being done by HCWID 109 and are out of the applicant's control, so it will be end of 2024/beginning of 2025 before these improvements are constructed. Therefore, making Champions Oak Section 6 unable to be serviced and developed until the completion of these improvements, significantly delaying the recordation and development of Champions Oak Sec 5. Champions Oak Sec 6 will be recorded promptly after these improvements are completed. In the meantime, the 50' Public Access Easement and 28' all-weather access road will provide the second point of access required by Chapter 42 Section 189.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical

development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant since the improvements needed for the lift station to be able to service Champions Oak Sec 6 have just entered the design stage and are being done by HCWID 109 which is out of the applicant's control.

(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 since the 50' Public Access Easement will provide the second point of access needed for adequate access to adjacent P.A.E./P.U.E. and Right-of-Ways.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance will not be injurious to the public health, safety or welfare since the development will have two points of access for ingress and egress and provide the same level of access as future "Hearty Oaks Drive" within the development.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance since Champions Oak Section 6 is unable to be serviced and developed until the completion of the lift station improvements. Said improvements are being designed and constructed by HCWID 109 leaving the applicant at the mercy HCWID 109 timeline. Also, since this is a private development, a street dedication plat is not an option.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-2859
Agenda Item: 108
PC Action Date: 01/11/2024
Plat Name: Champions Oak Sec 5
Applicant: IDS Engineering Group

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 189

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

We would like to request a variance allowing us to provide a second point of access through a 50' Public Access Easement containing a 28' all-weather access road that will be recorded by separate instrument for Champions Oak Sec 5. This section brings the lot count of a portion of the development to 168 which is a deviation of Chapter 42 Sec 189 by 12% and requires a second point of access to be provided. The 50' Public Access Easement will run within the future "Hearty Oaks Drive" alignment (See attached exhibit for reference) and provide the same level of access as the future "Hearty Oaks Drive" in the interim. The easement will be recorded prior to the recordation of Champions Oak Sec 5 in order to be in compliance with Chapter 42 Sec 189.;

Basis of Recommendation:

The site is located within the City's Extraterritorial Jurisdiction, within Harris County, north of W Richey Road, east of Hollister Street, west of Champion Forest Drive. The applicant is proposing 61 lots within Section 5 on a Type I PAE street system and is requesting a reconsideration of requirement with a variance request to allow more than 150 lots with a single point of access to a public street. Staff is in support of the request.
The Champions Oak general plan is a Type 1 permanent access easement (PAE) development; there are no proposed public streets. Variances were granted with the general plan allowing excessive intersection spacing by not providing any north/south or east/west public streets. Sections 1-4 are already recorded. Section 1 provides two points of access to Richey Road and Champion Forest Drive. With the inclusion of Section 5 and without the proposed PAE in the future Sec 6, there will be more than 150 lots that are restricted by the choke point between Sec 1 and Sec 3. Sections 3, 4, and 5 will have a combined 168 total lots. The second point of access will be accomplished when Sec 6 is platted; however, a temporary solution proposed by the applicant due to phasing issues is to record a 50' private roadway easement with the same function and in the same location as the future PAE street connection when the large portion of the GP to the northeast is platted. This meets the intent of the ordinance of providing options for movement in case one path of travel is blocked. When the future section is recorded, the development will meet ordinance requirements without further need of this variance. A street dedication plat of this missing street connection is not permitted in the ordinance for PAE streets, therefore, that is not an option for the applicant to pursue.
Harris County Engineering Department has no objections to the request. Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical

development or one otherwise contrary to sound public policy;

Strict interpretation of the ordinance would require either the future section to be recorded or for the street connection that would meet the requirements of Sec 42-189 to be recorded separately for Section 5 to be recorded. Per the applicant, there are phasing issues with the future section to be annexed into the MUD and improvements to an existing lift station that are prolonging the ability of the future section to be approvable. The ordinance also does not permit a street dedication plat for anything other than the dedication of public streets.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are the ordinance limitations for street dedication plats, phasing issues with the future section, and that the 50' private roadway easement will provide the same level of access as intended by the ordinance.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the ordinance requiring multiple points of access when developing significant numbers of lots is to ensure the health and safety of the residents and for the ability to continue to have access to or from if a roadway is blocked for any particular reason. The applicant is proposing a 50' Private Roadway Easement with a constructed 28' all-weather access road, which will provide the same level of access as the future Type 1 permanent access easement in the interim until the future section is recorded. The roadway easement will provide the missing connection between the already recorded PAEs, completing the network. When the future section is recorded, the ordinance requirements will be met.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the variance will not be injurious to the public health, safety, or welfare. The 50' Private Roadway Easement will provide the same level of access as will be provided when the future section is recorded. The PAE street network as proposed on the general plan meets the ordinance requirements for points of access.

(5) Economic hardship is not the sole justification of the variance.

The primary justification for granting the variance is the private roadway easement as an interim dedication until the PAE can be recorded.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 01/11/2024
Plat Name: Sabija Hills
Developer: N Khan
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2023-2954 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	12.4035	Total Reserve Acreage:	12.4035
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77530	498E	ETJ

Conditions and Requirements for Approval

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

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

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

1) dedicate drainage easement by separate instrument

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 01/11/2024
Plat Name: Sabija Hills
Developer: N Khan
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2023-2954 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
TxDOT Advance Transportation Planning: Coordinate with U.S. Army Corps of Engineers regarding wetlands and Harris County Flood Control District regarding Carpenters Bayou.
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 include the note: "Site drainage plans for the future development of this reserve must be approved by the Harris County Flood Control District." Also the dedication must say: "...dedicated to HCFCD for Drainage purposes".
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. (TLGC-232.0026)
Plans and plat will need to be approved by CIP project manager, Luis Berrios.((HC-infrastructure Regulations, CH 6.03)
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC Infrastructure Regulations, chapter 12.02)
Documentation of TxDOT driveway approval should be submitted with site plans.(HC Infrastructure Regulations, chapter 5.06)
TxDOT may require a TIA. If so , county should be involved in scoping meeting (HC-infrastructure Regulations, CH 12.02)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter /e-mail at recordation. (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@harriscountytx.gov .
Show drainage easements being dedicated by separate instrument prior to recordation (COH-Chapter 42-212)

