HOUSTON PLANNING COMMISSION

AGENDA

Thursday, September 19, 2024
2:30 p.m.

MEMBERS
Lisa M. Clark, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Bill Baldwin
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
Martha L. Stein
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.
Richard Smith, P.E.
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY
Vonn Tran

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:

1. Anyone wishing to speak before the Commission must sign up using a designated form located at the entrance to the chamber.

3. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted on the sign-up form.

4. All comments submitted in writing via email Speakercomments.pc@houstontx.gov at least 24 hours in advance will be made part of the agenda under public comments.

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.

7. Speakers will be allowed **two** minutes each for specially called hearing items, replats with notice, variances, and special exceptions.

8. Speakers will be allowed **one** minute each for all consent agenda items.

9. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.

10. 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.

11. Time limits will not apply to elected officials.

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

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

14. 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.

15. 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 832-393-6624 or 832-393-6600.

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 Planning and Development:
planningdepartment@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners act 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.

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.

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. 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 in stations at departure.

Beginning May 16, 2024 and thereafter, there is not an option to speak remotely. The meeting can be viewed on the HTV Houston municipal channel and HTV web site.

COMMISSION OR GROUP: Planning Commission

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**

This online document is preliminary. It may not contain all the relevant materials and information that the Planning Commission will consider at its meeting. The official agenda is posted at City Hall 72 hours prior to the Planning Commission meeting. Final detailed packets are available online at the time of the Planning Commission meeting.

Houston Planning Commission
AGENDA

Thursday, September 19, 2024, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston TX

CALL TO ORDER

Director's Report

Consideration of the September 5, 2024, Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

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

II. **Establish a public hearing date of October 17, 2024**

a. Caywood Place
~~b. Chavez Estates at Red Robin~~
c. Evergreen Cottages
d. Jones Creek Reserve at McCrary Meadows Sec 2
e. Mangum Square
f. Park Street Views
g. Plaza Estates at England
h. Sunset Place partial replat no 2
i. Villas on Sunbeam Sec 1 partial replat no 1

III. Excuse the Absence of Commissioner Mandapaka

IV. Public Comment

V. 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, 5 SEPTEMBER 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

Call to Order at **2:34 PM** by Lisa M. Clark, Chair.

Commissioners	**Quorum - Present / Absent**
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	**Absent**
Susan Alleman	Present
Bill Baldwin	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	**Absent**
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	Present
Zafar "Zaf" Tahir	Present at 2:54 during Item 106
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	**Absent**
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	**Absent**
Vonn Tran, Secretary	Present

Ex Officio Members – Carol Lewis • Carol Haddock • Yuhayna H. Mahumd

Legal Department – Kim Mickelson • Yolanda Woods

Houston Public Works – Richard Smith • John Brown

DIRECTOR'S REPORT – Vonn Tran announced APA recognition, The American Planning Association (APA) Texas Chapter recognized the Planning and Development Department's Livable Places project among state's best planning projects for 2024.

CONSIDERATION OF THE AUGUST 22, 2024, MTFP WORKSHOP AND PLANNING COMMISSION MEETING MINUTES

Commission action: Approved.

Motion: Baldwin	Vote: Unanimous
Second: Viera-Bland	Opposed: None

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-54)

b. REPLATS (55-102)

Staff recommendation: Approve **Item No's. 1 – 102**, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations, except for **Item(s) 73**, removed for separate consideration.

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

Staff recommendation: Approve recommendations for **Item No.'s, 2, 8, 9, 10, 19, 22,** and **80** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations.

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

ITEM(S) REMOVED FOR SEPARATE CONSIDERATION

73. KATY GRAND VILLAGE SEC 1

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Chris Browne, applicant

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

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

103 BRISCOE FALLS SEC 6

Staff recommendation: Deny the requested variance(s) and disapprove the plat.
Commission action: Granted the requested variance(s) and approve the plat.
Speaker(s): Mikalla Hodges, applicant, Harris Pratha, developer

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

104 CARIS VILLA – With concurrence of the Commission; public hearing will continue and will come back to this item.

105 CAYWOOD PLACE – WITHDRAWN

106 CLYBURN LANDING
Staff recommendation: Deny the requested variance(s) and disapprove the plat.
Commission action: Deferred for further information and study.
Speaker(s): James Pointdexter, Carlos G. Espinoza, applicant

Motion: Rosenberg	Vote: Unanimous
Second: Stein	Abstaining: None

107 FELLOWSHIP ESTATE
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: Alleman	Abstaining: None

108 FONDREN SOUTHWEST NORTHFIELD SEC 7 AND SEC 8 PARTIAL REPLAT NO 2 PARTIAL REPLAT NO 1
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Gerald Grisson – applicant

Motion: Mares	Vote: Carried
Second: Sigler	Abstaining: Heisch

ITEM 104 WAS TAKEN AT THIS TIME

104 CARIS VILLA
Staff recommendation: Disapprove.
Commission action: 30 Day extension granted and Deferred until October 3, 2024.
Speaker(s): Joyce Owens, applicant

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

109 HOGAN GARDENS SQUARE
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: Victor	Abstaining: None

110 HOUSTON ELECTRIC VEHICLE MONTROSE PARTIAL REPLAT NO 1
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Deferred.
Speaker(s): Bill Burge, applicant; Albert Vanhuff, Laura Whelan

Motion: Rosenberg	Vote: Carried
Second: Jones	Opposed: Viera-Bland, Baldwin

111 PRINCE VIEWS
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Orlando Perez

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

112 RESIDENCES AT AMBER – No action needed until 09/19/2024

113 TOUCHSTONE ESTATES
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: Hines	Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

114 FULTON STATION APARTMENTS
Staff recommendation: Defer Applicant request.
Commission action: Deferred.
Speaker(s): None

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

115 KUYKENDAHL VILLAGE GP

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

Motion: Mares	Vote: Carried
Second: Viera-Bland	Abstaining: Heisch

116 MEADOW EDGE COMMERCE PARK

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

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

117 OLYMPIA FIELDS GP

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

118 RIVERWAY ON LEHMAN

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

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

119 SALAZAR PARTITION

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: Stein	Vote: Unanimous
Second: Mares	Abstaining: None

120 SHELDON RIDGE SEC 15

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

121 WESTRAY GP

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): James Hopp, Miles West

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

122 WHITE OAK COMMERCIAL

Staff recommendation: Defer per councilmember request.
Commission action: Deferred.
Speaker(s): Randall Baxley, Jannett Montes, applicant; Michael Telo

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

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

123 RESERVE AT BROZE ROAD

Staff recommendation: Defer, additional information requested.
Commission action: Deferred.
Speaker(s): None

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

g. Extensions of Approval

124	Capital United Partners LLC	Approve
125	Highland Meadows Mobile Home Park Sec 1	Approve
126	Huffman Estates	Approve
127	Humble ISD Middle School No 11	Approve
128	Lamar Consolidated ISD Campus Complex Sec 1	Approve
129	Legacy Ranch Business Park Sec 2	Approve
130	Majestic at Harvest Green	Approve
131	Spring Park West	Approve
132	Woodland Lakes Detention Smith North	Approve

h. Name Changes - None

i. Certificates of Compliance

133	19891 Ravenwood Drive	Approve
134	25939 Peach Creek Drive	Approve

Staff recommendation: Approve staff recommendations for **Items G. 124 – 132**, and **I. 133-134**.
Commission Action: Approved staff recommendations.
Speaker(s): None

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

j. Administrative - None

k. Development Plats with Variance Requests

135 601 Fairview Street
Staff recommendation: Approve.
Commission action: Approved.
Speaker(s): Matthew Wheeler, applicant

Action: Baldwin Vote: Unanimous
Second: Stein Abstaining: None

136 3436 Meadow Lake Lane
Staff recommendation: Approve
Commission action: Approved
Speaker(s): Jenifer Pool, applicant (available for questions)

Action: Sigler	Vote: Unanimous
Second: Mares	Abstaining: None

137 5005 Richmond Avenue
Staff recommendation: Approve.
Commission action: Approved.
Speaker(s): None

Action: Victor	Vote: Unanimous
Second: Colvard	Abstaining: None

138 3539 Woodvalley Drive #B – Withdrawn

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 3, 2024

a. Archer Estates
b. Burkett Views
c. Columbia Crossing partial replat no 1
d. Dice Duplexes partial replat no 1
e. Estates at West 43rd
f. Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension
g. Hackberry Landing
h. Harvest Green Sec 51 partial replat no 1
i. Kentshire Place Views
j. Lockwood Commercial Plaza
k. Riverside Terrace Sec 6 partial replat no 3
l. Murdock Manor partial replat no 1
m. Sunterra Sec 58 partial replat no 1
n. Trinity Garden Views

Staff recommendation: Establish a public hearing date for **Item II, a-n**.
Commission action: Public hearing date established.
Speaker(s): None

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

III. Consideration of a Landscape Variance at 208 Main Street

Staff recommendation: Approve.
Commission action: Approved.
Speaker(s): None

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

IV. Public Hearing and Consideration of a Special Minimum Lot Size Application for the 100 Block of East 24th Street – MLS 865

Staff recommendation: Approve
Commission action: Approved.
Speaker(s): None

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

V. Excuse the Absence of Commissioners Sigler and Tahir

Commissioners Tahir and Sigler was present, no action was needed.

VI. Public Comment – None

VII. Adjournment

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **4:49 PM**.

_____ _____

Lisa M. Clark, Chair Vonn Tran, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A-Consent				
1	Avalon at Cypress West Sec 4	C3F		Approve the plat subject to the conditions listed
2	Avalon Landing Lane Street Dedication Sec 2	SP		Approve the plat subject to the conditions listed
3	Benders Creek GP	GP	DEF1	Approve the plat subject to the conditions listed
4	Benders Creek Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
5	Benders Creek Sec 2	C3P	DEF1	Approve the plat subject to the conditions listed
6	Blake Vista Reserves	C3F		Approve the plat subject to the conditions listed
7	Bridgeland Jack Road Street Dedication and Reserve	C3F		Defer Additional information reqd
8	Clodine Residences	C3F		Defer Chapter 42 planning standards
9	Colonial Green	C3F	DEF1	Approve the plat subject to the conditions listed
10	Crosstimbers Reserve	C2		Defer Chapter 42 planning standards
11	Cypress Point Reserve	C2		Approve the plat subject to the conditions listed
12	De Soto Heights	C3F	DEF1	Approve the plat subject to the conditions listed
13	Decker Prairie Rosehill GP	GP		Approve the plat subject to the conditions listed
14	Decker Prairie Rosehill Sec 1	C3P		Approve the plat subject to the conditions listed
15	Decker Prairie Rosehill Sec 2	C3P		Approve the plat subject to the conditions listed
16	Elyson Sec 62	C3F		Approve the plat subject to the conditions listed
17	Elyson Sec 63	C3P		Approve the plat subject to the conditions listed
18	Falcon Ranch Preserve Sec 1	C3P		Approve the plat subject to the conditions listed
19	Falcon Ranch Preserve Sec 2	C3P		Approve the plat subject to the conditions listed
20	Falcon Ranch Preserve Sec 3	C3P		Approve the plat subject to the conditions listed
21	Flex Business Park	C3F		Approve the plat subject to the conditions listed
22	Harris County Municipal Utility District no 230 Water Plant no 1	C2		Approve the plat subject to the conditions listed
23	Harvard Green	C2		Defer Chapter 42 planning standards
24	Harvard Park	C2		Defer Chapter 42 planning standards
25	Harvest Green Sec 58	C3F		Defer Chapter 42 planning standards
26	Highland Heights Oaks	C3F		Approve the plat subject to the conditions listed
27	Hogan Gardens Square	C3F		Approve the plat subject to the conditions listed
28	Idaho Park	C3F		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
29	Inwood Heights	C3F	DEF1	Approve the plat subject to the conditions listed
30	Jesselton Square at Creekmont	C3F		Defer Chapter 42 planning standards
31	Kuykendahl Village Sec 1	C3P		Approve the plat subject to the conditions listed
32	Lacey Estates	C3F		Defer Chapter 42 planning standards
33	Mansfield Living replat no 1	C3F		Approve the plat subject to the conditions listed
34	Maz Villas	C3F	DEF1	Approve the plat subject to the conditions listed
35	Morton Creek Ranch Sec 31	C3P		Approve the plat subject to the conditions listed
36	New Caney Real Estate	C2		Defer Additional information reqd
37	Olympia Fields Sec 2	C3F		Approve the plat subject to the conditions listed
38	Park at Anserra Sec 3	C2		Approve the plat subject to the conditions listed
39	Ralston Lakes Sec 3	C3F		Approve the plat subject to the conditions listed
40	Redbud Sec 5	C3F	DEF2	Approve the plat subject to the conditions listed
41	Reserve at Jack Road	C2		Approve the plat subject to the conditions listed
42	Riviera Pines Sec 4	C3P		Approve the plat subject to the conditions listed
43	Rushmore Addition	C2		Approve the plat subject to the conditions listed
44	Rusty Buckle Project	C2	DEF1	Approve the plat subject to the conditions listed
45	Sabo Plaza	C2	DEF1	Defer Additional information reqd
46	SJS Reserve	C2	DEF1	Approve the plat subject to the conditions listed
47	Spring Creek RV Resort	C3F		Approve the plat subject to the conditions listed
48	Stockdick Road Street Dedication and Reserve	C3F		Approve the plat subject to the conditions listed
49	Sundance Cove Sec 12	C3P		Approve the plat subject to the conditions listed
50	Tidwell Road CCSS	C2	DEF1	Defer Additional information reqd
51	Westfield at the Square	C2		Approve the plat subject to the conditions listed

B-Replats

52	Allyn Song Enclave	C2R		Defer Chapter 42 planning standards
53	Andrade Landholdings Estates at Luthe Road East	C2R	DEF1	Approve the plat subject to the conditions listed
54	Andrade Landholdings Estates at Luthe Road West	C2R	DEF1	Approve the plat subject to the conditions listed
55	Auroras Place replat no 1	C2R	DEF1	Approve the plat subject to the conditions listed
56	Bahar Parking Lot	C2R		Approve the plat subject to the conditions listed
57	Carr Village	C2R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
58	Castone Estates	C2R	DEF2	Approve the plat subject to the conditions listed
59	Champion Villas	C2R		Approve the plat subject to the conditions listed
60	City Church Houston	C2R		Approve the plat subject to the conditions listed
61	Constellation Rosslyn	C2R		Approve the plat subject to the conditions listed
62	Cordell Views	C2R		Approve the plat subject to the conditions listed
63	Corner at Kirby and Airport	C2R		Approve the plat subject to the conditions listed
64	Delano Villa	C2R		Withdraw
65	Dennis Place	C2R		Approve the plat subject to the conditions listed
66	Dorchester Terrace	C2R		Defer further deed rests review reqd
67	Emanhughes	C2R		Approve the plat subject to the conditions listed
68	Estates At Denmark	C2R		Approve the plat subject to the conditions listed
69	Estates at Emma Lou Street	C2R		Approve the plat subject to the conditions listed
70	Estates On Jackson	C2R	DEF1	Approve the plat subject to the conditions listed
71	Estates on Sexton	C2R		Approve the plat subject to the conditions listed
72	Fannin Foundation	C2R	DEF1	Approve the plat subject to the conditions listed
73	Flaggstone Plaza	C2R		Defer Chapter 42 planning standards
74	Home Investments at Wooding	C2R	DEF1	Approve the plat subject to the conditions listed
75	Homes on Tampico	C2R	DEF2	Approve the plat subject to the conditions listed
76	Lincoln City Place	C2R		Approve the plat subject to the conditions listed
77	Madden Estates	C3R		Approve the plat subject to the conditions listed
78	Maklai Investments at Dupont Street	C2R		Approve the plat subject to the conditions listed
79	Malone Estates	C2R		Approve the plat subject to the conditions listed
80	Merry Homes Estates	C2R	DEF1	Defer Chapter 42 planning standards
81	Moonbeam Homes	C2R		Approve the plat subject to the conditions listed
82	Nguyen Highland Place	C3R	DEF2	Approve the plat subject to the conditions listed
83	Oak Lawn Vista	C2R	DEF1	Approve the plat subject to the conditions listed
84	Oakberry Trails Sec 3	C3R	DEF1	Defer Chapter 42 planning standards
85	Palmi	C3R	DEF1	Defer Chapter 42 planning standards
86	Plaza Estates at Retta	C2R	DEF2	Approve the plat subject to the conditions listed
87	Quenby Landing	C2R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
88	Reserve at Yorkshire	C2R		Approve the plat subject to the conditions listed
89	Sabana Prado replat no 2	C2R		Approve the plat subject to the conditions listed
90	Sheldon Woods Sec 1 partial replat no 2	C2R	DEF2	Disapprove
91	Tampico Homes	C2R	DEF2	Approve the plat subject to the conditions listed
92	University Gardens	C2R		Approve the plat subject to the conditions listed
93	Villas at Lakeview	C3R		Approve the plat subject to the conditions listed
94	West Chase Plaza	C2R		Defer Chapter 42 planning standards
95	Winbern Trails	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

96	Baggett Green	C3N		Approve the plat subject to the conditions listed
97	Caris Villa	C3N	DEF3	No action needed until 10.03.2024
98	Clyburn Landing	C3N	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
99	Cougar Estates	C3N		Approve the plat subject to the conditions listed
100	Express Mart 59	C3N		Approve the plat subject to the conditions listed
101	Fairwoods at Furman	C3N		Approve the plat subject to the conditions listed
102	Houston Electric Vehicle Montrose partial replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed
103	Hunters Creek Landing	C3N		Approve the plat subject to the conditions listed
104	Isaac Estates at Nordling	C3N		Approve the plat subject to the conditions listed
105	Lynnfield Development	C3N		Approve the plat subject to the conditions listed
106	McDonalds at Meadows of Clear Creek	C3N		Approve the plat subject to the conditions listed
107	Residences at Amber	C3N	DEF4	Withdraw

D-Variances

108	Fulton Station Apartments	C2R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
109	Houston Heavy 249 GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
110	Longenbaugh Estate	C2		Defer Chapter 42 planning standards
111	Quail Cove Commons	C2R		Defer per City Councilmember's request.
112	Quartet Development	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
113	Riverway on Lehman	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
114	Riviera Pines Sec 3	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
115	White Oak Commercial	C2	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

116	HC MUD 566 Utility Reserves Sec 2	C3P		Grant the requested special exception(s) and Approve the plat subject to the conditions listed

F-Reconsideration of Requirements

117	Reserve at Broze Road	C3P	DEF1	Approve the plat subject to the conditions listed

G-Extensions of Approval

118	Benmar Reserve	EOA		Approve
119	Cappadonna Hills	EOA		Approve
120	Champion Life Centre Sec 2	EOA		Approve
121	Crosby Farms Detention Reserves Sec 1	EOA		Approve
122	Horizon at Cypress	EOA		Approve
123	Iglesia Evangelica Palabra De Restauracion	EOA		Approve
124	Northwest Harris County MUD no 5 Waste Water Treatment Plant no 2	EOA		Approve
125	Peachleaf Commercial Center	EOA		Approve
126	Rivera Best Produce	EOA		Approve
127	Roberts Ranch	EOA		Approve
128	Sugarland Point	EOA		Approve
129	West Little York Corner	EOA		Approve

H-Name Changes

130	QuikTrip Store 4622 (prev. QuikTrip Store 7962)	NC		Approve
131	QuikTrip Store 4623 (prev. QuikTrip Store 7963)	NC		Approve

I-Certification of Compliance

None

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

J-Administrative

None

K-Development Plats with Variance Requests

132	2301 Addison Road	DPV		Approve
133	7725 Hoffman Street	DPV		Approve

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 09/19/2024
Plat Name: Avalon at Cypress West Sec 4
Developer: VPTM Avalon LB, LLC
Applicant: BGE, Inc.
App No/Type: 2024-1810 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	19.6600	Total Reserve Acreage:	5.8710
Number of Lots:	81	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 438

County	Zip	Key Map ©	City / ETJ
Harris	77433	405D	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.

052. Avalon Landing Lane Street Dedication Sec 2 must be recorded prior to or simultaneously with this plat.

132. Add COS plat note: Areas identified 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.

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)

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

Applicant will provide a LOMR from FEMA removing the proposed COS from the floodplain at recordation. If the LOMR is not provided, the application must be resubmitted to show compliance with Sec 42-183(b) & (c)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 09/19/2024
Plat Name: Avalon at Cypress West Sec 4
Developer: VPTM Avalon LB, LLC
Applicant: BGE, Inc.
App No/Type: 2024-1810 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1--A Transmission Review is required as the plat is adjacent to a CenterPoint Energy Transmission Corridor. Please review the attached Transmission Review Letter for further instructions.
HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - The whole plat is in the Floodplain Need to include the note: "Site drainage plans for the future development of this plat must be approved by the Harris County Flood Control District."
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)
Per comment from GP, A TIA (Full or Limited) 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 Avalon Landing Lane and Alkimos Vista Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
Avalon Landing Lane will need to be recorded prior to or simultaneously with this PLAT (COH-Chapter 42-120)
Provide turn/curve signs on site plans for sharp turn (IDM 10.3.03D, TMUTCD sec2C.07)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 09/19/2024
Plat Name: Avalon Landing Lane Street Dedication Sec 2
Developer: VPTM Avalon LB, LLC
Applicant: BGE, Inc.
App No/Type: 2024-1788 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.2800	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:	Harris County MUD 438; Harris County MUD 437

County	Zip	Key Map ©	City / ETJ
Harris	77433	405D	ETJ

Conditions and Requirements for Approval

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

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

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

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)

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2

Action Date: 09/19/2024

Plat Name: Avalon Landing Lane Street Dedication Sec 2

Developer: VPTM Avalon LB, LLC

Applicant: BGE, Inc.

App No/Type: 2024-1788 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 09/19/2024
Plat Name: Benders Creek GP
Developer: Academy Development
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1743 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	144.3000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77033	574B	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.

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.

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

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

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

Address int spacing along southern and western boundary

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 09/19/2024
Plat Name: Benders Creek GP
Developer: Academy Development
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1743 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/30/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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 a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks and Recreation: N/A
HPW-OCE- Drainage and Utility: Stormwater quality permit is required.
In the floodplain, need approved drainage plan.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 09/19/2024
Plat Name: Benders Creek Sec 1
Developer: Academy Development
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1744 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.2000	Total Reserve Acreage:	1.2640
Number of Lots:	77	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77033	574B	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.

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

075. Add Single Family Residential note to the plat. (42-1)

Fully dimension all lots and reserves

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 09/19/2024
Plat Name: Benders Creek Sec 1
Developer: Academy Development
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1744 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 03/30/2024 - No Comments.
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.
Stormwater quality permit is required.

Parks and Recreation: The park sector is incorrect.

The then-current fee in lieu of statement... add the incremental (proposed minus existing) dwelling units.

Add the park and open space table.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 09/19/2024
Plat Name: Benders Creek Sec 2
Developer: Academy Development
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1745 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	23.1000	Total Reserve Acreage:	5.0660
Number of Lots:	148	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77033	574B	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.

075. Add Single Family Residential note to the plat. (42-1)

Dimension all lots and reserves

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/19/2024
Plat Name: Benders Creek Sec 2
Developer: Academy Development
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1745 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/04/2024 - No comments.
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.

Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way.
No protected trees to potentially be impacted by construction following replat.
Parks and Recreation: The park sector is incorrect.

The then-current fee in lieu of statement... add the incremental (proposed minus existing) dwelling units.

Add the park and open space table.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 09/19/2024
Plat Name: Blake Vista Reserves
Developer: M LANZA
Applicant: Century Engineering, Inc
App No/Type: 2024-1786 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.0000	Total Reserve Acreage:	0.7572
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:	Fort Bend County FWSD 2

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

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: 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: 7
Action Date: 09/19/2024
Plat Name: Bridgeland Jack Road Street Dedication and Reserve
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1841 C3F

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	20.7430	Total Reserve Acreage:	11.1380
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 491

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

Conditions and Requirements for Approval

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

052.Bridgeland Jack Road Street Dedication Sec 3 must be recorded prior to or simultaneously with this plat.

055. Revise subdivision name to Bridgeland Jack Road Street Dedication Sec 4 and reserve.

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 8
Action Date: 09/19/2024
Plat Name: Clodine Residences
Developer: ZAE CLODINE RD
Applicant: RSG Engineering
App No/Type: 2024-1701 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	9.0830	Total Reserve Acreage:	2.5200
Number of Lots:	77	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	Fort Bend County FWSD 2

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

Conditions and Requirements for Approval

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 09/19/2024
Plat Name: Clodine Residences
Developer: ZAE CLODINE RD
Applicant: RSG Engineering
App No/Type: 2024-1701 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

012.2.2 Provide aerial easements attached to perimeters.

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

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

040.1. Show all lot sizes in square feet on the face of the plat.

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

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

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

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

126. Add Single Family Residential plat notes: 1) 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. 2) All lots shall have adequate wastewater collection services.

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)

174. Add Permanent Access Easement note to the plat and/or add PAE paragraph to the Appendix A: Owner's Acknowledgement. (189)

180.1. Add this note to the face of the plat: This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

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

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

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

This plat does not meet chapter 42 standard for required fire hydrants on a private street, compensating open space, and building lines.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 09/19/2024
Plat Name: Clodine Residences
Developer: ZAE CLODINE RD
Applicant: RSG Engineering
App No/Type: 2024-1701 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Addressing: "AQUA" is already in use. Please chose another street name.
Fort Bend Engineer: 1) Multiple variances required through FBC
2) Provide all required FBC plat notes
3) Provide correct adjacent property information
4) Adjust block numbering and lot numbering
5) Provide all county signature blocks
HPW-HW- IDS: Approved
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..

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 09/19/2024
Plat Name: Colonial Green
Developer: Heights Colonial, LP
Applicant: City Choice Group, LLC
App No/Type: 2024-1734 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.3745	Total Reserve Acreage:	1.8410
Number of Lots:	132	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	West Harris County MUD 5

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

Conditions and Requirements for Approval

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

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

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

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (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: 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..

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 "access denied" for lots 1-12 and 75-80, block 1
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)
Adjacent plat calls out a pipeline easement. Verify if it still exists on property (chapter 42-41)
Label water line easement widths (Chapter 42-41)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 09/19/2024
Plat Name: Colonial Green
Developer: Heights Colonial, LP
Applicant: City Choice Group, LLC
App No/Type: 2024-1734 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: 10
Action Date: 09/19/2024
Plat Name: Crosstimbers Reserve
Developer: Spencer Huck
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1803 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.6611	Total Reserve Acreage:	0.6002
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77018	453J	City

Conditions and Requirements for Approval

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

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

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

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)

185. Appendix A:Owners Acknowledgement is incomplete. 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.

Provide legal description for Harvard Street to demonstrate sufficient dedication is being provided. (42-136)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/19/2024
Plat Name: Crosstimbers Reserve
Developer: Spencer Huck
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1803 C2

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 09/16/2024 - Show and label 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: 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.

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 09/19/2024
Plat Name: Cypress Point Reserve
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1796 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.1562	Total Reserve Acreage:	3.1562
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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77429	327X	ETJ

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))

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: 11
Action Date: 09/19/2024
Plat Name: Cypress Point Reserve
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1796 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
CenterPoint: CenterPoint requests the following be added to the general notes with documented approval of said note by the grantee in said sanitary control easement:
“CenterPoint Energy has rights to place gas and electric infrastructure within all utility easements hereby existing or dedicated by this plat and is not restricted by the Sanitary Control Easements recorded under H.C.C.F. No.: [ADD RECORDING REFERENCE]”

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
If this site is used for water treatment plant, need to call out on the plat the use intended for facilities as a (“Restricted Reserve for water treatment plant”).

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)
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 .
UVEs are shown on plat and will need to be shown on construction plan (Chapter 10-COH geometric design guidelines, 10-23)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Driveways on site plans need to conform with COH IDM standards

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 09/19/2024
Plat Name: De Soto Heights
Developer: Builder10 Construction
Applicant: Tetra Land Services
App No/Type: 2024-1735 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9841	Total Reserve Acreage:	0.0433
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

126. Add Single Family Residential plat notes: 1)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. (Recd_pkg.doc)

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

Applicant has met Traffic and Addressing comments

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 09/19/2024
Plat Name: De Soto Heights
Developer: Builder10 Construction
Applicant: Tetra Land Services
App No/Type: 2024-1735 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Addressing: "DE SOTO HEIGHTS" is already in use. Please, chose another unique street name.
HPW- TDO- Traffic: 08/30/2024 - The proposed plat does not the minimum requirements for turnaround design per IDM, Type II permanent Access Easement per chapter 10, the length between turn around and adjoining street should be 70 ft. Recommend following IDM Chapter 10 Type 2 Permanent Access Easement required for Hammer Head type of turnaround, please see Figure 10.11 requirements.
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: 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. Detention is required.

Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
Solid Waste: The proposed development does not meet the frontage criteria to receive COH solid waste collection services.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 09/19/2024
Plat Name: Decker Prairie Rosehill GP
Developer: Toll Brothers
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1816 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

For Your Information:

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

HPW-HW- IDS: Approved
CenterPoint: Release of Easement application form provided.
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)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
UVE, ROW dedications/ cutbacks and corner radii will be checked when section plats are submitted. (Chapter 10-COH geometric design guidelines, 10-14,10-44)
Ensure that street curves conform to COH IDM/ standards (IDM 10.3.03D)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 09/19/2024
Plat Name: Decker Prairie Rosehill GP
Developer: Toll Brothers
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1816 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 09/19/2024
Plat Name: Decker Prairie Rosehill Sec 1
Developer: Toll Brothers
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1817 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	42.5000	Total Reserve Acreage:	14.7230
Number of Lots:	121	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. (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)

088.1. A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The use intended for each reserve shall be noted. A reserve tract for which a use has not been determined shall be identified on the plat as an unrestricted reserve. Minimum reserve frontage for a drainage and detention reserve is 20' (192)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 14
Action Date: 09/19/2024
Plat Name: Decker Prairie Rosehill Sec 1
Developer: Toll Brothers
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1817 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
CenterPoint: The easement is unrecord but appears to have facilities on it. You must do a release of easement, please call the number on the application to verify.
Blanket Easement must be noted in notes of plat.
All abbreviations on plat must be in Legend and/or notes of plat. Please add GBL
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 key map number (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)
The following intersections Steep Ridge Rd at West Horizon Rd will have Intersection sight distance (ISD) exhibits included with the site plans to be evaluated for unobstructed visibility easement (UVE) requirements (harris county/COH geometric guidelines 2012)
Label ROW and dedication width (Chapter 42-41)
Per comment from GP, A TIA (Full or Limited) 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 Mesa Cloud Drive 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 09/19/2024
Plat Name: Decker Prairie Rosehill Sec 2
Developer: Toll Brothers
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1819 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	28.3000	Total Reserve Acreage:	15.3530
Number of Lots:	66	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

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

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

052. Decker Prairie Rosehill Sec 2 must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3))

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 15
Action Date: 09/19/2024
Plat Name: Decker Prairie Rosehill Sec 2
Developer: Toll Brothers
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1819 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
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)
Label key map number (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)
The following intersections Steep Ridge Rd at West Horizon Rd will have Intersection sight distance (ISD) exhibits included with the site plans to be evaluated for unobstructed visibility easement (UVE) requirements (harris county/COH geometric guidelines 2012)
Label ROW and dedication width (Chapter 42-41)
Per comment from GP, A TIA (Full or Limited) 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 Mesa Cloud Drive 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 09/19/2024
Plat Name: Elyson Sec 62
Developer: Nash FM 529, LLC. a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2024-1811 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	17.9000	Total Reserve Acreage:	2.1853
Number of Lots:	68	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 519

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

Conditions and Requirements for Approval

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

052. Elyson Sec 60 must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3)

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: 16
Action Date: 09/19/2024
Plat Name: Elyson Sec 62
Developer: Nash FM 529, LLC. a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2024-1811 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - The whole plat is in the Floodplain Need to include the note: "Site drainage plans for the future development of this plat must be approved by the Harris County Flood Control District."
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)
UVE should be checked at Elyson Lakes Drive and Sterling Rose Drive UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Elyson Lakes Drive and elyson blvd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Elyson blvd and Katy hockley cut-off road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
The following intersections (sterling Rose Drive/Golden Tallgrass Drive, Bush Glade Drive/Golden Tallgrass Drive, Valley Mint Drive/Golden Tallgrass Drive)will have Intersection sight distance (ISD) exhibits included with the site plans to be evaluated for unobstructed visibility easement (UVE) requirements (harris county/COH geometric guidelines 2012)
Sec 60 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: 17
Action Date: 09/19/2024
Plat Name: Elyson Sec 63
Developer: Nash FM 529, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1814 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.0000	Total Reserve Acreage:	0.2600
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 09/19/2024
Plat Name: Elyson Sec 63
Developer: Nash FM 529, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1814 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - The whole plat is in the Floodplain Need to include the note: "Site drainage plans for the future development of this plat must be approved by the Harris County Flood Control District."
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)
UVE should be checked at Elyson Lakes Drive and Sterling Rose Drive UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Elyson Lakes Drive and elyson blvd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Elyson blvd and Katy hockley cut-off road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
The following intersections (sterling Rose Drive/Golden Tallgrass Drive, Bush Glade Drive/Golden Tallgrass Drive, Valley Mint Drive/Golden Tallgrass Drive)will have Intersection sight distance (ISD) exhibits included with the site plans to be evaluated for unobstructed visibility easement (UVE) requirements (harris county/COH geometric guidelines 2012)
Sec 60 will need to be recorded prior to or simultaneously with this plat (chapter 42-120)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 09/19/2024
Plat Name: Falcon Ranch Preserve Sec 1
Developer: D.R. Horton
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1822 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	34.8000	Total Reserve Acreage:	2.6280
Number of Lots:	151	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

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

150. Provide a second point of access to a public street when the total number of lots exceeds 150. (190)

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: 18
Action Date: 09/19/2024
Plat Name: Falcon Ranch Preserve Sec 1
Developer: D.R. Horton
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1822 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
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 Silo Bend Lane and Wolf Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Add vol 1921 pg 74 HCDR to Wolf Road (chapter 42-41)
UVE should be checked at Farm Lantern Drive and Wolf Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Per comment from GP, A TIA (Full or Limited) 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 Farm Lantern Drive and Autumn Vista Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Farm Lantern Drive and Rustic Sparrow Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Label key map number (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: 19
Action Date: 09/19/2024
Plat Name: Falcon Ranch Preserve Sec 2
Developer: D.R. Horton
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1827 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	28.5000	Total Reserve Acreage:	14.3270
Number of Lots:	51	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77336	339C	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. Farm Lantern Drive and Falcon Ranch Preserve Sec 3 must be recorded prior to or simultaneously with this plat.

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

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

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

Coordinate with HC regarding dedication

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/19/2024
Plat Name: Falcon Ranch Preserve Sec 2
Developer: D.R. Horton
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1827 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - Need to include the note: "Site drainage plans for the future development of this plat must be approved by the Harris County Flood Control District"
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 key map number (chapter 42-41)
Per comment from GP, A TIA (Full or Limited) 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 Farm Lantern Drive and Rustic Sparrow Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Farm Lantern Drive and Country Porch Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Farm Lantern Drive and East Lake Houston Parkway. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Farm Lantern Drive and Wolf Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Wolf Road and Scott Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Label future East Lake Houston Parkway (chapter 42-41)
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)
Verify recording information. East side of Scott is a Harris county Park (chapter 42-41)
Label east ROW line for Scott Road 9chapter 42-41)
Scott Road was dedicated by prescription. Prescription information calls out 60' of ROW. Dedicate 30' of ROW. (Chapter 42-41)
Add vol 1921 pg 74 HCDR for wolf 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: 20
Action Date: 09/19/2024
Plat Name: Falcon Ranch Preserve Sec 3
Developer: D.R. Horton
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1828 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.4000	Total Reserve Acreage:	1.3410
Number of Lots:	65	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77336	339C	ETJ

Conditions and Requirements for Approval

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

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

052. Falcon Ranch Preserve Sec 1 or East Lake Houston parkway must be recorded prior to or simultaneously with this plat.

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

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)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 09/19/2024
Plat Name: Falcon Ranch Preserve Sec 3
Developer: D.R. Horton
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1828 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
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)
Label key map number (Chapter 42-41)
Add "East" to lake Houston Parkway (chapter 42-41)
Falcon Ranch preserve Sec 1 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
UVE should be checked at Coyote Falls Drive and East Lake Houston Parkway. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Farm Lanturn Drive and East Lake Houston Parkway. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Per comment from GP, A TIA (Full or Limited) 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: 21
Action Date: 09/19/2024
Plat Name: Flex Business Park
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2024-1784 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.9830	Total Reserve Acreage:	9.4120
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:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

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

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

157. Provide streets names for each street. (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)

Revise how the street dedication is being labeled 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: 21
Action Date: 09/19/2024
Plat Name: Flex Business Park
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2024-1784 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/17/2024 - 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 in Chapter 15 of the Design Manual (IDM).

- Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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/

- The survey shows an existing power poles along the perimeter of the proposed development, recommend verifying that the site plan does not conflict with the poles otherwise, recommend coordinating with Center Point Energy.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
HPW-HW- IDS: For the creation of an unrestricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks and Recreation: N/A

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 09/19/2024
Plat Name: Harris County Municipal Utility District no 230 Water Plant no 1
Developer: Harris County Municipal Utility District No. 230
Applicant: BGE, Inc.
App No/Type: 2024-1787 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.2570	Total Reserve Acreage:	6.2570
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 230

County	Zip	Key Map ©	City / ETJ
Harris	77070	369C	ETJ

Conditions and Requirements for Approval

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

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

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

151. Revise the public street system as indicated on the marked file copy.

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

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

Add Centerpoint note

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 09/19/2024
Plat Name: Harris County Municipal Utility District no 230 Water Plant no 1
Developer: Harris County Municipal Utility District No. 230
Applicant: BGE, Inc.
App No/Type: 2024-1787 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

CenterPoint: Please add the Absent Written Authorization Language to Plat, attached above.

CenterPoint requests the following be added to the general notes with documented approval of said note by the grantee in said sanitary control easement:
“CenterPoint Energy has rights to place gas and electric infrastructure within all utility easements hereby existing or dedicated by this plat and is not restricted by the Sanitary Control Easements recorded under H.C.C.F. No.: [ADD RECORDING REFERENCE]”

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

Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see Title Report.
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 site drainage note (HC-infrastructure regulations, Sec 4.06)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 09/19/2024
Plat Name: Harvard Green
Developer: Urban Arc Development
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1801 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.2427	Total Reserve Acreage:	0.0057
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77018	453J	City

Conditions and Requirements for Approval

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

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

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

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

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

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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 09/19/2024
Plat Name: Harvard Green
Developer: Urban Arc Development
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1801 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 09/19/2024
Plat Name: Harvard Park
Developer: Vera Living, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1802 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.4020	Total Reserve Acreage:	0.0057
Number of Lots:	11	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77018	453J	City

Conditions and Requirements for Approval

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

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

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

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

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

Add garage entry arrows to front of lots

Add 11 single family lots to legal description

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 09/19/2024
Plat Name: Harvard Park
Developer: Vera Living, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1802 C2

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 09/16/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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/

- The survey shows an existing power poles along the perimeter of the proposed development, recommend verifying that the site plan does not conflict with the poles otherwise, recommend coordinating with Center Point Energy.
CenterPoint: CNP REQUIRES shared driveways have 5' building lines.

CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: HARVARD ST

Easement G271423, attached, is to be depicted on the plat.

HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: If tract size more than 15000SF and less than 1 acre, total impervious area within tract > 9750 SF, Detention is required.
Make sure that 10' clearance between public utility to the building foundation.
Solid Waste: The proposed development does not have the required amount of frontage to qualify for COH solid waste services.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 09/19/2024
Plat Name: Harvest Green Sec 58
Developer: Grand Parkway HG 2 LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1775 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	10.5810	Total Reserve Acreage:	0.2770
Number of Lots:	22	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	77406	566G	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.

052. Harvest Green Sec 56 must be recorded prior to or simultaneously with this plat.

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)

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

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

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

Provide new street names 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.

Fort Bend Engineer: 1) The connecting section must be recorded prior to or concurrently with this section for legal access
CenterPoint: 1—BLK 1 L10-11: Dashed lines are unlabeled, 10’UE or 14’UE?
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Addressing: Please street names to match existing streets in the loop.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 09/19/2024
Plat Name: Harvest Green Sec 58
Developer: Grand Parkway HG 2 LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1775 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 09/19/2024
Plat Name: Highland Heights Oaks
Developer: Iberica Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1794 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9811	Total Reserve Acreage:	0.1436
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	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.

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

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. (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: 26
Action Date: 09/19/2024
Plat Name: Highland Heights Oaks
Developer: Iberica Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1794 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/17/2024- Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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 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: If tract size more than 15000SF and less than 1 acre, total impervious area within tract > 9750 SF, Detention is required.
Please the correct vicinity map.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
Parks and Recreation: The park sector is incorrect
CenterPoint: The vicinity map appears to be incorrect.
Restricted Reserve B appears to be also drainage.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 09/19/2024
Plat Name: Hogan Gardens Square
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1804 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.0849	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	493G	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. Sec 212.015, Sec 42-49

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

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (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: 09/16/2024 - 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.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
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: 27
Action Date: 09/19/2024
Plat Name: Hogan Gardens Square
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1804 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: 28
Action Date: 09/19/2024
Plat Name: Idaho Park
Developer: Khan Private Equity, LLC
Applicant: STUPA INTERNATIONAL LLC
App No/Type: 2024-1844 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1250	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

007.2.1. Public Works and Engineering's review has determined that a wastewater capacity reservation application must be submitted. Contact Public Works and Engineering, Wastewater Design Division.