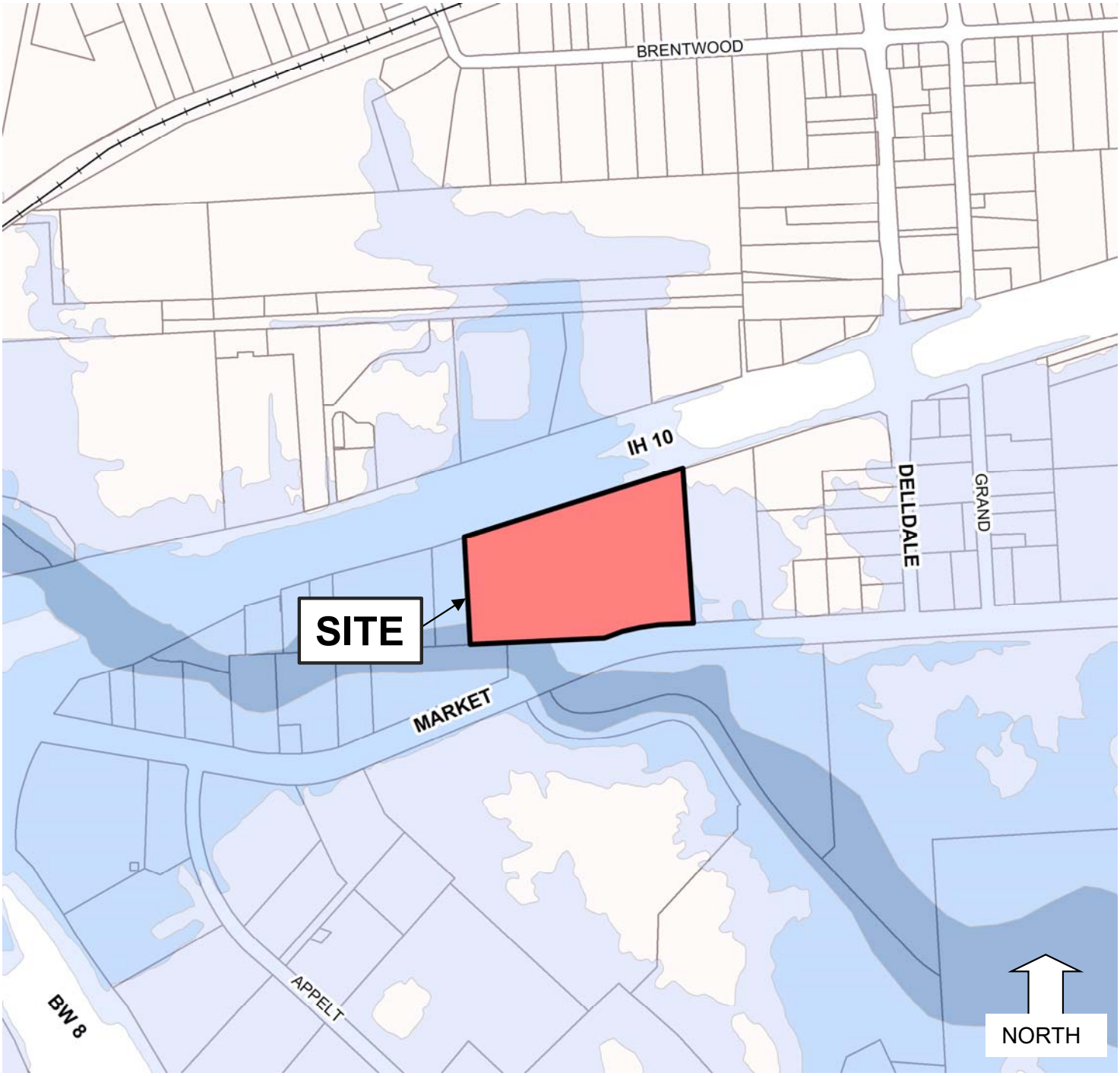
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Sabija Hills

Applicant: South Texas Surveying Associates, Inc.



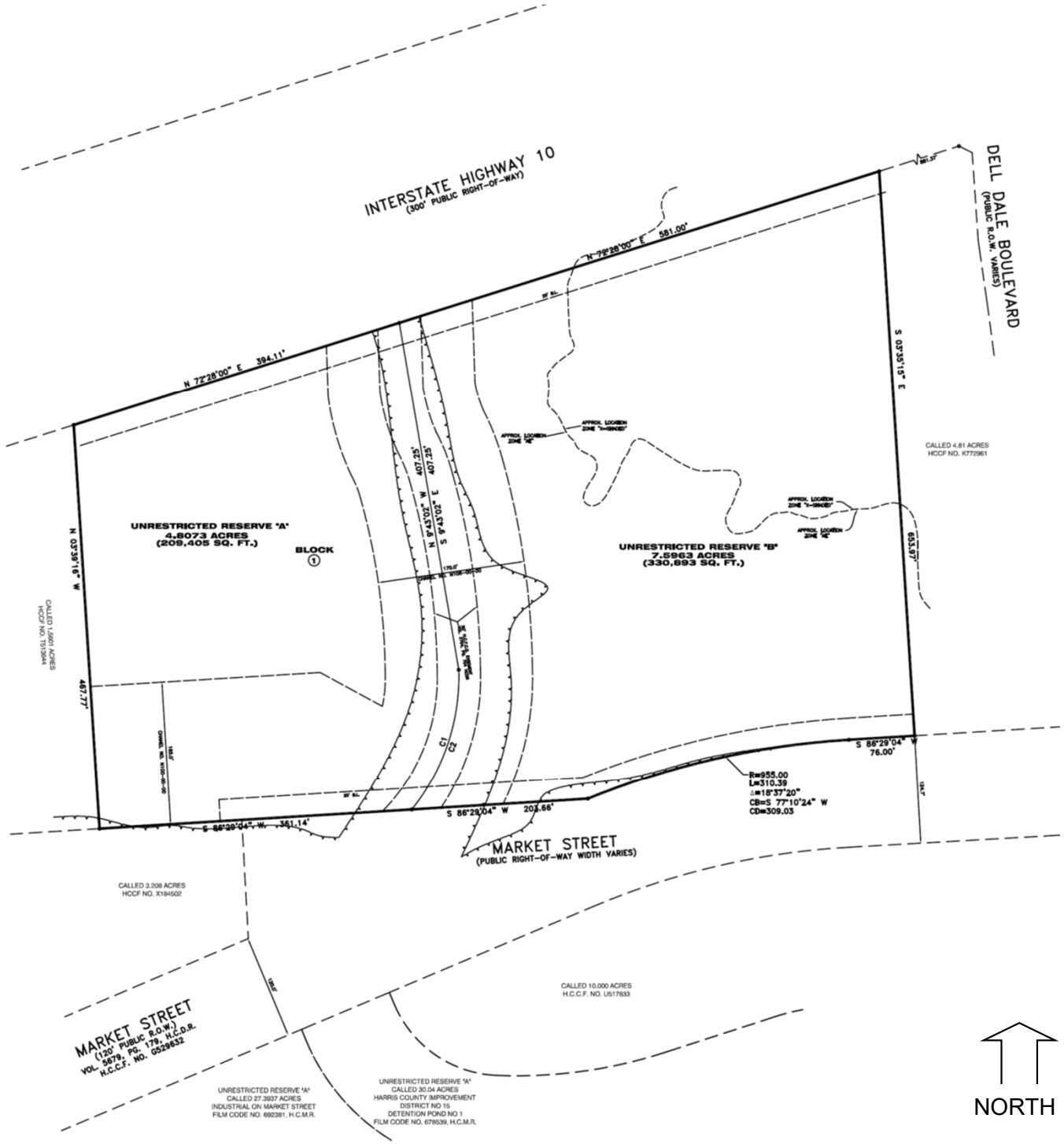
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Sabija Hills

Applicant: South Texas Surveying Associates, Inc.