012.2. Coordinate utility easements with CenterPoint Energy. Go to http://www.centerpointenergy.com/ for Electricity, Builders and Developers, Electric Safety.

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. (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: 09/19/2024
Plat Name: Idaho Park
Developer: Khan Private Equity, LLC
Applicant: STUPA INTERNATIONAL LLC
App No/Type: 2024-1844 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/12/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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).

- 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.

- Ensure that the existing power pole and utility pole does not conflict with the sidewalk, otherwise coordinate with Center point energy.

CenterPoint: 1--Shared driveways: CNP requires 5’ Building Lines for installation and maintenance of facilities.

2--CenterPoint requires a 10’ building line where a boundary line is adjacent to a ROW with overhead primary facilities, which applies to: IDAHO STREET
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
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.

Parks & Recreation - Urban Forestry: There is an existing protected 12" Southern Magnolia and 24" Eastern Red Cedar located within the right-of-way at this address. Per our assessment of existing conditions and the proposed replat, the replat does not appear to cause interference with the existing tree. Urban Forestry approves replat with condition that protected trees will remain following replat and construction.

Questions concerning the informational comments should be directed to the agency’s author. Planning 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: 29
Action Date: 09/19/2024
Plat Name: Inwood Heights
Developer: Inwood Heights Development, LLC
Applicant: Chesterfield Development Services
App No/Type: 2024-1747 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9618	Total Reserve Acreage:	0.0598
Number of Lots:	17	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77088	411N	City

Conditions and Requirements for Approval

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: 29
Action Date: 09/19/2024
Plat Name: Inwood Heights
Developer: Inwood Heights Development, LLC
Applicant: Chesterfield Development Services
App No/Type: 2024-1747 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/30/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please add full recording of easements as to where it was recorded.

It would be helpful if indicator arrows were added to identify area of existing easements.

Please identify BL in lots 1 and blocks 1 and 2.
HPW-OCE- Drainage and Utility: Detention is required.
Master W.M.E. size need to change to 10'x20'.

HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
Solid Waste: The proposed development does not meet the frontage criteria to receive COH solid waste collection services.
Parks and Recreation: The then current fee in lieu of... add incremental (proposed minus existing) DUs

Parks table- Only requires EDUs and the checked "I hereby..." statement.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 30
Action Date: 09/19/2024
Plat Name: Jesselton Square at Creekmont
Developer: To be determined
Applicant: SEM SERVICES
App No/Type: 2024-1813 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	2.2914	Total Reserve Acreage:	0.2105
Number of Lots:	40	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	451H	City

Conditions and Requirements for Approval

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

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

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

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 09/19/2024
Plat Name: Jesselton Square at Creekmont
Developer: To be determined
Applicant: SEM SERVICES
App No/Type: 2024-1813 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 09/16/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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/

- The survey shows an existing utility poles along the perimeter of the proposed development, recommend verifying that the site plan does not conflict with the poles otherwise, recommend coordinating with Center Point Energy and OCE- Drainage and Utility.
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 all private F.H..

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

Add the park sector number.
Solid Waste: The proposed development exceeds the maximum number residential units allowed to qualify for COH solid waste services.
Parks & Recreation - Urban Forestry: There is an existing protected 16" Loblolly Pine located within the right-of-way at this address. The protected tree is indicated with a red 'X' on the attached markup. Per our assessment of existing conditions and the proposed replat, the replat does not appear to cause interference with the existing tree. Urban Forestry approves replat with condition that protected Loblolly Pine will remain following construction.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 09/19/2024
Plat Name: Kuykendahl Village Sec 1
Developer: Meritage Homes
Applicant: BGE, Inc.
App No/Type: 2024-1789 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	17.5400	Total Reserve Acreage:	2.2765
Number of Lots:	149	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77389	290F	ETJ

Conditions and Requirements for Approval

012.2. Coordinate utility easements with CenterPoint Energy. Go to http://www.centerpointenergy.com/ for Electricity, Builders and Developers, Electric Safety.

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

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: 31
Action Date: 09/19/2024
Plat Name: Kuykendahl Village Sec 1
Developer: Meritage Homes
Applicant: BGE, Inc.
App No/Type: 2024-1789 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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 Shaded Village Lane and Lenze Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Label street name breaks (HC-infrastructure regulations-appendix K)
Label street name (HC-infrastructure regulations-appendix K)
UVE should be checked at Dowdell Oak Lane and Kuykendahl road . UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Label owner and recording information (Chapter 42-41)

CenterPoint: 1. Utility Easements (UEs) should be dedicated (minimum of 14' or 16') for subdivisions in rear or front of lots for subdivision (case-by-case basis).
a. 14' utility easements should be used for any dry utilities.
b. 16' utility easements should be used when it is anticipated that wet utilities are to share the easement (i.e., water or sewer pipes)
c. Side-lot easements should be 10' wide perimeter or 5' on either side of lot line.
2. Building line should be the same as the utility easement.
- END -
HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is Required.
Master W.M.E. which is required for all 40' PVT/PAE. No public utilities other than a public water line, connected to one or more fire hydrants, that provides no domestic water services. Or increase the PVT/PAE to 50'.

Solid Waste: The proposed development exceeds the maximum number of residential units 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 09/19/2024
Plat Name: Lacey Estates
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1600 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	4.3208	Total Reserve Acreage:	1.3910
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

007.1. Public Works and Engineering, Water Design's review has determined that a master water meter is required. Contact Public Works and Engineering, Water Design.

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

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

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)

157. Provide streets names for each street. (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: 32
Action Date: 09/19/2024
Plat Name: Lacey Estates
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1600 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

HPW-HW- IDS: Approved
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..

Addressing: Please propose a new street name every 90 degree angle.
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)
Show UEs on plat (chapter 42-41)
Show easement for public water line (chapter 42-41)
Provide MUD agreement and HC-permit for connection of private sanitary sewer to public sanitary sewer prior to plan approval
Plat is requested to be deferred to show utilities on plat

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 09/19/2024
Plat Name: Mansfield Living replat no 1
Developer: Empower CDC | Whitestone Developments, Inc.
Applicant: Windrose
App No/Type: 2024-1768 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9986	Total Reserve Acreage:	0.0247
Number of Lots:	17	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	452A	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 09/19/2024
Plat Name: Mansfield Living replat no 1
Developer: Empower CDC | Whitestone Developments, Inc.
Applicant: Windrose
App No/Type: 2024-1768 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/17/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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/

- Ensure that the existing power pole does not conflict with the sidewalk, otherwise, coordinate with Center Point energy.

- Parking restriction is required when development is completed. Mansfield St. is approximately 18 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).
Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of a subdivision with a 28’PAE, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: If tract size more than 15000SF and less than 1 acre, total impervious area within tract > 9750 SF, Detention is required.

Solid Waste: The proposed development does not have the required amount of 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 09/19/2024
Plat Name: Maz Villas
Developer: TESLA HOME GROUP LLC
Applicant: Texas Land Maps
App No/Type: 2024-1687 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.6992	Total Reserve Acreage:	0.5044
Number of Lots:	14	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:	Combination	Utility District:	Harris County WCID 114

County	Zip	Key Map ©	City / ETJ
Harris	77379	330K	ETJ

Conditions and Requirements for Approval

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

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

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: 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..
No building is allowed within any public utility easement.

CenterPoint: No UEs and/or CNP easements, whether existing or proposed, should be within Reserves restricted to any kind of wet usage areas (i.e., detention, drainage, lake, etc.). Please see Reserve B
UEs should not protrude or surpass Building Lines (BLs), Please see lots 7 and 8
All abbreviations on plat must be in Legend and/or notes of plat. Please add PAE, SAN SEW, and ESMT
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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 09/19/2024
Plat Name: Maz Villas
Developer: TESLA HOME GROUP LLC
Applicant: Texas Land Maps
App No/Type: 2024-1687 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: 35
Action Date: 09/19/2024
Plat Name: Morton Creek Ranch Sec 31
Developer: Woodmere Development Co
Applicant: R.G. Miller Engineers
App No/Type: 2024-1773 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	11.4630	Total Reserve Acreage:	0.8100
Number of Lots:	50	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 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.

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: 35
Action Date: 09/19/2024
Plat Name: Morton Creek Ranch Sec 31
Developer: Woodmere Development Co
Applicant: R.G. Miller Engineers
App No/Type: 2024-1773 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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

TxDOT Advance Transportation Planning: Plat is not on TxDOT ROW, approve as submitted.
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)
UVEs are shown on plat and will need to be shown on construction plan (Chapter 10-COH geometric design guidelines, 10-23)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Label 1' reserve (Chapter 42-191)
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

TxDOT Advance Transportation Planning: Plat is not on TxDOT ROW, approve as submitted.
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)
UVEs are shown on plat and will need to be shown on construction plan (Chapter 10-COH geometric design guidelines, 10-23)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Label 1' reserve (Chapter 42-191)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 09/19/2024
Plat Name: New Caney Real Estate
Developer: New Caney Real Estate LL
Applicant: Fulcrum Land Surveying LLC
App No/Type: 2024-1835 C2

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	3.9373	Total Reserve Acreage:	3.8401
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:	New Caney MUD

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

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)

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

1.) Provide Record information for Cuttler Road. Provide those documents as well.
2.) Dimension ROW width at 2 points along the property frontage.

For Your Information:

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

TxDOT Advance Transportation Planning: No widening projects that require additional ROW on IH 69 N (US 59 N) near this plat, approve as submitted. If/when in doubt, always set the building setback farther away from the property line/frontage line of IH 69 N (US 59 N).

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 09/19/2024
Plat Name: New Caney Real Estate
Developer: New Caney Real Estate LL
Applicant: Fulcrum Land Surveying LLC
App No/Type: 2024-1835 C2

Staff Recommendation:
Defer Additional information reqd

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 09/19/2024
Plat Name: Olympia Fields Sec 2
Developer: woodmere development co., ltd.
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1769 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.4670	Total Reserve Acreage:	1.9270
Number of Lots:	66	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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

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

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

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 09/19/2024
Plat Name: Olympia Fields Sec 2
Developer: woodmere development co., ltd.
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1769 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/18/2024 - No Comments.
Fort Bend Engineer: 1) Lot size variance through FBC will be required
2) Provide recording information for easements proposed outside the plat boundary
3) ID all easements shown on the plat drawing
4) Section 1 must be recorded prior to or concurrently for legal access
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 09/19/2024
Plat Name: Park at Anserra Sec 3
Developer: DPEG
Applicant: Bowman Consulting Group
App No/Type: 2024-1838 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	15.2400	Total Reserve Acreage:	15.2400
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:	Willow Point MUD

County	Zip	Key Map ©	City / ETJ
Fort Bend/Waller	77494	483C	ETJ

Conditions and Requirements for Approval

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

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

190. Appendix F:Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

For Your Information:

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

Fort Bend Engineer: 1) Remove references to built features, such as storm inlets
2) The final plat should reflect Fort Bend County notes, signature blocks, acknowledgements, and other applicable items related to FBC for the mylar recorded within FBC
3) Submit FP to FBC for formal review
4) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

CenterPoint: Please add approved AE Language to Plat, attached above.
Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see title report.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 09/19/2024
Plat Name: Park at Anserra Sec 3
Developer: DPEG
Applicant: Bowman Consulting Group
App No/Type: 2024-1838 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: 39
Action Date: 09/19/2024
Plat Name: Ralston Lakes Sec 3
Developer: Ralston Lakes, LTD
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1824 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	19.9620	Total Reserve Acreage:	2.1530
Number of Lots:	115	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 148

County	Zip	Key Map ©	City / ETJ
Harris	77044	416Q	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
UEs should not be in along roadways, have UEs in the back or side lot only.
TxDOT Advance Transportation Planning: Plat is not on TxDOT ROW, no issues with plat as submitted. 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)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, including construction responsibilities for Ralston Road email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
UVEs are shown on plat and will need to be shown on construction plan (Chapter 10-COH geometric design guidelines, 10-23)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 09/19/2024
Plat Name: Ralston Lakes Sec 3
Developer: Ralston Lakes, LTD
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1824 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: 40
Action Date: 09/19/2024
Plat Name: Redbud Sec 5
Developer: VPTM BAUER HOCKLEY LB, LLC
Applicant: Quiddity Engineering - Katy
App No/Type: 2024-1570 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	17.6100	Total Reserve Acreage:	5.1300
Number of Lots:	53	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

013. Provide written approval of plat with Recordation Package from the following pipeline company(s) ExxonMobile. Sec 42-55

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.

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

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (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: 40
Action Date: 09/19/2024
Plat Name: Redbud Sec 5
Developer: VPTM BAUER HOCKLEY LB, LLC
Applicant: Quiddity Engineering - Katy
App No/Type: 2024-1570 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1--A Transmission Review is required as the plat is adjacent to a CenterPoint Energy Transmission Corridor. Please review the attached Transmission Review Letter for further instructions.
2—Block 3 is not labeled.
3—Easements per title report are not on plat.
4--Easements per CenterPoint records not on plat:
Blanket easements should be listed in the General Notes.
Recorded in CF#: T900476
UnRec CenterPoint File No. 10-B-28

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Label ROW widths for Hopfe Road (chapter 42-41)
UVE should be checked at Low Plains Drive and and Hopfe Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
INO letter will be needed from pipeline company for roadway crossing (HC-Infrastructure Regulations, CH 5.06)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 09/19/2024
Plat Name: Reserve at Jack Road
Developer: Hut Enterprises. LLC
Applicant: Century Engineering, Inc
App No/Type: 2024-1846 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.6448	Total Reserve Acreage:	1.6448
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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.
TxDOT Advance Transportation Planning: Plat is not on TxDOT ROW, Approve as submitted.
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 comment from GP, A TIA (Full or Limited) 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 Jack Road and Mueschke Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 09/19/2024
Plat Name: Reserve at Jack Road
Developer: Hut Enterprises. LLC
Applicant: Century Engineering, Inc
App No/Type: 2024-1846 C2

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: 42
Action Date: 09/19/2024
Plat Name: Riviera Pines Sec 4
Developer: Meritage Homes of Texas, LLC
Applicant: Quiddity Engineering
App No/Type: 2024-1834 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	25.5200	Total Reserve Acreage:	1.9100
Number of Lots:	129	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 517

County	Zip	Key Map ©	City / ETJ
Harris	77336	259W	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.

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

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

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

Bleu Riviera Drive up to Huffman Cleveland Road must be recorded prior to or simultaneously with this plat

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 09/19/2024
Plat Name: Riviera Pines Sec 4
Developer: Meritage Homes of Texas, LLC
Applicant: Quiddity Engineering
App No/Type: 2024-1834 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.
UE should not be located at the front of lots along the ROW

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)
Bleu Riviera Drive will need to be recorded prior to or simultaneously with is plat (Chapter 42-120)
Label existing 35' utility and access easement (Chapter 42-41)
Toldeo Drive is a street name duplication. change street name (Harris County infrastructure regulations-Appendix K)
UVE should be checked at Toledo Drive and Bleu Riviera Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Bleu riviera Drive and Idleloch Drive UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Alange drive is a similar name to Avalange court. Change street name (Harris County infrastructure regulations-Appendix K)
UVE should be checked Alange Drive and Idleloch Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
CenterPoint: Utility Easements (UEs) should be dedicated (minimum of 14') for subdivisions in rear or front of lots for subdivision.
a. 14' utility easements should be used for any dry utilities, exclusive to CNP facilities and shared.
b. 16' utility easements should be used when it is anticipated that wet utilities are to share the easement (i.e., water or sewer pipes)
c. Side-lot easements should be 10' wide perimeter or 5' on either side of lot line.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 09/19/2024
Plat Name: Rushmore Addition
Developer: HTG RUSHMORE, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2024-1798 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.4700	Total Reserve Acreage:	3.4700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	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	77079	488E	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.

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 09/19/2024
Plat Name: Rushmore Addition
Developer: HTG RUSHMORE, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2024-1798 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/17/2024 - 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)
CenterPoint: 1—West boundary: dashed line is unlabeled
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.
TxDOT Advance Transportation Planning: No widening projects that require additional ROW are on this segment of SH 6, approve as submitted.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 09/19/2024
Plat Name: Rusty Buckle Project
Developer: Rusty Buckle BBQ
Applicant: Humble Surveying Company
App No/Type: 2024-1664 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.0030	Total Reserve Acreage:	0.9130
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	New Caney MUD

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

Conditions and Requirements for Approval

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

190. Appendix F:Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

For Your Information:

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

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Make sure that 10’ clearance between public utility to the building foundation.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 09/19/2024
Plat Name: Sabo Plaza
Developer: ADILA CONSTRUCTION
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2024-1666 C2

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	2.1254	Total Reserve Acreage:	2.1254
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	77089	576T	City

Conditions and Requirements for Approval

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

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

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

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

Per HCAD property boundaries, it appears that Sabo Road ROW varies at this location. Please coordinate with City Surveyors for record information and correct ROW dimensions. Sabo Road measures between 80’ to over 100’ in width.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/19/2024
Plat Name: Sabo Plaza
Developer: ADILA CONSTRUCTION
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2024-1666 C2

Staff Recommendation:
Defer Additional information reqd

HPW- TDO- Traffic: 9/3/24
No comments
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

HPW-HW- IDS: For the creation of an unrestricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 09/19/2024
Plat Name: SJS Reserve
Developer: SJS Group
Applicant: Windrose
App No/Type: 2024-1731 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9506	Total Reserve Acreage:	0.9506
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77041	408R	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

1.) Dimension out and provide 15’ x 15’ triangular cutback as per IDM. Label with "xx sq ft is here by dedicated..."

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 46
Action Date: 09/19/2024
Plat Name: SJS Reserve
Developer: SJS Group
Applicant: Windrose
App No/Type: 2024-1731 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (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 .
UVE should be checked at Weiman Road and North Eldridge Parkway. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Add additional ROW for a 15' x 15' corner cut (Chapter 10-COH geometric design guidelines, 10-22)
A TIA (Full or Limited) 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: 47
Action Date: 09/19/2024
Plat Name: Spring Creek RV Resort
Developer: ALJ Lindsey
Applicant: Windrose
App No/Type: 2024-1776 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	29.1310	Total Reserve Acreage:	26.9337
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77373	293P	ETJ

Conditions and Requirements for Approval

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)42-45

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

For Your Information:

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

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. (TLGC-232.0026)
Driveways should conform to COH IDM standards
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Provide HCFCD INO letter at recordation (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)
MUD engineer to coordinate with county for an ILA for future construction of Sciacca Road when ROW connects to Birnamwood or to the west prior to recordation

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 09/19/2024
Plat Name: Spring Creek RV Resort
Developer: ALJ Lindsey
Applicant: Windrose
App No/Type: 2024-1776 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: 48
Action Date: 09/19/2024
Plat Name: Stockdick Road Street Dedication and Reserve
Developer: Astro Sunterra, LP
Applicant: Quiddity Engineering - Katy
App No/Type: 2024-1818 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	35.0400	Total Reserve Acreage:	31.6100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Waller	77493	443C	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)

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

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

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

For Your Information:

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

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that 10’ clearance between public utility to the building foundation. Make sure that the subdivision has detention.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 09/19/2024
Plat Name: Sundance Cove Sec 12
Developer: Clay Road 628 Development, LP., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2024-1845 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	32.9600	Total Reserve Acreage:	10.9300
Number of Lots:	94	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 525

County	Zip	Key Map ©	City / ETJ
Harris	77532	378P	ETJ

Conditions and Requirements for Approval

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

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

052. Sundance Bend Drive must be recorded prior to or simultaneously with this plat.

150. Provide a second point of access to a public street when the total number of lots exceeds 150. (190)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 09/19/2024
Plat Name: Sundance Cove Sec 12
Developer: Clay Road 628 Development, LP., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2024-1845 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
CenterPoint: Dedication Page is missing. Plat does not indicate a Preliminary Status.
Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: N/A
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)
C3 should be C2 (chapter 42-41)
Sundance Bend Dr will need to be recorded prior to or simultaneously with this PLAT (Chapter 42-120)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Verify restriction for reserve B (Chapter 42-41)
UVE should be checked at Chisos Mountains Dr and Sundance Bend 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 Terlingua Creek Way and Sundance Bend 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: 50
Action Date: 09/19/2024
Plat Name: Tidwell Road CCSS
Developer: Miller Valentine Construction
Applicant: Pape-Dawson Engineers
App No/Type: 2024-1695 C2

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	2.7010	Total Reserve Acreage:	2.7010
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	452D	City

Conditions and Requirements for Approval

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

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

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)

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

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

1.) Provide record information documents for the ROWs to Confirm ROW width and ROW widening required.
2.) Properly identify properties to the east.
3.) CCSS does not meet plat naming standards, provide sufficient unique plat name.

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 09/19/2024
Plat Name: Tidwell Road CCSS
Developer: Miller Valentine Construction
Applicant: Pape-Dawson Engineers
App No/Type: 2024-1695 C2

Staff Recommendation:
Defer Additional information reqd

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.
In the floodplain, need approved drainage plan.

Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 09/19/2024
Plat Name: Westfield at the Square
Developer: A Westfield LLC
Applicant: Core
App No/Type: 2024-1709 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	7.9705	Total Reserve Acreage:	7.9705
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:	Timber Lane Utility District

County	Zip	Key Map ©	City / ETJ
Harris	77373	293X	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

A03. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 3. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov (Ord. No. 08-1052; Ch. 9)

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 09/19/2024
Plat Name: Westfield at the Square
Developer: A Westfield LLC
Applicant: Core
App No/Type: 2024-1709 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add O.P.R.R.P.H.C.T., D.R.H.C.T., AND M.R.H.C.T.
HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation.(TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)
Drainage easement will need to be recorded prior to plat recordation (Chapter 42-212)
Driveways on site plans need to conform with COH IDM standards

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 09/19/2024
Plat Name: Allyn Song Enclave
Developer: JAACS Construction & Services, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2024-1823 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.1140	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

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)

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

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

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

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

This plat does not meet 42-188.5 performance standards, hence applicant requested deferral to make corrections

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 09/19/2024
Plat Name: Allyn Song Enclave
Developer: JAACS Construction & Services, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2024-1823 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 09/12/2024 - Ensure reconstructing the existing sidewalk according to IDM standard.

- 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.

- Verify that the existing utility pole does not interfere with the driveway, otherwise coordinate with Center point energy.
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.
Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
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: 53
Action Date: 09/19/2024
Plat Name: Andrade Landholdings Estates at Luthe Road East
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2024-1680 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.6400	Total Reserve Acreage:	3.6000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77039	413C	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 09/19/2024
Plat Name: Andrade Landholdings Estates at Luthe Road East
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2024-1680 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris County Flood Control District: Flood Control review – No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 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@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov .
Dedicate 5.7' of ROW (chapter 42-122)
Label "field verified" and callout widths on Luthe Road (Chapter 42-41)

CenterPoint: TRANSMISSION REVIEW
Subject land is in close proximity to a CenterPoint Energy Transmission Corridor.
Your Transmission Contact is:
Florencio Menodiado, IV florencio.menodiadoiv@centerpointenergy.com.
- END -

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 09/19/2024
Plat Name: Andrade Landholdings Estates at Luthe Road West
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2024-1681 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.1600	Total Reserve Acreage:	9.0980
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77039	413C	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

Revise legal description

Revise reason for replat

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 09/19/2024
Plat Name: Andrade Landholdings Estates at Luthe Road West
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2024-1681 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Harris County Flood Control District: Flood Control review - No comments.
CenterPoint: The following easements, as recorded in Harris County Clerk's File No. H769741 & File No. H680067, are to be shown 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)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 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@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov .
Dedicate 5.7' of ROW (chapter 42-122)
Label "Field Verified" (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: 55
Action Date: 09/19/2024
Plat Name: Auroras Place replat no 1
Developer: arturo olvera
Applicant: Houston Platting
App No/Type: 2024-1551 C2R

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:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77034	576Q	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.

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

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

075. Add Single Family Residential note to the plat. (42-1)

190.2. Add 'Lisa M. Clark, Chair' as Chair in the Planning Commission certificate.

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 09/19/2024
Plat Name: Auroras Place replat no 1
Developer: arturo olvera
Applicant: Houston Platting
App No/Type: 2024-1551 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 9/3/24
No Comments
HPW-HW- IDS: APPROVE
Parks and Recreation: Check the "I hereby..." statement.

The existing survey does not distinguish residence. Please provide an d survey or the EDU.

Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
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: 56
Action Date: 09/19/2024
Plat Name: Bahar Parking Lot
Developer: Bahar Holding, LP
Applicant: HRS and Associates, LLC
App No/Type: 2024-1763 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.1543	Total Reserve Acreage:	3.1543
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

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

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

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)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (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: 56
Action Date: 09/19/2024
Plat Name: Bahar Parking Lot
Developer: Bahar Holding, LP
Applicant: HRS and Associates, LLC
App No/Type: 2024-1763 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/18/2024 - 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)

- Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 09/19/2024
Plat Name: Carr Village
Developer: Andares Homes LLC
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2024-1766 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3128	Total Reserve Acreage:	0.0046
Number of Lots:	8	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	494E	City

Conditions and Requirements for Approval

010.3. Add the following note to the face of the plat (SWD): No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.

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

030. Provide a fully dimensioned 15’ x 15’ visibility triangle at each street intersection.

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

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

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

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

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (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: 09/19/2024
Plat Name: Carr Village
Developer: Andares Homes LLC
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2024-1766 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/17/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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).

- Ensure that the existing power poles does not conflict with the sidewalk, otherwise, coordinate with Center point energy
CenterPoint: 1--Shared driveways: CNP requires 5' Building Lines for installation and maintenance of facilities. 2—Building lines on Carr and Harrington: 10'BL is unlabeled.

HPW-HW- IDS: For the creation of a subdivision with a shared driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
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: 58
Action Date: 09/19/2024
Plat Name: Castone Estates
Developer: CASTONE HOMES INC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2024-1392 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.7080	Total Reserve Acreage:	0.0096
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

Conditions and Requirements for Approval

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

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 09/19/2024
Plat Name: Castone Estates
Developer: CASTONE HOMES INC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2024-1392 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Revise density tables

Relocate parking reserve

Extend 3’ EAE

Add reserve table

Shared driveway may not exceed 200’

All curve radii must follow design standards

Key map #

Add entry arrow note

Add park sector

Driveway access to lots 1-2 and driveway access to lots 3-8 should be shown as one driveway

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 09/19/2024
Plat Name: Castone Estates
Developer: CASTONE HOMES INC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2024-1392 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/21/2024 - Ensure extending the existing sidewalk according to IDM standard.

- Ensure that the existing power pole does not interfere with the sidewalk, otherwise, coordinate with Center point energy.
CenterPoint: 1—Define reserve use
2--Shared driveways: CNP requires 5' Building Lines for installation and maintenance of facilities.
3—Title report lists two easements not shown on plat.

Harris County Flood Control District: Flood Control review – Lots 4, 5, 6, 7 and 8 are in the Floodway the plat needs to show and label Drainage Channel E101-00-00 with top of banks (see regulations guidelines in uploaded PDF).
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: If tract size more than 15000SF and less than 1 acre, total impervious area within tract > 9750 SF, Detention is required.
There is 18-inch sanitary sewer owned by City located within the property. Need to dedicate sanitary sewer easement. No building is allowed within any public utility easement.

Parks and Recreation: -Missing the park sector.
-Please include the I hereby certify statement in the table and check the box.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 09/19/2024
Plat Name: Champion Villas
Developer: Meridian Base
Applicant: Owens Management Systems, LLC
App No/Type: 2024-1723 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1986	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	412X	City

Conditions and Requirements for Approval

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

190.2. Add 'Lisa M. Clark, Chair' as Chair in the Planning Commission certificate.

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

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

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (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: 9/17/24
No comments
HPW-HW- IDS: approve
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
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: 59
Action Date: 09/19/2024
Plat Name: Champion Villas
Developer: Meridian Base
Applicant: Owens Management Systems, LLC
App No/Type: 2024-1723 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 09/19/2024
Plat Name: City Church Houston
Developer: Huitt-Zollars, Inc.
Applicant: Huitt-Zollars, Inc.
App No/Type: 2024-1661 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.6061	Total Reserve Acreage:	0.6061
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	493A	City

Conditions and Requirements for Approval

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

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

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

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)

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

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

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

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

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

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 09/19/2024
Plat Name: City Church Houston
Developer: Huitt-Zollars, Inc.
Applicant: Huitt-Zollars, Inc.
App No/Type: 2024-1661 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

HPW- TDO- Traffic: 9/17/24
Recommend placing driveways on minor street, Harvard St

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

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 09/19/2024
Plat Name: Constellation Rosslyn
Developer: Constellation Real Estate Partners
Applicant: Halff Associates, Inc.
App No/Type: 2024-1689 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	23.6200	Total Reserve Acreage:	23.6200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77086	411E	City

Conditions and Requirements for Approval

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

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

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.

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

100. If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

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)

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)

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 09/19/2024
Plat Name: Constellation Rosslyn
Developer: Constellation Real Estate Partners
Applicant: Halff Associates, Inc.
App No/Type: 2024-1689 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 9/17/24
* Show visibility triangle
* Recommend placing driveways on minor street, Killough St

Parks and Recreation: Add missing park notes.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of an unrestricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
TxDOT Advance Transportation Planning: Plat is not on TxDOT ROW, approve as submitted.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 09/19/2024
Plat Name: Cordell Views
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1807 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

Conditions and Requirements for Approval

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

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)

126. Add Single Family Residential plat notes: 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.

134.6. The then-current fee in lieu of dedication shall be applied to the incremental (proposed minus existing) 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)

For mid-block properties with a frontage of less than 33’ in width meeting the standards of Sec 42-188.5, the driveway approach shall be maximum 12 feet in width. (Sec 42-188.5)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 09/19/2024
Plat Name: Cordell Views
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1807 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/16/2024 - Ensure extending the existing sidewalk according to IDM standard.
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.
Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
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.
Parks and Recreation: The existing survey does not distinguish residence. Please provide an d survey

The then current fee in lieu of... add incremental (proposed minus existing) DUs.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 09/19/2024
Plat Name: Corner at Kirby and Airport
Developer: KDW LTD
Applicant: Century Engineering, Inc
App No/Type: 2024-1790 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.5188	Total Reserve Acreage:	3.5188
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 393

County	Zip	Key Map ©	City / ETJ
Harris	77051	572H	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: 63
Action Date: 09/19/2024
Plat Name: Corner at Kirby and Airport
Developer: KDW LTD
Applicant: Century Engineering, Inc
App No/Type: 2024-1790 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/17/2024 - 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 in Chapter 15 of the Design Manual (IDM).

- Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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).

- Ensure that the existing power poles does not interfere with the sidewalk, otherwise, coordinate with Center Point energy.
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.
Parks and Recreation: N/A

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 09/19/2024
Plat Name: Delano Villa
Developer: Brick Builders, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2024-1820 C2R

Staff Recommendation:
Withdraw

Total Acreage:	0.0398	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	City

Conditions and Requirements for Approval

For Your Information:

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

HPW- TDO- Traffic: 09/16/2024 - 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.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 09/19/2024
Plat Name: Dennis Place
Developer: Homebound
Applicant: MOMENTUM EGINEERING
App No/Type: 2024-1780 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.0030
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	City

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)

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 09/19/2024
Plat Name: Dennis Place
Developer: Homebound
Applicant: MOMENTUM EGINEERING
App No/Type: 2024-1780 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/17/2024 - The survey shows an existing service poles along the perimeter of the proposed development, recommend verifying that the site plan does not conflict with the poles otherwise, recommend coordinating with Center Point Energy.
HPW-HW- IDS: For the creation of a replat 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.

Parks & Recreation - Urban Forestry: There is a 20" protected Bald Cypress tree in the building setback that may be negatively impacted by this replat. The tree is incorrectly indicated on the Existing Conditions Survey as a 20" Cedar. By our assessment, there is insufficient space to accommodate the protected tree and a new access drive that meets City standards. The protected tree shall not be removed. Urban Forestry requests to know how the new shared access drive will be designed to preserve the protected tree. Urban Forestry will not support this replat until we can ensure preservation of the protected tree.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 09/19/2024
Plat Name: Dorchester Terrace
Developer: Juan Manuel Najera
Applicant: Carranza Outsource Drafting
App No/Type: 2024-1568 C2R

Staff Recommendation:
Defer further deed rests review reqd

Total Acreage:	0.2616	Total Reserve Acreage:	0.0299
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

010.3. Add solid waste plat notes depending on eligibility or ineligibility.

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

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

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

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

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

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)

194. Appendix J:County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

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

Tree removal or mitigation can be avoided by designing the access to the house away from the protected tree. This replat does not require Urban Forestry to issue the protected tree removal permit. However, a permit from Urban Forestry is required to remove protected trees.

For Your Information:

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 09/19/2024
Plat Name: Dorchester Terrace
Developer: Juan Manuel Najera
Applicant: Carranza Outsource Drafting
App No/Type: 2024-1568 C2R

Staff Recommendation:
Defer further deed rests review reqd

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

HPW- TDO- Traffic: 09/18/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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).

- The survey shows an existing power poles along the perimeter of the proposed development, recommend verifying that the site plan does not conflict with the poles otherwise, recommend coordinating with Center Point Energy.

- Verify that the fire hydrant does not conflict with the proposed development and sidewalk, otherwise, coordinate with fire department for possible relocation.
HPW-HW- IDS: For the creation of six lots and one lot, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
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.

Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. There is an existing 5' easement see replat.

Applicant should maintain a 10' BL where property is adjacent to ROW with primary OVH
facilities installed. Both Dorchester and Sayers. Please add Building Line
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.

Parks and Recreation: The then current fee in lieu of... add incremental (proposed minus existing) DUs

The Park sector is incorrect.

Check the "I hereby..." statement.
Parks & Recreation - Urban Forestry: There is a 37" protected American Sycamore tree in the building setback that may be negatively impacted by this replat. The protected tree is shown on the Existing Survey as a 3" Tree. By our assessment, there is insufficient space at Lot 6 to accommodate the protected tree and a new access drive that meets City standards. The protected tree shall not be removed. Urban Forestry requests to know how the new access drive will be designed to preserve the protected tree. Urban Forestry will not support this replat until we can ensure preservation of the protected tree.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 09/19/2024
Plat Name: Dorchester Terrace
Developer: Juan Manuel Najera
Applicant: Carranza Outsource Drafting
App No/Type: 2024-1568 C2R

Staff Recommendation:
Defer further deed rests review reqd

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 09/19/2024
Plat Name: Emanhughes
Developer: No Company
Applicant: HRS and Associates, LLC
App No/Type: 2024-1569 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.0654	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	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.

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. (42-45)

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

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

Tree removal or mitigation can be avoided by designing the access to the house away from the protected tree. This replat does not require Urban Forestry to issue the protected tree removal permit. However, a permit from Urban Forestry will be required to remove the protected tree.

Add note: Vehicular access is denied from Emancipation Avenue.

Add walkable place note: Emancipation Avenue is designated Primary Walkable Place Street established by Ordinance No. 202-685. A 20’ pedestrian realm is required along the Primary WP street.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 09/19/2024
Plat Name: Emanhughes
Developer: No Company
Applicant: HRS and Associates, LLC
App No/Type: 2024-1569 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/18/2024 - Show and label 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
Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
Parks and Recreation: Parks table - the "I hereby..." statement goes in the table.
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: 68
Action Date: 09/19/2024
Plat Name: Estates At Denmark
Developer: Scott Street Capital
Applicant: bttrbuild
App No/Type: 2024-1791 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2984	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

190.2. Add 'Lisa M. Clark , Chair' as Chair in the Planning Commission certificate.

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

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

Remove Density table

Vehicular access to each lot is provided for by a shared driveway only.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 09/19/2024
Plat Name: Estates At Denmark
Developer: Scott Street Capital
Applicant: bttrbuild
App No/Type: 2024-1791 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/17/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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: 1--Shared driveways: CNP requires 5' Building Lines for installation and maintenance of facilities. 2—There are 2 lots numbered as Lot 1

HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
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.

Parks and Recreation: The then current fee in lieu of... add incremental (proposed minus existing) DUs

The park sector is incorrect.

The "I hereby..." statement goes in the park table.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 09/19/2024
Plat Name: Estates at Emma Lou Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1516 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1687	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

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

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

Remove notes crossed out on marked file copy

Update legal description and provide d title report 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.

HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review - No comments.
TxDOT Advance Transportation Planning: Plat is not on TxDOT ROW, approve as submitted.
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: 69
Action Date: 09/19/2024
Plat Name: Estates at Emma Lou Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1516 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 09/19/2024
Plat Name: Estates On Jackson
Developer: Auctus Wichita Homes LLC
Applicant: RP & Associates
App No/Type: 2024-1702 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1762	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493X	City

Conditions and Requirements for Approval

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

134.6. Fix parks statement: The then-current fee in lieu of dedication shall be applied to the incremental (proposed minus existing) 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)

Parks Sector 13.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 09/19/2024
Plat Name: Estates On Jackson
Developer: Auctus Wichita Homes LLC
Applicant: RP & Associates
App No/Type: 2024-1702 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/03/2024 - 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.
There is 8-inch sanitary sewer owned by City located within the property. Need to dedicate sanitary sewer easement.
Parks and Recreation: The I hereby certify statement goes in the table.

The park sector is incorrect.

The then current fee in lieu of... add incremental (proposed minus existing) DUs
Parks & Recreation - Urban Forestry: There is an existing protected 14" Pecan located within the right-of-way at this address. Per our assessment of existing conditions and the proposed replat, the replat does not appear to cause interference with the existing tree. Urban Forestry approves replat with condition that protected Pecan tree remain.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 09/19/2024
Plat Name: Estates on Sexton
Developer: N/A
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2024-1580 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1647	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	455T	City

Conditions and Requirements for Approval

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

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

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

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

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 notes that are for lots less than 3500 sq ft

Add deed restricted B.L note

Remove AICP from Vonn Tran

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 09/19/2024
Plat Name: Estates on Sexton
Developer: N/A
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2024-1580 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE
CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.
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: 72
Action Date: 09/19/2024
Plat Name: Fannin Foundation
Developer: 2300Fannin LTD
Applicant: PEA Group
App No/Type: 2024-1662 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.7241	Total Reserve Acreage:	0.7241
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77002	493U	City

Conditions and Requirements for Approval

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

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)

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

McIlhenny and Hadley are designated Secondary TOD Street(s) established by Ordinance No. 2020 - 684. A 10'/ 25' building line is required unless a Pedestrian Realm Plan is submitted for Site Plan Review, the Pedestrian Realm Plan shall comply with all of the Enhanced Pedestrian Realm Standards pursuant to Sec 42-603, 621, 622, 651, 652, 653, and 654.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 09/19/2024
Plat Name: Fannin Foundation
Developer: 2300Fannin LTD
Applicant: PEA Group
App No/Type: 2024-1662 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 9/3/24
Show visibility triangles on both corners
Metro: Coordination is required with METRO before a final plat can be submitted. Contact METRO at busstops@ridemetro.org. After a final plat is approved, two weeks prior to project site mobilization, coordination with METRO is required for removal of existing bus stop Bus Stop ID 9516 to appropriately address any current/future transit amenities that can impact bus operations during construction. Your plat is along one of METRO's Bus Operations Optimized System Treatments (BOOST) routes, and it may require a BOOST bus pad and adequate sidewalk access.

Contractor shall notify METRO at least 72 hours prior to the construction of BOOST bus pad and landings. Contractor shall allow METRO to inspect the slab form foundation for the bus stop prior to placement of concrete and notify METRO at least 72 hours in advance. Contractor shall coordinate with METRO, as necessary, for installation of various amenities at finished bus stop locations.
HPW-OCE- Drainage and Utility: Detention is required.
Make sure that 10' clearance between public utility to the building foundation.

HPW-HW- IDS: For the creation of a two 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.
Parks & Recreation - Urban Forestry: There are existing protected Live Oak trees located within the right-of-way along Fannin at this address. Per our assessment of existing conditions and the proposed replat, the replat does not appear to cause interference with the existing trees. Urban Forestry approves replat with condition that protected trees will remain following construction.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 09/19/2024
Plat Name: Flaggstone Plaza
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1839 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.1672	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	455T	City

Conditions and Requirements for Approval

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

158. Provide for the dedication of widening for Hanna Street 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)

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

Extend 3' EAE

Provide lot coverage table for lots less than 3500 sq ft

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 09/19/2024
Plat Name: Flaggstone Plaza
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1839 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 09/12/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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/

- The survey shows an existing service poles along the perimeter of the proposed development, recommend verifying that the site plan does not conflict with the poles otherwise, recommend coordinating with Center Point Energy.
CenterPoint: 1--Shared driveways: CNP requires 5' Building Lines for installation and maintenance of facilities.
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 09/19/2024
Plat Name: Home Investments at Wooding
Developer: To be determined
Applicant: SEM SERVICES
App No/Type: 2024-1738 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2295	Total Reserve Acreage:	0.1377
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	11	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	77011	494V	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: 74
Action Date: 09/19/2024
Plat Name: Home Investments at Wooding
Developer: To be determined
Applicant: SEM SERVICES
App No/Type: 2024-1738 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/30/2024 - Ensure reconstructing the existing sidewalk according to IDM standard.

- Verify that the existing power pole does not conflict with the proposed development, otherwise, coordinate with Center point energy.
CenterPoint: CenterPoint requires a 10’ building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: WOODING ST

HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 09/19/2024
Plat Name: Homes on Tampico
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2024-1599 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2839	Total Reserve Acreage:	0.0000
Number of Lots:	5	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.

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)

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

Per legal review, deed restricted building lines must be meet by 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: 75
Action Date: 09/19/2024
Plat Name: Homes on Tampico
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2024-1599 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Parks and Recreation:

CenterPoint: 1--Shared driveways: CNP requires 5' Building Lines for installation and maintenance of facilities. 2—Title block: 3 or 5 lots

HPW- TDO- Traffic: 8/19/24
Recommend restricting parking on Tampico 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: 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. 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.

Parks & Recreation - Urban Forestry: There are two existing protected Live Oak trees located within the right-of-way of proposed Lot 25. Proposed replat does not appear to interfere with the existing protected trees. Urban Forestry approves the replat with the condition that the protected trees remain following any consequent construction.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 09/19/2024
Plat Name: Lincoln City Place
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1699 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1772	Total Reserve Acreage:	0.0040
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

012.2. Coordinate utility easements with CenterPoint Energy. Go to http://www.centerpointenergy.com/ for Electricity, Builders and Developers, Electric Safety.

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. (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: 76
Action Date: 09/19/2024
Plat Name: Lincoln City Place
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1699 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 9/17/24
No comments
CenterPoint: CNP REQUIRES shared driveways have 5’ building lines.

Metro: Coordination is required with METRO before a final plat can be submitted. Contact METRO at busstops@ridemetro.org. After a final plat is approved, two weeks prior to project site mobilization, coordination with METRO is required to appropriately address any current/future transit amenities that can impact bus operations during construction. Your plat is along one of METRO’s Bus Operations Optimized System Treatments (BOOST) routes, and it may require a BOOST bus pad and adequate sidewalk access.

Requirements if plat impacts a METRO stop:
Contractor shall notify METRO at least 72 hours prior to the construction of BOOST bus pad and landings. Contractor shall allow METRO to inspect the slab form foundation for the bus stop prior to placement of concrete and notify METRO at least 72 hours in advance. Contractor shall coordinate with METRO, as necessary, for installation of various amenities at finished bus stop locations.
HPW-HW- IDS: For the creation of a plat 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.

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department 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: 09/19/2024
Plat Name: Madden Estates
Developer: Madden Tiny Homes LLC
Applicant: CGEA|Planning + Design
App No/Type: 2024-1719 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.7787	Total Reserve Acreage:	0.6592
Number of Lots:	65	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

007.1. Public Works and Engineering, Water Design's review has determined that a master water meter is required. Contact Public Works and Engineering, Water Design.

012.2. Coordinate utility easements with CenterPoint Energy. Go to http://www.centerpointenergy.com/ for Electricity, Builders and Developers, Electric Safety.

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

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

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/19/2024
Plat Name: Madden Estates
Developer: Madden Tiny Homes LLC
Applicant: CGEA|Planning + Design
App No/Type: 2024-1719 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: • No dedicated easements found. CenterPoint requires a 14' UE in front/rear of lots, or a 16' UE if wet utilities are needed.
- END -
HPW- TDO- Traffic: 9/17/24
No comments
HPW-HW- IDS: For the creation of a subdivision with 65 lots and 2 blocks, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
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.

Addressing: The street suffixes are not listed on the plat.
Parks and Recreation: The then current fee in lieu of... add incremental (proposed minus existing) Dus.
Parks & Recreation - Urban Forestry: There are existing protected trees located within the building setback along Madden Road at this address. Per our assessment of existing conditions and the proposed replat, the replat does not appear to cause interference with the existing protected trees. Urban Forestry approves replat with condition that protected trees will remain following replat and construction.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 09/19/2024
Plat Name: Maklai Investments at Dupont Street
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2024-1682 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2290	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	533M	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. (45)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 09/19/2024
Plat Name: Maklai Investments at Dupont Street
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2024-1682 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 9/17/24
No comments
HPW-HW- IDS: For the creation of four lots and one block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
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.

Parks and Recreation: The park sector is incorrect.

The then current fee in lieu of... add incremental (proposed minus existing) DUs

Check the "I hereby..." statement.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 09/19/2024
Plat Name: Malone Estates
Developer: Homebound
Applicant: MOMENTUM EGINEERING
App No/Type: 2024-1781 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.0030
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	City

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.) Density tabke can support increase to 4 dwelling units.
2.) Provide curve table. Curves must meet 4' radius 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: 79
Action Date: 09/19/2024
Plat Name: Malone Estates
Developer: Homebound
Applicant: MOMENTUM EGINEERING
App No/Type: 2024-1781 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/17/2024 - No Comments.
CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add GBL
HPW-HW- IDS: For the creation of an 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.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
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: 80
Action Date: 09/19/2024
Plat Name: Merry Homes Estates
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1717 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.4545	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

158. Provide for the dedication of widening for Marie Street as indicated on the marked file copy. 42-121

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/19/2024
Plat Name: Merry Homes Estates
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1717 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 08/30/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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).

- Ensure that the existing power pole does not conflict with the sidewalk or proposed development, otherwise, coordinate with Center point energy.
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.
Dedicate public utilities easement to City.

Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 09/19/2024
Plat Name: Moonbeam Homes
Developer: Ventura D&O, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2024-1764 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3352	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

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)

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

1.) Enlarge scale of plat drawing.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/19/2024
Plat Name: Moonbeam Homes
Developer: Ventura D&O, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2024-1764 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/18/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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 existing power pole does not conflict with the sidewalk and the proposed development, otherwise, coordinate with Center point energy.
HPW-HW- IDS: For the creation of three lots one block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** 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.

Parks and Recreation: The park sector is incorrect.

The then current fee in lieu of... add incremental (proposed minus existing) DUs.

The "I hereby..." statement goes in the park table.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 09/19/2024
Plat Name: Nguyen Highland Place
Developer: CENTER POINT SURVEY
Applicant: CENTER POINT SURVEY
App No/Type: 2024-1444 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4997	Total Reserve Acreage:	0.0200
Number of Lots:	6	Number of Multifamily Units:	8
COH Park Sector:	1	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	77091	412Y	City

Conditions and Requirements for Approval

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

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

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

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

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

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: 82
Action Date: 09/19/2024
Plat Name: Nguyen Highland Place
Developer: CENTER POINT SURVEY
Applicant: CENTER POINT SURVEY
App No/Type: 2024-1444 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: For the creation of a subdivision with a 28'PAE, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE. 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..
In the floodplain, need approved drainage plan.

Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
Solid Waste: The proposed development does not meet the frontage criteria to receive COH solid waste collection services.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 09/19/2024
Plat Name: Oak Lawn Vista
Developer: OCEAN LAKE LLC
Applicant: replats.com
App No/Type: 2024-1708 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3368	Total Reserve Acreage:	0.3368
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77011	494T	City

Conditions and Requirements for Approval

031. Add Dual BL note to the plat. 42-151(h)(1)

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. (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: 83
Action Date: 09/19/2024
Plat Name: Oak Lawn Vista
Developer: OCEAN LAKE LLC
Applicant: replats.com
App No/Type: 2024-1708 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: • CenterPoint requires a 10’ BL adjacent to road right of way with overhead facilities which applies to: Adams Street
HPW- TDO- Traffic: 08/30/2024 - Show and label 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: 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.
Parks and Recreation: N/A

Questions concerning the informational comments should be directed to the agency’s author. Planning 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: 84
Action Date: 09/19/2024
Plat Name: Oakberry Trails Sec 3
Developer: LOB West, Inc
Applicant: Benchmark Engineering Corporation
App No/Type: 2024-1751 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	21.1877	Total Reserve Acreage:	0.2151
Number of Lots:	120	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

034. COS areas shall be restricted for the use of the owners of property in and the residents of the subdivision. 42-183

036. COS reserves shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision. 42-183

038. The following areas are not to be considered when calculating compensating open space. Lots; building sites for dwelling units; utility or storage purposes; carports or garages; driveways or streets; private medians less than 12 feet in width; and water areas including detention ponds, drainageways, flood plains, floodways and ravines. 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 Amenities Plan. Follow the requirements established for a Open Space Amenities Plan. (Ament_185_cos.doc) Sec 42-192

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 42-212

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

052. Oakberry Trails Sec 1 must be recorded prior to or simultaneously with this plat. 42-120

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)

091. Add applicable One-foot Reserve note to the plat. 42-191

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday. Provide amenities plan or relocate compensating open space.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 84
Action Date: 09/19/2024
Plat Name: Oakberry Trails Sec 3
Developer: LOB West, Inc
Applicant: Benchmark Engineering Corporation
App No/Type: 2024-1751 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

CenterPoint: 1—BLK 1 L19, 20: UE is missing.
2—BLK 3 Split easement: outside portion requires a label for future separate instrument recording info.

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)
Sec 1 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Petal Passage Court has a double suffix. Change street name (chapter 41-22.4)
Springhill Grove is a street name duplication. "Crossing" is not an appropriate suffix for local traffic. Choose another suffix when coordinating with adjacent developer (HC-infrastructure regulations-Appendix K)
Per comment from GP, A TIA (Full or Limited) 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: 85
Action Date: 09/19/2024
Plat Name: Palmi
Developer: CONTEMPO BUILDER
Applicant: Windrose
App No/Type: 2024-1761 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	9.3285	Total Reserve Acreage:	1.4245
Number of Lots:	92	Number of Multifamily Units:	92
COH Park Sector:	8	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77047	572Y	City/ETJ

Conditions and Requirements for Approval

007.2. Public Works and Engineering's review has determined that letters of water and sewer availability are needed. Contact Public Works and Engineering, Water Design and Wastewater Design Divisions.

012.2. Coordinate utility easements with CenterPoint Energy. Go to http://www.centerpointenergy.com/ for Electricity, Builders and Developers, Electric Safety.

012.2.1 Dead-end utility easements are not permitted.

022. Single-family residential lots shall have minimum 20-foot front building lines along the local street. Should a lot side or back a local street a 10-foot side or rear building line will be required. (Sec 45-156)

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. Sec 42-161

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

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

155. Permanent access easements must have a suffix of "Private" or "PVT." (133-134)

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

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

1. A shared driveway that is 18 feet or greater shall have a building line of three feet along each side of the shared driveway. (Sec 42-159)
2. Each subdivision plat providing for a single-family residential use on property located within the city that includes a courtyard access drive, 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. Sec 42-186 Parking spaces are not shown on plat.

For Your Information:

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 09/19/2024
Plat Name: Palmi
Developer: CONTEMPO BUILDER
Applicant: Windrose
App No/Type: 2024-1761 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

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

Harris Engineer: 08/29/2024 - Documentation of County driveway approval should be submitted with site plans. Harris county may require a TIA. If so, county should be involved in scoping meeting with COH

HPW- TDO- Traffic: 03/30/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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).

- The survey shows an existing power poles along the perimeter of the proposed development, recommend verifying that the site plan does not conflict with the poles otherwise, recommend coordinating with Center Point Energy.

- Parking restriction is required when development is completed. Fellows Rd. is approximately 24 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. Not all lots have a dedicated 14’UE.
2. Building Lines should be labeled.
3. Any private roads and/or Private Access Easements (PAE) would be preferred to be also dedicated as PUE (Public Utility Easements) and identified as such within the notes or legend. (Does not include roads 28’ or less.)
- END -
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
Parks and Recreation: Parks table- Only requires EDUs and the checked "I hereby..." statement.

The then-current fee in lieu of statement... add the incremental (proposed minus existing) dwelling units.

HPW-OCE- Drainage and Utility: Stormwater quality permit is required.
Solid Waste: The proposed development does not meet the frontage criteria to receive COH solid waste collection services.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 09/19/2024
Plat Name: Palmi
Developer: CONTEMPO BUILDER
Applicant: Windrose
App No/Type: 2024-1761 C3R

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: 86
Action Date: 09/19/2024
Plat Name: Plaza Estates at Retta
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1496 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.1033
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	77026	494A	City

Conditions and Requirements for Approval

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

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (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 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: 86
Action Date: 09/19/2024
Plat Name: Plaza Estates at Retta
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1496 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/21/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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/

- Ensure that the existing power pole does not conflict with the proposed development, otherwise, coordinate with Center point energy.
HPW-HW- IDS: For the creation of a multiunit residential 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.
Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
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.
In the floodplain, need approved drainage plan.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 09/19/2024
Plat Name: Quenby Landing
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1795 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1377	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77005	532C	City

Conditions and Requirements for Approval

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

190. Appendix F:Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

FYI: For mid-block properties with a frontage of less than 33’ in width meeting the standards of Sec 42-188.5, the driveway approach shall be maximum 12 feet in width. (Sec 42-188.5)

FYI: Coordinate with Urban Forestry regarding their comments prior to recordation.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 09/19/2024
Plat Name: Quenby Landing
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1795 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/17/2024 - The survey shows an existing power poles along the perimeter of the proposed development, recommend verifying that the site plan does not conflict with the poles otherwise, recommend coordinating with Center Point Energy.
CenterPoint: 1-- Prior easement (copy attached) to be included on plat:
UnRec CenterPoint File No. 26-C-2

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: 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.
There is 8-inch sanitary sewer owned by City in the back lot. Need to dedicate sanitary sewer easement.
Parks and Recreation: The then current fee in lieu of... add incremental (proposed minus existing) DUs.
Parks & Recreation - Urban Forestry: There is a protected 22" Live Oak in the building site of Lot 2 that may be negatively impacted by this replat. By our assessment, there is insufficient space at Lot 2 to accommodate the protected tree and a new access drive that meets City standards. The protected tree shall not be removed. Urban Forestry requests to know how the new access drive for Lot 2 will be designed to preserve the protected tree. Urban Forestry will not support this replat until we can ensure preservation of the protected tree.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 09/19/2024
Plat Name: Reserve at Yorkshire
Developer: R GOMEZ INVESTMENTS INC
Applicant: RSG Engineering
App No/Type: 2024-1792 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.8916	Total Reserve Acreage:	0.8916
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

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

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)

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

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

188. Appendix D:Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

190. Appendix F:Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 88
Action Date: 09/19/2024
Plat Name: Reserve at Yorkshire
Developer: R GOMEZ INVESTMENTS INC
Applicant: RSG Engineering
App No/Type: 2024-1792 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/17/2024 - Show and label 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-OCE- Drainage and Utility: Detention is required.
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
TxDOT Advance Transportation Planning: Plat is not on TxDOT ROW, approve as submitted.
CenterPoint: The existing easement Vol 20 Pg 11, runs continuously to Eastex Freeway, an is a 10’ easement. Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. I have attached a release of easement in case you need it.

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 09/19/2024
Plat Name: Sabana Prado replat no 2
Developer: N/A
Applicant: Gage Architecture
App No/Type: 2024-1654 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3613	Total Reserve Acreage:	0.3613
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77055	451T	City

Conditions and Requirements for Approval

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

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

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

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

1) add flag lot note
2) add deny vehicular access note as shown on 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.

HPW- TDO- Traffic: 9/17/24
No comments
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: If tract size more than 15000SF and less than 1 acre, total impervious area within tract > 9750 SF, Detention is required.

Solid Waste: Since there is no solid waste plan, it could not be determined if the proposed development would qualify for COH solid waste services.
CenterPoint: The planner map shows 8 lots, is this the correct replat?
Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see RP-2018-186923

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 90
Action Date: 09/19/2024
Plat Name: Sheldon Woods Sec 1 partial replat no 2
Developer: Sheldon Road Municipal Utility District
Applicant: Ellis Surveying Services, LLC
App No/Type: 2024-1583 C2R

Staff Recommendation:
Disapprove

Total Acreage:	0.8629	Total Reserve Acreage:	0.8629
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:	Sheldon Road MUD

County	Zip	Key Map ©	City / ETJ
Harris	77049	418X	ETJ

Conditions and Requirements for Approval

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

182. Replat does not comply with the notification requirements described by the Local Government Code Section 212.015 and/or Chapter 42. (49)

206. Staff recommendation is disapproval for the following reasons. Replat does not comply with the notification requirements described by the Local Government Code Section 212.015 and/or Chapter 42

For Your Information:

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

HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: his 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)
Show building line along Johns Rd (ch 42-41)
Driveway placement should conform with COH IDM
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 09/19/2024
Plat Name: Tampico Homes
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2024-1598 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2839	Total Reserve Acreage:	0.0000
Number of Lots:	5	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

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

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

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

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

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

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

1.) Provide 30’ deed restricted BL as per City legal interpretation.
2.) Add deed restricted building line note
3.) Coordinate with Urban Forestry regarding agency comments prior to recordation.

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 09/19/2024
Plat Name: Tampico Homes
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2024-1598 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Parks and Recreation:

CenterPoint: • CenterPoint requires a minimum 5’ BL/GBL for interior roads/shared driveways.
HPW- TDO- Traffic: 8/19/24
Recommend restricting parking on Tampico 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: 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. 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.

Parks & Recreation - Urban Forestry: There are two protected trees in the right-of-way that may be negatively impacted by this replat. The protected 30" Live Oak and protected 46" Live Oak are not shown on the existing conditions survey. Their locations are indicated by a red ’X’ on the attached markup. The protected trees shall not be removed. Urban Forestry requests to know how the new access drive will be designed to preserve the protected trees. Urban Forestry will not support this replat until we can ensure preservation of the protected trees.

Questions concerning the informational comments should be directed to the agency’s author. Planning 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: 92
Action Date: 09/19/2024
Plat Name: University Gardens
Developer: Sugarland Petroleum LP
Applicant: Windrose
App No/Type: 2024-1636 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.8717	Total Reserve Acreage:	0.8430
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77003	494W	City

Conditions and Requirements for Approval

014. Identify and dimension the "Public sidewalk easement" area (pedestrian realm width inside of the property). Add TOD primary plat note: Scott Street is a designated Primary TOD Street established by Ordinance No. 2020-684. A 20 foot pedestrian realm is required along the Primary TOD Street.

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

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

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

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

139. Provide for widening of Edmundson Street, local street. (Sec 42-122)

161.2. Ensure identified existing major thoroughfare has sufficient right-of-way per current MTFP: Scott Street. (Sec 42-122)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 92
Action Date: 09/19/2024
Plat Name: University Gardens
Developer: Sugarland Petroleum LP
Applicant: Windrose
App No/Type: 2024-1636 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1-- CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: SCOTT STREET
HPW- TDO- Traffic: 9/17/24
Recommend coordinating with TXDOT for any ROW encroachment or access easement along Interstate N45.

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 an unrestricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
TxDOT Advance Transportation Planning: The on-going IH 45 South Planning and Environmental Linkage (PEL) Study could recommend a project that might require additional ROW but that is still pending at this time. Please see website for more details and latest news: https://www.txdot.gov/projects/projects-studies/houston/gulf-freeway-pel-study.html. When in doubt, set a proposed building farther back from IH 45 S frontage road property line.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 09/19/2024
Plat Name: Villas at Lakeview
Developer: D.R. Horton
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1825 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.4000	Total Reserve Acreage:	2.0500
Number of Lots:	73	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 190

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526H	ETJ

Conditions and Requirements for Approval

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

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

028. A minimum 5-foot building line is required adjacent to a private street or type 2 permanent access esmt. (Sec 42-158)

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

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

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

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

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))

155. All streets must have a name followed by a suffix. In addition, permanent access easements must have a suffix of “Private” or “PVT.” (Sec 41-22, 42-133)

174. Type 2 permanent access easement shall mean a permanent access easement at least 28 feet in width that is designed and constructed like a private street serving a development that has no public utilities other than a public water line connected only to one or more fire hydrants that provides no domestic water services. (Sec 42-1)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 09/19/2024
Plat Name: Villas at Lakeview
Developer: D.R. Horton
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1825 C3R

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#: 2017020006 Blanket Easement
Recorded in CF#: 2019127681 Landscape Eas
Recorded in CF#: 20220264 Plat – depicts 10' Landscape Eas on north boundary

Fort Bend Engineer: 1) Required variances for this plat configuration appear to have already been presented to FBC Commissioners Court and approved.
2) Submit FP to FBC for formal review
3) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: Aproved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
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: 94
Action Date: 09/19/2024
Plat Name: West Chase Plaza
Developer: Survtech Corporation
Applicant: Survtech Corporation
App No/Type: 2024-1727 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	3.3800	Total Reserve Acreage:	3.3800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77042	529C	City

Conditions and Requirements for Approval

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 09/19/2024
Plat Name: West Chase Plaza
Developer: Survtech Corporation
Applicant: Survtech Corporation
App No/Type: 2024-1727 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

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

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

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

065. Add reason for replat in title block. Additionally, add appropriate Owners Certification of Restrictions note to the face of the plat.

073.1. Replat Legal Descriptions shall follow guidelines and/or examples. Provide revised title report that correctly references the legal description. Legal description on face of the plat and in title must match.

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

088.1. A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The use intended for each reserve shall be noted. (Sec 42-190)

115. Add Owners Certification of Restrictions note to face of replat: Further, the owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

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

161. Provide record information for Westpark Drive to ensure the major thoroughfare is of sufficient width in accordance with the Major Thoroughfare and Freeway Plan. Provide complete record information for Rogerdale Road, a designated major collector, to ensure width is of sufficient width in accordance with the Major Thoroughfare and Freeway Plan. (Sec 42-122)

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

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

190.2. Add 'Lisa M. Clark, Chair' as Chair in the Planning Commission certificate.

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/19/2024
Plat Name: West Chase Plaza
Developer: Survtech Corporation
Applicant: Survtech Corporation
App No/Type: 2024-1727 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 09/18/2024 - Show and label 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.

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

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.
Parks and Recreation: N/A
CenterPoint: Please identify type of reserve.
Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see Title Report and add full recording to all existing easements. Please make sure after adding full recording that All abbreviations on plat must be in Legend and/or notes of plat.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 09/19/2024
Plat Name: Winbern Trails
Developer: LEMA Properties, LP
Applicant: Pioneer Engineering, LLC
App No/Type: 2024-1765 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

Conditions and Requirements for Approval

026. 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 that is adjacent to a public street has front door with an entry feature per section 42-165; and (3) all electrical service installations for the development are installed according to CenterPoint Energy's service standards for the underground installations. (Sec 42-157(c)(2))

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

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

079. Permitted to increase density of subdivision to four dwelling units and a maximum density of not more than 35 units per acre. (Sec 42-184)

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 09/19/2024
Plat Name: Winbern Trails
Developer: LEMA Properties, LP
Applicant: Pioneer Engineering, LLC
App No/Type: 2024-1765 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: • CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.
HPW- TDO- Traffic: 09/17/2024 - 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.

- 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).

- Ensure that the existing power pole does not conflict with the sidewalk, otherwise, coordinate with Center point energy.
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.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
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: 96
Action Date: 09/19/2024
Plat Name: Baggett Green
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1644 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2780	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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	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.

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 09/19/2024
Plat Name: Baggett Green
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1644 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/18/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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. Any trees within the right-of-way will need Forestry approval.

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.

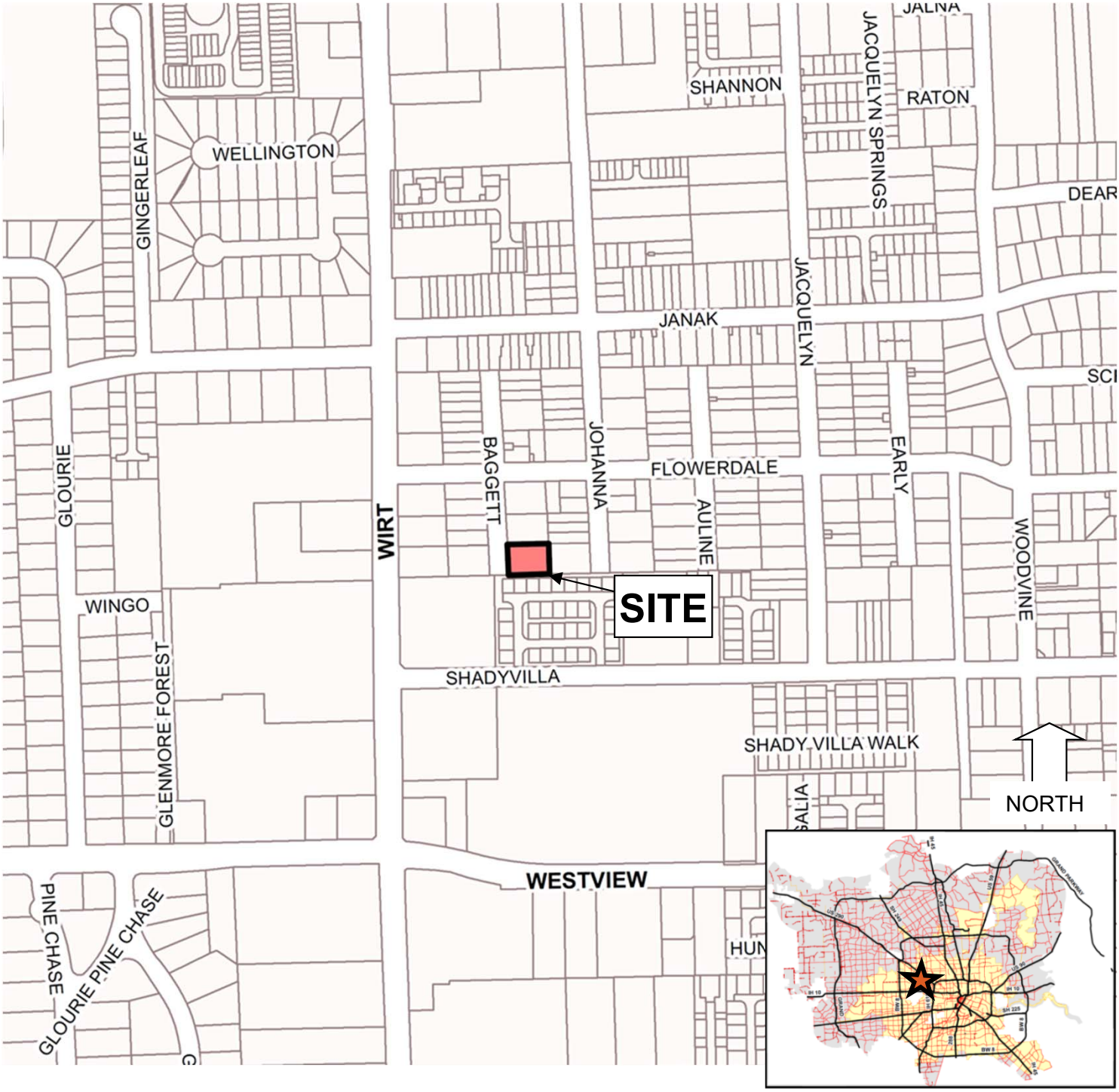
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Baggett Green

Applicant: Total Surveyors, Inc.



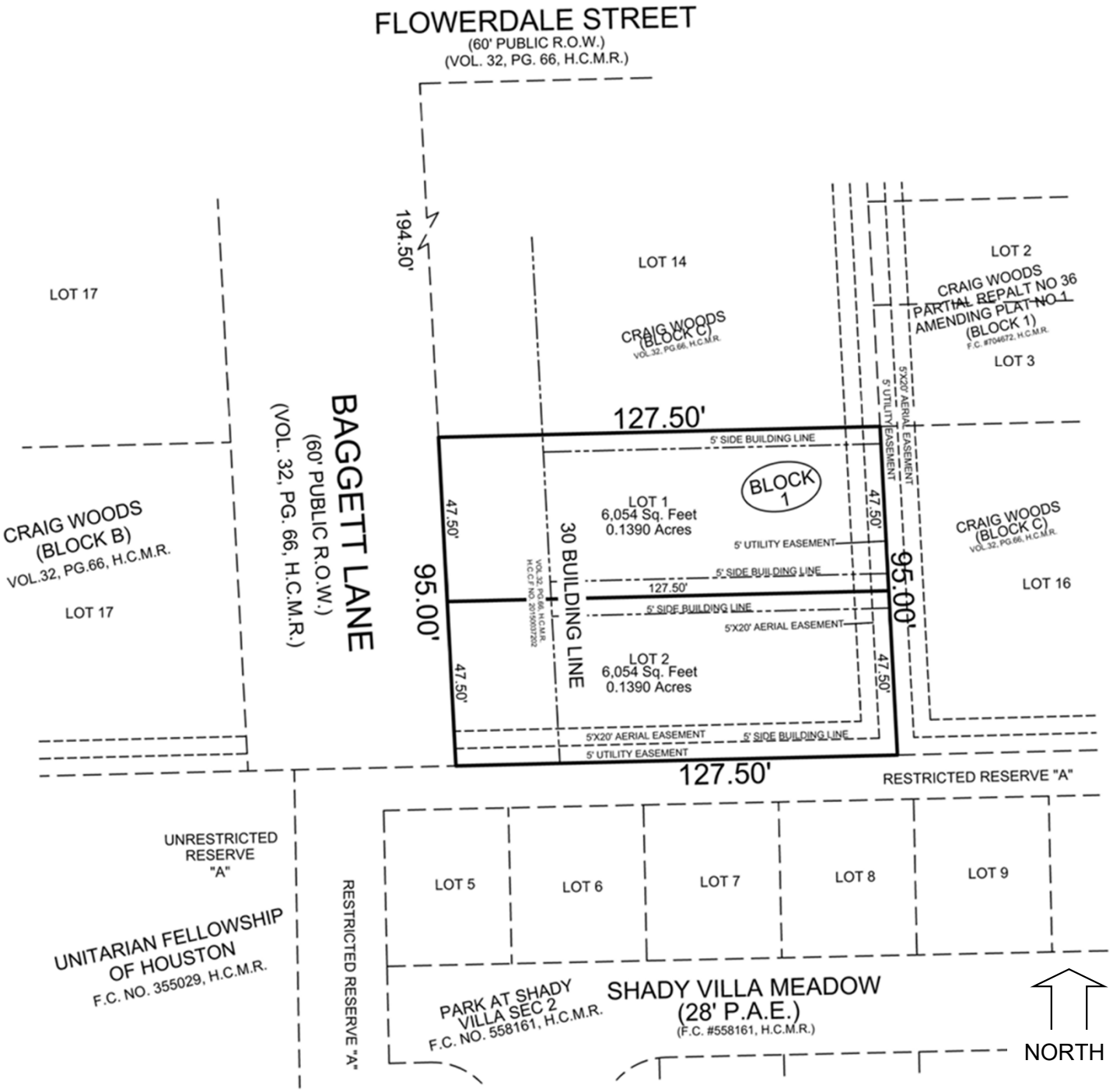
C – Public Hearings Site Location

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Baggett Green

Applicant: Total Surveyors, Inc.



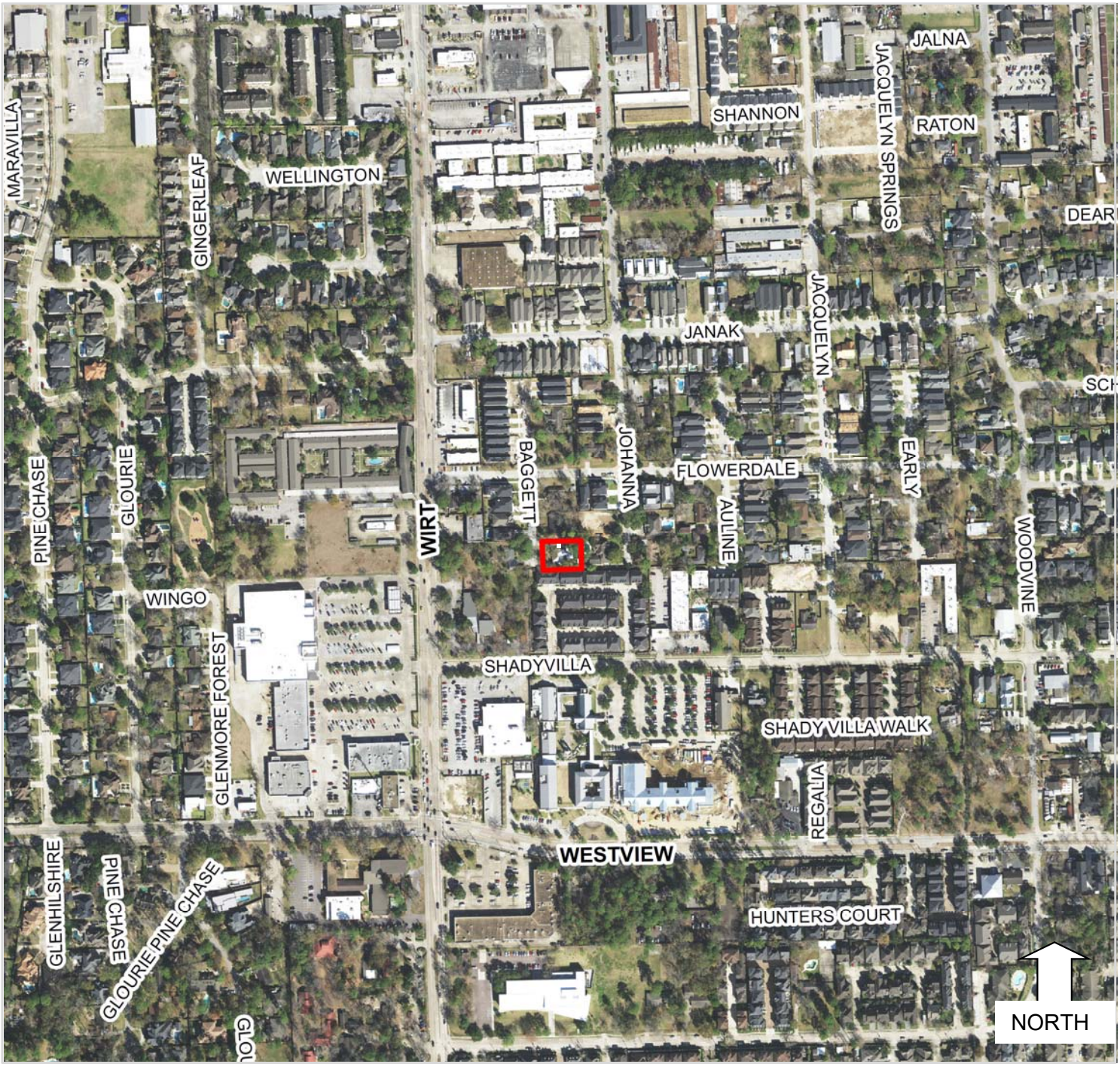
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Baggett Green

Applicant: Total Surveyors, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
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www.houstontx.gov

Public Hearing Notice

PH

August 29, 2024

Dear Property Owner:

Reference Number: 2024-1644, "**Baggett Green**", a partial replat of "**Craig Woods**", being all of Lot 15, Block C, as recorded in Volume 32, Page 66 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at **1502 Baggett Lane, south of Flowerdale Street, east of Wirt Road, and north of Westview Drive**. The purpose of the replat is to create two single-family residential lots. The applicant, **Kevin Kolb, with Total Surveyors Inc.,** on behalf of the developer Mazzarino Construction, can be contacted at **281-479-8719** for additional information regarding this project**.**

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 and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm** with the Planning and Development Department via email at **Dorianne.Powe-Phlegm@houstontx.gov or call 832-393-6570.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 19, 2024, 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 attending the meeting at City Council Chamber listed above.

You may submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments 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.
2. **Anyone attending the meeting who would like to speak at the Commission must sign up on a designated form located at the entrance to the Council Chamber.**

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.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, 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.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **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. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 09/19/2024
Plat Name: Caris Villa
Developer: Geraldine Phouangsavanh
Applicant: Owens Management Systems, LLC
App No/Type: 2024-1353 C3N

Staff Recommendation:
No action needed until 10.03.2024

Total Acreage:	0.2140	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

206. Staff recommendation is disapproval for the following reasons. Review by Legal indicates this plat violates restrictions. A 25ft building line is required because the deed restrictions referred to the building line noted on the plat.

Review by Legal indicates this plat violates restrictions. A 25ft building line is required because the deed restrictions referred to the building line noted on 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.

HPW- TDO- Traffic: 08/05/2024
No comments.
HPW-HW- IDS: Approve
Harris County Flood Control District: Flood Control review - No comments.
Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
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.
Make sure that 10’ clearance between public utility to the building foundation.
In the floodplain, need approved drainage plan.