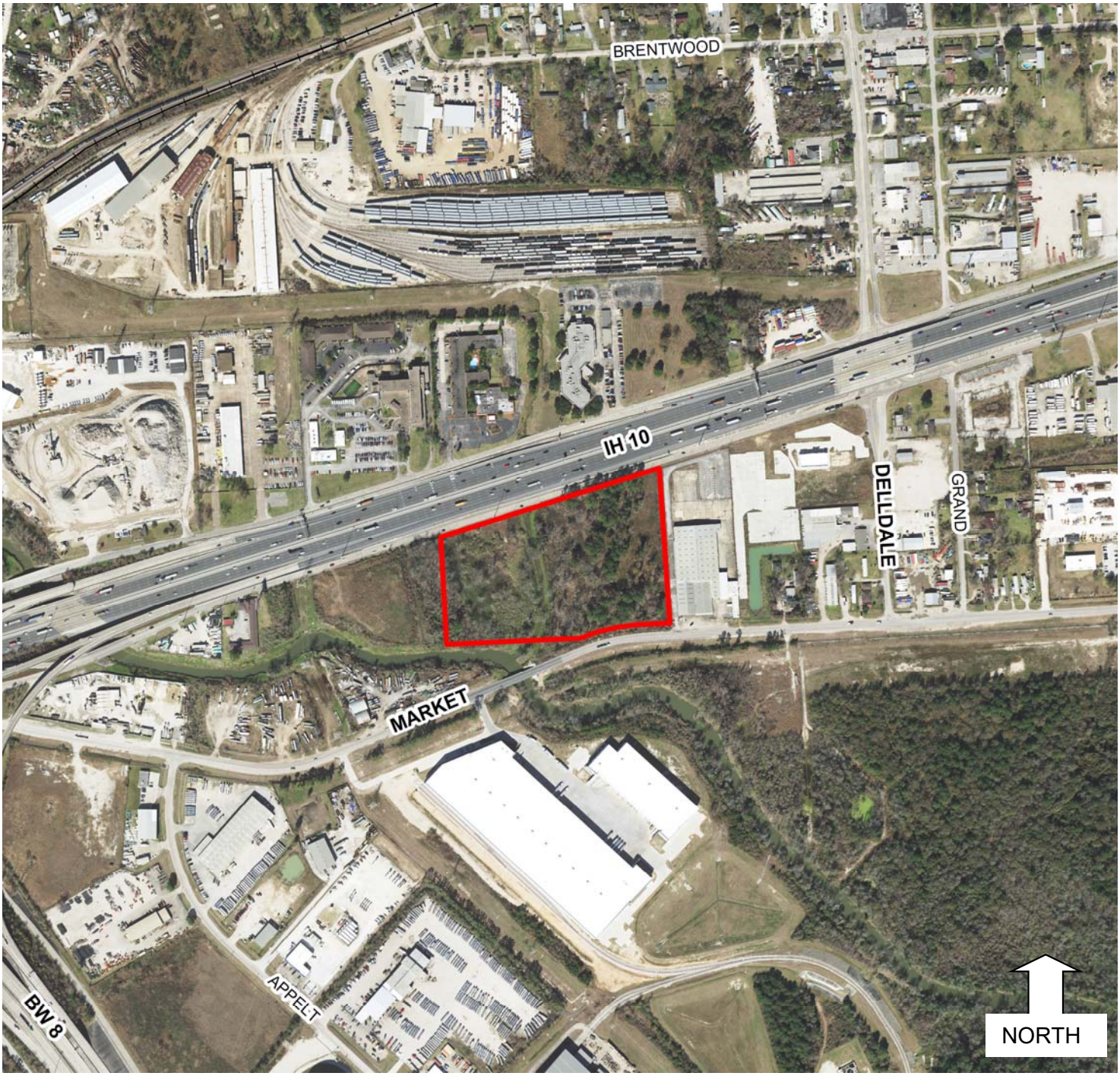
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 01/11/2024**

Subdivision Name: Sabija Hills

Applicant: South Texas Surveying Associates, Inc.



F- Reconsideration of Requirements Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-2954
Plat Name: Sabija Hills
Applicant: South Texas Surveying Associates, Inc.
Date Submitted: 12/22/2023

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 exceed intersection spacing.

Chapter 42 Section: 127

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.

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:

The project site is located on the south side of East Freeway Service Road, heading east in Harris County, Texas. Also known as Interstate 10. The property also has right of way frontage abutting Market Street on a portion of the south property line. This property is dedicating a substantial amount of land to the public for the purpose of widening the Harris County drainage channel right of ways. The property is currently impacted by the standards that state the building line for this site would be 10' along Market and 25' along I-10. There is also a flood plain easement that will restrict most of the buildable area, limiting the buildable area to the northeast corner of the proposed development. Due to the proposed access points and location of Carpenters Bayou and the tributary that traverses the center of our property, requiring dedication of another street would significantly deprive the applicant of the reasonable use of the land, rendering the land undevelopable.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2954
Plat Name: Sabija Hills
Applicant: South Texas Surveying Associates, Inc.
Date Submitted: 12/22/2023

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:
We are requesting a variance to exceed intersection spacing
Chapter 42 Section: 127

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.

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 project site is located on the south side of East Freeway Service Road, heading east in Harris County, Texas. Also known as Interstate 10. The property also has right of way frontage abutting Market Street on a portion of the south property line. This property is dedicating a substantial amount of land to the public for the purpose of widening the Harris County drainage channel right of ways. The property is currently impacted by the standards that state the building line for this site would be 10' along Market and 25' along I-10. There is also a flood plain easement that will restrict most of the buildable area, limiting the buildable area to the northeast corner of the proposed development. Due to the proposed access points and location of Carpenters Bayou and the tributary that traverses the center of our property, requiring dedication of another street would significantly deprive the applicant of the reasonable use of the land, rendering the land undevelopable.