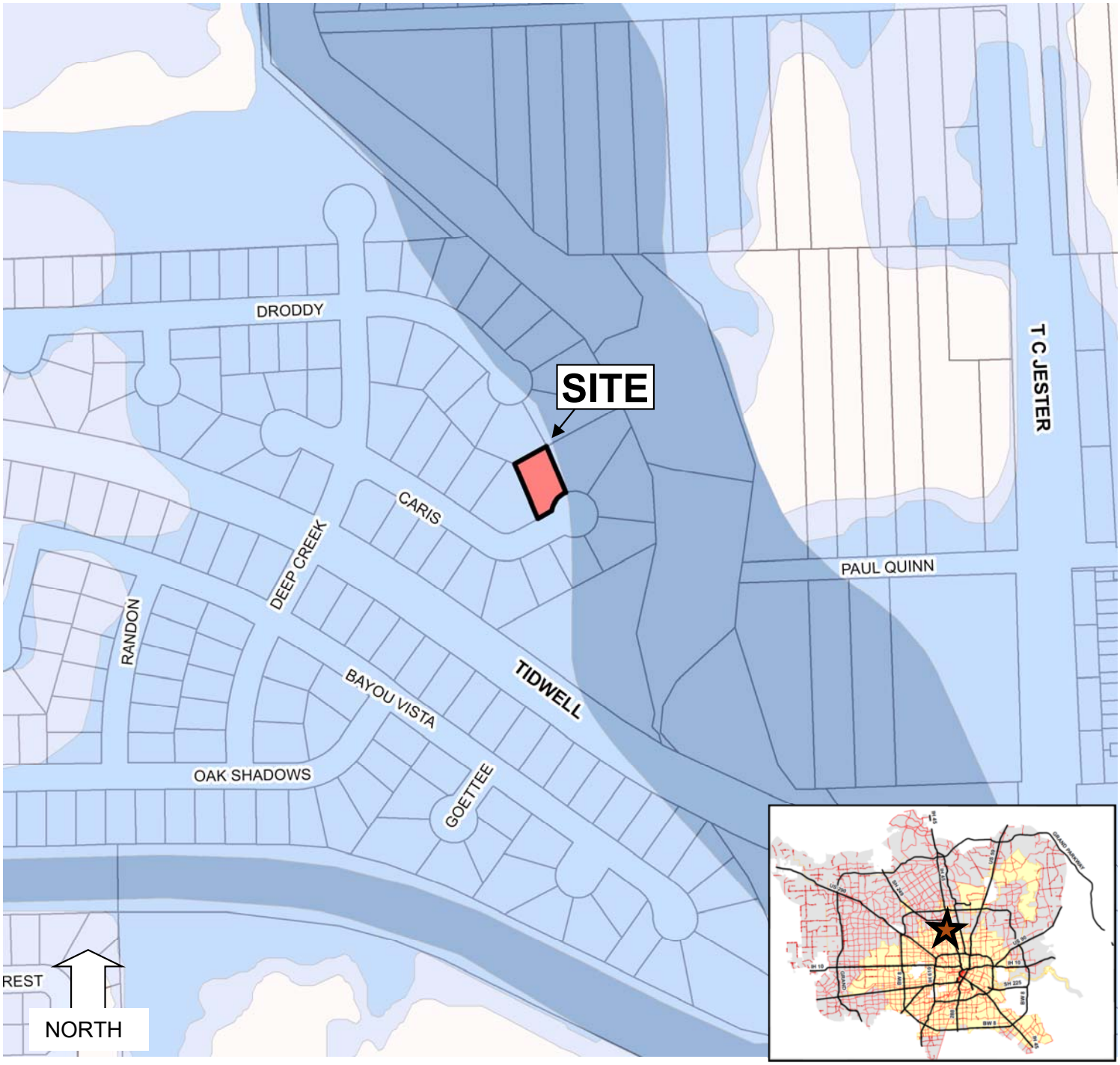
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM:97

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Caris Villa (DEF3)

Applicant: Owens Management Systems, LLC



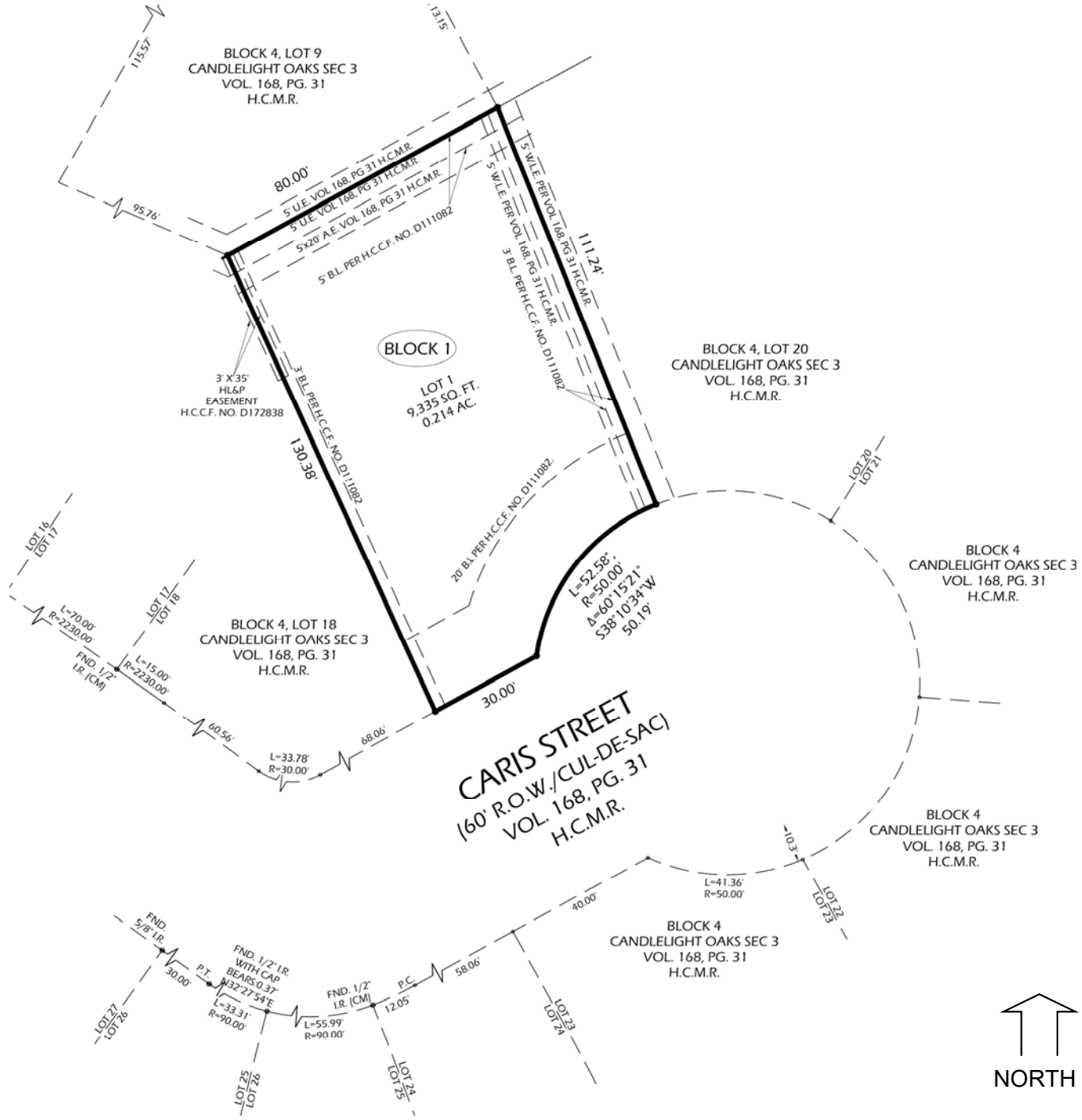
C – Public Hearings Site Location

Houston Planning Commission ITEM:97

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Caris Villa (DEF3)

Applicant: Owens Management Systems, LLC



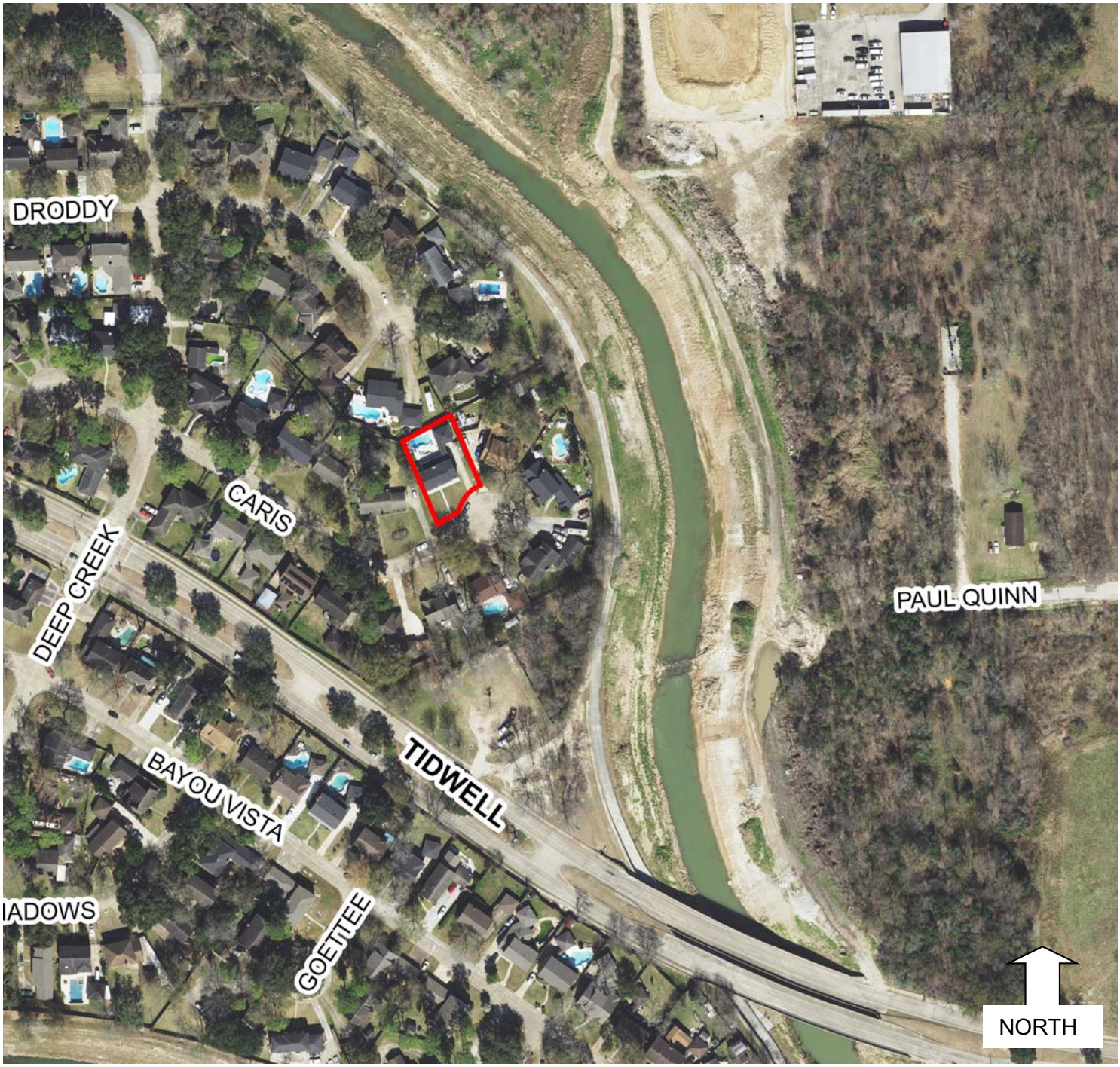
C – Public Hearings Subdivision

Houston Planning Commission ITEM:97

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Caris Villa (DEF3)

Applicant: Owens Management Systems, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

July 19, 2024

Dear Property Owner:

Reference Number: 2024-1353; Caris Villa, a partial replat of Candlelight Oaks Section 3, being Lot 19 in Block 4 as recorded in Volume 168, Page 31 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located north along Caris Street, east of Deepcreek Lane. The purpose of the replat is to create one single-family residential lot and to revise the building line. The applicant, **Joyce Owens, with Owens Management Systems, LLC.,** on behalf of the developer, can be contacted at **713-643-6333** for additional information regarding this project**.**

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 and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **Dorianne.Powe@houstontx.gov** or call **832-393-6570.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 8, 2024, 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 attending the meeting at City Council Chamber listed above.

You may submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments 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.
2. **Anyone attending the meeting who would like to speak at the Commission must sign up on a designated form located at the entrance to the Council Chamber.**

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

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 • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

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, 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.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **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. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 09/19/2024
Plat Name: Clyburn Landing
Developer: CGEA|Planning + Design
Applicant: CGEA|Planning + Design
App No/Type: 2024-1453 C3N

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	0.1492	Total Reserve Acreage:	0.0201
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77026	494C	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.

Provide final access easement for Legal Review prior to final plat 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: 98
Action Date: 09/19/2024
Plat Name: Clyburn Landing
Developer: CGEA|Planning + Design
Applicant: CGEA|Planning + Design
App No/Type: 2024-1453 C3N

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/21/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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/

- Ensure that the existing power pole does not interfere with the sidewalk, otherwise, coordinate with Center point energy.
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. 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.
In the floodplain, need approved drainage plan.

Parks and Recreation: The then-current fee in lieu of statement... add the incremental (proposed minus existing) dwelling units.

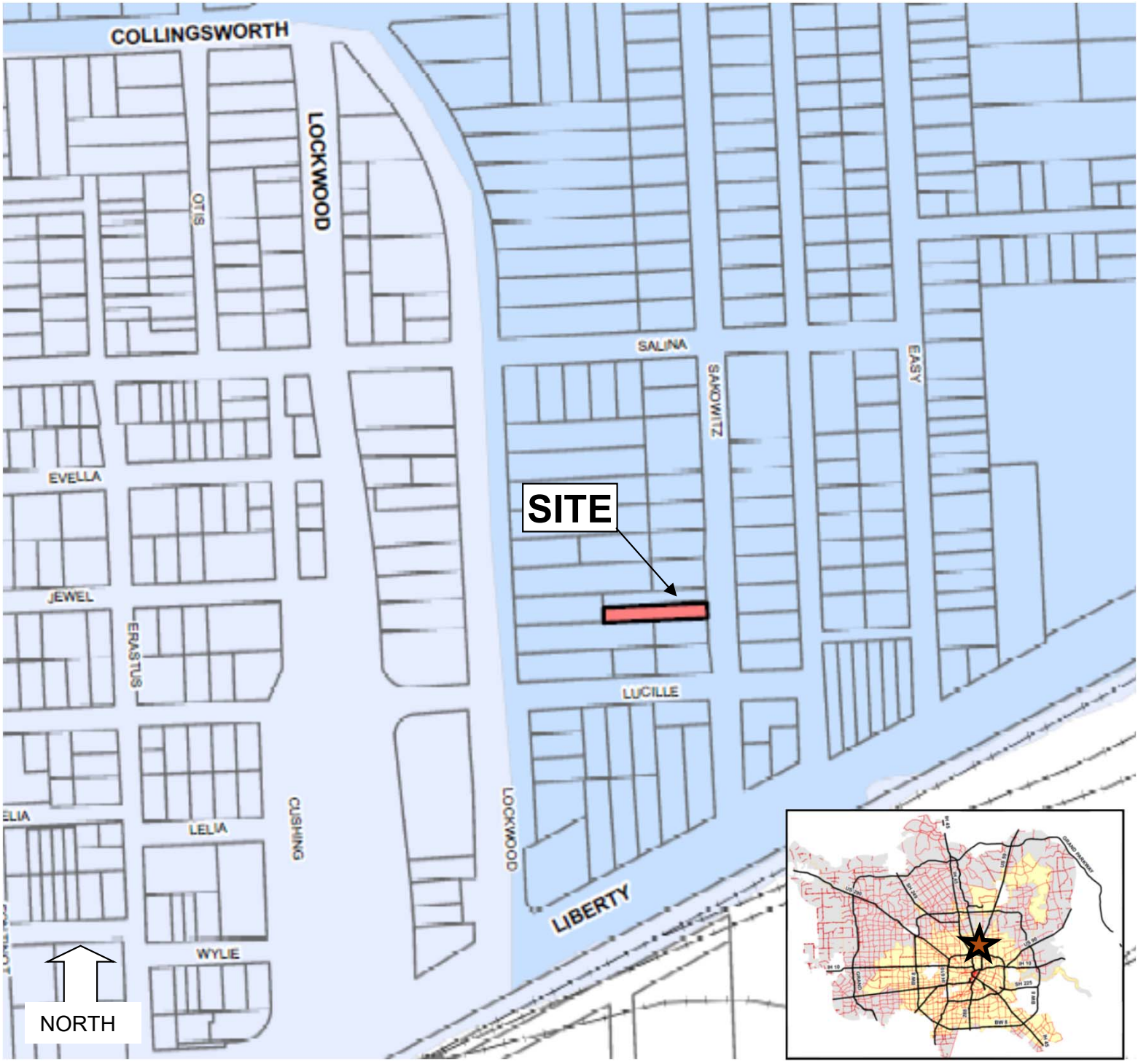
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Clyburn Landing

Applicant: CGEA Planning



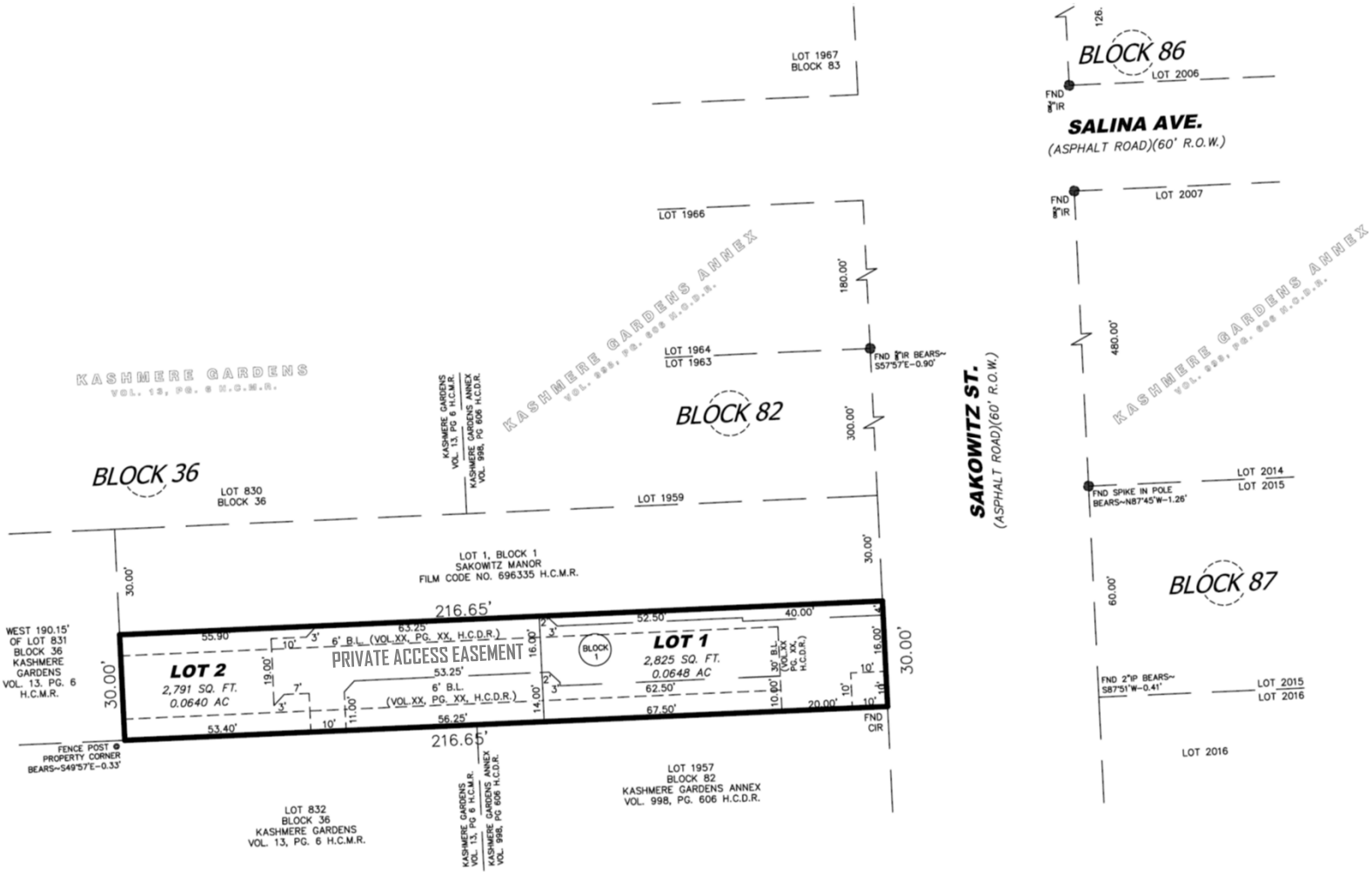
C –Public Hearing **Site Location**

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date 09/19/2024**

Subdivision Name: Clyburn Landing

Applicant: CGEQ Planning



C –Public Hearing **Subdivision**

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Clyburn Landing

Applicant: CGEA Planning



C – Public Hearing Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1453
Plat Name: Clyburn Landing
Applicant: CGEA|Planning + Design
Date Submitted: 07/15/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow a single-family residential lot to have frontage on an access easement in lieu of the required public street frontage.

Chapter 42 Section: 185

Chapter 42 Reference:

(a)The minimum width of any lot along a street or shared driveway shall be 20 feet unless otherwise allowed by this ordinance. (b) The minimum width of any lot in a subdivision within the city may be 15 feet if all lots within the subdivision plat take vehicular access from the shared driveway or permanent access easement and the subdivision plat conforms to the following performance standards: (1) The average width of all lots within the subdivision plat is greater than or equal to 18 feet. A lot with a width greater than 30 feet shall be counted as 30 feet for purposes of the average lot width calculation of this subsection; (2) For the purposes of this subsection, blockface shall have the meaning of 42-1 and further shall include the distances measured from and to shared driveways, intersecting or terminating with shared driveways. (3) If the subdivision plat contains one or more blockfaces in their entirety, the average lot width of each blockface within the subdivision plat is greater than or equal to 18 feet; and (4) If a subdivision plat includes a lot with a width of less than 20 feet, any subsequent replat of a lot within the subdivision plat shall maintain an average lot width that is greater than or equal to 18 feet. The average lot width for each subsequent replat shall be based on all lots within the original subdivision plat containing a lot with a width less than 20 feet. The subdivision plat and all subsequent replats of lots within the subdivision plat shall contain a plat notation stating the requirements of this item.

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

Imposition of the rules and deed restrictions restricted reasonable use of the land. This property is considered to be a narrow platted lots by Chapter 42 standards. Created prior to the Livable Places ordinance to have unique design alternatives than those allowed by this ordinance. This property was platted in 2021 as a narrow lot, the new property owner would like to provide more housing alternatives to Houstonians. By allowing two housing units to have a unique development approach, allows for safety to be created, with one driveway and limited access to the property allows for a better design to provide more housing in limited land. Next door a similar lot was built with a 20' driveway, creating safety hazards, visually unappealing development, and concrete covering the front lot. Our approach is to provide an alternative to narrow low and two homes design as allowed per ordinance. As discussed, single-family deed restricted building lines add a burden to what can be built.

(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 circumstance supporting the granting of the variance, is that this proposed access easement allows for a shared driveway approach to provide access to the back lot. This ordinance does not allow this design alternative as presented by the developer. The circumstances made the architectural team design this unique narrow lot development to have a very unique approach to single-family housing in Houston. The circumstances supporting the variance are not a result imposed by the developer but rather existing platted 20' boundaries and deed restricted building lines restrict land use of the lots.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and purpose of this chapter will be preserved and maintained. Both lots will have access to the public street via the access easement. This is allowed by the ordinance in the form of shared driveways throughout the city since the 2000's. We have seen this approach work in Houston. Applicant discussed with staff several alternatives i.e. flag lots, 16' or 12' shared driveways, these alternatives do not fit in this narrow lot design because they deprive usable use of the land.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Allowing lots to have proper frontage in alternative ways, maintain public health, safety and welfare. We want to provide beautiful homes without huge driveways and concrete facing front yards as built next door.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, but rather a unique narrow lot design is our main justification to create an alternative design. The Livable Places initiatives of less driveways and increasing pedestrian safety are.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1453
Agenda Item: 98
PC Action Date: 09/19/2024
Plat Name: Clyburn Landing
Applicant: CGEA|Planning + Design

Staff Recommendation:

Chapter 42 Sections: 185

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a single-family residential lot to have frontage on an access easement in lieu of the required public street frontage.;

Basis of Recommendation:

The site is located east along Sakowitz St. north of Liberty Street in Houston's Corporate Limits. The reason for replat is to create two lots. The applicant is seeking a variance to allow a single-family residential lot created in 2021 with the Sakowitz Manor subdivision to have frontage on a 16' private access easement in lieu of the required public street frontage. Staff is in support of this request. The proposed lot is 30ft in width and 216.65ft long. The narrow width and the depth of lot and the deed restricted building lines limits the area on the lot to provide the traditional shared driveway or flag lot layout. The access easement is 16ft in width and 175 71/2 ft long. Along the access easement, a 10’ x 20' feet parking space for lot one is provided and a 10’ x 11’ space turn around area for easy turning movement. The applicant has provided a draft access easement document and will be required to submit final document per the CPC101 form conditions. Review by Legal indicates that this plat will not violate restrictions on the face of the plat or those filed separately. Given the conditions of the lot and unique lot configuration, Staff's recommendation is to grant the requested variance and approve the plat.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The narrow width and depth of the lot and the deed restricted building lines limits the area on the lot to provide the traditional shared driveway or flag lot layout.

(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 narrow with and depth of the lot is the unusual physical characteristics of the land that will limit alternative lot layout.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Granting of the variance are not the result of a hardship created or imposed by the applicant. Granting of the access easement for Lot 2 will allow the applicant ability to provide alternative lot layout.

(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.

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with Special Request

PHS

August 2, 2024

Dear Property Owner:

Reference Number: 2024-1453; Clyburn Landing, a partial replat of "**Sakowitz Manor**", being Lot 2 of Block 1, as recorded at Film code 696335 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Sakowitz street and north of Lucille Street. The purpose of the replat is to create two single-family residential lots. The applicant, **Carlos G Espinoza**, on behalf of the developer, can be contacted at **713-965 7385** for additional information regarding this project**.**

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 300' of the boundary of the plat. Reconsideration of requirement, variance(s), and/or special exception(s) is/are being requested with this application and is/are attached.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **dorianne.powe@houstontx.gov or call 832-393-6570.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 22, 2024, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. 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.

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing

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 • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

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 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

- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, 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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- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **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. This is a type of Special Request.
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- ***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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- 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: 99
Action Date: 09/19/2024
Plat Name: Cougar Estates
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1415 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0036
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

Conditions and Requirements for Approval

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

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.

CenterPoint: CNP REQUIRES shared driveways have 5’ building lines.

CenterPoint requires a 10’ building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: BASTROP ST
Parks and Recreation: Parks table- Only requires EDUs and the checked "I hereby..." statement.

The then current fee in lieu of... add incremental (proposed minus existing) DUs.

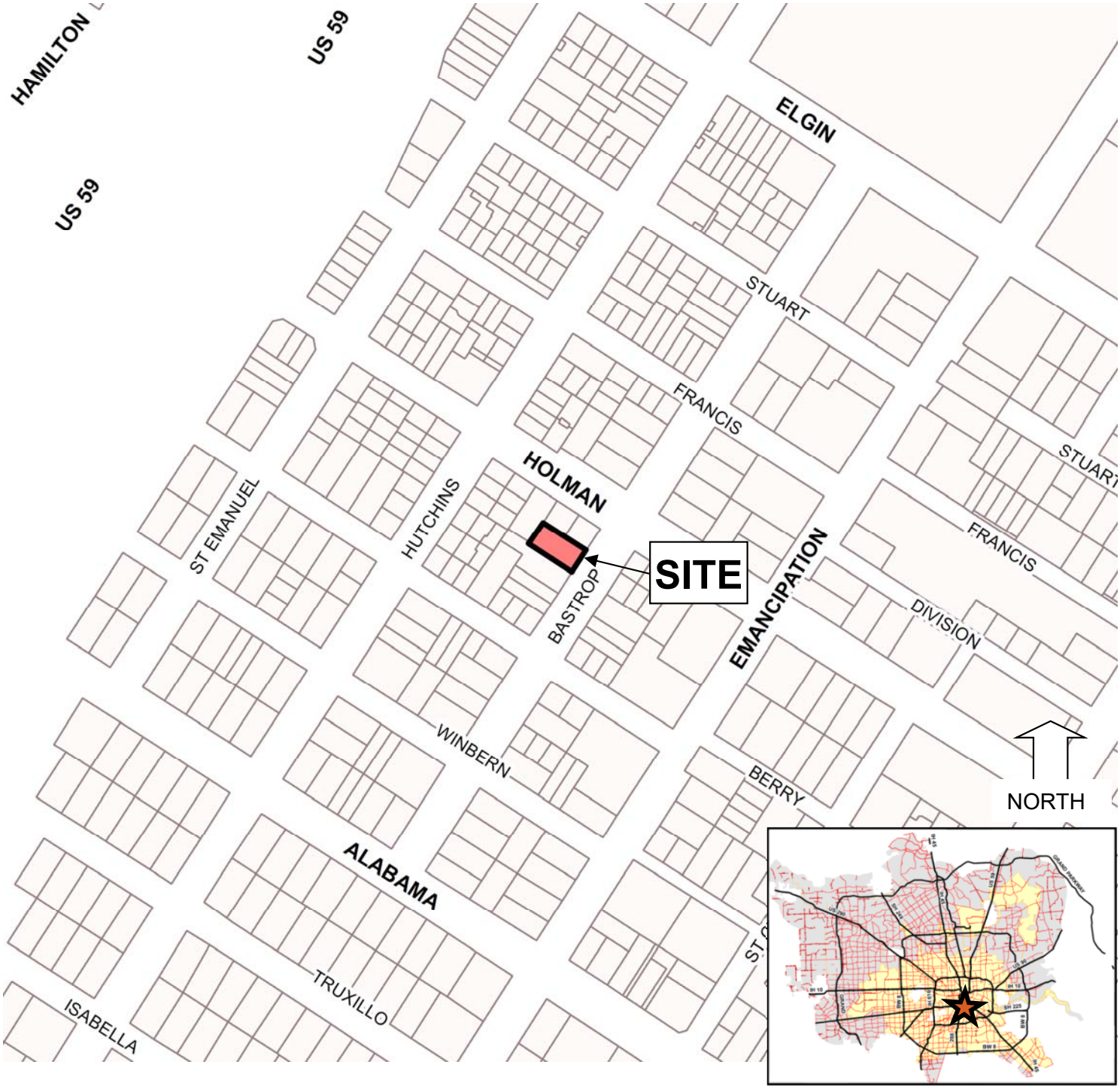
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Cougar Estates

Applicant: PLS CONSTRUCTION LAYOUT, INC



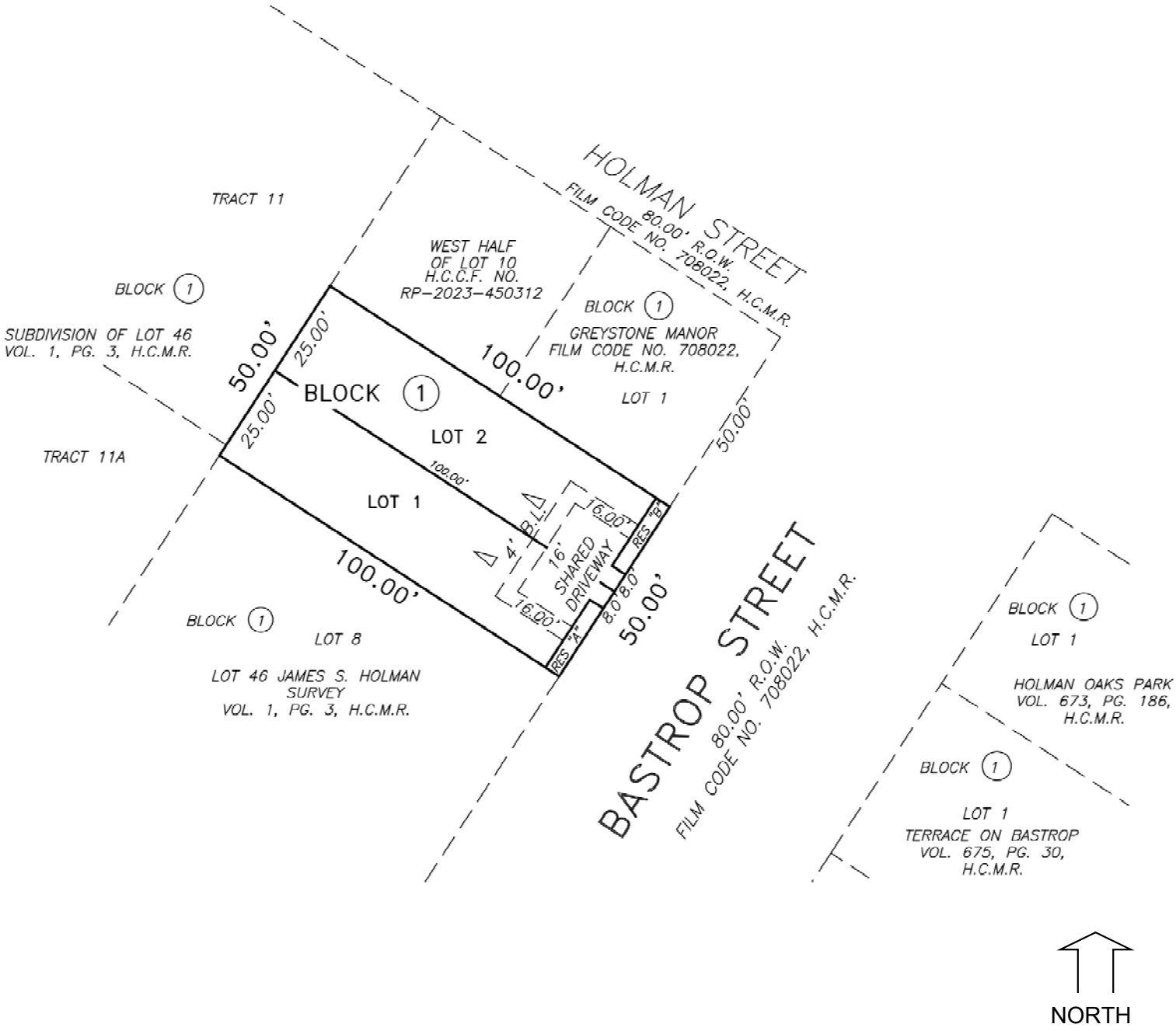
C – Public Hearings Site Location

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Cougar Estates

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Cougar Estates

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 29, 2024

Dear Property Owner:

Reference Number: 2024-1415, "**Cougar Estates**", a partial replat of "**Greystone Manor**", being all of Lot 2, Block 1, as recorded in Film code 708022 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Bastrop Street, south of Holman Street. The purpose of the replat is to create two single-family residential lots. The applicant, **Uriel Figueroa, with PLS Construction Layout Inc.,** on behalf of the developer, can be contacted at **713-480-4075** for additional information regarding this project**.**

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 and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm** with the Planning and Development Department via email at **dorianne.powe@houstontx.gov or call 832-393-6570.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 19, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
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Controller: Chris Hollins

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, 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.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **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. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 09/19/2024
Plat Name: Express Mart 59
Developer: Black Eye Properties, LLC
Applicant: Doucet & Associates, Inc.
App No/Type: 2024-1445 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.6927	Total Reserve Acreage:	1.6927
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Porter MUD

County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297J	ETJ

Conditions and Requirements for Approval

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

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

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

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.

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)

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

For Your Information:

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

CenterPoint: All easements indicated on the Title Report shall be depicted on plat.
HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
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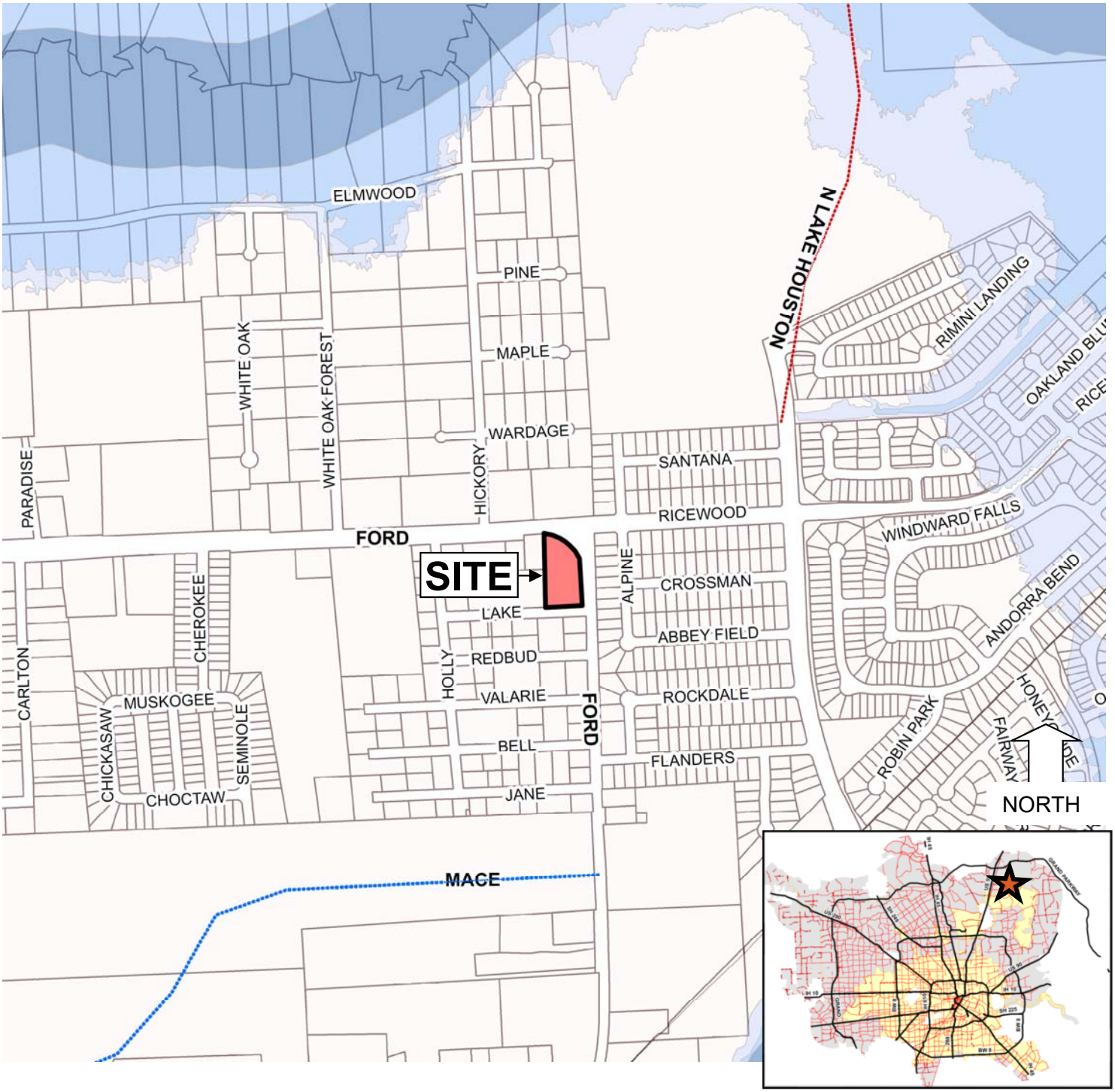
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:100

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Express Mart 59

Applicant: Doucet & Associates, Inc.



C – Public Hearings

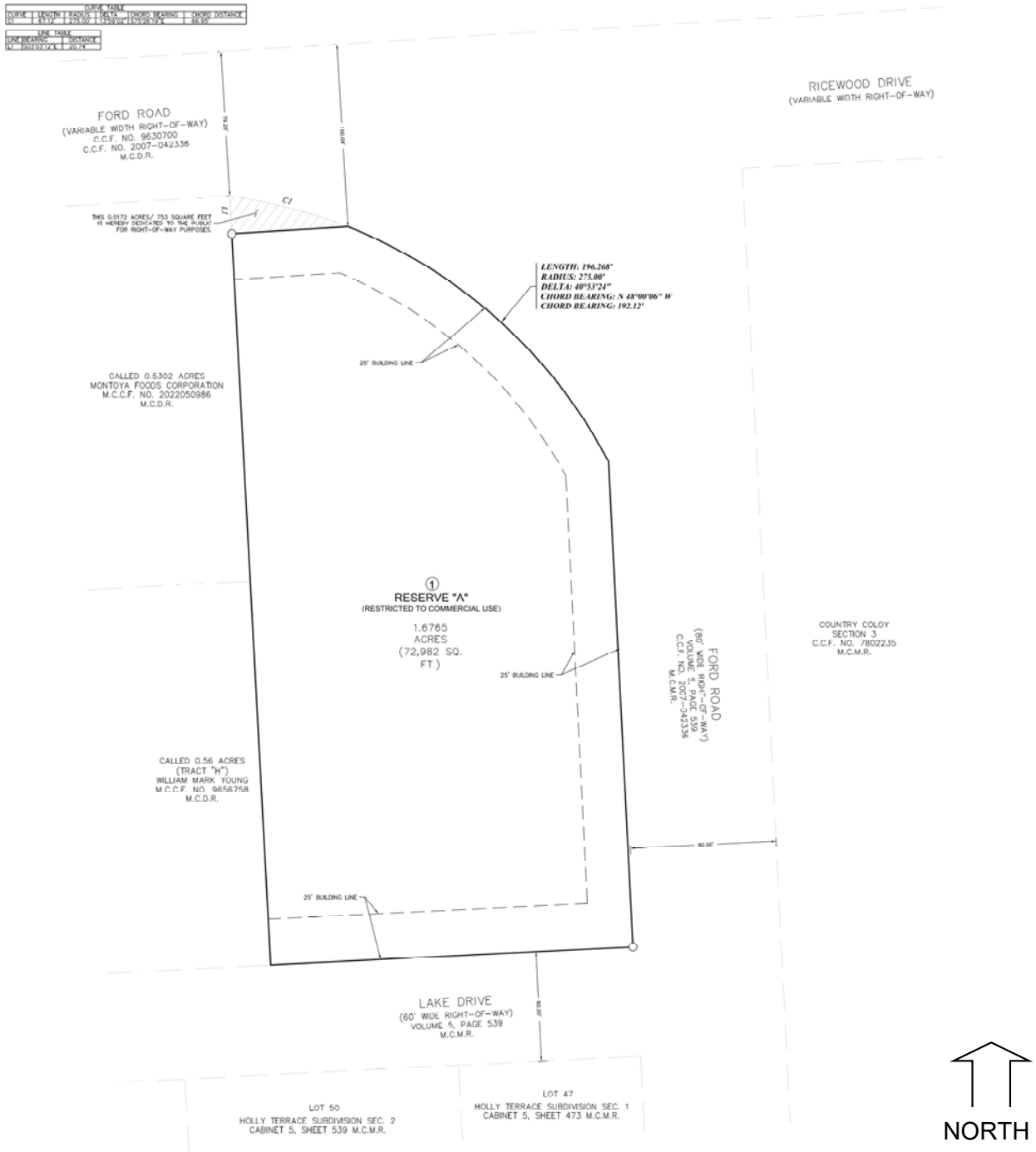
Site Location

Houston Planning Commission ITEM:100

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Express Mart 59

Applicant: Doucet & Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM:100

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Express Mart 59

Applicant: Doucet & Associates, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 29, 2024

Dear Property Owner:

Reference Number: 2024-1445, "Express Mart 59"; a partial replat of **"Holly Terrace Subdivision Section 2",** being Lots 48 and 49, as recorded in Volume 5, Page 539 of the Map Records of Montgomery County, Texas and a 1.2854-acre tract, also known as Tracts J and I, situated in the J.M. Everett Survey, Abstract No. 197, Montgomery County, Texas.

The Planning and Development Department has received a subdivision plat application for a property located at the southwest corner of Ford Road and Ricewood Drive. The purpose of the replat is to create one commercial reserve. The applicant, **Jesus Sordia,** with Doucet & Associates, Inc., on behalf of the developer, can be contacted at **346-320-1487.**

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 and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **dorianne.powe@houstontx.gov** or call **832-393-6570**.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 19, 2024, 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 attending the meeting at City Council Chamber listed above.

You may submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments 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.
2. **Anyone attending the meeting who would like to speak at the Commission must sign up on a designated form located at the entrance to the Council Chamber.**

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.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 09/19/2024
Plat Name: Fairwoods at Furman
Developer: FAIRWOODS AT FURMAN LLC
Applicant: RSG Engineering
App No/Type: 2024-1517 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	7.0600	Total Reserve Acreage:	1.2367
Number of Lots:	78	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77047	573T	City/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.

053. Change street name(s) EVERGREEN KNOLL as indicated on the file copy to avoid duplication.

For Your Information:

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

HPW- TDO- Traffic: 09/18/2024 - There is a concern with the lack of native access connection. The plat shows only one driveway.
Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel C164-00-00 with top of banks at the western boundary of the plat (see plat checklist in uploaded PDF).
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.
Addressing: FURNHAM RD must be corrected to FURMAN RD IVY VINE cannot be proposed as a continuation of the existing IVY VINE, as road names must change at a 90 degree angle, please propose a new name IVY TRACE is a duplicate and will need to be replaced with a new road name. Please note, Court cannot be used for the road type either as the road segment is not a loop configuration and does not end in a cul-de-sac EVERGREEN KNOLL is already in use and will need to be replaced
CenterPoint: LOTS 46-50 have no BL identified.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

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Staff Recommendation:
Approve the plat subject to the conditions listed

Title Report list several easements that are not depicted on plat.

Per Survey, there is a 15x25 water meter easement in Lot 45.
Parks and Recreation: Parks table- Only requires EDUs and the checked "I hereby..." statement.

Add the missing park notes.

Provide an d survey with existing dwelling units.
HPW-OCE- Drainage and Utility: 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 all private F.H..

Solid Waste: The proposed development exceeds the maximum number of residential units to qualify for COH solid waste services.
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Add the missing park notes.

Provide an d survey with existing dwelling units.
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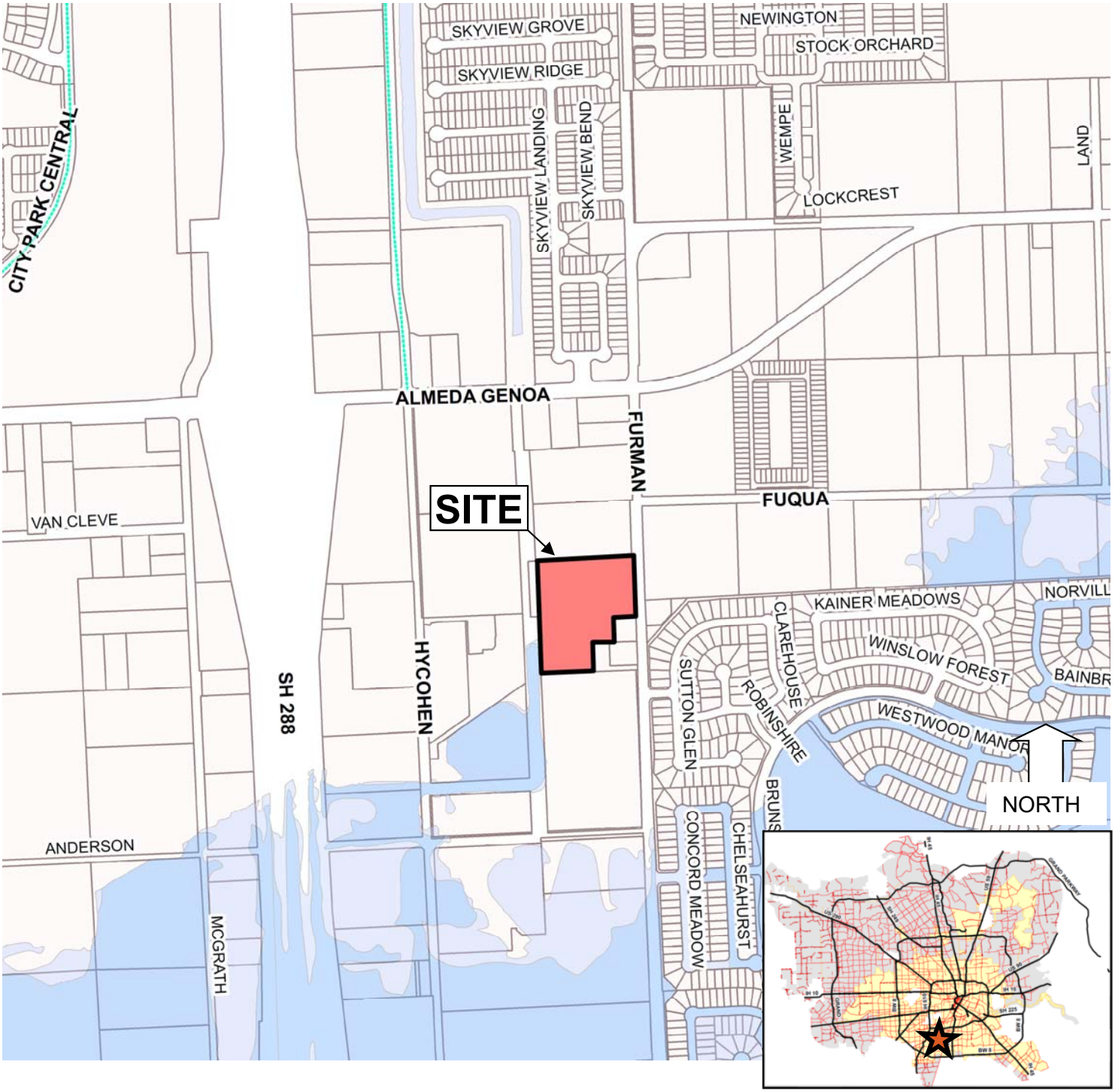
Solid Waste: The proposed development exceeds the maximum number of residential units to qualify for COH solid waste services.

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Fairwoods at Furman

Applicant: RSG Engineering



C – Public Hearings

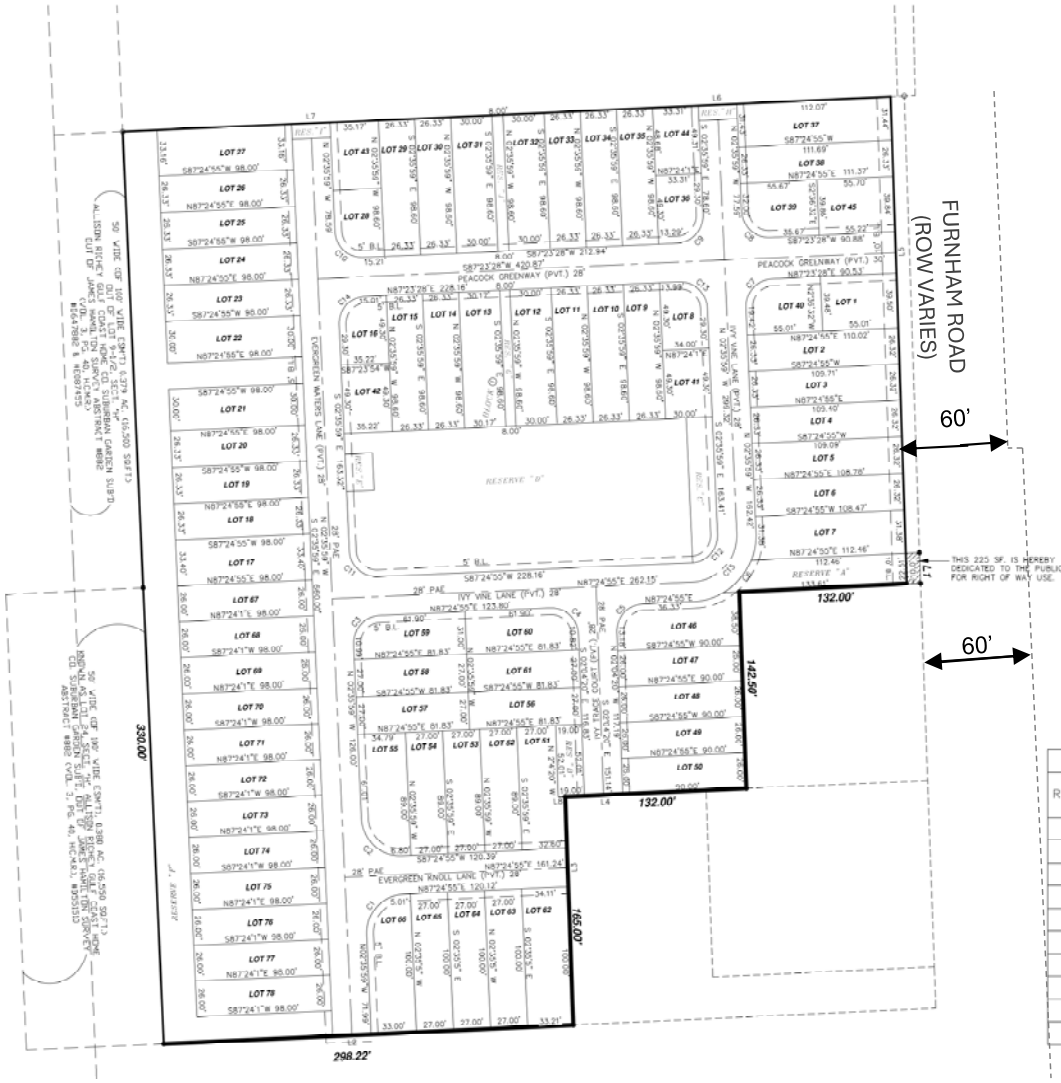
Site Location

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Fairwoods at Furman

Applicant: RSG Engineering



LINE TABLE		
NUM	BEARING	DISTANCE
L1	S02°04'20"E	22.50'
L2	N87°24'01"E	28.00'
L3	N02°04'20"W	28.00'
L4	N87°24'55"E	28.00'
L5	N01°54'36"W	30.00'
L6	S87°23'28"W	28.00'
L7	S87°23'28"W	28.00'
L8	S 87°24'55" W	5.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	28.00'	43.99'	90°00'54"	N42°24'28"E	39.60'
C2	28.00'	43.97'	89°59'06"	N47°35'31"W	39.59'
C3	20.00'	31.42'	90°00'54"	N42°24'28"E	28.28'
C4	20.00'	31.59'	90°30'45"	S47°19'42"E	28.41'
C5	20.00'	31.23'	89°29'15"	N42°40'18"E	28.15'
C6	48.00'	75.41'	84°51'57"	N44°58'56"E	64.77'
C7	20.00'	31.41'	89°59'27"	N42°23'44"E	28.28'
C8	20.00'	31.42'	90°00'33"	N47°36'16"W	28.28'
C9	20.00'	31.41'	89°59'27"	S42°23'44"W	28.28'
C10	20.00'	31.41'	90°00'33"	N47°36'16"W	28.28'
C11	20.00'	31.42'	89°59'06"	S47°35'32"E	28.28'
C12	20.00'	31.42'	90°00'00"	N42°23'40"E	28.29'
C13	20.00'	31.41'	90°00'35"	N47°36'16"W	28.28'
C14	20.00'	31.41'	89°59'42"	S42°23'45"W	28.28'
C15	34.00'	53.41'	90°00'54"	N42°24'28"E	48.09'

RESERVE TABLE		
RESERVE NO.	RESERVE AREA (SQUARE FEET)	RESERVE USAGE
A	2716	RESTRICTED TO OPEN SPACE
B	979	RESTRICTED TO PARKING
C	1905	RESTRICTED TO PARKING
D	25477	RESTRICTED TO DETENTION
E	540	RESTRICTED TO PARKING
F	20127	RESTRICTED TO OPEN SPACE
G	730	RESTRICTED TO OPEN SPACE
H	300	RESTRICTED TO OPEN SPACE
I	307	RESTRICTED TO OPEN SPACE
J	789	RESTRICTED TO OPEN SPACE

NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Fairwoods at Furman

Applicant: RSG Engineering



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 29, 2024

Dear Property Owner:

Reference Number: 2024-1517, "Fairwoods at Furman"; a full replat of **"Emerald Gardens"** and a partial replat of "**Allison Richey Gulf Coast Home Company Part of Suburban Gardens**", being all of Emerald Gardens, as recorded at Film Code No. 683622 of the Harris County Map Record and a portion of Lot 24, in Section H, as recorded in Volume 3, Page 40 of the Harris County Map Records, respectively.

The Planning and Development Department has received a subdivision plat application for a property located west along Furman Road, south of Almeda Geona Road, and north of Fellows Road. The purpose of the replat is to create 78 single-family residential lots and 10 restricted reserves. The applicant, **Salim Obeid,** with RSG Engineering, on behalf of the developer, can be contacted at **713-783-7777.**

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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- 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: 102
Action Date: 09/19/2024
Plat Name: Houston Electric Vehicle Montrose partial replat no 1
Developer: AH-Fouts
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2024-1152 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.6462	Total Reserve Acreage:	0.6462
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77006	492R	City

Conditions and Requirements for Approval

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

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

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

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

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

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

100. If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 102
Action Date: 09/19/2024
Plat Name: Houston Electric Vehicle Montrose partial replat no 1
Developer: AH-Fouts
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2024-1152 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/03/2024 - 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)

- 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).

-The survey shows an existing power poles along the perimeter of the proposed development, recommend verifying that the site plan does not conflict with the poles otherwise, recommend coordinating with Center Point Energy.

- Verify that the fire hydrant does not conflict with the proposed development and sidewalk, otherwise, coordinate with fire department for possible relocation.
HPW-OCE- Drainage and Utility: Detention is required.
No building is allowed within any public utility easement.

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

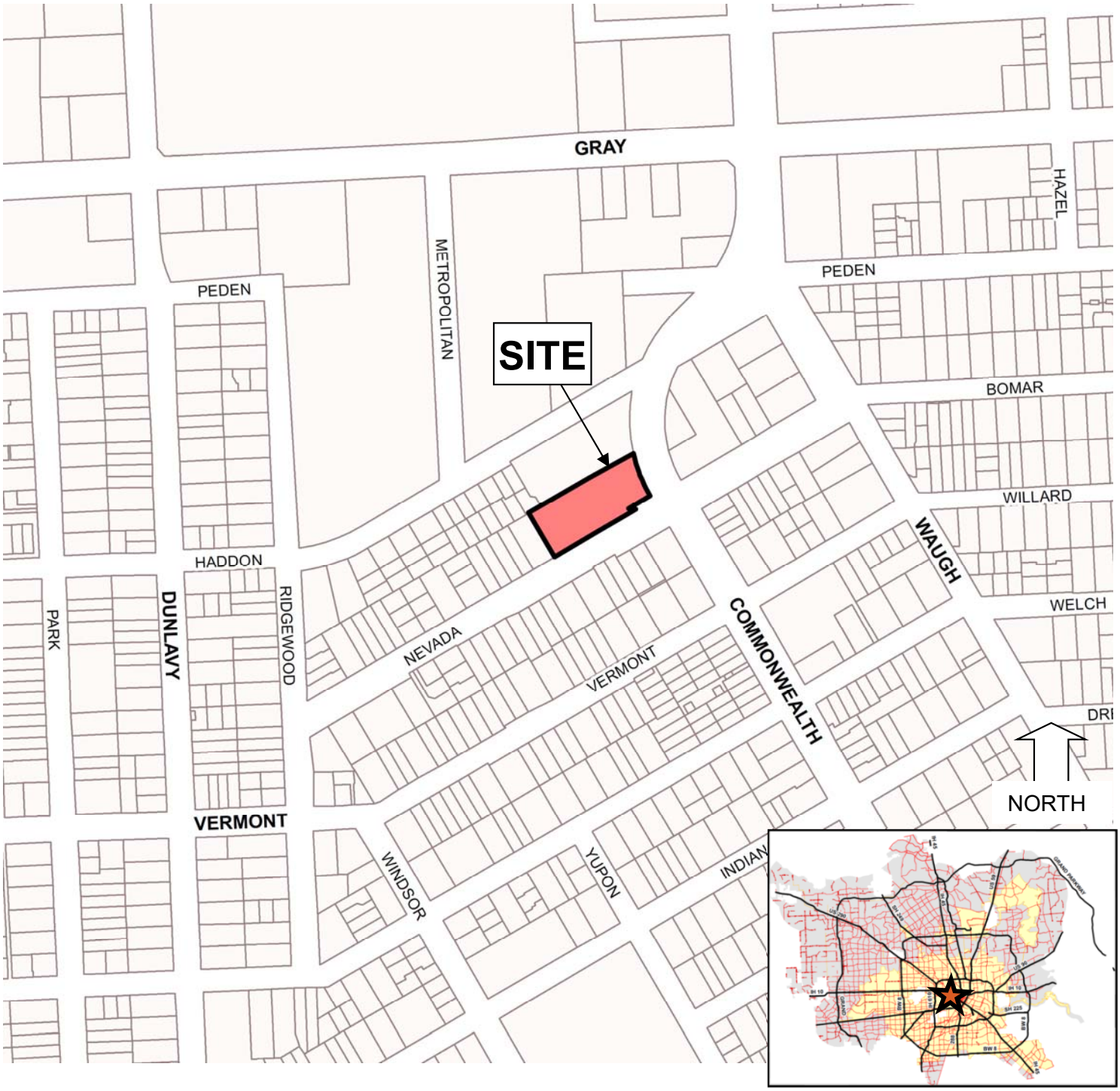
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Houston Electric Vehicle Montrose partial replat no 1 (DEF1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

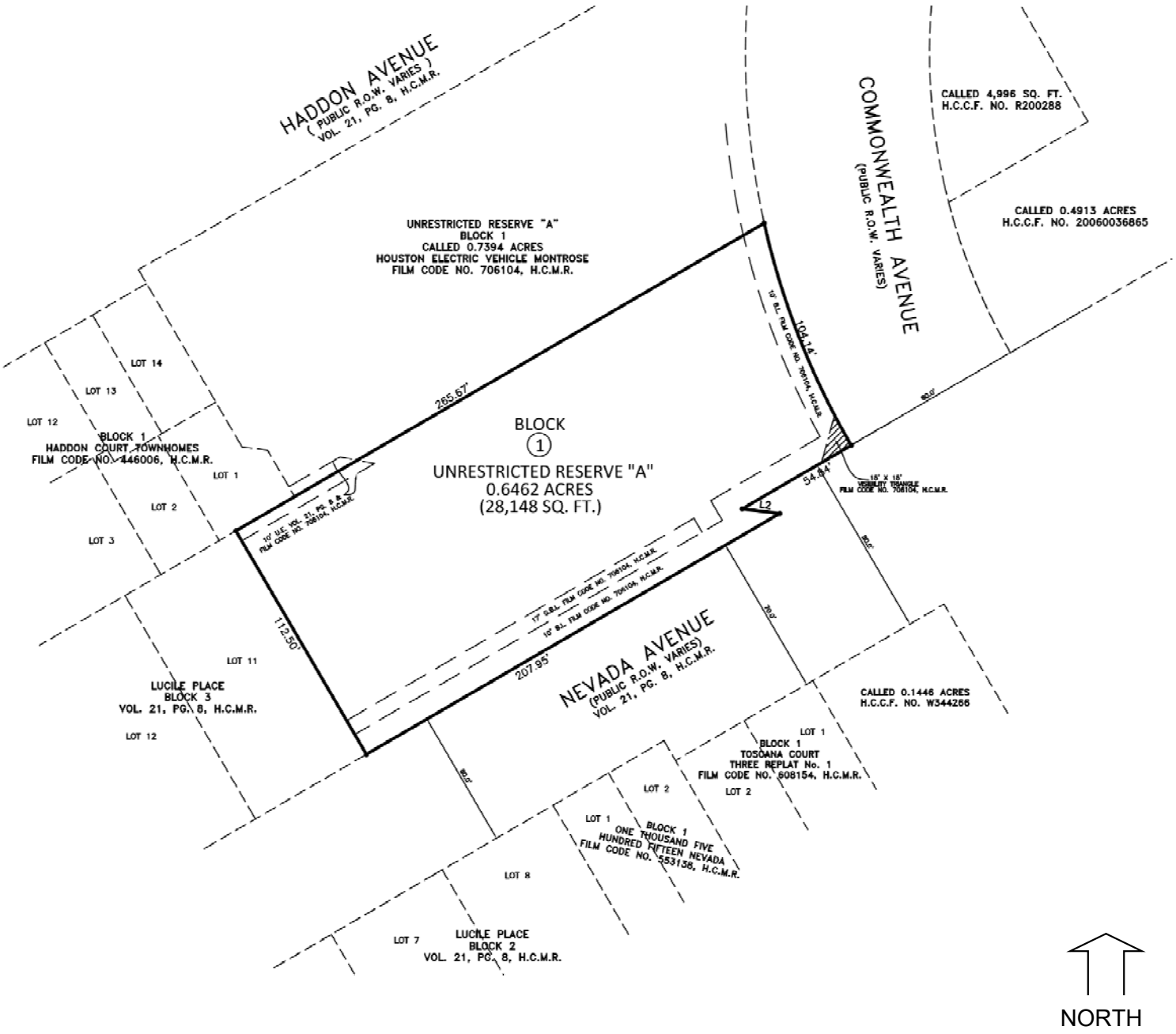
Site Location

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Houston Electric Vehicle Montrose partial replat no 1 (DEF1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Houston Electric Vehicle Montrose partial replat no 1 (DEF1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 16, 2024

Dear Property Owner:

Reference Number: 2024-1152; Houston Electric Vehicle Montrose partial replat no 1, a partial replat of a portion of **Houston Electric Vehicle Montrose,** being all of Lots 1-3, and Reserve B in Block 1 as recorded in Film Code Number 706104 of the Harris County Map Records.

The property is located at the northwest intersection of Nevada Street and Commonwealth Street, south of West gray Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Adriana Govea,** with South Texas Surveying Associates, Inc., on behalf of the developer, AH Fouts, 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 and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **John P. Cedillo**, with the Planning and Development Department via email at John.Cedillo@houstontx.gov **or call 832-393-6633.**

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, September 5, 2024, 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 attending the meeting at City Council Chamber listed above. 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.

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

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 • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

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, 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.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **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. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 09/19/2024
Plat Name: Hunters Creek Landing
Developer: JEG-ZER LLC
Applicant: JEG-ZER LLC
App No/Type: 2024-1605 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	10.1841	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	285K	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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/19/2024
Plat Name: Hunters Creek Landing
Developer: JEG-ZER LLC
Applicant: JEG-ZER LLC
App No/Type: 2024-1605 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1— Prior easement (copy attached) to be included on plat:
Recorded in CF#: RP-2024-176884

2—Rear lot line easement: S572785 describes a 10'UE at the rear lot line of Lot 16. Release of lien in T818478 does not include this rear lot line easement. If released, where is the release instrument? If not released this rear lot line easement should be included in the plat.

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

Harris 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)
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 . (30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285)
Detention and drainage will be reviewed at time of permitting

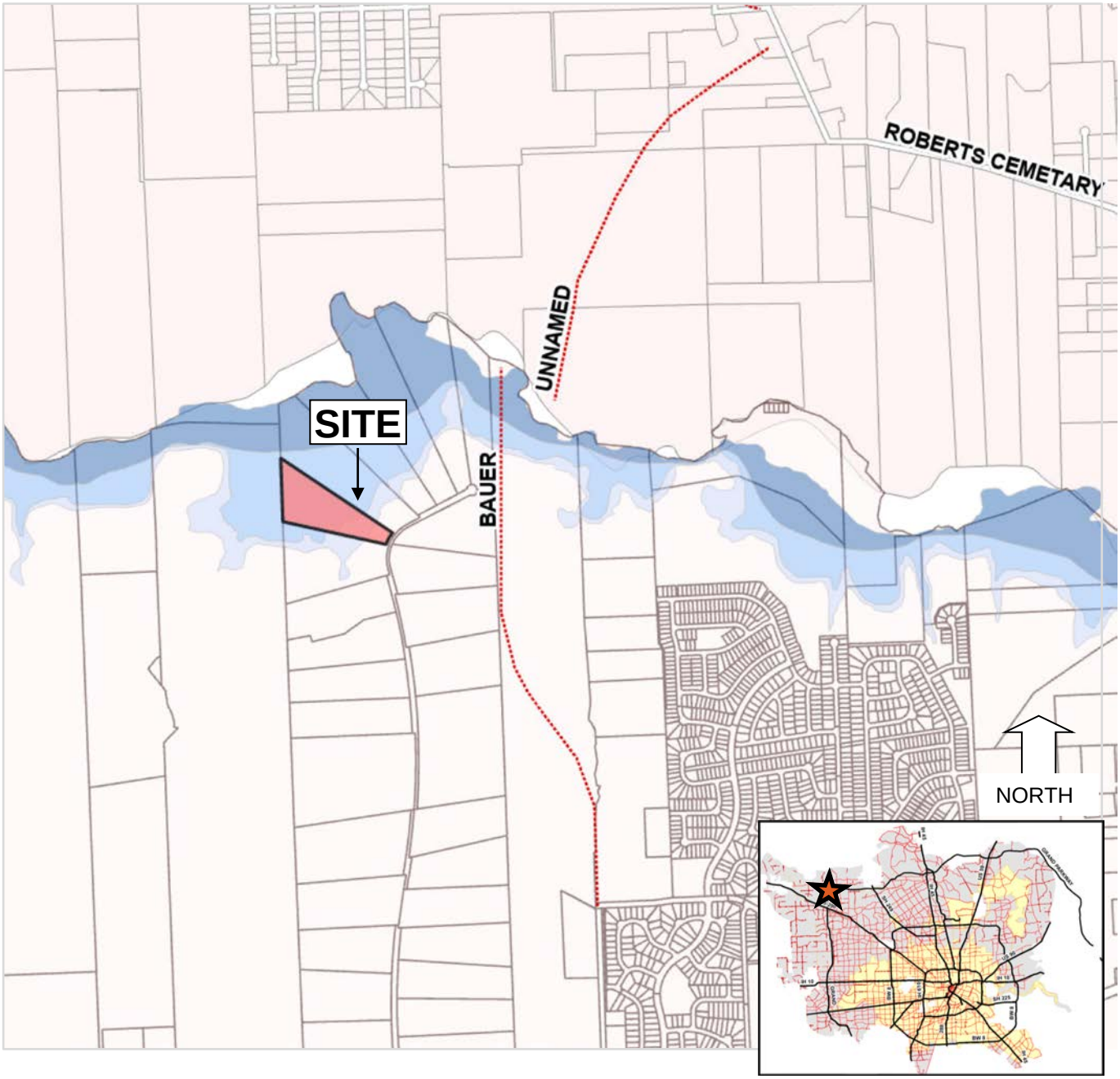
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:103

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Hunters Creek Landing

Applicant: JEG-ZER LLC



C – Public Hearings

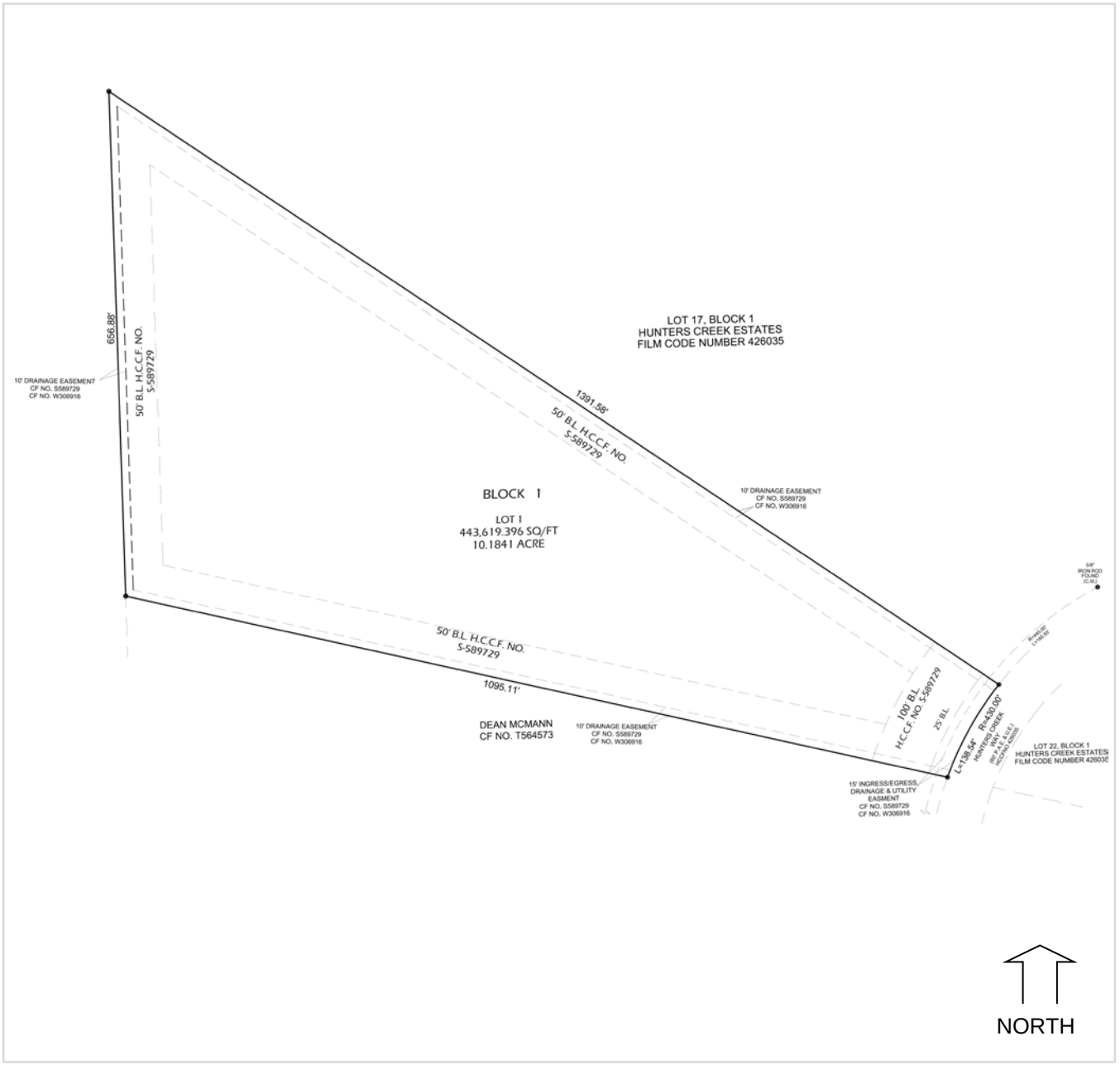
Site Location

Houston Planning Commission ITEM:103

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Hunters Creek Landing

Applicant: JEG-ZER LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:103

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Hunters Creek Landing

Applicant: JEG-ZER LLC



C – Public Hearings Aerial

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 09/19/2024
Plat Name: Isaac Estates at Nordling
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No/Type: 2024-1417 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4193	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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77076	413S	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. Sec 42-40(c) & 44(1)

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

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid. 42-41 (13)

134.02. Add to general notes on face of plat: This property(s) is located in Park Sector number 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: 104
Action Date: 09/19/2024
Plat Name: Isaac Estates at Nordling
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No/Type: 2024-1417 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/16/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. 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 existing power pole does not conflict with the proposed development and sidewalk, otherwise, coordinate with Center point energy
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: All abbreviations on plat must be in legend and/or notes of plat. Please add H.C.C.F., A.E., U.E.
Harris County Flood Control District: Flood Control review - The Vicinity Map does not correspond to the actual location, other than this no comments.
Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
Parks and Recreation: Parks table- Only requires EDUs and the checked "I hereby..." statement.

The park sector is incorrect.

The then current fee in lieu of... add incremental (proposed minus existing) DUs.
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:104

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Isaac Estates at Nordling

Applicant: SEM Services



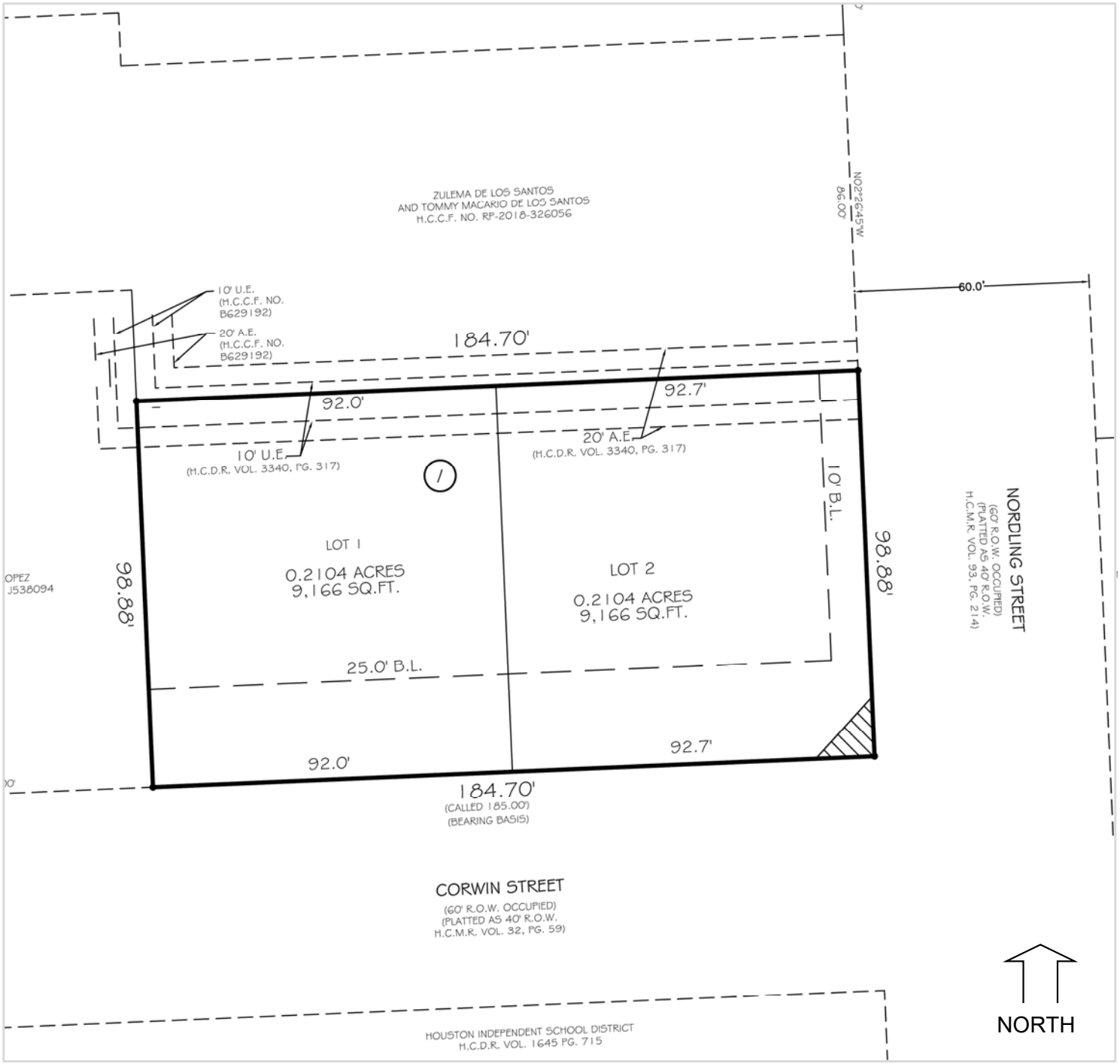
C – Public Hearings Site Location

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Isaac Estates at Nordling

Applicant: SEM Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Isaac Estates at Nordling

Applicant: SEM Services



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 30, 2024

Dear Property Owner:

Reference Number: 2024-1417, "Isaac Estates at Nordling"; a partial replat of **"Little York Addition",** being the south one-half of Lot 11, as recorded in Volume 93, Page 214 of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located at the northwest intersection of Corwin Street and Nordling Street. The purpose of the replat is to create 2 single-family residential lots. The applicant, **Stephanie Mendoza, with SEM Services**, 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.

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 and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Antwanysha Berry**, with the Planning and Development Department via email at **Antwanysha.Berry@houstontx.gov** or call **832-393-6547**.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 19, 2024, 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 attending the meeting at City Council Chamber listed above.

You may submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments 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.
2. **Anyone attending the meeting who would like to speak at the Commission must sign up on a designated form located at the entrance to the Council Chamber.**

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

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 • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, 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.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **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. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 09/19/2024
Plat Name: Lynnfield Development
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1418 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1633	Total Reserve Acreage:	0.1633
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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

1.) Identify all easements appropriately.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 09/19/2024
Plat Name: Lynnfield Development
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1418 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

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.
Parks and Recreation: Add the missing park notes.
CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. There is a 10’ft UE. that needs to be identified on plat. The portion in Lot 50 has not been released. Please add it with full recording information.

Applicant should maintain a 10’ BL where property is adjacent to ROW with primary OVH facilities installed. Located both on Lynnfield and Hirsch Rd.
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:105

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Lynnfield Development

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

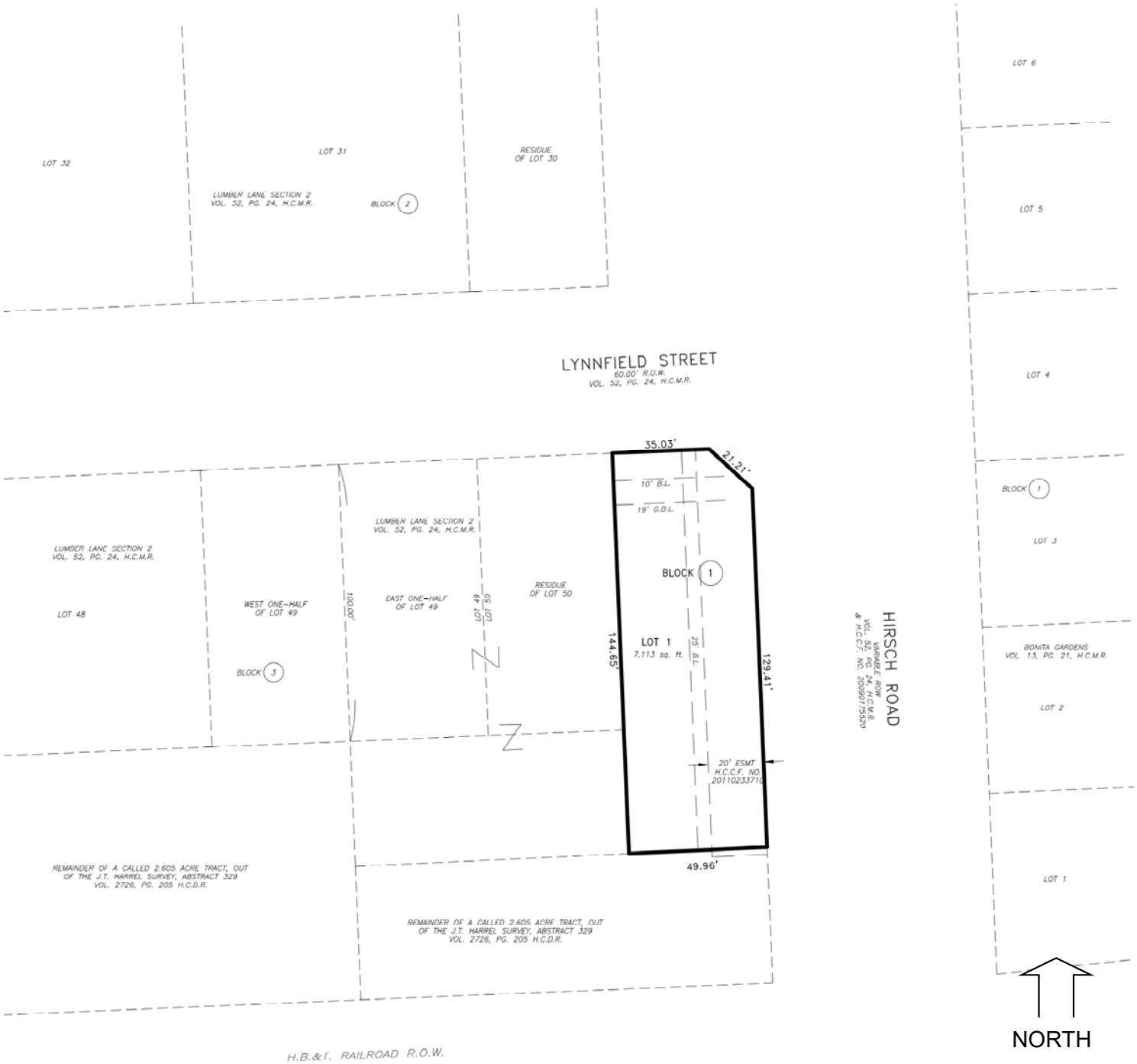
Site Location

Houston Planning Commission ITEM:105

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Lynnfield Development

Applicant: PLS Construction Layout, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM:105

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Lynnfield Development

Applicant: PLS Construction Layout, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 29, 2024

Dear Property Owner:

Reference Number: 2024-1418; Lynnfield Development, a partial replat of Lumber Lane Sec 2, being a portion of Lot 50 in Block 3 as recorded in Vol 52, pg. 24 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the southwest intersection of Lynnfield Street and Hirsch Road. The purpose of the replat is to create one single-family residential lot and change the building line. The applicant, **Uriel Figueroa** with **PLS Construction Layout, Inc.,** on behalf of the developer, can be contacted at **713-480-4075** for additional information regarding this project**.**

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 and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact John Cedillo, with the Planning and Development Department via email at **John.Cedillo@houtstontx.gov** or call **832-393-6633.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 19, 2024, 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 attending the meeting at City Council Chamber listed above.

You may submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments 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.
2. **Anyone attending the meeting who would like to speak at the Commission must sign up on a designated form located at the entrance to the Council Chamber.**

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.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, 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.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **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. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 09/19/2024
Plat Name: McDonalds at Meadows of Clear Creek
Developer: Blackline Engineering LLC
Applicant: Blackline Engineering
App No/Type: 2024-1507 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9840	Total Reserve Acreage:	0.9829
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:	Clear Brook City MUD

County	Zip	Key Map ©	City / ETJ
Harris	77089	616G	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.