(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;

Subject property is located in COH ETJ Harris County and has to comply with 2 separate jurisdiction and the physical location of the waterway and available access points to the right of way were not created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of chapter 42 will be preserved and maintained. Dedicating a street at this site will not improve traffic or benefit the community and only limit our developable land area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance to exceed intersection spacing requirements will not be injurious to the public health, safety, or welfare. Granting the request will not adversely affect the surrounding community.

(5) Economic hardship is not the sole justification of the variance.

The hardship incurred on this project is that the policies and standards of chapter 42 would in this case, deprive the owner of the reasonable use of the land and deprive the community of further development in the area.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2023-2954
Agenda Item: 109
PC Action Date: 01/11/2024
Plat Name: Sabija Hills
Applicant: South Texas Surveying Associates, Inc.

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)
We are requesting a variance to exceed intersection spacing;
Basis of Recommendation:
The site is located south along Interstate 10, west of Dale Dell Street and east of Beltway 8.

The applicant is requesting a reconsideration of requirement to exceed intersection spacing by not dedication a north south street through the tract.

Staff is in support of the request.

The applicant is proposing 2 unrestricted reserves with frontage along the service road and Market street. The site is intended for truckyard parking and service center.

Strict application of the rules requires a street connection between market street and I-45. Justification for supporting the variance existing street pattern and the use of property. A street connection west of the property is unlikely because the majority of the block is within the flood way and is bisected by carpenter's bayou.

In addition, nearby M.T.F Dell Dale Street provide access north across the freeway and south to market street. Due to Dale Dells proximity to this proposed site, a street dedication would not significantly improve traffic circulation in the area.
Staff recommends granting the request R.O.R and approving 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
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;
M.T.F Dell Dale Street provide access north across the freeway and south to market street. Due to Dale Dells proximity to this proposed site, a street dedication would not significantly improve traffic circulation in the area

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
Strict application of the rules requires a street connection between market street and I-10.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The existing street pattern provides sufficient access to the adjacent M.T.F.

(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, no additional street will be dedicated within the existing floodway.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, existing street grid provides adequate traffic circulation.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 110
Action Date: 01/11/2024
Original Action Date: 02/02/2023
Plat Name: AME Telge Pines Business Park
Developer: The Pinnell Group, LLC
Applicant: The Pinnell Group, LLC
App No : 2023-0112
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	18.3680	Total Reserve Acreage:	17.8730
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	287V	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 111
Action Date: 01/11/2024
Original Action Date: 01/19/2023
Plat Name: Cole Creek Estates
Developer: Total Surveyors, Inc.
Applicant: Total Surveyors, Inc.
App No : 2023-0076
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	5.1756	Total Reserve Acreage:	5.1756
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 112
Action Date: 01/11/2024
Original Action Date: 02/02/2023
Plat Name: Double Oak Commons Sec 1
Developer: The Pinnell Group, LLC
Applicant: The Pinnell Group, LLC
App No : 2023-0138
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	15.3060	Total Reserve Acreage:	15.3060
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	285T	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 113
Action Date: 01/11/2024
Original Action Date: 01/19/2023
Plat Name: Stitch Ranch
Developer: McKim and Creed
Applicant: McKim and Creed
App No : 2023-0031
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	4.8643	Total Reserve Acreage:	4.7560
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	

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

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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

Houston Planning Commission

Meeting CPC 101 Form

Subdivison Name Change Approval Conditions

Agenda Item: 114
Action Date: 01/11/2024
Plat Name: McDaniel Estates
Original Action Date: 12/21/2023
Original Plat Name: McDaniel Estates for Shotwell
Developer: New Era Development
Applicant: New Era Development & Land Services
App No : 2023-2843
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.2355	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	77028	454Q	City

Subdivison 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.

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

Houston Planning Commission

Meeting CPC 101 Form

Subdivison Name Change Approval Conditions

Agenda Item: 115
Action Date: 01/11/2024
Plat Name: Nueces Park Place Sec 1 replat no 1
Original Action Date: 07/13/2023
Original Plat Name: Nueces Park Place 1 replat no 1
Developer: Stonetown Nueces Estates, LLC
Applicant: Bury
App No : 2023-1473
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	33.0661	Total Reserve Acreage:	33.0661
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Pine Village PUD

County	Zip	Key Map ©	City / ETJ
Harris	77396	375W	ETJ

Subdivison 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.

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 01/11/2024
ITEM: 116

Applicant: EDUIN BLANDON
Contact Person: EDUIN BLANDON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1725	77357	5774	256L	ETJ

WEST OF: LOOP 494 **NORTH OF:** FM 1485

ADDRESS: 22553 Lawsuit Lane

ACREAGE: 2

LEGAL DESCRIPTION:

BEING KNOWN AS LOTS 6 & 7 SUBDIVISION OF OSCAR TURNER AN UNRECORDED SUBDIVISION IN THE WILLIAM LYNCH SURVEY, A-308 OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 117

Meeting Date: 01/11/2024

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
DIAZ GROUP LLC	ROBERTO DIAZ	281-901-9373	diazgrouph@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2622 STAPLES ST	23085714	77026	5458B	494B	B

HCAD ACCOUNT NUMBER(S):	0270350000006
PROPERTY LEGAL DESCRIPTION:	Lt 6 Blck 5 McGowan NSBB
PROPERTY OWNER OF RECORD:	Salas Veronica Vaca Verduzco Herculano Nieto
ACREAGE (SQUARE FEET):	5,000 SF
WIDTH OF RIGHTS-OF-WAY:	Staples St. (50' R.O.W.) & Retta St. (50' R.O.W.)
EXISTING PAVING SECTION(S):	Staples St. (19') & Retta St. (19')
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	1,247 SF TOTAL BUILDING
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	2,560 SF TOTAL BUILDING

PURPOSE OF VARIANCE REQUEST: 1'8" building line to match existing house instead of the required 10' building line per City of Houston Code of Ordinance

CHAPTER 42 REFERENCE(S): Sec. 42-156. Building line requirements along a local street. (B). Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 117

Meeting Date: 01/11/2024

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The purpose of this variance is to allow 1' 8" building line in lieu of the required 10' building line along a collector or local street. Although we are seeking for the expectations of city guidelines to be adjusted, the architecture supporting this variance was nonetheless thought out to follow the required building codes of the surrounding area, ultimately preserving the public welfare and safety within it. The site plan illustrating this variance request demonstrates a house distance from the edge of the street to the house been 16.4' and the house been elevated about 3' above ground. Also this this distance is for the existing house and this distance is been the same since 1949 when the house was built. The proposed addition is not changing any configuration of the existing conditions as been a proposed second floor addition. In addition to this the existing ROW conditions present an existing ditch with and average depth of 2'. These are details that reference the expectations of city guidelines and ensure the prevention of possible automobile collisions, which would otherwise be the major threat to public safety in the area. Overall, the variance request being submitted will account for and adhere to all concerns posed by city guidelines.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

This subdivision was created before chapter 42 and many houses on this subdivision do not comply with the required 10' B.L. Also the petition will not change any existing conditions as the proposed addition to the house is above the existing house that is already with a smaller distance of what is required by chapter 42. Also by changing the foot print of the house the project will be hard to be possible as been also on a flood plain the addition of the house on first floor can not be more that one third of the house.