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)

1.) All easement in title must be shown and addressed on plat. Easement exhibit may be required 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: 106
Action Date: 09/19/2024
Plat Name: McDonalds at Meadows of Clear Creek
Developer: Blackline Engineering LLC
Applicant: Blackline Engineering
App No/Type: 2024-1507 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: All dash lines must be identified on plat.
Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information.
There appears to be Easements noted on survey and title that are not on plat or in notes of plat.
All abbreviations on plat must be in Legend and/or notes of plat. Please add O.P.R.R.P.H.C., C.C.F.
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)
Missing site drainage note (HC-infrastructure regulations, sec 13)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Driveways on site plans need to conform with COH IDM 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 ITEM:106

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: McDonalds at Meadows of Clear Creek

Applicant: Blackline Engineering



C – Public Hearings

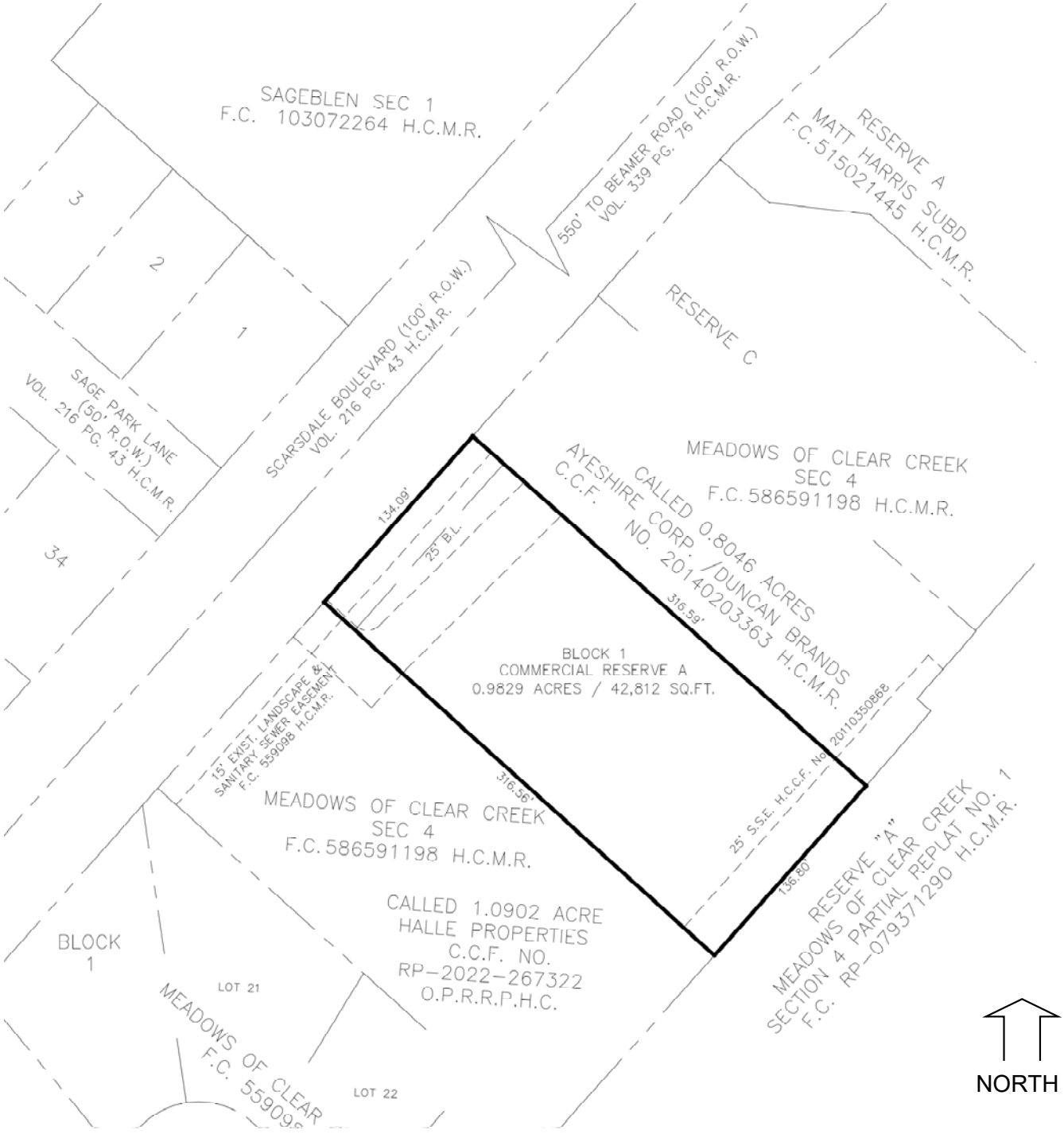
Site Location

Houston Planning Commission ITEM:106

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: McDonalds at Meadows of Clear Creek

Applicant: Blackline Engineering



C – Public Hearings Subdivision

Houston Planning Commission ITEM:106

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: McDonalds at Meadows of Clear Creek

Applicant: Blackline Engineering



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
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www.houstontx.gov

Public Hearing Notice

PH

August 30, 2024

Dear Property Owner:

Reference Number: 2024-1507, "McDonalds at Meadows of Clear Creek"; a partial replat of **"Meadow of Clear Creek Sec 4",** being a portion of Reserve "C", in Block 1, as recorded at Film Code No. 559098 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located southeast along Scarsdale Boulevard between Beamer Road and Sagemeadow Drive. The purpose of the replat is to create one commercial reserve. The applicant, **Rosalyne Taylor,** with Blackline Engineering, on behalf of the developer, can be contacted at **281-883-8882.**

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 and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **John Cedillo**, with the Planning and Development Department via email at **John.Cedillo@houstontx.gov** or call **832-393-6633**.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 19, 2024, 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 attending the meeting at City Council Chamber listed above.

You may submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments 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.
2. **Anyone attending the meeting who would like to speak at the Commission must sign up on a designated form located at the entrance to the Council Chamber.**

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.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, 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.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **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. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 09/19/2024
Plat Name: Residences at Amber
Developer: To be determined
Applicant: SEM SERVICES
App No/Type: 2024-1262 C3N

Staff Recommendation:
Withdraw

Total Acreage:	0.2525	Total Reserve Acreage:	0.1060
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 09/19/2024
Plat Name: Residences at Amber
Developer: To be determined
Applicant: SEM SERVICES
App No/Type: 2024-1262 C3N

Staff Recommendation:
Withdraw

HPW- TDO- Traffic: 07.23.2024
- There is a concern with the driveway access through the parking lot, please show the location of the driveway entrance.

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

- The minimum distance of 36-ft distance from the corner to the adjacent property line is not met between Lot 3 & Lot 2.

- 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.

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

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

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

HPW-OCE- Drainage and Utility: 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.

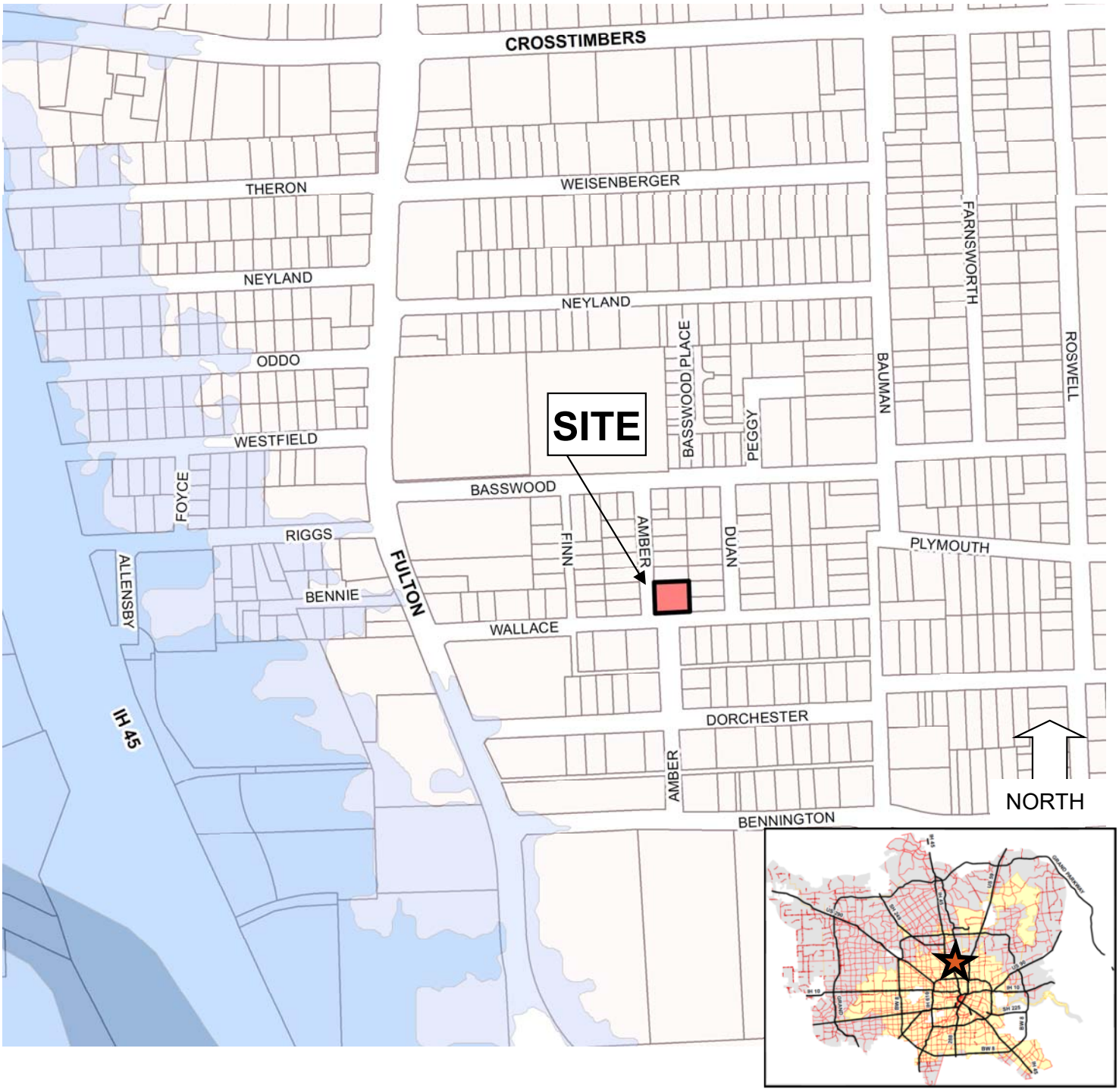
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Residences at Amber (DEF 4)

Applicant: SEM Services



C – Public Hearings

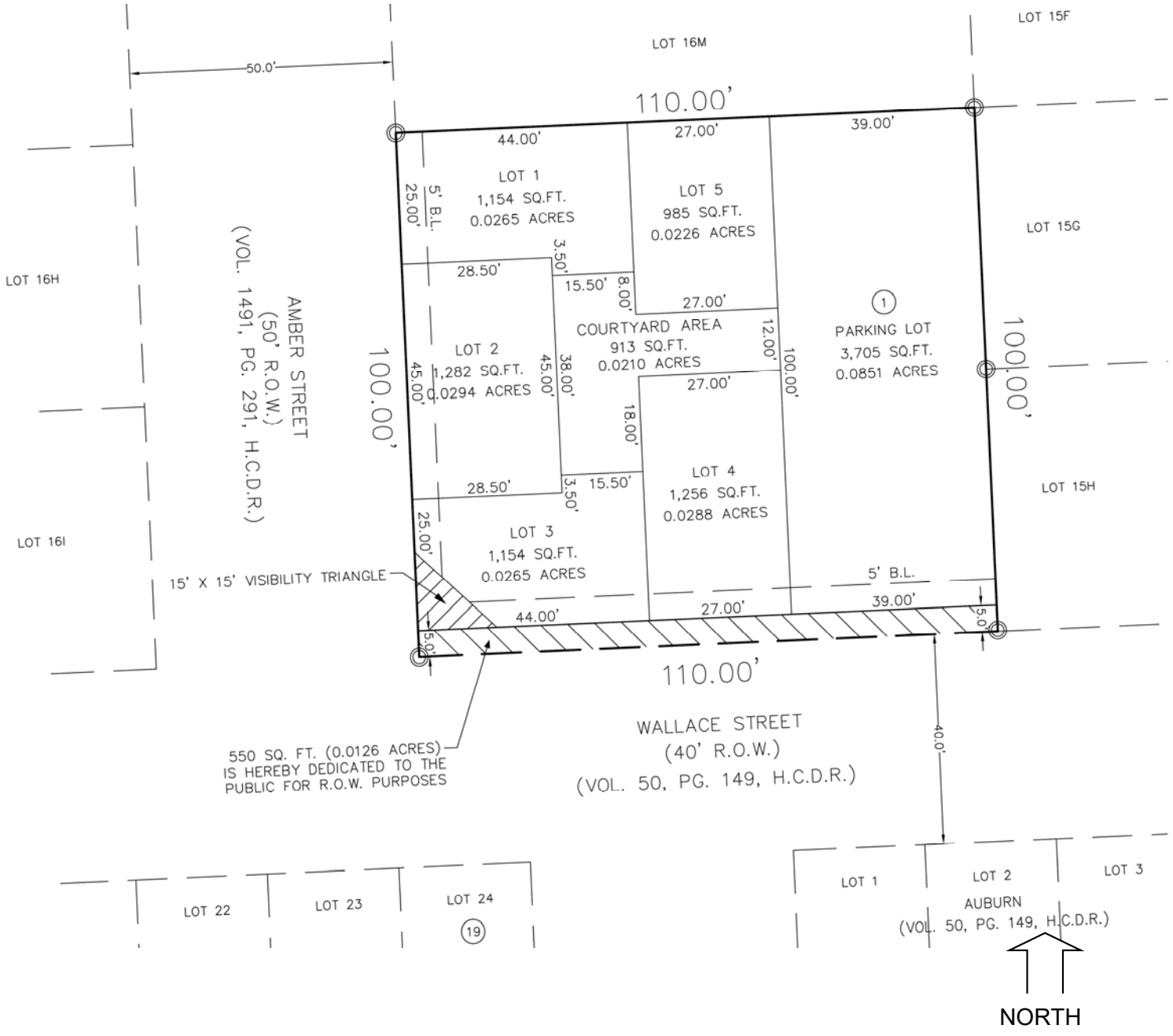
Site Location

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Residences at Amber (DEF 4)

Applicant: SEM Services



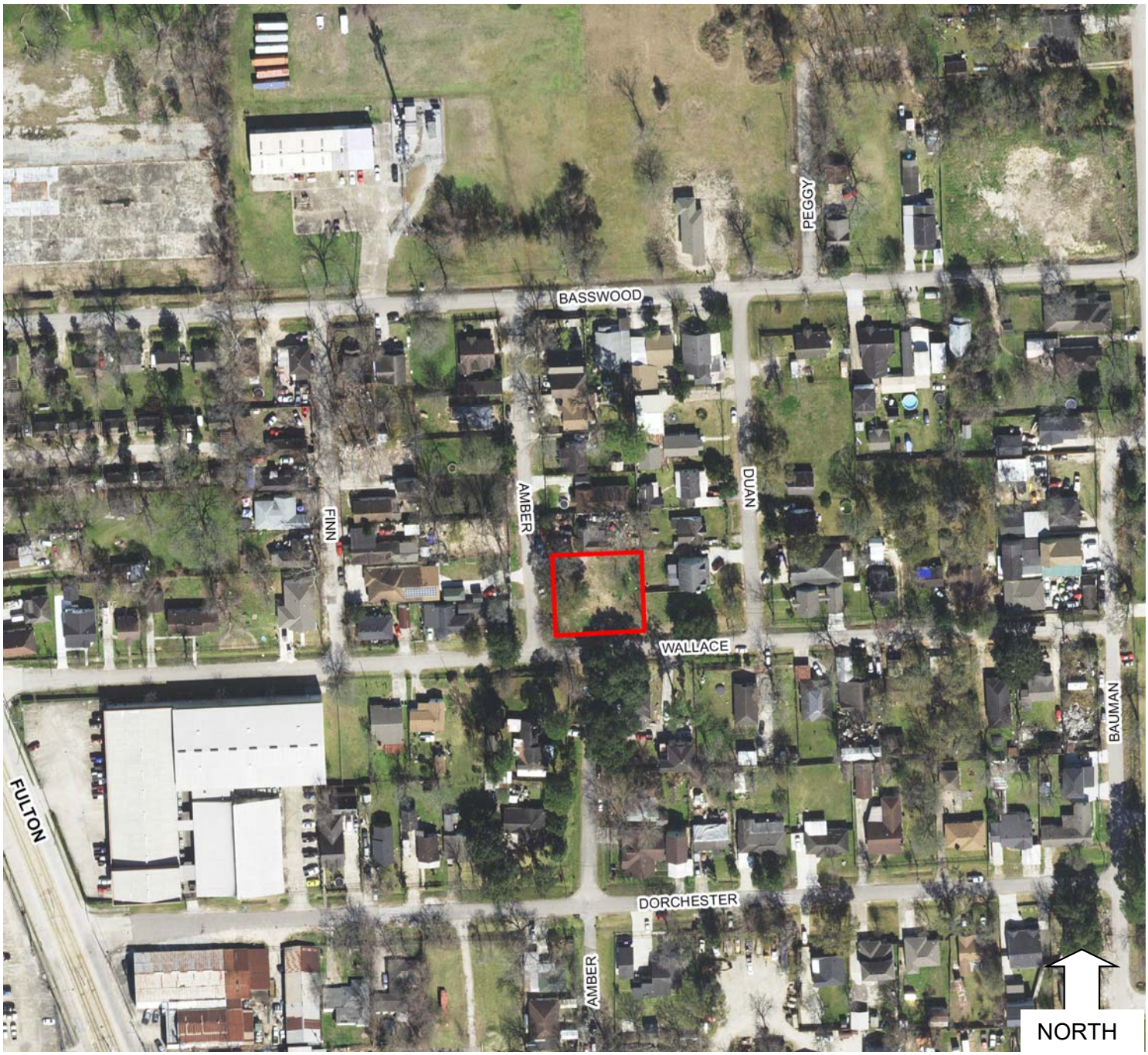
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Residences at Amber (DEF 4)

Applicant: SEM Services



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 5, 2024

Dear Property Owner:

Reference Number: 2024-1262; Residences at Amber, a partial replat of "P.M. Granberry Subdivision", being Lots 16(N) and 16(O) as recorded in Volume 303, Page 391 of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located at northeast intersection of Amber Street and Wallace Street. The purpose of the replat is to create five (5) single-family residential lots and two (2) reserves as a courtyard-style residential development. The applicant, **Stephanie Mendoza of SEM Services,** on behalf of the developer DMCJ Construction, LLC can be contacted at **713-480-4075** for additional information regarding this project**.**

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 and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Antwanysha Johnson**, with the Planning and Development Department via email at **Antwanysha.Johnson@houstontx.gov** or call **832-393-6547.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, July 25, 2024, 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 attending the meeting at City Council Chamber listed above.

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.

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 • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

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, 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.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **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. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 09/19/2024
Plat Name: Fulton Station Apartments
Developer: Sigi Assets 1 LLC
Applicant: The Interfield Group
App No/Type: 2024-1544 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	1.5878	Total Reserve Acreage:	1.5878
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453Y	City

Conditions and Requirements for Approval

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

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

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

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

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

Add the following note if the variance is granted: The Planning Commission granted a variance to allow a reduced 5' B.L. with 2.5' overhang subject to specific conditions on 09/19/2024. 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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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
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Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/21/2024 - 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)

- 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).

- Ensure that the existing power poles does not interfere with the sidewalk, otherwise, coordinate with Center point energy.
CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information.

Conveyance of Improvements and Right-of-Entry to Metropolitan Transit Authority of Harris County, Texas, as set forth on Deed recorded under County Clerk's File No. 20090054091 of the Official Public Records of Harris County, Texas.

Easement: Broadband Communications Easement granted to Comcast Of Houston, LLC
Recorded: 10/22/2012 in County Clerk's File No. 20120489755, of the Official Public Records, Harris County, Texas.

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
Missing B.L. on Coronado ST.
Make sure that 10' clearance between public utility to the building foundation.

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

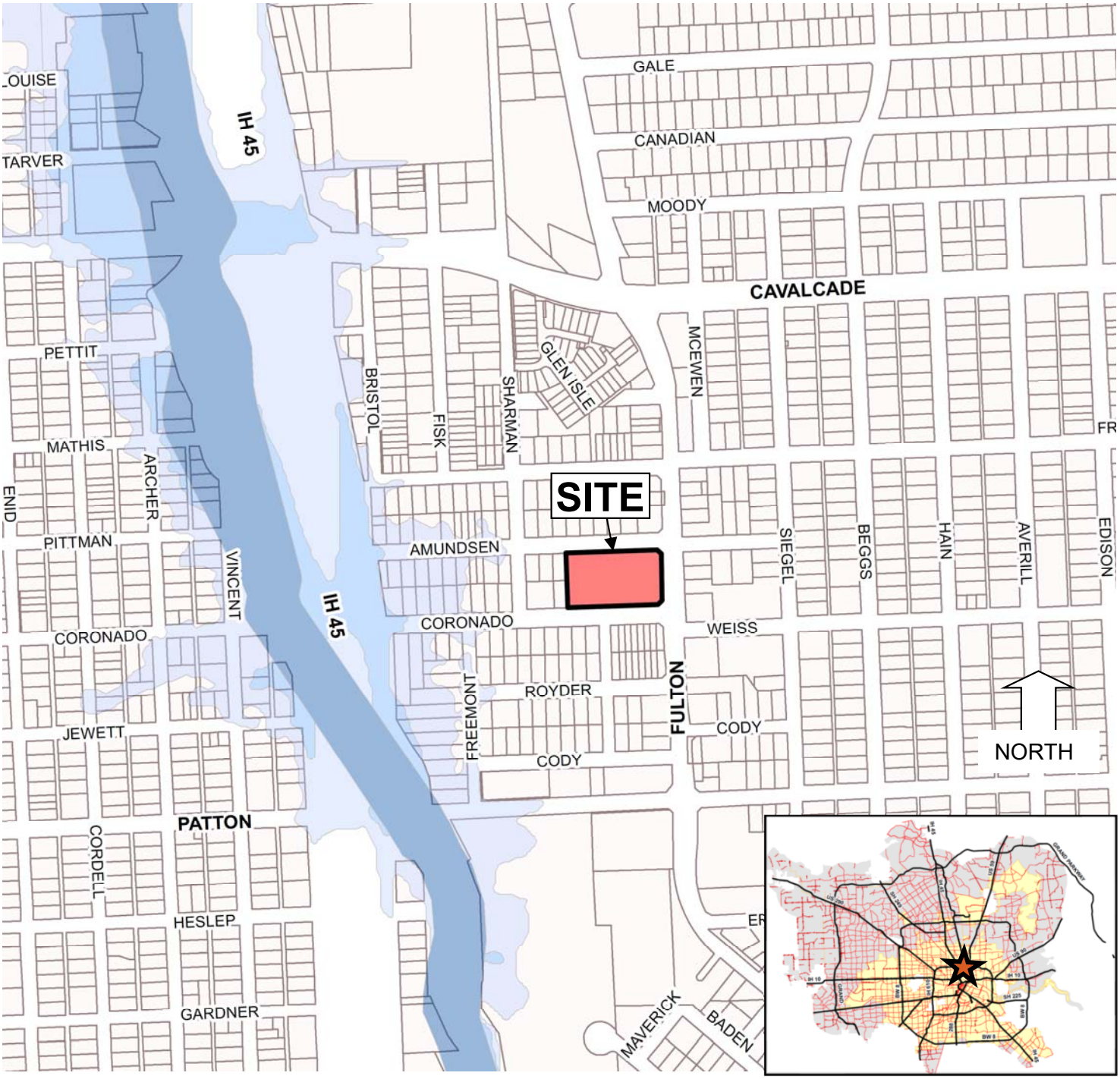
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Fulton Station Apartments (DEF 2)

Applicant: The Interfield Group



D – Variances

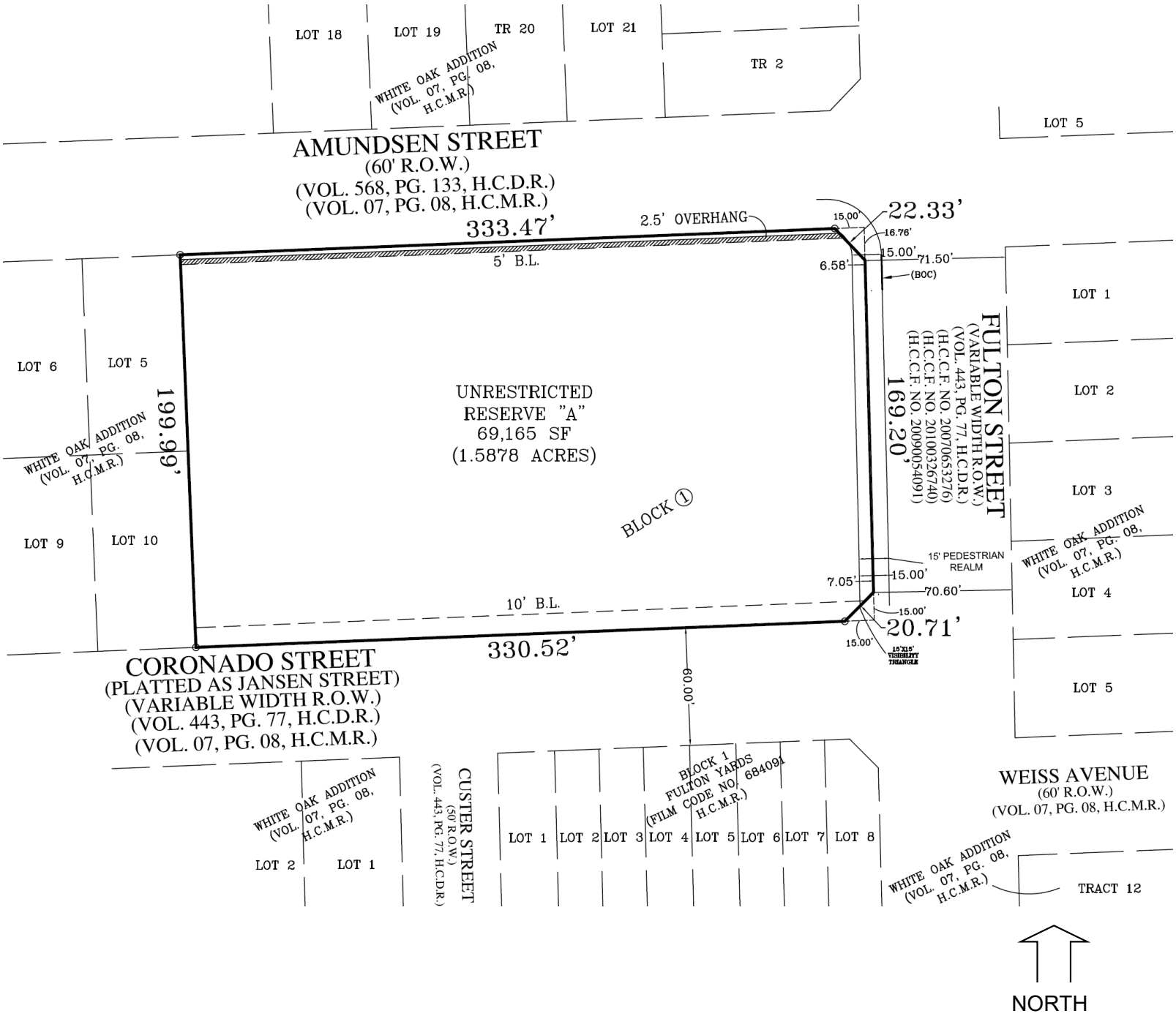
Site Location

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Fulton Station Apartments (DEF 2)

Applicant: The Interfield Group



D – Variances Subdivision

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Fulton Station Apartments (DEF 2)

Applicant: The Interfield Group



D – Variances

Aerial



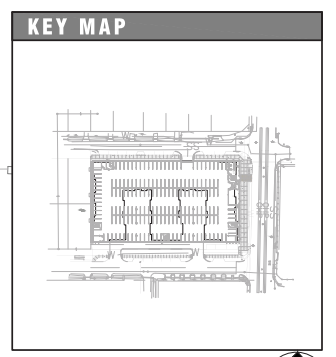
NOTES:

PARKING DATA :

UNIT	QTY	REQUIREMENT (SEC. 36-492)	CALCULATION
EFFICIENCY	20	1.25 SP/U	25
1 BEDROOM	168	1.33 SP/U	224
2 BEDROOM	0	1.66 SP/U	0
		TOTAL REQUIRED	249 SPACES

T.O.D. STANDARDS ALLOW MARKET BASED APPROACH FOR PRIMARY T.O.D. STREETS (FULTON) AND 50% REDUCTION FOR SECONDARY T.O.D. STREETS (AMUNDSEN & CORONADO)
OWNER'S MARKET BASED APPROACH IS TO PROVIDE 172 OFF STREET SPACES, COMPARABLE TO A 31% REDUCTION

KEY MAP



SCALE 1" = 20' - 0"
10 0 20 40

P:\TAP 401 STATION APARTMENTS\KW_TAP-401_L-PLANTING.DWG

KW LANDSCAPE ARCHITECTS
6925 Portwest Drive, Suite 100
Houston, Texas 77024
713-869-6987
BUILDING THE EXCEPTIONAL, *TOGETHER.*
www.kwtexas.com

INTERIM REVIEW ONLY
Document incomplete; Not intended for permit, bidding or construction.
DATE: 09/17/2024
LANDSCAPE ARCHITECT: Darin Weinheimer
REGISTRATION: 1643

CLIENT
TRIARC REAL ESTATE PARTNERS

DATE / ISSUE
17 SEPTEMBER 2024
TOD REVIEW

STATION APARTMENTS
HOUSTON, TX

SCALE
1" = 20'-0"

PROJECT NUMBER
TAP-401

STATUS	DATE	BY
DRAWN	09/17/2024	AC
CHECKED	09/17/2024	AL

SHEET TITLE
SITE PLAN

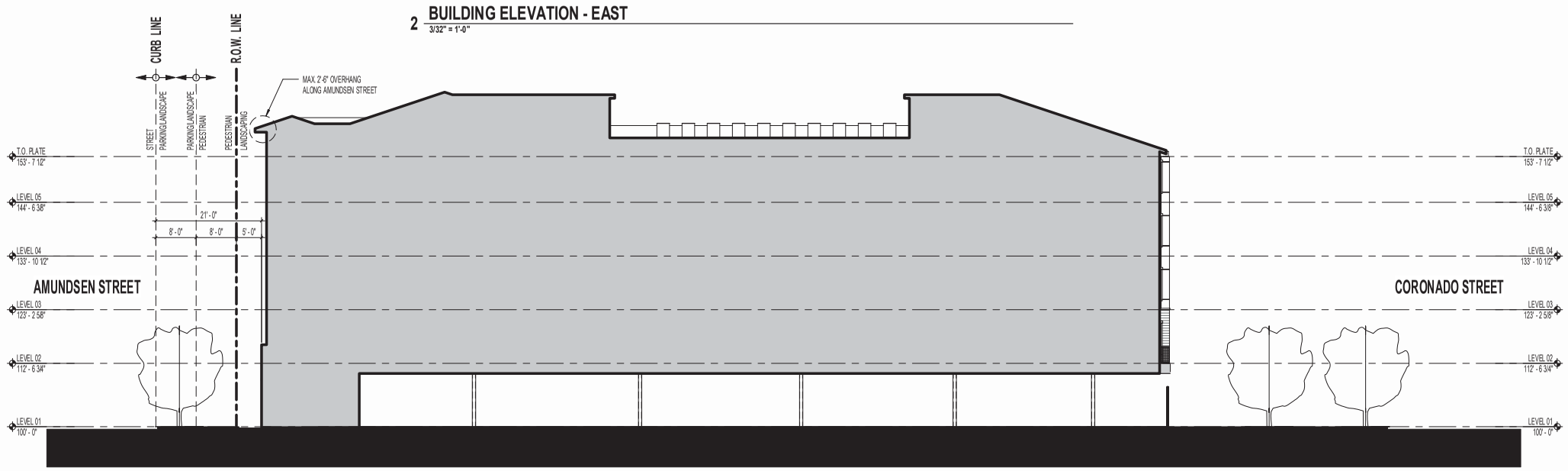
SHEET NUMBER
L1.00



3 **BUILDING ELEVATION - NORTH**
3/32" = 1'-0"



2 **BUILDING ELEVATION - EAST**
3/32" = 1'-0"



1 **BUILDING SECTION - PEDESTRIAN REALM**
3/32" = 1'-0"

9/18/2024 1:16:18 PM

STATION APARTMENTS REDEVELOPMENT

4411 FULTON STREET
HOUSTON, TEXAS

gsr | andrade ARCHITECTS
2001 N. Lamar St. Suite 400
Dallas, Texas 75202
P 214.824.7040
F 214.887.0559

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INTERIM REVIEW DOCUMENTS
This document is preliminary and is not intended for Regulatory Approval, Permit, or Construction Purposes. This document is issued under the authority of Fernando J. Andrade, 17888 on 09-10-2024

Revisions:

REV.	DATE	TITLE

Date:
Replat Exhibit
09-10-2024

Project No.
3131

Drawn By:
.

Checked By:
.

Sheet Title:
BUILDING SECTION & ELEVATIONS

Drawing No.
SD-2

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1544
Plat Name: Fulton Station Apartments
Applicant: The Interfield Group
Date Submitted: 07/29/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a 5' building line, with 2.5' overhang along Amundsen Street, a local street.
Chapter 42 Section: 150

Chapter 42 Reference:
42-150 (d) – Building line requirement – Local street - Not single-family residential and across the street from a single-family residential lot with a platted building line of 10 feet or more - Lesser of 25 feet or the greatest platted building line on the single-family residential.

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;
Fulton Station Apartments is located north of Coronado Street, west of Fulton Street, south of Amundsen Street and east of Sharman Street. The project consists of an apartment complex having five-floors of upscale rental suites over ground level podium parking. The driving factor for requesting a variance is to comply with the City's Fire Code, which requires aerial apparatus access be provided along one side of the building at a distance of 15-30 feet from the building. The Fire Marshal's stated "street of choice" is to provide aerial apparatus access from Amundsen Street. However, the distance between Amundsen pavement and a potential 10-foot building line is greater than 30-feet. Upon granting the Variance Request and burial of the existing overhead power lines along Amundsen Street, the development will be able to comply with the Fire Marshal's request on how to serve the building with aerial apparatus access. In addition, the requirement for a pad mounted transformer easement and 15'x25' water meter easement along Coronado Street, denies owner buildable land area on the south side of the building. Fulton Station Apartments is replacing several multi-unit residential buildings constructed in 1951. The proposed development abuts Fulton Street, which is designated as both a transit corridor and primary TOD street. Weiss Street is an east-west street that abuts development across Stations Apartments, to the south, and is a designated secondary TOD street. There is a Light rail station at the intersection of Cavalcade and Fulton Street, approximately 4 minutes (0.2 miles) from subject property. Therefore, it is likely that Amundsen Street may qualify as secondary TOD street now, or in the near future. The requirement that allows a building to be 15' from back of curb, appears to allow a structure at a 0' building line. Please also consider the following: 1. TOD Street requirements will apply along Fulton Street, for both pedestrian and building 2. TOD Street requirements will apply along Amundsen, for pedestrian realm. 3. Pedestrian realms contain benches, bike racks and 3" and 4" caliper trees.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject tract and requirement to comply with the City's Fire Code.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will construct a minimum 8-foot sidewalk along Fulton Street and Amundsen Streets b. Yards between right-of-way line and development will be landscaped, and will preserve and enhance the general character of the block face c. Pedestrian realms contain benches, bike racks and 3" and 4" caliper trees.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; nor will in any way compromise public health or safety. On the contrary, granting the variance will allow proposed development to comply with City's Fire Code.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1544
Agenda Item: 108
PC Action Date: 09/19/2024
Plat Name: Fulton Station Apartments
Applicant: The Interfield Group

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a 5' building line, with 2.5' overhang along Amundsen Street, a local street.;

Basis of Recommendation:

The site is located within the city limits, west along Fulton Street, east of IH 45, and south of Cavalcade Street. The applicant is seeking a variance to allow a five-foot building line and a 2.5-foot encroachment for a canopy along Amundsen Street, a local public street. Staff supports this variance request.

Initially, the applicant requested a variance for a 0-foot building line along Coronado Street. However, after further coordination with the Fire Marshal, it was determined that fire access should be provided from Amundsen Street. The applicant modified the proposal, now requesting a variance to allow a 5-foot building line with a 2.5-foot overhang along Amundsen Street.

The subject site is bordered by Fulton Street, a primary transit corridor street, and two local public streets: Amundsen Street and Coronado Street. The applicant intends to demolish an existing multi-family building constructed in the 1950s to develop a new 5-story multi-family residential development with ground-level parking.

The applicant will meet all Transit-Oriented Development (TOD) requirements and will significantly improve the streetscapes on both local public streets. According to the site plan, a minimum 21-foot-wide pedestrian realm will be provided along Amundsen Street, with an 8-foot-wide landscape and parking buffer and a minimum 8-foot-wide sidewalk. Only one curb-cub is being proposed, and on-street parking spaces will be preserved. Furthermore, all existing overhead power lines will be buried to comply with the fire codes and ensure adequate clearance for fire apparatus. Along Coronado Street, a minimum 6-foot-wide sidewalk and minimum 4' landscape buffer will be provided. The applicant will also install 3- to 4-inch caliper trees, benches, and bike racks within the pedestrian realm.

Staff recommends approving the requested variance 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

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 subject site is bordered by Fulton Street, a primary transit corridor street, and two local public streets: Amundsen Street and Coronado Street. The applicant will meet all Transit-Oriented Development (TOD) requirements and significantly improve the streetscapes on both local public streets. With the proposed reduced building line, the applicant will provide a minimum 21' wide pedestrian realm with 8' wide sidewalk and 8' wide parking and landscape buffer along Amundsen Street.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant is meeting all the TOD requirements along Fulton Street and enhancing the pedestrian realms on both local public street.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Per the site plan, a minimum 21-foot-wide pedestrian realm will be provided along Amundsen Street, with an 8-foot-wide landscape and parking buffer and a minimum 8-foot-wide sidewalk. Only one curb-cub is being proposed, and on-street parking spaces will be preserved. Furthermore, all existing overhead power lines will be buried to comply with the fire codes and ensure adequate clearance for fire apparatus. Along Coronado Street, a minimum 6-foot-wide sidewalk and minimum 4’ landscape buffer will be provided.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. The applicant is planning to enhance the streetscapes by providing wider pedestrian realm with wider sidewalk and safety buffer.

(5) Economic hardship is not the sole justification of the variance.

Granting of the variance would allow the applicant to meet all TOD requirements along Fulton Street and significantly improve the streetscapes on both local public streets.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 1, 2024

NOTICE OF VARIANCE

PROJECT NAME: Fulton Station Apartments
REFERENCE NUMBER: 2024-1544

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the eastern portion of the block bounded by Fulton Street to the east, Amundsen Street to the north and Coronado Street to the south. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

The Interfield Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' building line along Coronado Street, in lieu of the ordinance required 10'. 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, August 22, 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 attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

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 will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call Mary Villareal with The Interfield Group at 713-780-0909 ext 312. You may also contact the Planning and Development Department regarding this notice via email at tammi.williamson@houstontx.gov or call (832)393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 09/19/2024
Plat Name: Houston Heavy 249 GP
Developer: Generator Supercenter Inc
Applicant: Windrose
App No/Type: 2024-1842 GP

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	16.7592	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	329J	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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/19/2024
Plat Name: Houston Heavy 249 GP
Developer: Generator Supercenter Inc
Applicant: Windrose
App No/Type: 2024-1842 GP

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved

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

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

TxDOT Advance Transportation Planning: No widening projects that require additional ROW along this segment of SH 249 are found, approve as submitted.

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)
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)

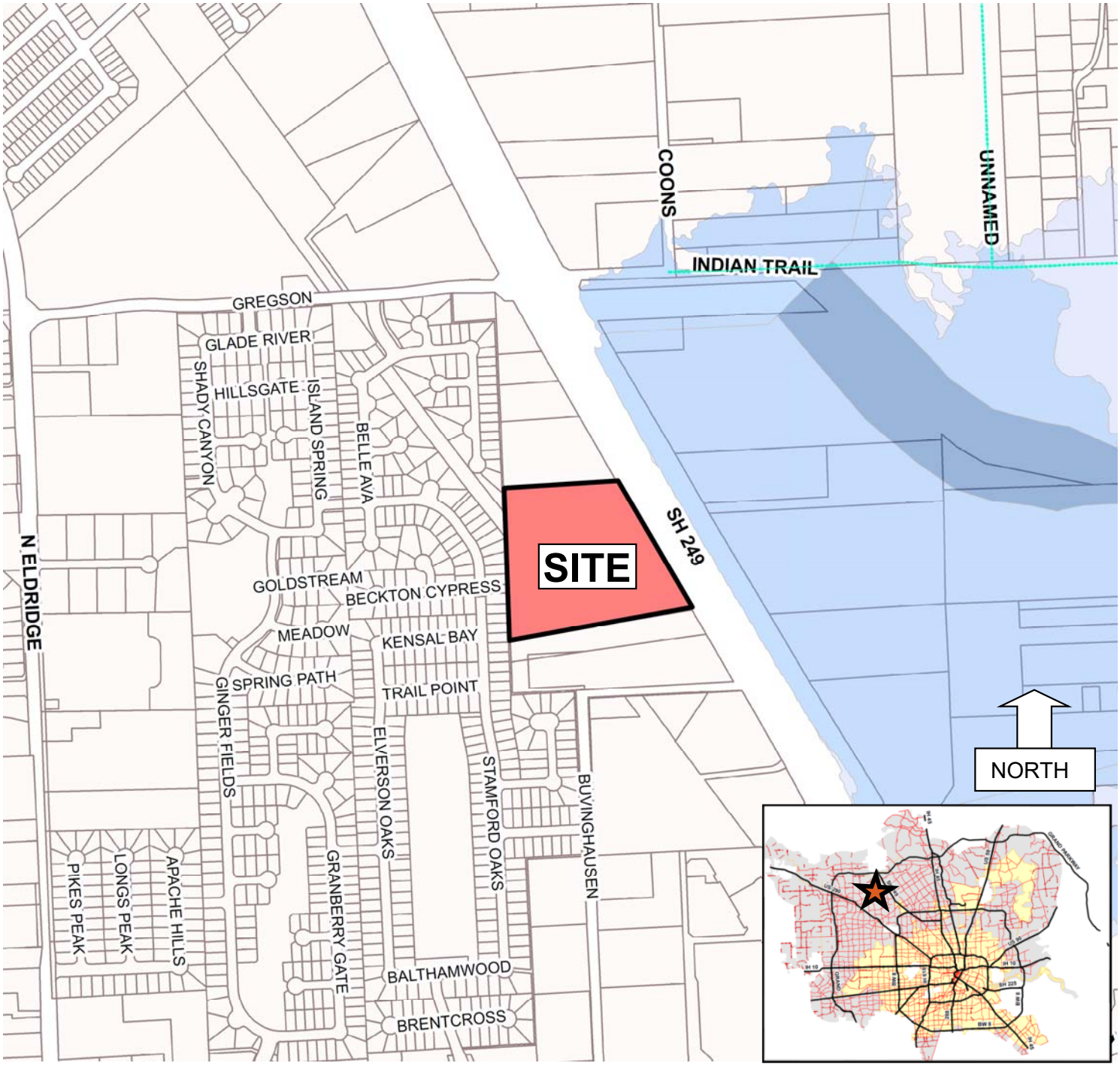
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Houston Heavy 249 GP

Applicant: Windrose



D – Variances

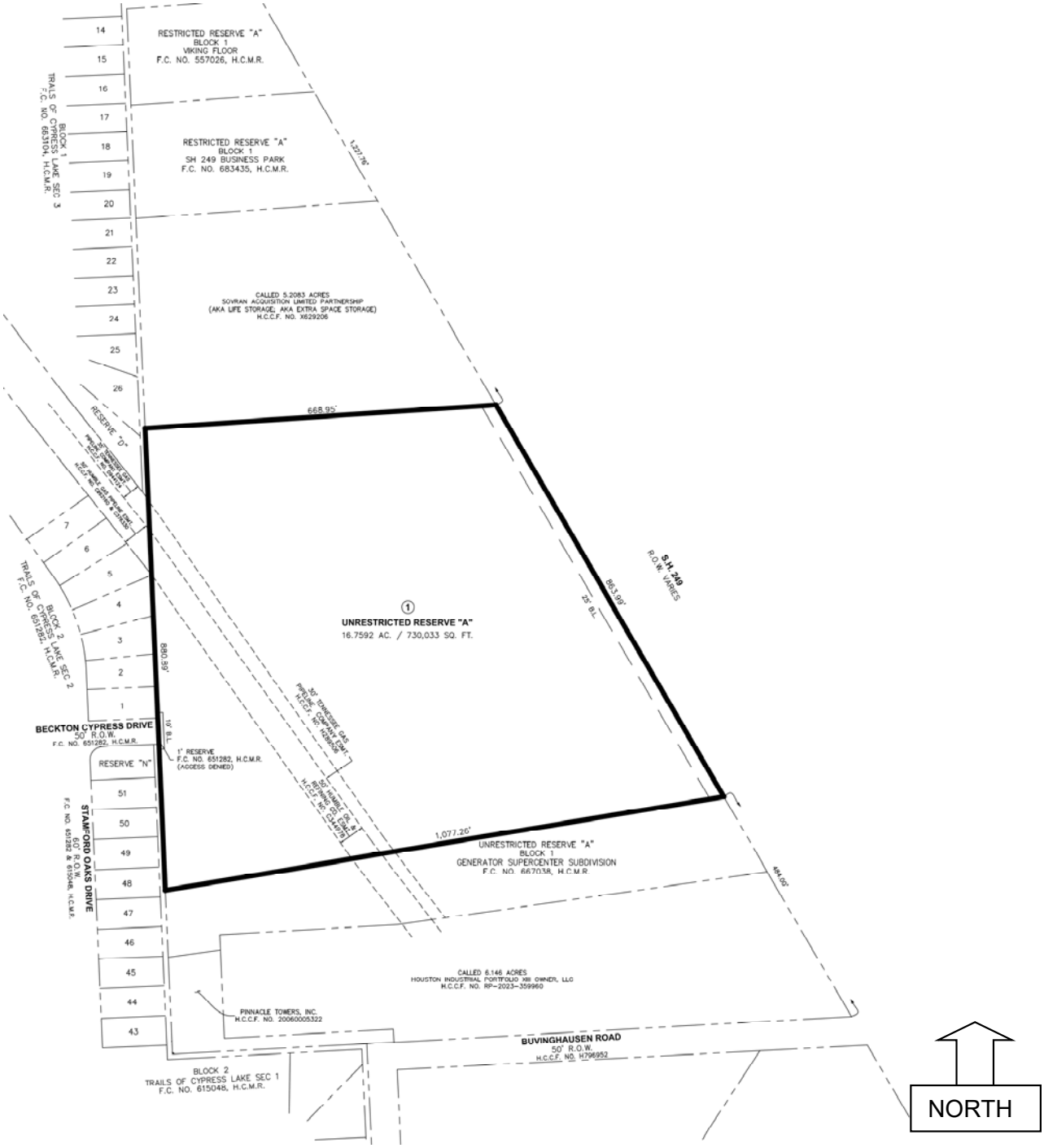
Site Location

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Houston Heavy 249 GP

Applicant: Windrose



D – Variances Subdivision

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 09/19/2024**

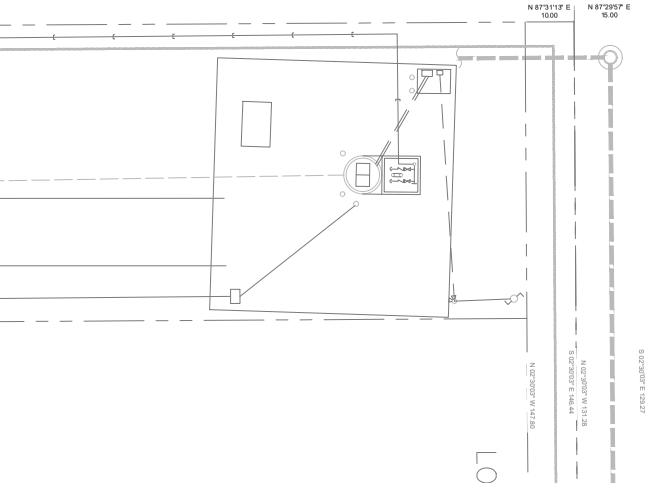
Subdivision Name: Houston Heavy 249 GP

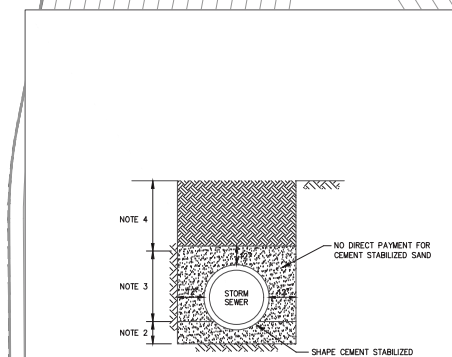
Applicant: Windrose



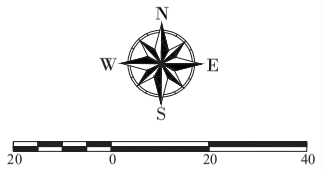
D – Variances **Aerial**

PLOTTED: 9/16/2024 12:49 PM
PLOT STYLE: Grayscale.ctb
FILE PATH: C:\Users\shenderson\Desktop\PE_Base_STORM_X_to GSC_240531.dwg





1 STORM SEWER BEDDING & BACKFILL N.T.S.



CALLED 6.81 ACRES
RICHARD RAY BUVINGHAUSEN
C.C.F. NO. RP-2020-555718

TYPE "A" INLET #1
(BEEHIVE GRATE)
TG: 143.00
FL(W): 139.50 (18")

TYPE "A" INLET #2
(BEEHIVE GRATE)
TG: 143.50
FL(E): 139.30 (18")
FL(W): 139.25 (24")

TYPE "A" INLET #3
(BEEHIVE GRATE)
TG: 143.50
FL(E): 139.10 (24")
FL(W): 139.05 (30")

30' TENNESSEE GAS PIPELINE COMPANY ESMT. (VOL. 1983, PG. 38, H.C.D.R.) H.C.C.F. NO. H289506

10d

~75 LF x 18" HDPE @ 0.25%

~75 LF x 24" HDPE @ 0.20%

~55 LF x 30" HDPE @ 0.20%

2' CLEAR FROM EASEMENT

HUMBLE OIL & REFINING H.C.C.F.

WILLIAM MOT ABSTR

STM MH #2
TR: ±143.50
24"(S): ±132.25
36"(E): 130.50 (FUTURE)
36"(W): 130.40

STM J-BOX (BURIED)
TB: ±135.0
24"(SE): ±132.40
24"(NW): 132.35
INVERT SHALL BE FULLY GROUTED

~26 LF x 24" HDPE @ 0.15%

~19 LF x 24" HDPE @ 0.15%

TG:±142.85 (E)
FL(12"S):±139.50
FL(15"W):±138.70
FL(24"E):±132.45
FL(24"N):±132.45

TG:±142.60 (E)

TG:±142.45 (E)

~58 LF x 12" HDPE @ 0.45%

~216 LF x 36" HDPE @ 0.10%

220.8'

FL:138.93
[PLUG & CAP]

FL:130.05
[PLUG & CAP]

~20 LF x 36" RCP @ 0.15%

CONFLICT
STM MH #1
TR: ±144.00
36"(E): 130.20
36"(W): 130.10
8"(N/S) CONFLICT
@±132.30

GENERATOR SUPERCENTER, L.P.
H.C.C.F. NO. 20130571624

UNRESTRICTED RESERVE 'A"
BLOCK 1
GENERATOR SUPERCENTER
SUBDIVISION
F.C NO. 667038, H.C.M.R.

EXIST. BUILDING
FF=144.20

~110 LF x 12" HDPE @ ~%

TYPE "A" INLET
TG: 142.50
FL: 140.45

TYPE "A" INLET
TG: 142.60
FL: 139.95

WIRE ELEV. 184.8
WIRE ELEV. 182.0
WIRE ELEV. 183.1
WIRE ELEV. 172.5
WIRE HEIGHT 182.5

SET 5/8" CAPPED IR "WINDROSE"

END 5/8" CAPPED IR

144.0 GA
143.2
143.56
143.4
143.59
143.68

PL KINDER MORGAN (AS MARKED)
PL ALAMO (AS MARK

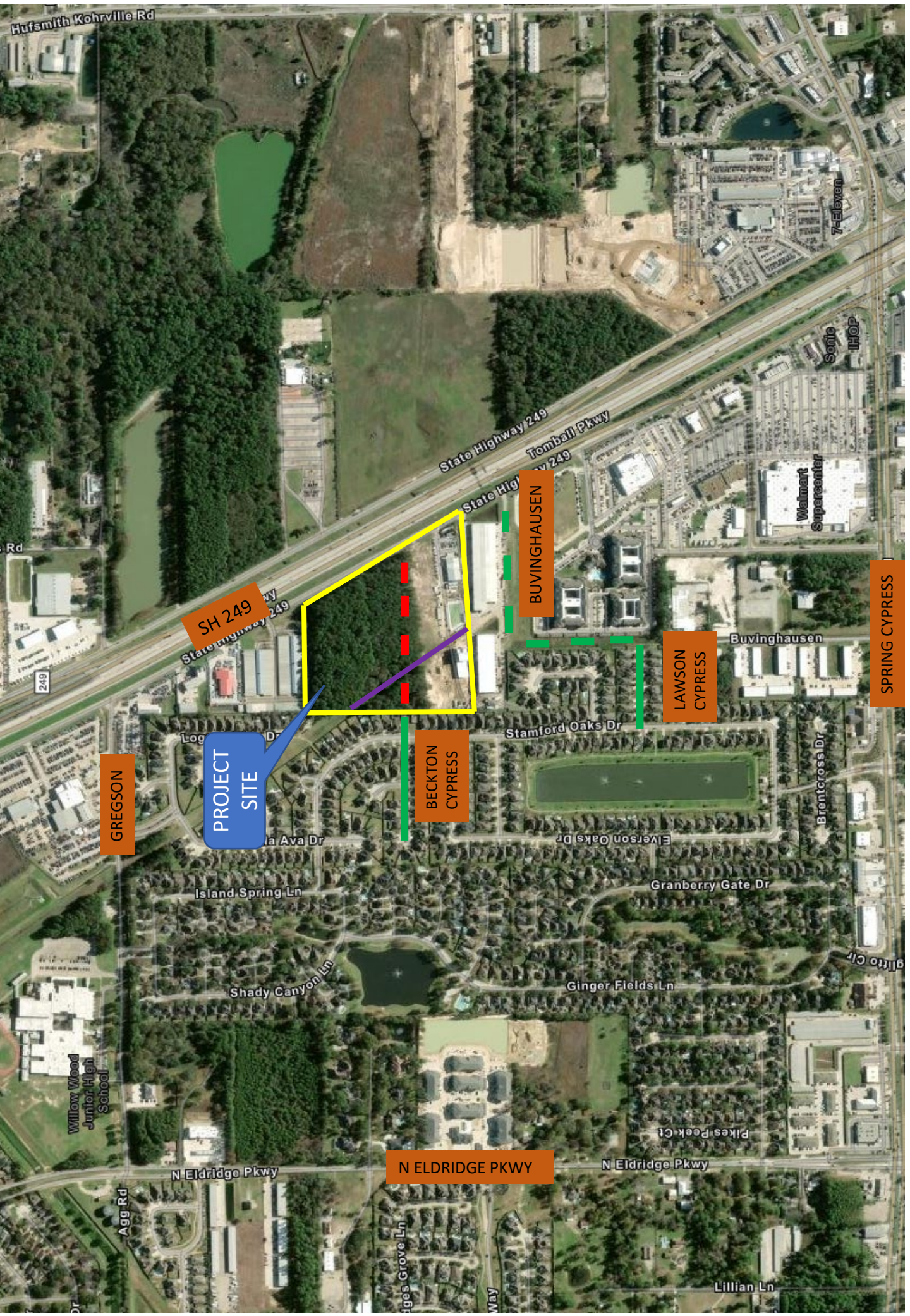
KINDE

T.B.M. "B" ELEV. = 145.89'

ISSUE FOR PROPOSAL (IFP)

EXHIB

STORM DETAIL
1" = 20'


Hufsmith Kohrville Rd
State Highway 249
Tomball Pkwy
SH 249
BUVINGHAUSEN
LAWSON CYPRESS
SPRING CYPRESS
BECKTON CYPRESS
GREGSON
PROJECT SITE
Buvinghausen
Stamford Oaks Dr
Brentcross Dr
Granberry Gate Dr
Island Spring Ln
Shady Canyon Ln
Ginger Fields Ln
Willow Wood Junior High School
N Eldridge Pkwy
N ELDRIDGE PKWY
Agg Rd
Lillian Ln
Walmart Supercenter
7-Eleven
IHOP

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1842
Plat Name: Houston Heavy 249 GP
Applicant: Windrose
Date Submitted: 09/09/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not extend or terminate in a cul-de-sac Beckton Cypress Drive
Chapter 42 Section: 42-134

Chapter 42 Reference:
Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted

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

Subject property is 16.7 acres approximately 1,220 feet southeast of the intersection of State Highway 249 and Gregson Road (FC NO 613058 HCMR). Applicant intends to use the site to building detention facilities for the Generator Supercenter (FC NO 667033 HCMR). Beckton Cypress Drive (FC NO 651282 HCMR) is a stub street adjacent to the property, which has not been extended. Chapter 42 requires this road to be extended or terminated in a cul-de-sac on the site. Any such extension will cross two gas pipeline easements (HCCF Nos. D944124 and C262160/C376330), interfering with the placement of needed detention ponds and the maintenance of the existing easements.

(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 justification for this variance is to prevent the crossing of pipeline easements with a road, so they may be maintained for the public benefit, and to allow the applicant the full use of their property without being used as a shortcut that will increase congestion along 249.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of Chapter 42 is to provide a safe and orderly traffic network for the city. The Trails at Cypress Lake Sec 2 subdivision to the west has access to 249 and N. Eldridge Parkway through Gregson Road. The Trails at Cypress Lake Sec 1 subdivision (FC NO 615048 HCMR) to the southwest has direct access onto Spring Cypress Road, with another opportunity for access, Buvinghausen (H796952), which can be reach with an extension of the Lawson Cypress Drive stub street. Further, a public right of way through the subject property is not necessary to meet minimum

intersection spacing requirements (42-127), with 42-130 providing even more exceptions when crossing multiple pipelines. Granting this variance will be consistent with allowances already found within the code.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Dedicating a public right of way through this commercial/industrial site will encourage residential traffic from the west to route through the property to 249. Mixing heavy and light vehicles will create hazards to employees and trucking, as well as to the residents rushing to school or work. This will be a difficult right turn situation and cause increased congestion along a major access road that will require extensive mitigation and further deprive the applicant of the use of their land.

(5) Economic hardship is not the sole justification of the variance.

The justification for this variance is the potential crossing of pipeline easements, the existence of access for residents to other major thoroughfares and local roads, and the potential mix of residential and heavy vehicles along a potentially dangerous intersection with a major state highway.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1842
Agenda Item: 109
PC Action Date: 09/19/2024
Plat Name: Houston Heavy 249 GP
Applicant: Windrose

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: **42-134**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not extend or terminate in a cul-de-sac Beckton Cypress Drive;

Basis of Recommendation:

The site is located in Houston's ETJ in Harris County, west along SH 249 and north of Spring Cypress Road. The applicant is requesting a variance to not extend or terminate Beckton Cypress Drive with a cul-de-sac. Staff supports this variance request.

The applicant proposes one unrestricted reserve to construct detention facilities to serve a commercial property (Generator Supercenter). Beckton Cypress Drive is a 50' wide public street that terminates at the western plat boundary. To comply with Sec 42-134, this stub street must either be extended or terminated with a cul-de-sac. Extending this stub street would allow commercial traffic to enter the adjacent residential development (Trails of Cypress Lake subdivision) and would require crossing two pipeline easements that run diagonally across the property.

The distance along US 249 between Gregson Road and Buvinghausen Road is approximately 2,100'. Therefore, extending Beckton Cypress Drive is not required to meet minimum intersection spacing requirements and would not significantly improve the overall traffic circulation.

The subject site has adequate frontage to SH 249, and the adjacent residential development has access to multiple public streets. Further south, there is an existing unimproved 50' wide access easement/public right-of-way, Buvinghausen Road, which will provide access to SH 249 for the residential development once fully constructed.

Overall, traffic circulation will be addressed by the existing street pattern. Harris County Engineering Department has no objection to the variance request. Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Beckton Cypress Drive is a 50' wide public street that terminates at the western plat boundary. Strict application of the ordinance requires Beckton Cypress Drive to be extended or terminated with a cul-de-sac. However, extending this stub street would not significantly improve the overall traffic circulation and is not needed to address minimum 2,600' along SH 249. The distance along US 249 between Gregson Road and Buvinghausen Road is approximately 2,100'.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Beckton Cypress Drive is a 50' wide public street that was created with Trails of Cypress Lake Sec 1. Extending or terminating the street with a cul-de-sac could introduce incompatible traffic into the residential subdivision.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The subject site has adequate frontage to SH 249, and the adjacent residential subdivision has multiple points of access. Furthermore, Buvinghausen Road, located further south of the subject site, can provide access to SH 249 for the residential development once fully constructed.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The extension of the stub street is not required to address minimum intersection spacing requirements. Traffic circulation is addressed by the current street pattern.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The subject site is being platted as an unrestricted reserve to construct detention facilities to serve a commercial property.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 09/19/2024
Plat Name: Longenbaugh Estate
Developer: N/A
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2024-1726 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.5018	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	Harris County MUD 519

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

Conditions and Requirements for Approval

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

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

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

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

128. Requirements for lots without Wastewater Collection Systems: Lots that are not served by a wastewater collection system shall: 1) Meet the minimum requirements of the Texas Natural Resource Conservation Commission, and 2) Provide a letter from the TNRCC, or authorized agent evidencing compliance. 3) Letter shall be included in the final plat application. In addition, lots without wastewater collection systems that are platted in the special flood hazard area, shall: 4) Meet the applicable requirements of the TNRCC, the city and the county engineer, and 5) Provide written approval from the TNRCC, or authorized agent. (Sec 42-180)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday. Awaiting confirmation from applicant how the proposed lot can meet TECQ requirements, which impacts the required minimum lot size designated by the ordinance.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 09/19/2024
Plat Name: Longenbaugh Estate
Developer: N/A
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2024-1726 C2

Staff Recommendation:
Defer Chapter 42 planning standards

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 - The whole plat is in the Floodplain Need to include the note: "Site drainage plans for the future development of this plat must be approved by the Harris County Flood Control District."
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 . (30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285)
Lots less then 1 acre can not get water well and septic per TCEQ requirements(Reference 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285?)
Plat is requested to be deferred.

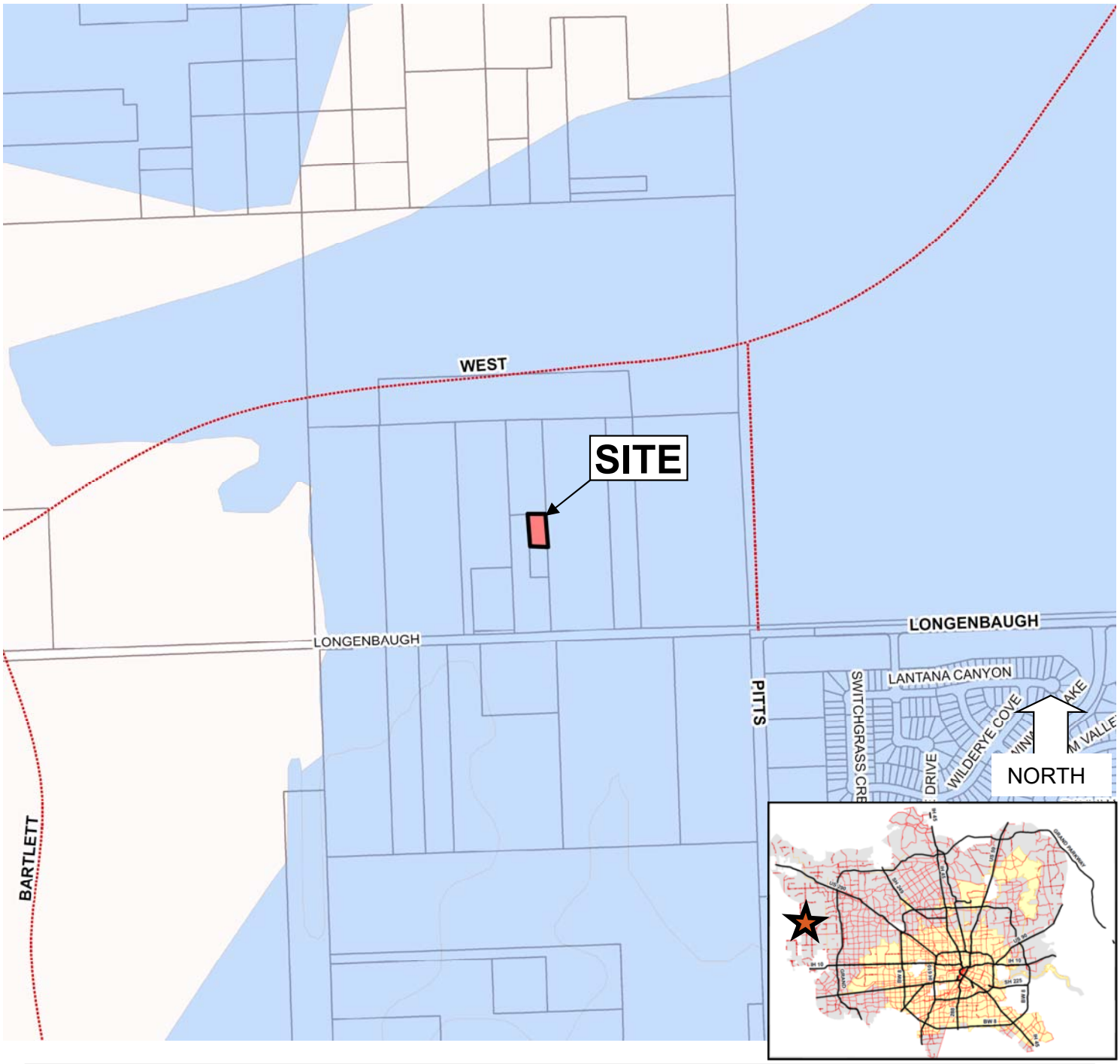
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Longenbaugh Estate

Applicant: DVJ Civil Engineering And Land Surveying, LLC



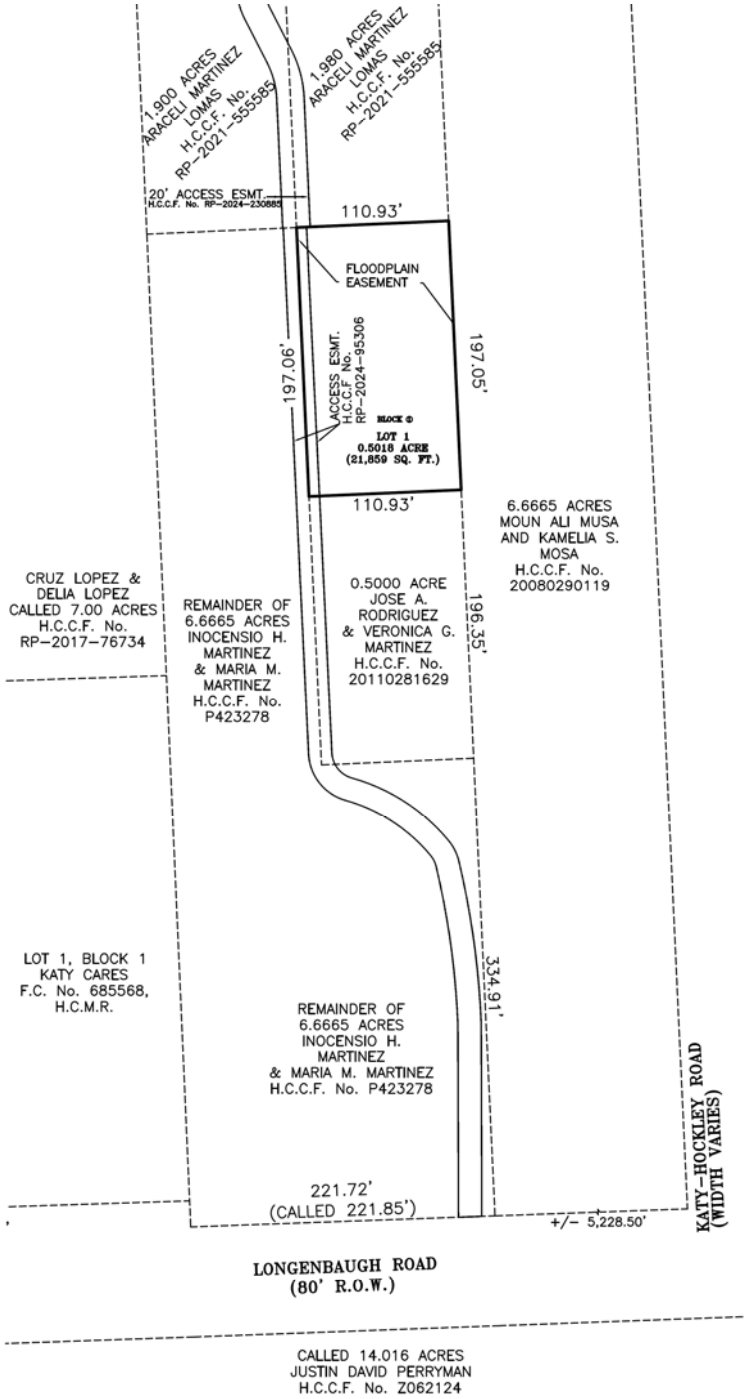
D – Variances **Site Location**

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Longenbaugh Estate

Applicant: DVJ Civil Engineering And Land Surveying, LLC



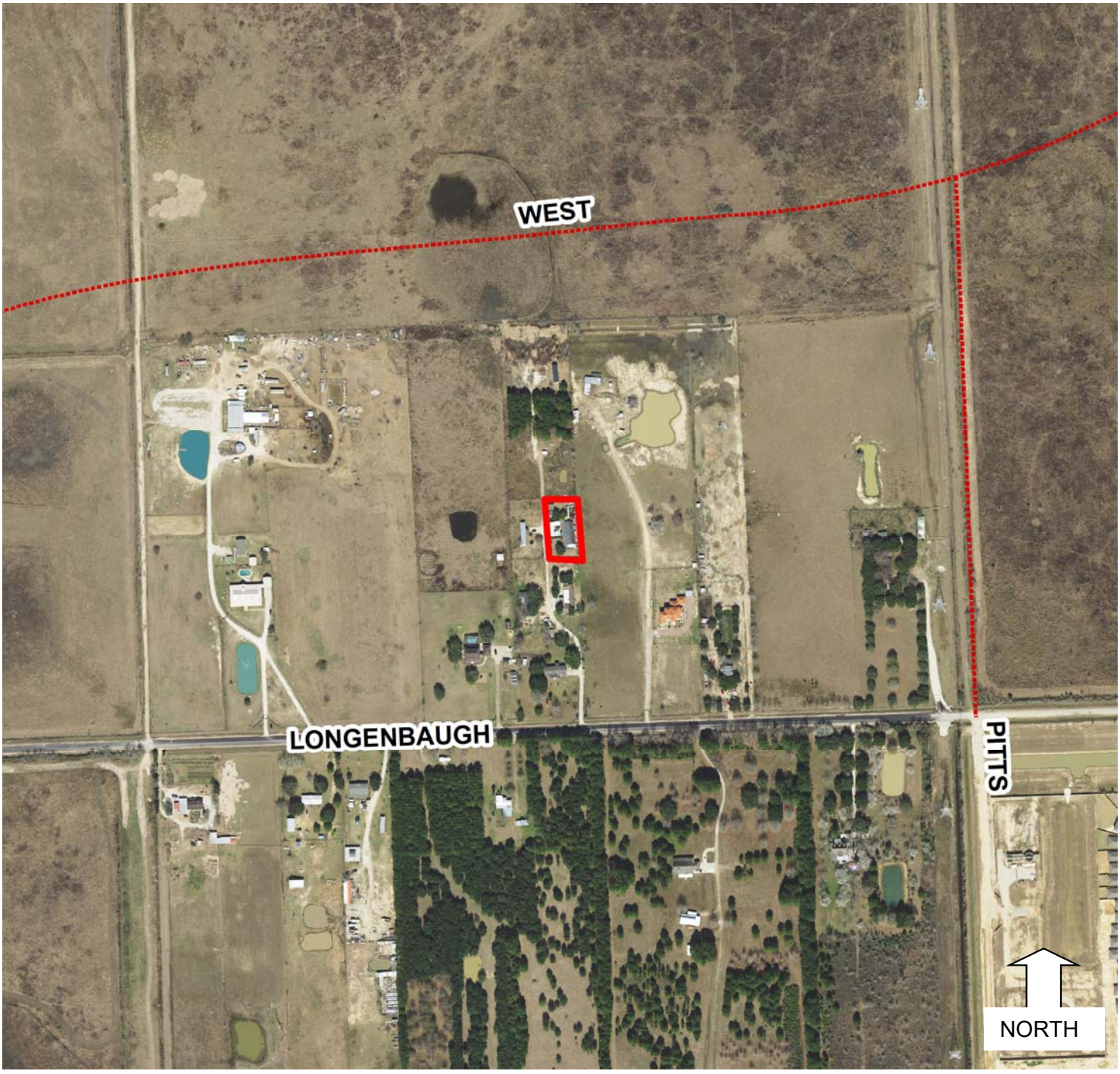
D – Variances Subdivision

Houston Planning Commission ITEM: 110

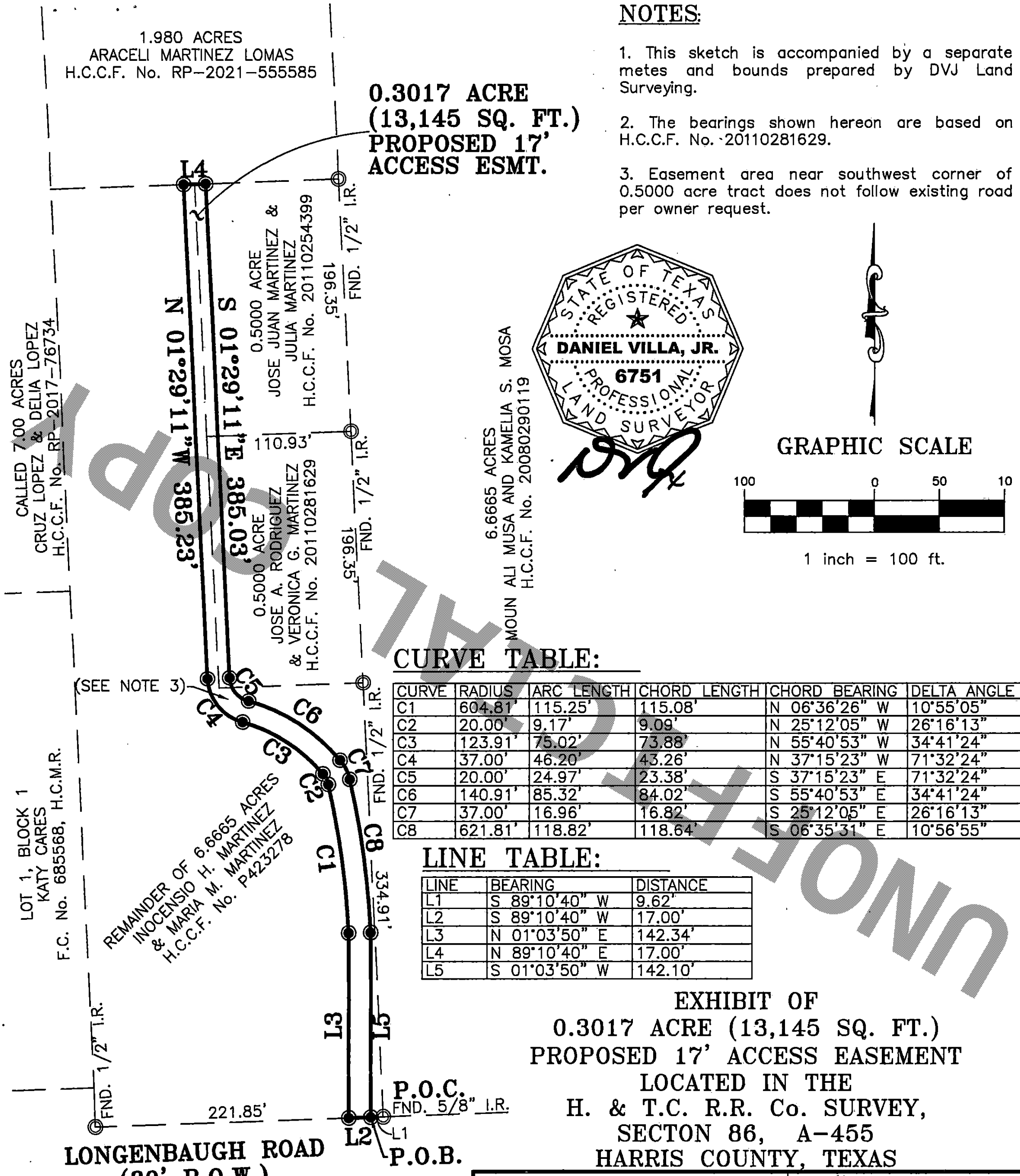
Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Longenbaugh Estate

Applicant: DVJ Civil Engineering And Land Surveying, LLC



D – Variances **Aerial**



NOTES:

1. This sketch is accompanied by a separate metes and bounds prepared by DVJ Land Surveying.

2. The bearings shown hereon are based on H.C.C.F. No. 20110281629.

3. Easement area near southwest corner of 0.5000 acre tract does not follow existing road per owner request.

STATE OF TEXAS
REGISTERED
DANIEL VILLA, JR.
6751
PROFESSIONAL
LAND SURVEYOR

GRAPHIC SCALE

100 0 50 10

1 inch = 100 ft.

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	604.81'	115.25'	115.08'	N 06°36'26" W	10°55'05"
C2	20.00'	9.17'	9.09'	N 25°12'05" W	26°16'13"
C3	123.91'	75.02'	73.88'	N 55°40'53" W	34°41'24"
C4	37.00'	46.20'	43.26'	N 37°15'23" W	71°32'24"
C5	20.00'	24.97'	23.38'	S 37°15'23" E	71°32'24"
C6	140.91'	85.32'	84.02'	S 55°40'53" E	34°41'24"
C7	37.00'	16.96'	16.82'	S 25°12'05" E	26°16'13"
C8	621.81'	118.82'	118.64'	S 06°35'31" E	10°56'55"

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 89°10'40" W	9.62'
L2	S 89°10'40" W	17.00'
L3	N 01°03'50" E	142.34'
L4	N 89°10'40" E	17.00'
L5	S 01°03'50" W	142.10'

SYMBOLS LEGEND

◎ IRON ROD FOUND
◉ CORNER

EXHIBIT OF
0.3017 ACRE (13,145 SQ. FT.)
PROPOSED 17' ACCESS EASEMENT
LOCATED IN THE
H. & T.C. R.R. Co. SURVEY,
SECTON 86, A-455
HARRIS COUNTY, TEXAS

ADDRESS: 26206 LONGENBAUGH RD.	
JOB NO.: 23-1059	
GF NO.:	KEY MAP: 404J
DATE: 03/11/24	SCALE: 1"=100'
DRAWN BY: CEG	CHECKED BY: DVJ

DVJ
CIVIL ENGINEERING &
LAND SURVEYING
TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517

DO NOT RECORD

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1726
Plat Name: Longenbaugh Estate
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
Date Submitted: 08/26/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a single family residential lot to take access from an existing 17' wide access easement
Chapter 42 Section: 188

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
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 original 0.5 acre parcel, along with the surrounding parcels, all take access from this existing 17' wide access easement that acts as a minor street for the surrounding area and neighbors.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of a variance are not the result of a hardship created by the applicant. It is an existing access easement that all tracts in this area are to take access to and from.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose of this chapter will be preserved because the new lots will still have access to Longenbaugh Drive via the existing access easement

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The site is located within an extremely low-density area with large tracts of land and has been in use for decades as prescriptive rights and was recently made "official" via the recording instrument.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification. It is an existing access easement that allowed the tracts that touch the easement take access to and from.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1726
Agenda Item: 110
PC Action Date: 09/19/2024
Plat Name: Longenbaugh Estate
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC

Staff Recommendation: Defer Chapter 42 planning standards

Chapter 42 Sections: **188**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a single family residential lot to take access from an existing 17' wide access easement;

Basis of Recommendation:

The site is located within Houston's Extraterritorial Jurisdiction in west Harris County, north of Longenbaugh Road, west of Pitts Road, east of Bartlett Road, and south of Cypress Creek. The applicant is proposing one lot and is requesting a variance for the lot not to have frontage as required by the ordinance, but instead to take sole access from a recorded access easement. Staff recommends to defer the plat for two weeks to allow time for the applicant to coordinate with Harris County Engineering to ensure the lot size meets TCEQ requirements.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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: 111
Action Date: 09/19/2024
Plat Name: Quail Cove Commons
Developer: Norwood Builders,, Inc
Applicant: Owens Management Systems, LLC
App No/Type: 2024-1721 C2R

Staff Recommendation:
Defer per City Councilmember's request.

Total Acreage:	0.2940	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77053	611B	City

Conditions and Requirements for Approval

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

197. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Fort Bend County. Contact staff Recordation Section for appropriate statements and requirements.

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

Staff to confirm that no separately filed restrictions apply.
Staff to review original Quail Cove General Plan.
*****APPLICANT*******
Provide notice sign pictures showing 10/05/2024 PC meeting date.
Provide architectural exhibits (site plan, elevations, etc).
Staff recommends revising the lot layout to be more similar to the surrounding subdivision lots in size and proportion in order to meet the intent of 42-193.
Staff recommends gathering neighbors' feedback to meet the intent of 42-193.
42-188e: Lot 1 must utilize the public alley for access. Alley appears to be improved and in use.
Tract is within a restricted lot access area. Lots need to be at least 33' wide in order to have direct street access (42-188g2b)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 111
Action Date: 09/19/2024
Plat Name: Quail Cove Commons
Developer: Norwood Builders,, Inc
Applicant: Owens Management Systems, LLC
App No/Type: 2024-1721 C2R

Staff Recommendation:
Defer per City Councilmember's request.