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing circumstance was not created from client as this house has been on this configuration since 1949 when the subdivision was created and after chapter 42 was created the property has been affected to be able to be developed as originally projected. We believe by proposing a second floor above the existing house the project will not change anything in relation to property circumstances. Also, we are moving the driveway to provide better traffic at the intersection.

DEVELOPMENT PLAT VARIANCE

(3) The intent and general purposes of this chapter will be preserved and maintained;

The existing structure also had a distance of 16’ from the edge of the street and a 2’ deep open ditch that helps preserve the purpose of this chapter that is prevent hazard situation for pedestrians and houses. Again the existing house is been with building line smaller that was is required before chapter 42 was created and we are not changing this situation.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

This request will not create or change anything for the existing conditions and for this reason public health , safety or welfare will be maintained. Also we are moving the driveway that before was pretty close to the intersection been difficult the access to the house and also creating a visual obstruction when cars were parked on driveway for other vehicles on Staples and Retta ST.

(5) Economic hardship is not the sole justification of the variance.

The request is not created for economic reasons as the existing house will have to be repaired and reinforced. The principal reason is to be use as best as we can with existing conditions and to maintain the essence of this neighborhood as you can see the majority of the corner lots on this neighborhood do not have the required B.L per chapter 42.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 117

Meeting Date: 01/11/2024

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 117

Meeting Date: 01/11/2024

Aerial Map



DEVELOPMENT PLAT VARIANCE

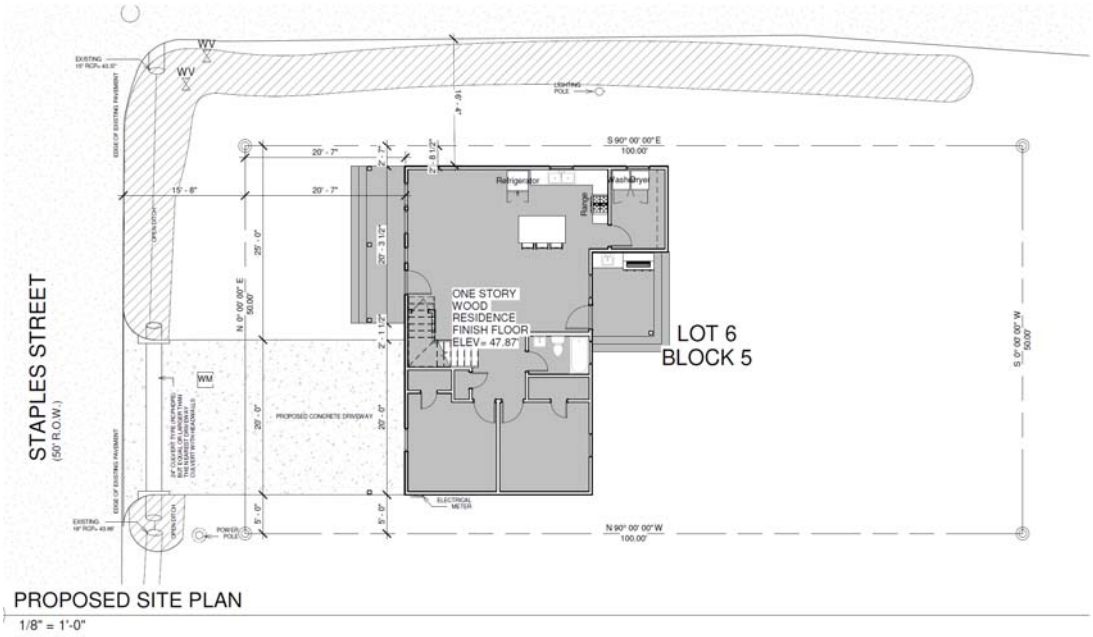
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 117

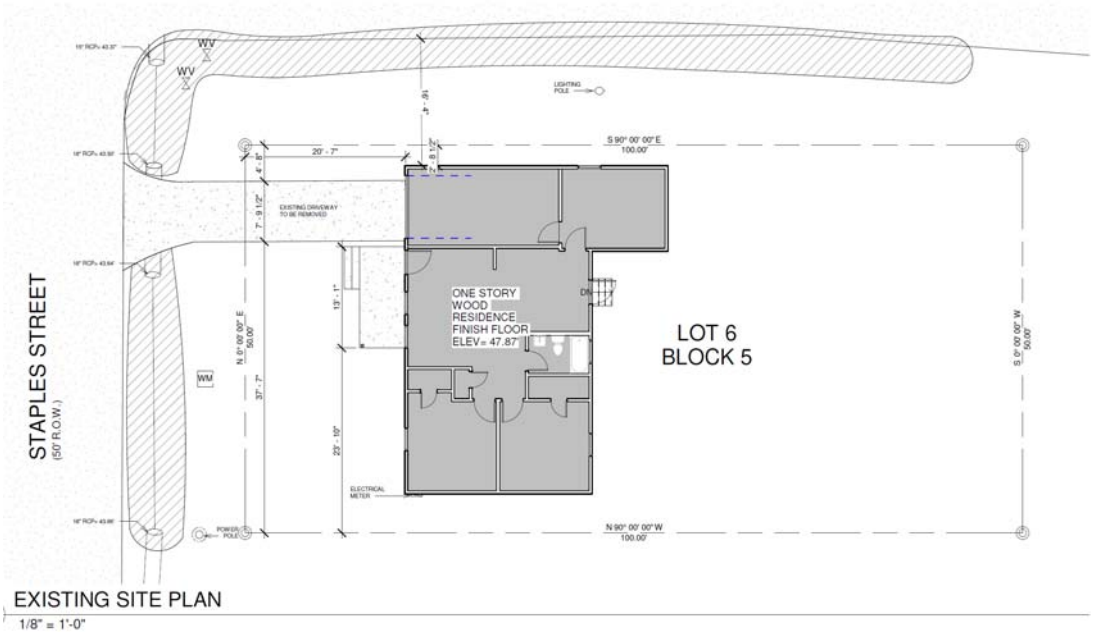
Meeting Date: 01/11/2024

Site Plan



PROPOSED SITE PLAN

1/8" = 1'-0"



EXISTING SITE PLAN

1/8" = 1'-0"

DEVELOPMENT PLAT VARIANCE

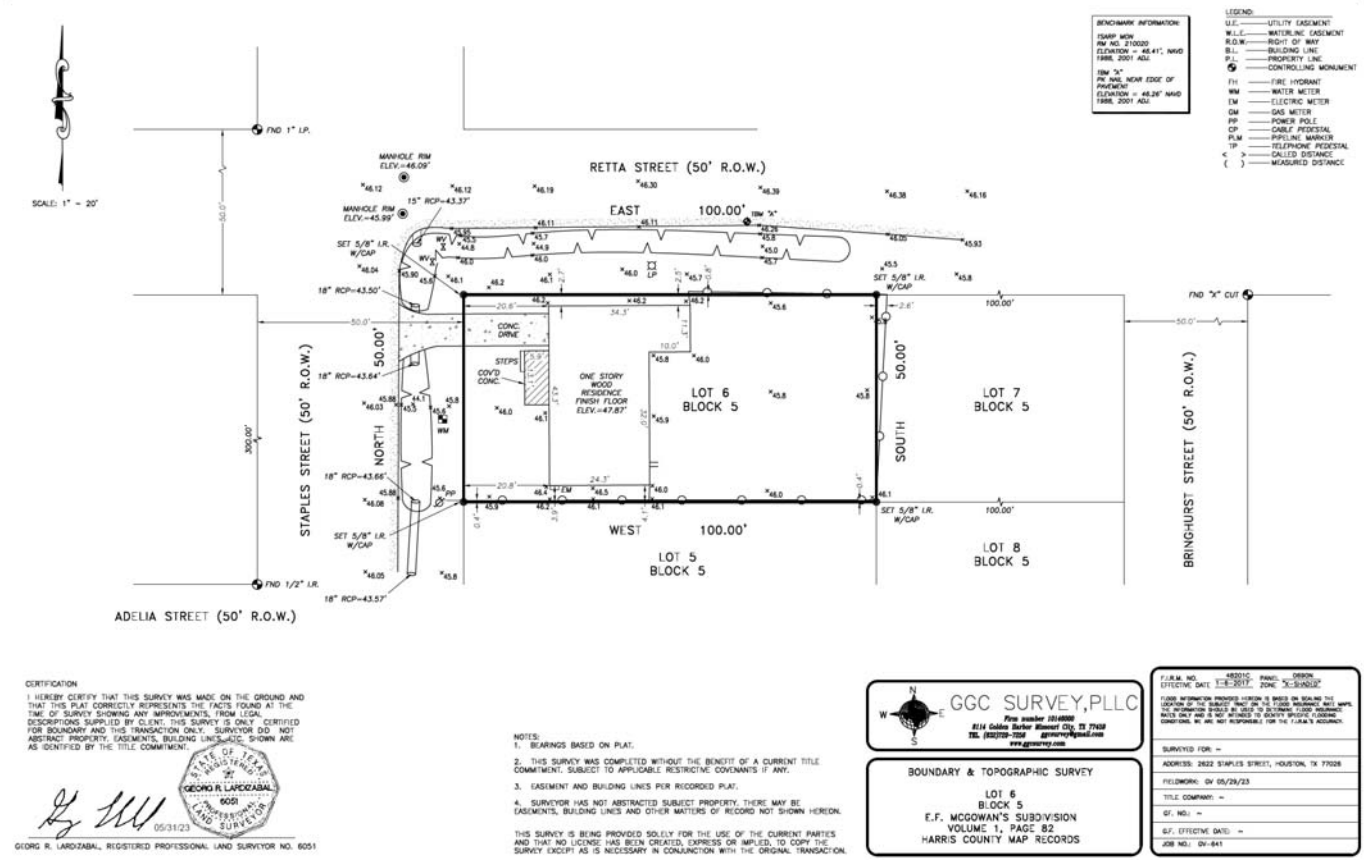
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 117

Meeting Date: 01/11/2024

Survey



GGC SURVEY, PLLC

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 6
BLOCK 5
E.F. MCGOWAN'S SUBDIVISION
VOLUME 1, PAGE 82
HARRIS COUNTY MAP RECORDS

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 117

Meeting Date: 01/11/2024

Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 117

Meeting Date: 01/11/2024

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation:

Further study and review.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 118

Meeting Date: 01/11/2024

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
CoMax Realty	Hadi Maniar	281-912-8350	admin@h-brealty.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3102 Le Badie Street	22116933	77026	5459D	454S	B

HCAD ACCOUNT NUMBER(S):	0680050010026
PROPERTY LEGAL DESCRIPTION:	Tr 1 Blk 1 Bay Street Gardens
PROPERTY OWNER OF RECORD:	Parsino Realty Investments LLC
ACREAGE (SQUARE FEET):	6,240 Sq. Ft.
WIDTH OF RIGHTS-OF-WAY:	Le Badie (60') & Interstate 610 (varies)
EXISTING PAVING SECTION(S):	Le Badie (20') & Interstate 610 (400')
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	0
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	3,665 sq. ft.

PURPOSE OF VARIANCE REQUEST: To allow a 10' building line in lieu of the ordinance 25' B.L. along a major throughfare for a new single-family residence.

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.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 118

Meeting Date: 01/11/2024

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The variance request to offset the 25' setback coinciding with the property being adjacent to a major thoroughfare to 10'' to allot for a proposed single family residence. Historically, the property was amended from its original purpose through dedication through time. Bay Gardens original deed restrictions fully intended for these lots to be designated as residential family building lots as their main intention. Our single family home residential build is aligned with the original intention of the deeds established.

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 new setback is prohibitive from any practical build. Project feasibility- the setback has already caused the lot owner prior to surrender the property failing to effectively construct failing to create a feasible project due to the irregular layout of the lot. It is impractical to set standard lot setback practices when presented with challenging property layouts:

(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;

A 25' setback would effectively diminish the opportunity to feasibly build. The property changed it's dedication through the course of time as 59 and 610 came in and changed the original intention of the neighborhood.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

We have taken every step reasonable in accordance with city guidelines to follow our project execution. This new setback has resolutely changed the original intention of the Bay Gardens deed restrictions which was designed to be single family residential lots.

DEVELOPMENT PLAT VARIANCE

(3) The intent and general purposes of this chapter will be preserved and maintained;

The right-of-way is maintained allowing for substantial safe amount offset from the thoroughfare. Additionally, there will be sidewalks and trees placed between the thoroughfare and the build.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

We will maintain a safe distance from the freeway and will still have both a sidewalk and trees to act a safety buffer.

(5) Economic hardship is not the sole justification of the variance.

It is not economically feasible to allow appropriate development of this project should we not be granted a variance. The intended purpose of this property as intended by original deeds was to build a single-family residence to beautify the subdivision and maintain a family neighborhood. If we jeopardize this opportunity, the property will continue to be subjected to common illegal practices on vacant lots from illegal dumping to drug use. As the thoroughfare turns, a 10' setback safely offsets the residential build in addition to trees and sidewalks that will further create a safety buffer.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 118

Meeting Date: 01/11/2024

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 118

Meeting Date: 01/11/2024

Aerial Map



DEVELOPMENT PLAT VARIANCE

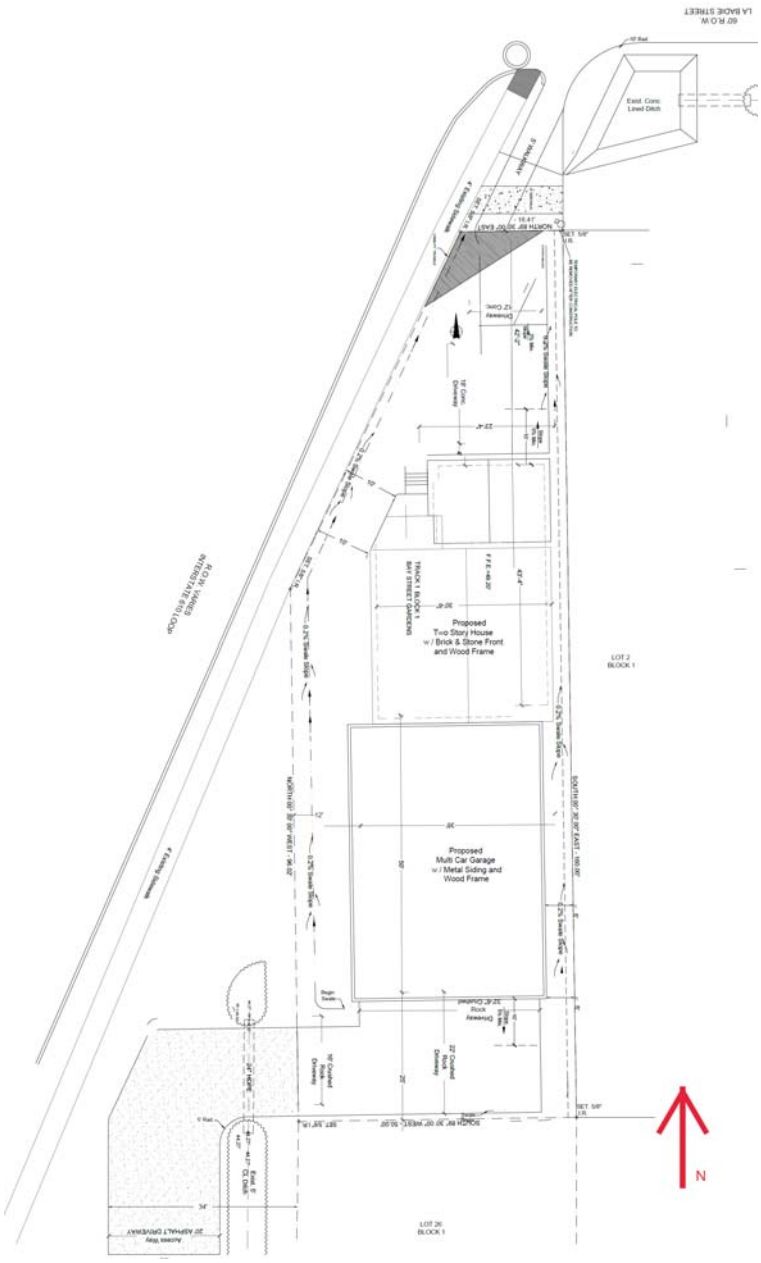
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 118

Meeting Date: 01/11/2024

Site Plan



DEVELOPMENT PLAT VARIANCE

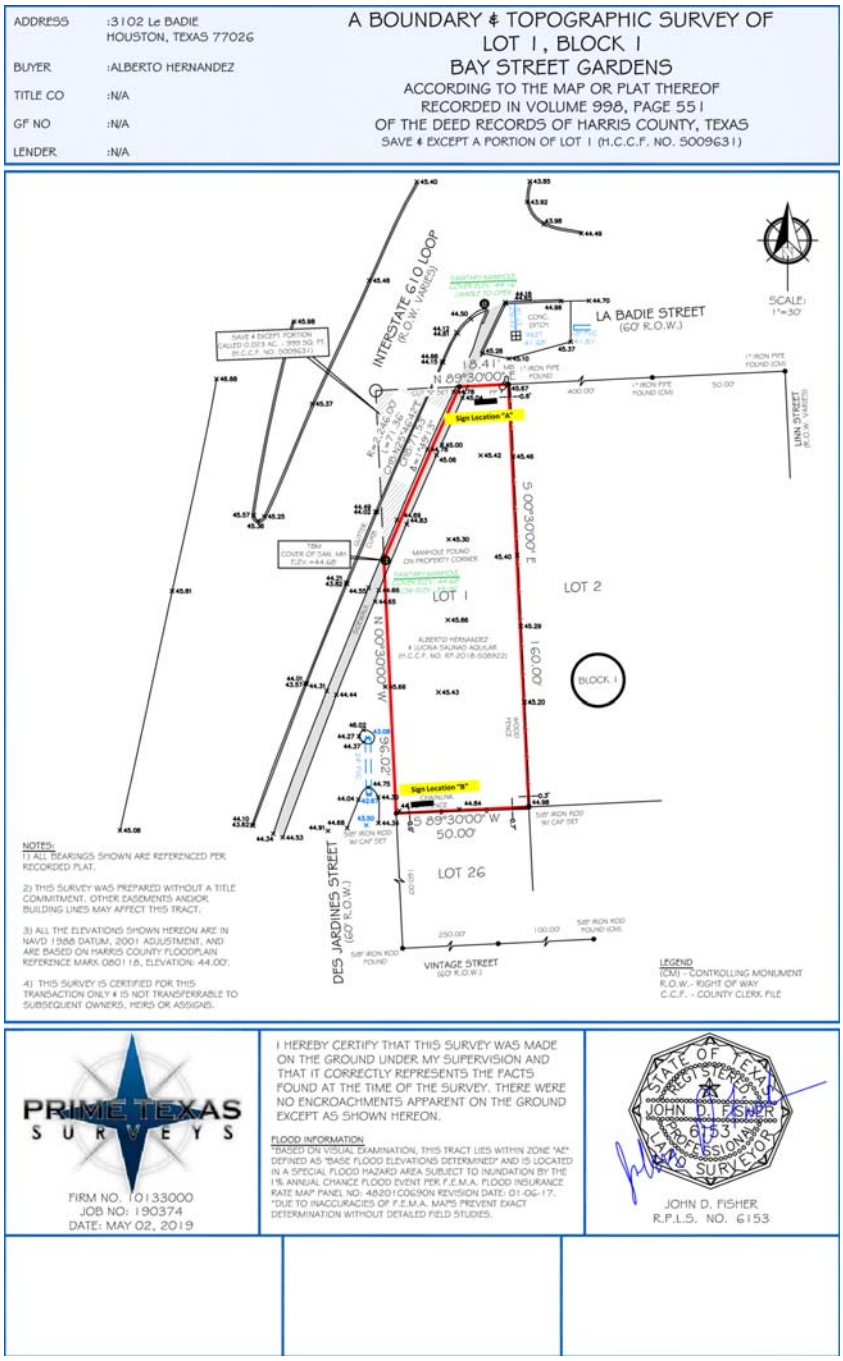
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 118

Meeting Date: 01/11/2024

Survey



DEVELOPMENT PLAT VARIANCE

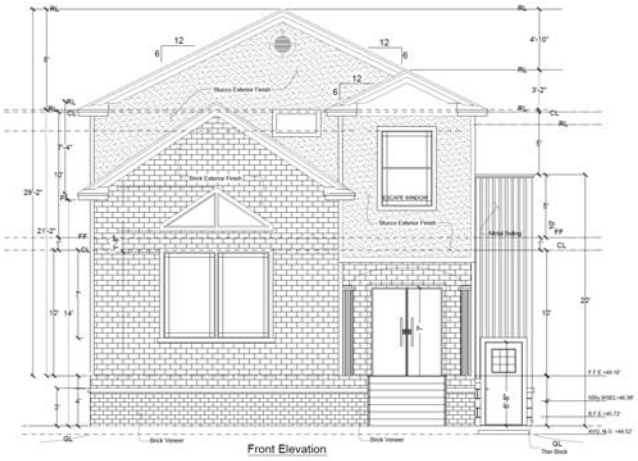
PLANNING & DEVELOPMENT DEPARTMENT

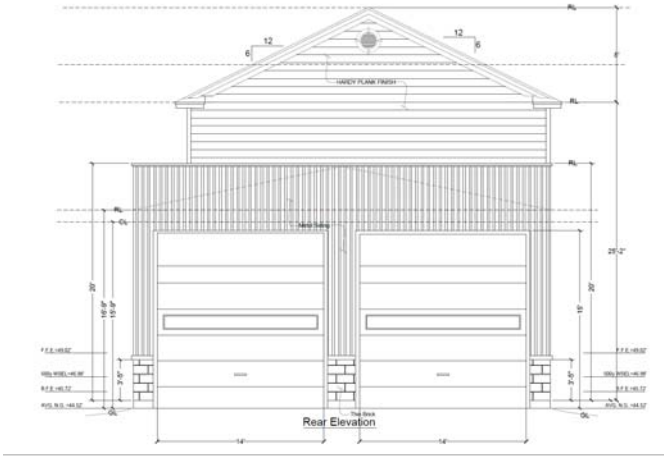
ITEM: 118

Meeting Date: 01/11/2024

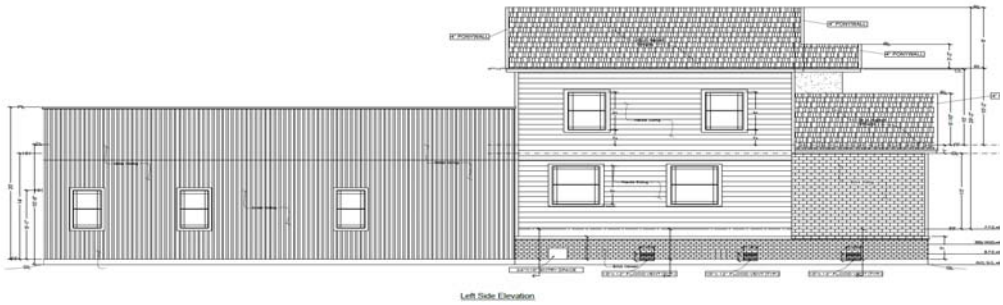
Houston Planning Commission

Elevations









DEVELOPMENT PLAT VARIANCE

From:	Thomas Kirn
To:	Butler, Geoff - PD
Cc:	Rodriguez, Aracely - PD; Catherine McCreight
Subject:	RE: TxDOT Input: Reduced Building Line Request for 3102 Le Badie Street
Date:	Wednesday, January 10, 2024 7:38:48 AM
Attachments:	image006.png image007.png image008.png image009.png image010.png image011.png image013.png

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[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]
Good morning,

TxDOT comments are as follows.

No opposition to request; however, we do have some comments/concerns/stipulations.

- Vehicular access from property to TxDOT facilities requires a TxDOT driveway permit.
- Portion of properties were acquired in past projects to improve I-69. ROW acquisition at that time was properly coordinated with property owners on the deed records of that time.
- Sidewalk improvements on the frontage road must conform to TxDOT standards if altered. Coordinate with TxDOT Area office as needed.
- TxDOT prefers that buildings meet setback requirements of the local municipality. However, as this property owner has asked for a development plat variance to the building setback line, among other items, the burden of being closer to the roadway is being taken on by the property owner.
- Property owner must coordinate with the City of Houston – City Engineer and Planning Department to access local roads.

Sincerely,

Texas Department of Transportation

Thomas Kirn, AICP, CFM
Planner III

Office: 713-802-5131
Mobile: 281-889-8055

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 118

Meeting Date: 01/11/2024

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located within Houston's corporate limit along Le Badie Street along US Highway 59 at the 610 North Loop.
The applicant proposes a new single-family home and is requesting a variance to allow for a 10' building line along the feeder road as opposed to the required 25'.
Staff is in support of this request.
The site is located at the intersection of Le Badie and the Eastex Freeway and 610 North Lopp interchange.
The subject property was partitioned as a result of a recent widening project. The applicant asserts that the remaining lot cannot be practically developed with the 25' building line requirement along the freeway.
The applicant will construct the home to within 10' of the feeder road ROW at the northwestern corner of the site. This will allow for a minimum 20' pedestrian ream, which will become wider moving southwest along the ROW. Vehicular access will come from an extension of Des Chalmes street. The 25' building line would severely limit the buildable area of the site and would not allow the proposed home to be built as designed.
Staff coordinated with TxDOT, who expressed no objection to granting this variance. They submitted comments regarding driveway access and permitting, which have been included in this report. Allowing the reduced building line will enable the applicant to develop a home on the property while accounting for the unique constraint of a smaller lot with restricted access.
Staff recommends granting the variance to allow for a 10' building line.

Approval Conditions:

Provide 6' sidewalk along both frontages. Provide a wider sididewalk if required by TxDOT
Provide 3" caliper street trees

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF STREET PARKING VARIANCE