HPW- TDO- Traffic: 09/18/2024 - Coordinate with Fort Bend County for sidewalk requirements.
HPW-HW- IDS: For the creation of five lots and one 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.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
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: 111

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Quail Cove Commons

Applicant: Owens Management Systems, LLC



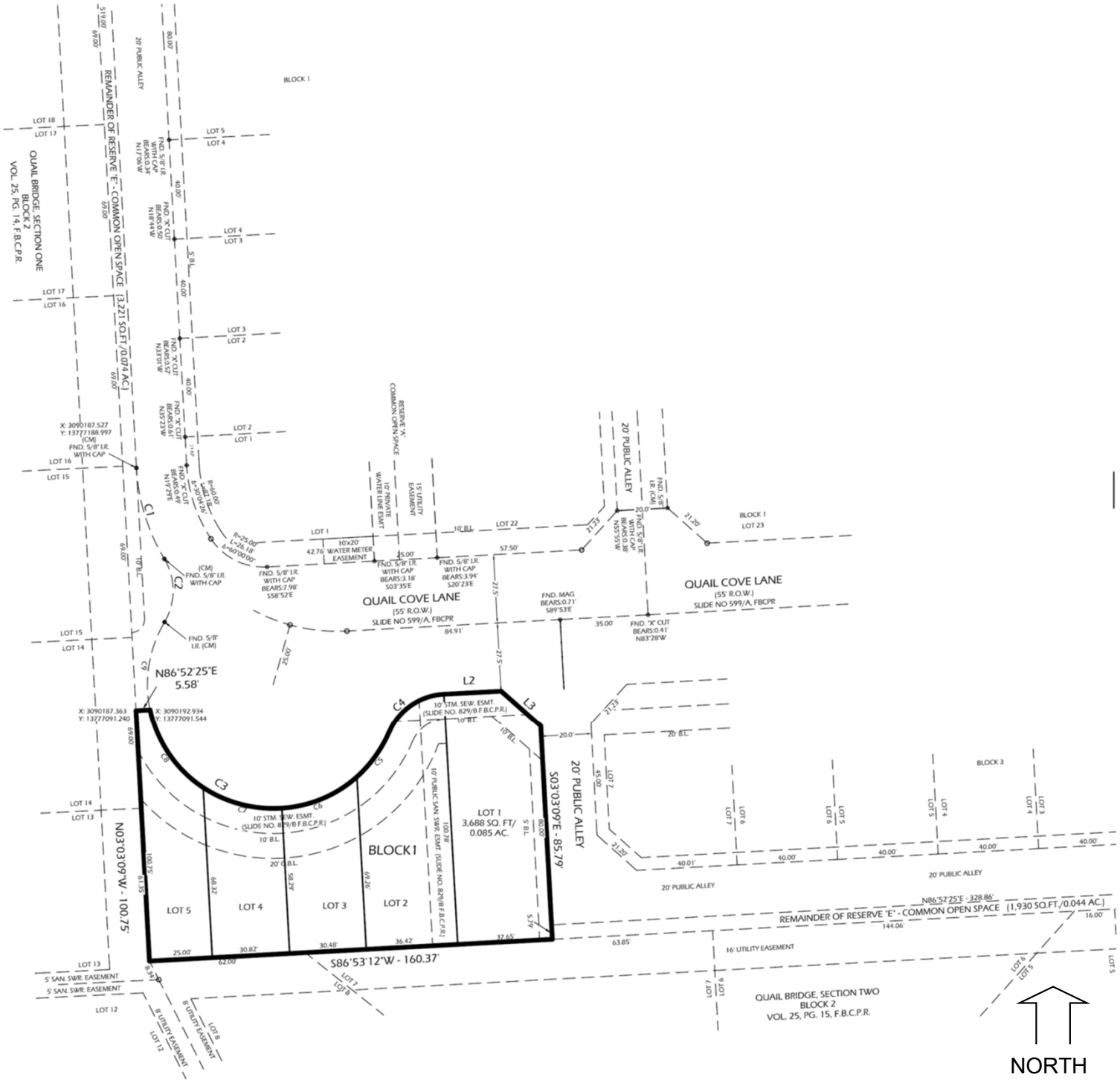
C –Variance **Site Location**

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date 09/19/2024**

Subdivision Name: Quail Cove Commons

Applicant: Owens Management Systems, LLC



C –Variance Subdivision

Houston Planning Commission ITEM: 111

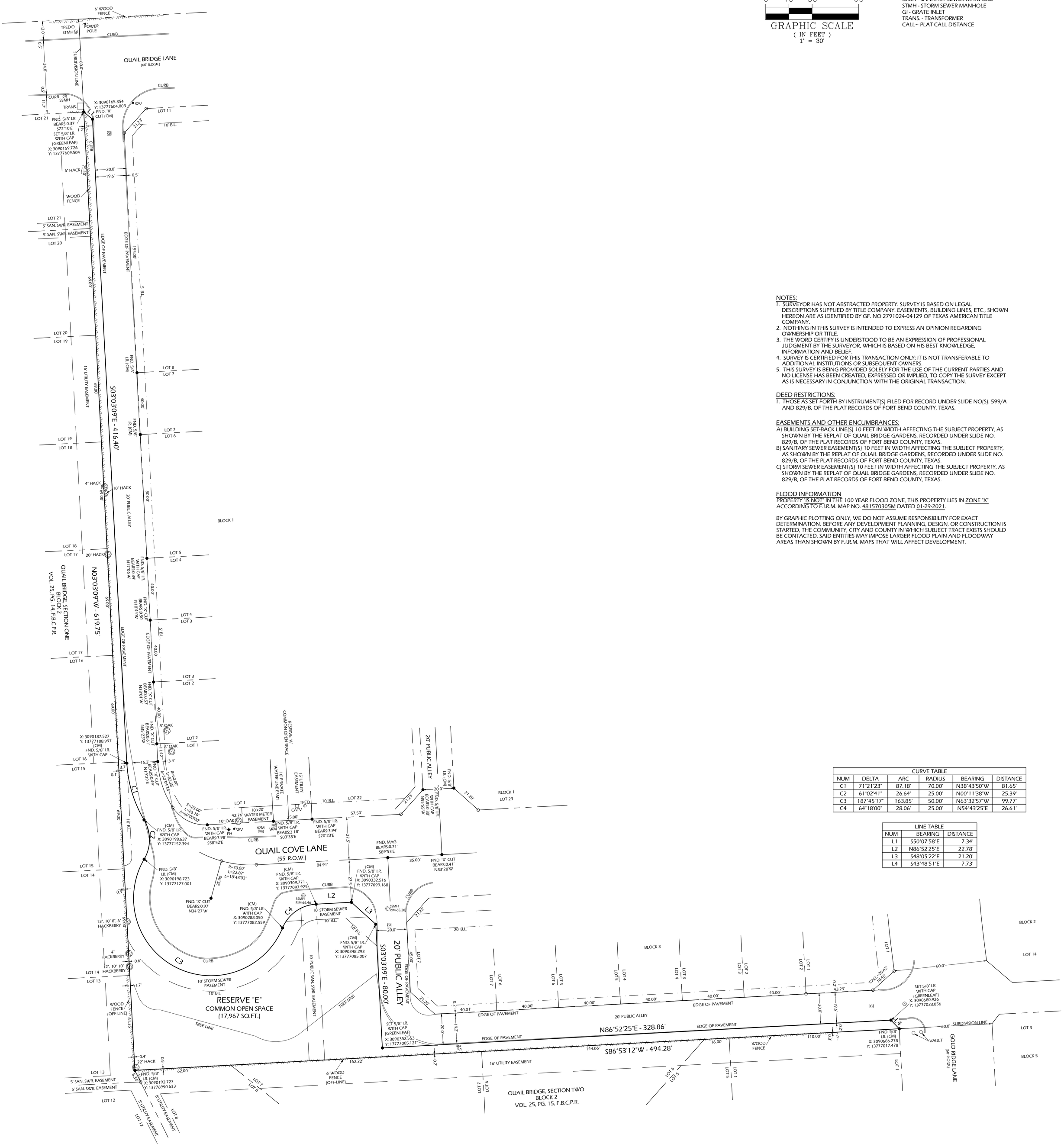
Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Quail Cove Commons

Applicant: Owens Management Systems, LLC

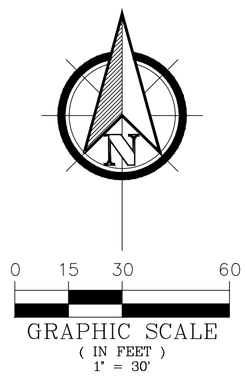


C – Variance Aerial



CURVE TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	71°21'23"	87.18'	70.00'	N38°43'50"W	81.65'
C2	61°02'41"	26.64'	25.00'	N00°11'38"W	25.39'
C3	187°45'17"	163.85'	50.00'	N63°32'57"W	99.77'
C4	64°18'00"	28.06'	25.00'	N54°43'25"E	26.61'

LINE TABLE		
NUM	BEARING	DISTANCE
L1	S50°07'58"E	7.34'
L2	N86°52'25"E	22.78'
L3	S48°05'22"E	21.20'
L4	S43°48'51"E	7.73'



LEGEND:
F.B.C.M.R. - FORT BEND COUNTY MAP RECORD
F.B.C.D.R. - FORT BEND COUNTY DEED RECORD
F.B.C.C.F. - FORT BEND COUNTY CLERK FILE
R.O.W. - RIGHT OF WAY
CM - CONTROL MONUMENT
I.R./I.P. - IRON ROD/IRON PIPE
PTP - PINCHED TOP PIPE
B.L. - BUILDING LINE
TPED - TELEPHONE PEDESTAL
CATV - CABLE TV
FH - FIRE HYDRANT
SAN. - SANITARY
SWR. - SEWER
WM - WATER METER
WV - WATER VALVE
SSMH - SANITARY SEWER MANHOLE
STMH - STORM SEWER MANHOLE
GI - GRATE INLET
TRANS. - TRANSFORMER
CALL~ PLAT CALL DISTANCE

NOTES:
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY GF. NO 2791024-04129 OF TEXAS AMERICAN TITLE COMPANY.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

DEED RESTRICTIONS:
1. THOSE AS SET FORTH BY INSTRUMENT(S) FILED FOR RECORD UNDER SLIDE NO(S). 599/A AND 829/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

EASEMENTS AND OTHER ENCUMBRANCES:
A) BUILDING SET-BACK LINE(S) 10 FEET IN WIDTH AFFECTING THE SUBJECT PROPERTY, AS SHOWN BY THE REPLAT OF QUAIL BRIDGE GARDENS, RECORDED UNDER SLIDE NO. 829/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
B) SANITARY SEWER EASEMENT(S) 10 FEET IN WIDTH AFFECTING THE SUBJECT PROPERTY, AS SHOWN BY THE REPLAT OF QUAIL BRIDGE GARDENS, RECORDED UNDER SLIDE NO. 829/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
C) STORM SEWER EASEMENT(S) 10 FEET IN WIDTH AFFECTING THE SUBJECT PROPERTY, AS SHOWN BY THE REPLAT OF QUAIL BRIDGE GARDENS, RECORDED UNDER SLIDE NO. 829/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FLOOD INFORMATION
PROPERTY "IS NOT" IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 481570305M DATED 01-29-2021.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

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 THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

STATE OF TEXAS REGISTERED DANIEL W. GOODALE 4919 PROFESSIONAL LAND SURVEYOR

DANIEL W. GOODALE, R.P.L.S. NO. 4919

DATE: 06-27-2024	CLIENT	:OWENS MANAGEMENT SYSTEMS, LLC JOYCE OWENS 12401 S. POST OAK RD, SUITE H HOUSTON, TX 77045
REVISION:		
DRAWN BY: GST		
APPROVED BY: DWG	OWNER	:NORWOOD BUILDERS, INC.
PROJECT NO: GL-13159	LENDER	:NA

0 QUAIL COVE LANE

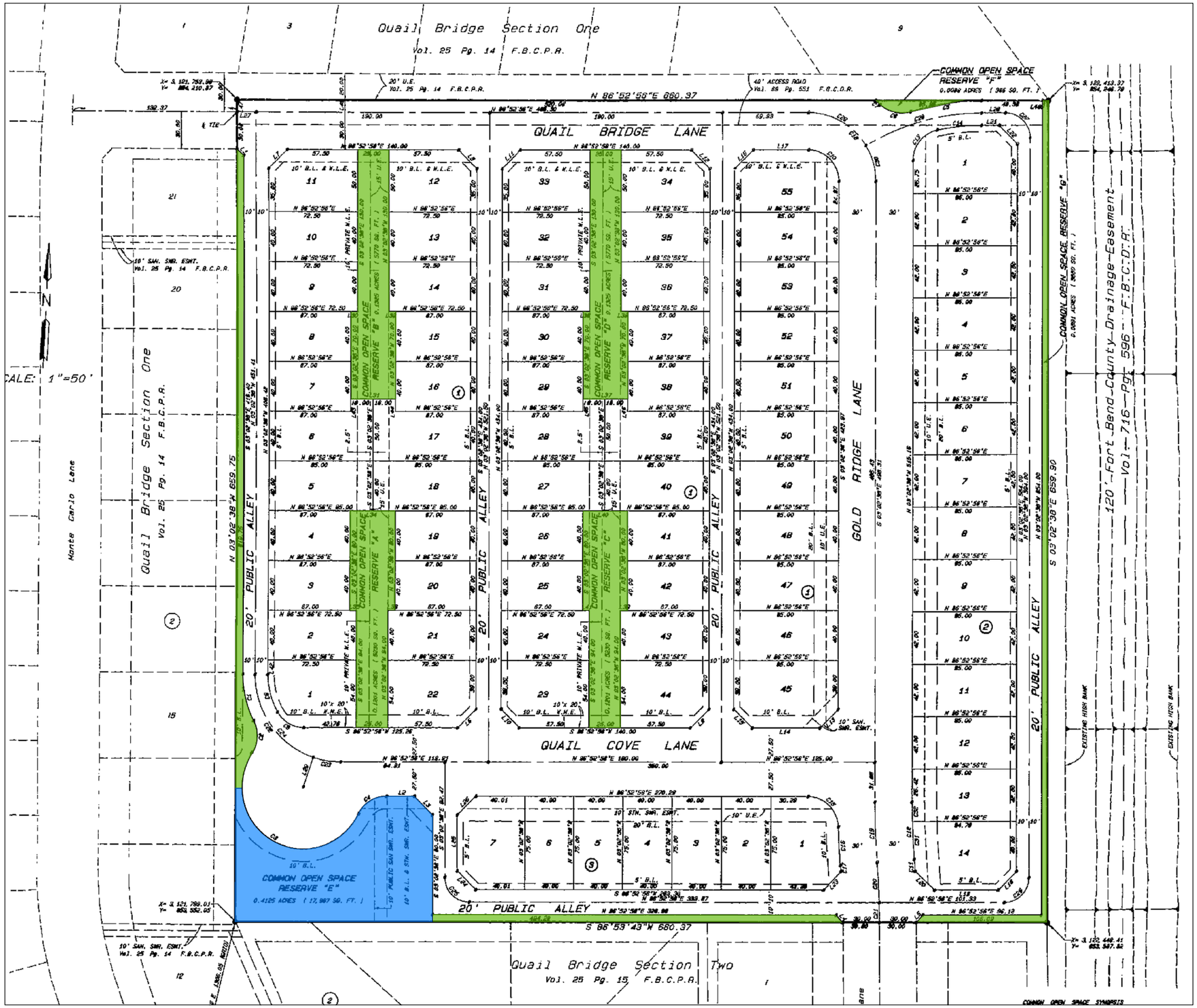
HOUSTON, TEXAS 77053

AN EXISTING CONDITIONS SURVEY OF

RESERVE "E", OF THE REPLAT OF QUAIL BRIDGE GARDENS, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO. 829/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

(BEARINGS AND GRID COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) SOUTH CENTRAL ZONE NO. 4204 DERIVED FROM G.P.S. OBSERVATION)

GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST FWY SUITE # 129
HOUSTON, TEXAS 77092
DIR: 832-668-5003 FAX: 832-553-7210
FIRM# 10193977
orders@gllsurveys.com
www.greenleaflandsurveys.com



COMMON OPEN SPACE REQUIRED FOR QUAIL BRIDGE GARDENS SUBDIVISION: 30,300 SQ FT
PROVIDED: 44,282 SQ FT
REMAINING AFTER REPLAT 31,466 SQ FT

REPLAT AREA: 12,816 SQ FT

QUAIL COVE COMMONS

VARIANCE EXHIBIT

DATE: AUGUST, 2024 SCALE: 1" = 40'

OWENS MANAGEMENT SYSTEMS, LLC
12401 SOUTH POST OAK ROAD, SUITE H
HOUSTON, TX 77045
713-643-6333

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1721
Plat Name: Quail Cove Commons
Applicant: Owens Management Systems, LLC
Date Submitted: 08/26/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow the partial replat of reserve E, within Quail Bridge Gardens, to change its land use from common open space to single family use.

Chapter 42 Section: 42-193

Chapter 42 Reference:

Sec. 42-193. - Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. (2) A plat restriction limiting the use of property specifically to "nonresidential" use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multi-family residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The site is located within the city limits. The purpose of the replat is to create 5 lots by doing a partial replat of reserve E within Quail Bridge Gardens Subdivision to change its use from Common open Space (COS) to single family use. Quail Bridge Gardens Subdivision was recorded in 1986. Quail Bridge Gardens Subdivision has a requirement of 30,300 sq ft of COS and it has a typical lot size beginning at 2680 sq ft. Allowing the partial replat of Reserve E to propose 5 lots will not affect the COS requirement for the preceding plat since the existing COS provided for Quail Bridge Garden is more than what it is required. Quail Bridge Gardens has a requirement of 30,300 sq ft of COS established at the time the plat was recorded. The plat provided approximately 44,282 sq ft of COS. This creates a surplus of approximately 13,982 sq ft. The partial replat of reserve E will reduce the available COS square footage to 31,466 sq ft. This will allow the preceding plat to continue meeting the COS requirements established at the time of recordation. As a result, a portion of reserve E can be replatted without affecting the ordinance requirements of the preceding plat. In addition to this, the propose lots will provide the ordinance lot reduction requirement of 60% coverage for lots under 3500 sq ft to. The typical lot size that Quail Bridge Gardens subdivision has ranges from 2680 sq ft to 4000 sq ft. The proposed lots will have an average lot size of 2563 sq ft with two lots over 3000 sq ft. This will maintain the character of the neighborhood by having a similar lot size as the existing ones within Quail Bridge Gardens subdivision. Not allowing the partial replat of reserve E within Quail Bridge Gardens Subdivision will create an undue hardship by depriving the applicant of its reasonable use of the land since the preceding plat will not be affected by this replat and the proposed plat will meet the lot size, frontage and coverage requirements. In

addition to this, the proposed change of use from common open space to single family use will not be more intensive than the existing uses within Quail Bridge Gardens subdivision.

(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 proposed lots will meet the existing lot coverage requirements and will not affect the COS requirements of the preceding plat since there is a surplus of it. In addition to this, the lot size will be similar to the typica lot size of the preceding plat maintaining the character of the neighborhood. The 5 lots will take access from Quail Cove Lane, a public street, meeting the new frontage requirement of 33 feet for a front loader within the city limits. The circumstances supporting the granting of the variance are not a result of a hardship created or imposed by the applicant since the preceding plat ordinance requirements will not be affected, the proposed change of use from common open space to single family use will not be more intensive than the existing uses in the preceding plat and the proposed subdivision will meet the current requirements established by the ordinance for lot size, frontage and access.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The proposed subdivision will maintain the intent and general purpose of this chapter by proposing the same land use as the existing ones in the preceding plat, providing lots that have a similar size as the preceding plat and by maintaining the COS requirements of the preceding plat while meeting the current lot reduction requirements established by the ordinance for the proposed plat.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed lots will have access to an existing public street that has an existing right of way of 55 feet. Along this street only 6 lots take direct access from it. Adding 5 lots to it will not be injurious to the public health, safety or welfare. In addition to this, the preceding plat has a total of 76 lots with 2 points of access. This new subdivision will add 5 new lots without affecting the requirement for additional points of access.

(5) Economic hardship is not the sole justification of the variance.

The preceding plat COS area allows for the partial replat of reserve E to include 5 lots without affecting the COS requirement of Quail Bridge Gardens. Economic hardship is not the sole justification of the variance since the 5 proposed lots will meet the ordinance requirements for lot size, frontage and point of access. This will help maintain the character of the neighborhood. In addition to this, the proposed change of use from common open space to single family use will not be more intensive than the existing uses in the preceding plat.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1721
Agenda Item: 111
PC Action Date: 09/19/2024
Plat Name: Quail Cove Commons
Applicant: Owens Management Systems, LLC

Staff Recommendation: Defer per City Councilmember's request.

Chapter 42 Sections: **42-193**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To allow the partial replat of reserve E, within Quail Bridge Gardens, to change its land use from common open space to single family use.;
Basis of Recommendation:
Defer, Councilmember request.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
NA

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
NA

(3) The intent and general purposes of this chapter will be preserved and maintained;
NA

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
NA

(5) Economic hardship is not the sole justification of the variance.
NA

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 30, 2024

NOTICE OF VARIANCE

PROJECT NAME: Quail Cove Commons
REFERENCE NUMBER: 2024-1721

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Quail Cove Lane, east of S Post Oak Road, North of Parkridge Drive, and west of Gold Ridge Lane. You are receiving this letter because you are listed in the Fort Bend County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Owens Management Systems, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow the partial replat of reserve E, within Quail Bridge Gardens, to change its land use from common open space to single family use. Enclosed are copies of the variance request, survey, 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, September 19, 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 attending the meeting at City Council Chamber listed above. **Anyone attending the meeting must sign up on a designated form located at the entrance to the Council Chamber.**

You may submit written comments by sending an email to speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted by the deadline will be made part of the meeting record.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn Controller: Chris Hollins

For additional information regarding this project, please call Joyce Owens with Owens Management Systems, LLC at 713-643-6333. You may also contact the Planning and Development Department regarding this notice via email at petra.hsia@houstontx.gov or call (832)393-6627. 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.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **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. This is a type of Special Request.
- **SPECIAL EXCEPTION:** A modification to certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards. This is a type of Special Request.
- **RECONSIDERATION OF REQUIREMENT:** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **DEED RESTRICTIONS:** 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.

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 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

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 Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 09/19/2024
Plat Name: Quartet Development
Developer: QE Investments, LLC
Applicant: Doshi Engineering & Surveying Company
App No/Type: 2024-1716 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	3.4674	Total Reserve Acreage:	3.1594
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77429	369J	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)

Revise the PC Certificate to show the following:
Lisa M Clark, Chair
Vonn Tran, Secretary

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 112
Action Date: 09/19/2024
Plat Name: Quartet Development
Developer: QE Investments, LLC
Applicant: Doshi Engineering & Surveying Company
App No/Type: 2024-1716 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Addressing: The plat is proposing a street name but the proposed list is not. Please confirm.
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)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation (.TLGC-242.001h)Ð
Check with HC-Fire Code if access easement needs to be paved (HC-firecode)
Remove cul-de-sac for Saathoff drive

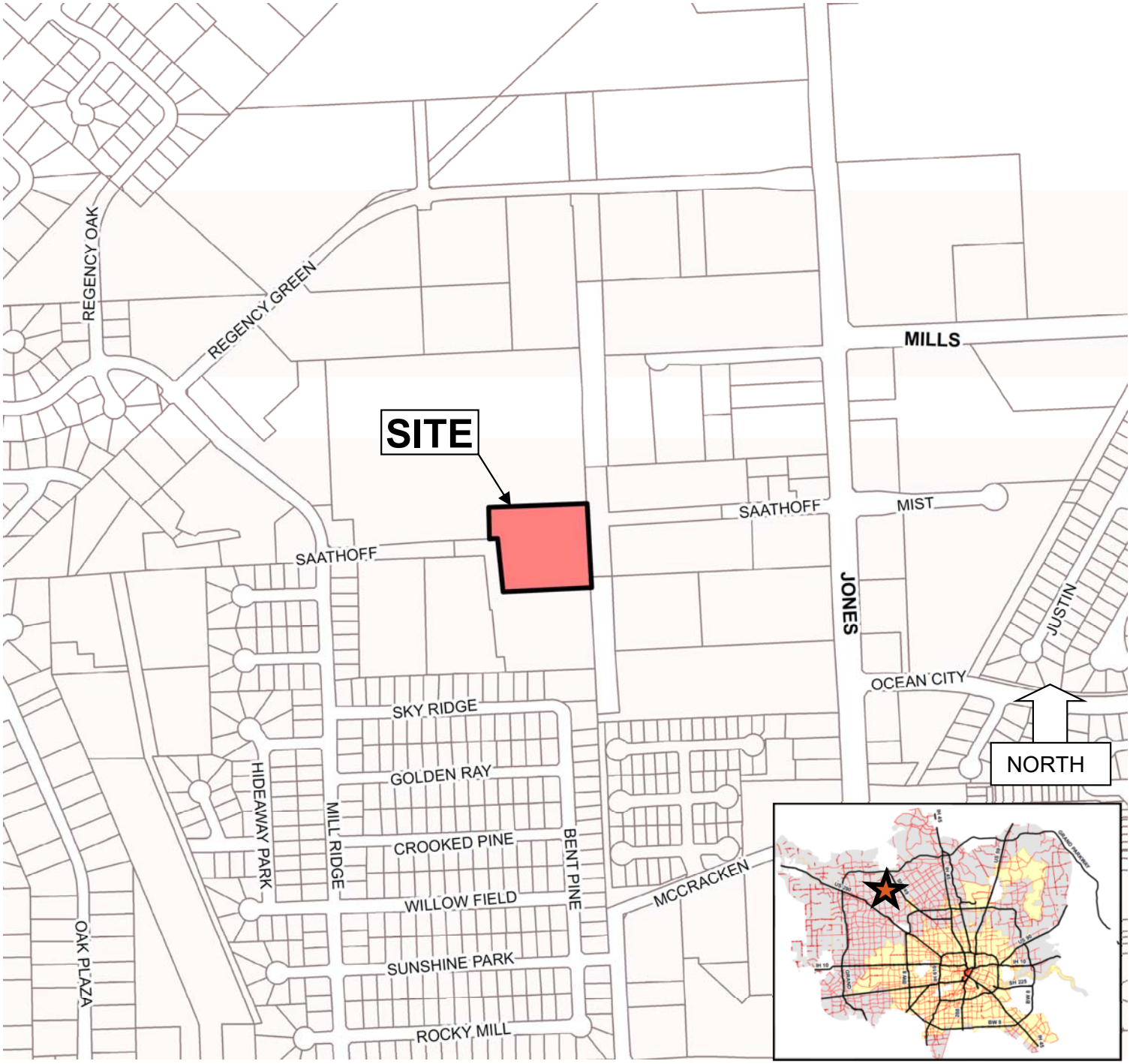
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Quartet Development

Applicant: Doshi Engineering & Surveying Company



D – Variances

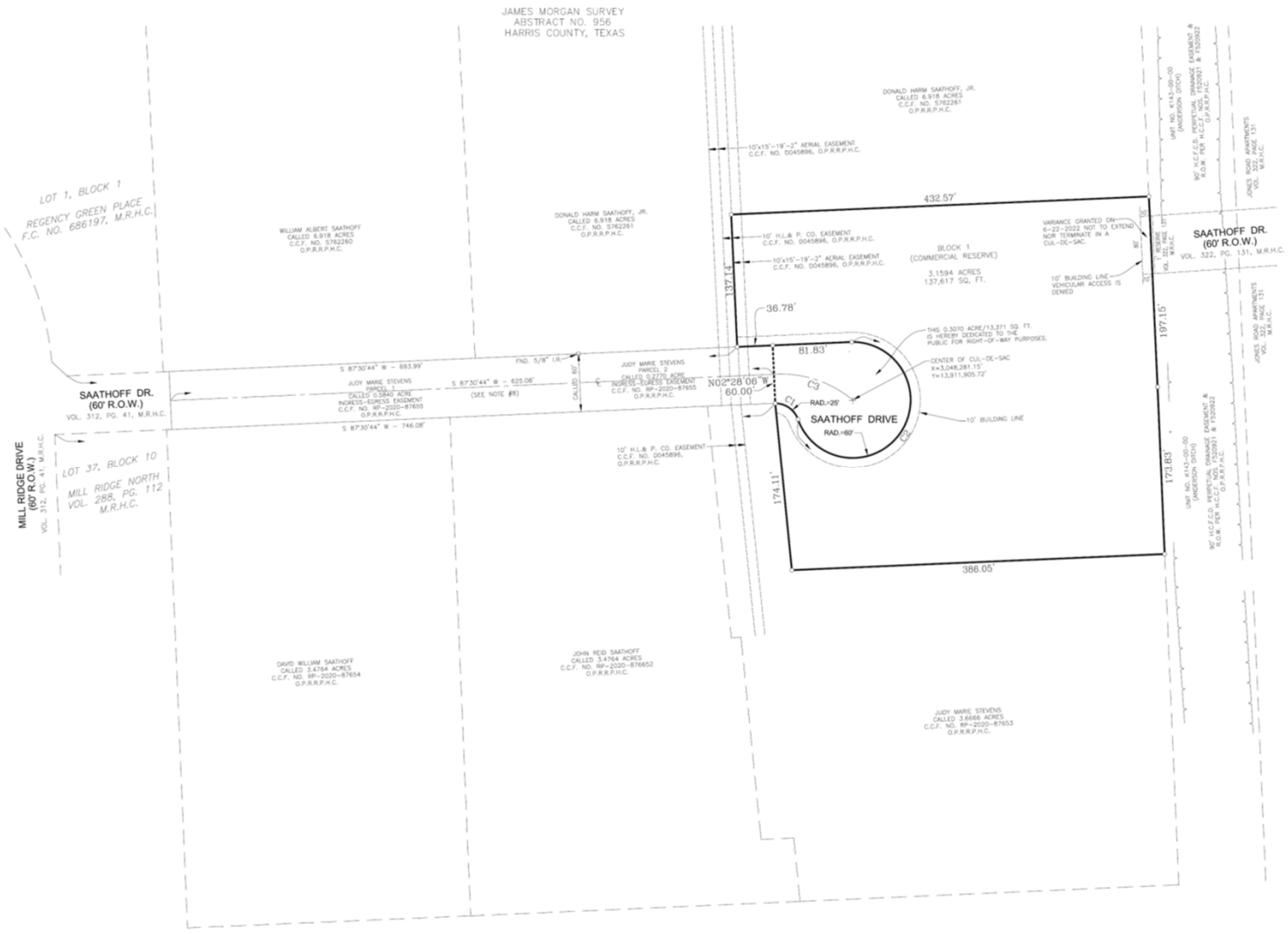
Site Location

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Quartet Development

Applicant: Doshi Engineering & Surveying Company



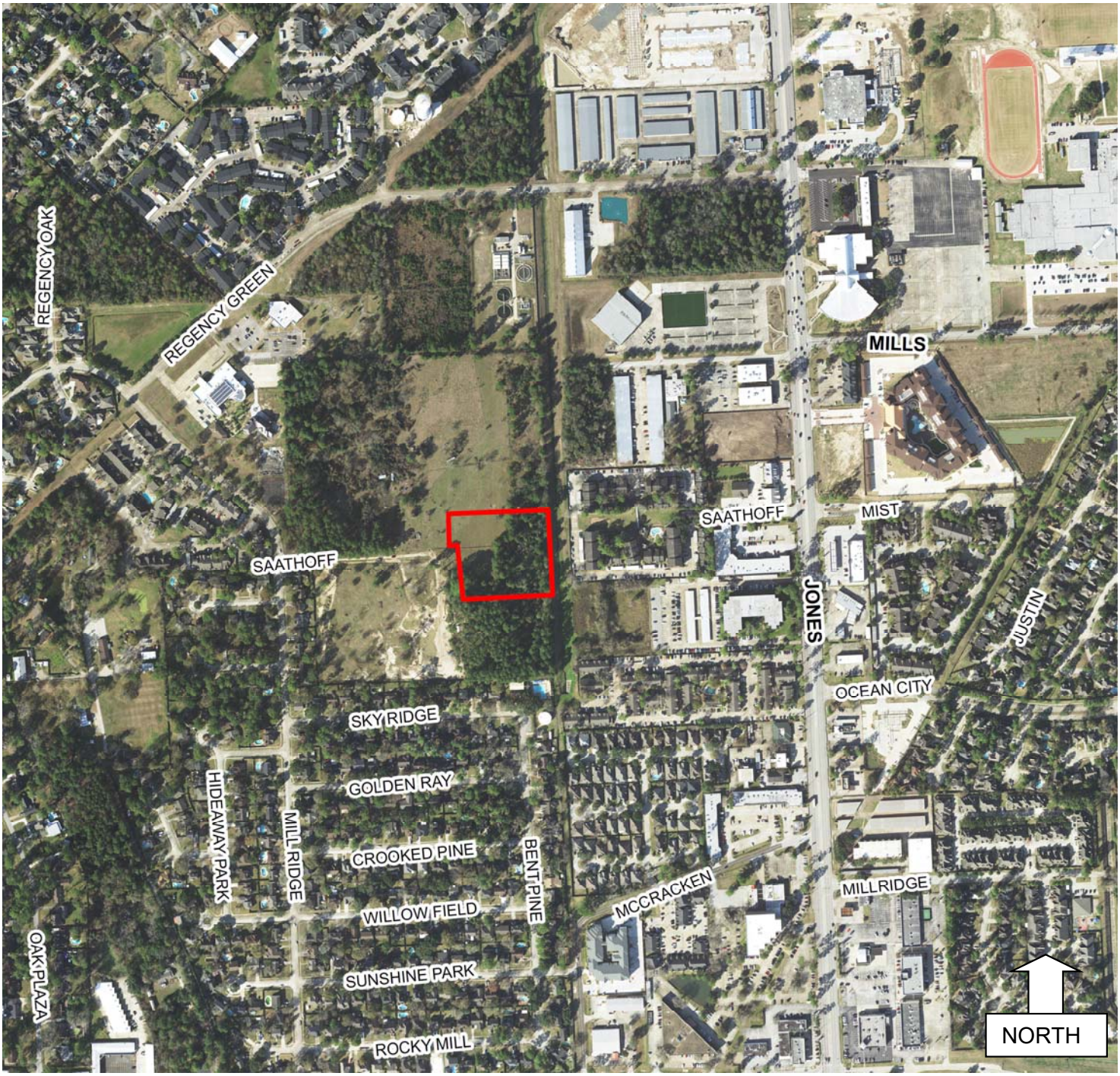
D – Variances **Subdivision**

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Quartet Development

Applicant: Doshi Engineering & Surveying Company



D – Variances Aerial

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

BENCHMARK

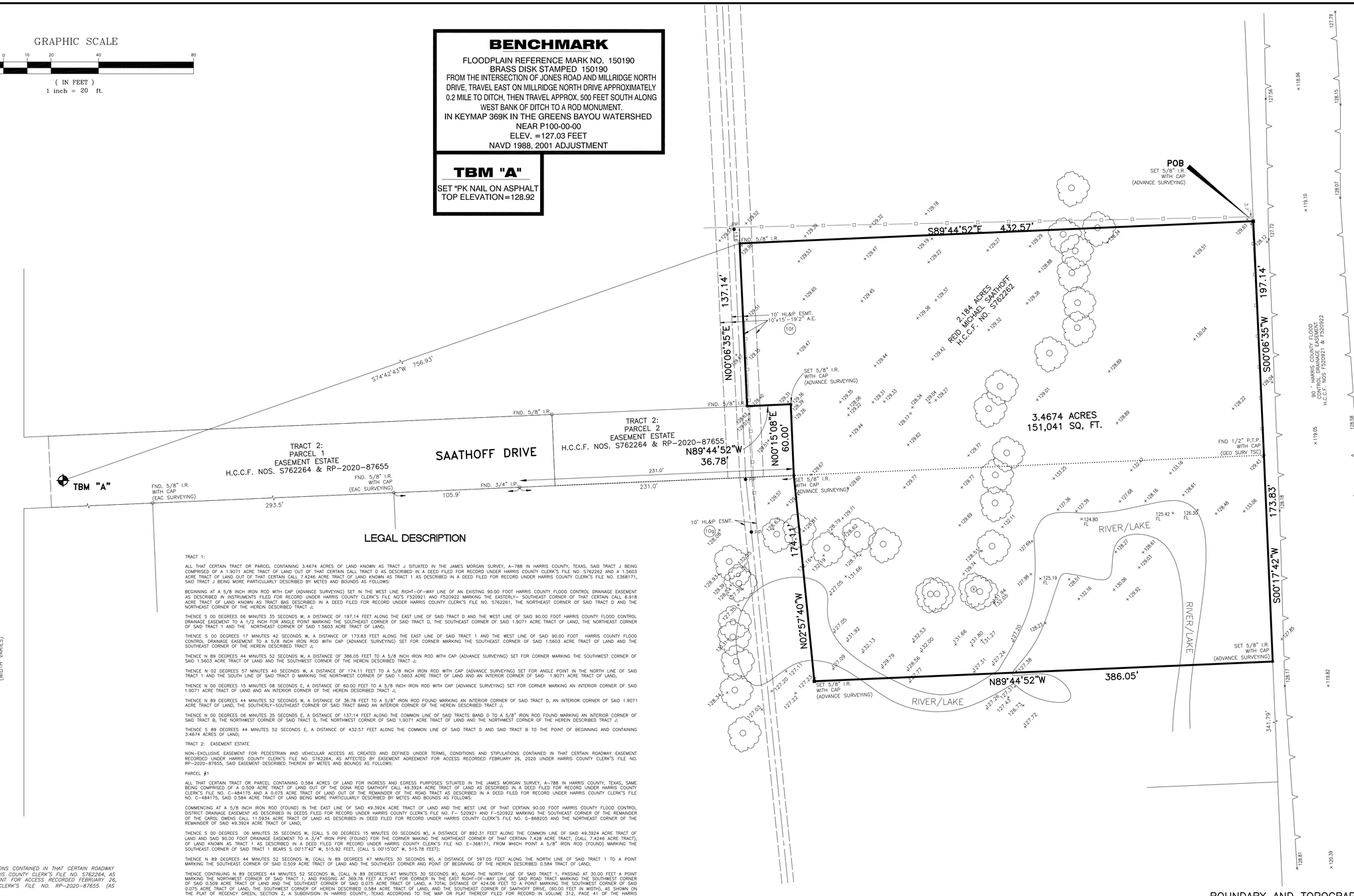
FLOODPLAIN REFERENCE MARK NO. 150190
BRASS DISK STAMPED 150190
FROM THE INTERSECTION OF JONES ROAD AND MILLRIDGE NORTH DRIVE, TRAVEL EAST ON MILLRIDGE NORTH DRIVE APPROXIMATELY 0.2 MILE TO DITCH, THEN TRAVEL APPROX. 500 FEET SOUTH ALONG WEST BANK OF DITCH TO A ROD MONUMENT.
IN KEYMAP 369K IN THE GREENS BAYOU WATERSHED
NEAR P100-00-00
ELEV. =127.03 FEET
NAVD 1988, 2001 ADJUSTMENT

TBM "A"

SET "PK NAIL ON ASPHALT
TOP ELEVATION=128.92

LEGEND:

BC – BACK OF CURB
CB – CATCH BASIN
CLR – CENTER LINE OF ROAD
CO – CLEAN OUT
CONC. – CONCRETE
COV'D. – COVERED
EC – EDGE OF CONCRETE
ELEV – ELEVATION
FC – FILM CODE
FH – FIRE HYDRANT
G – GUTTER
GM – GAS METER
GT – GREASE TRAP
H.C.C.F. – HARRIS COUNTY CLERKS FILE
H.C.D.R. – HARRIS COUNTY DEED RECORDS
H.C.M.R. – HARRIS COUNTY MAP RECORDS
LP – LIGHT POST
LS – LIGHT STANDARD
NG – NATURAL GROUND
PP – POWER POLE
PS – PARKING SPACES
SAN – SANITARY LINE<18"
SSMH – SANITARY SEWER MANHOLE
STM – STORM LINE<18"
STMH – STORM MANHOLE
SP – SERVICE POLE
SW – SIDEWALK
TP – TOP OF PAVEMENT
WM – WATER METER
WV – WATER VALVE
– SIGN POST
– CONCRETE
– COVERED CONCRETE
WROUGHT IRON FENCE LINE
WOOD FENCE LINE
CHAIN LINK FENCE LINE
BARBED WIRE FENCE LINE
OVERHEAD UTILITY LINE
EDGE OF ASPHALT LINE



LEGAL DESCRIPTION

TRACT 1:

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 3.4674 ACRES OF LAND KNOWN AS TRACT J SITUATED IN THE JAMES MORGAN SURVEY, A–788 IN HARRIS COUNTY, TEXAS, SAID TRACT J BEING COMPRISED OF A 1.9071 ACRE TRACT OF LAND OUT OF THAT CERTAIN CALL TRACT D AS DESCRIBED IN A DEED FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. S762262 AND A 1.5603 ACRE TRACT OF LAND OUT OF THAT CERTAIN CALL 7.4246 ACRE TRACT OF LAND KNOWN AS TRACT 1 AS DESCRIBED IN A DEED FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. E368171, SAID TRACT J BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP (ADVANCE SURVEYING) SET IN THE WEST LINE RIGHT–OF–WAY LINE OF AN EXISTING 90.00 FOOT HARRIS COUNTY FLOOD CONTROL DRAINAGE EASEMENT AS DESCRIBED IN INSTRUMENTS FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO'S F520921 AND F520922 MARKING THE EASTERLY– SOUTHEAST CORNER OF THAT CERTAIN CALL 6.918 ACRE TRACT OF LAND KNOWN AS TRACT BAS DESCRIBED IN A DEED FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. S762261, THE NORTHEAST CORNER OF SAID TRACT D AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT J;

THENCE S 00 DEGREES 06 MINUTES 35 SECONDS W, A DISTANCE OF 197.14 FEET ALONG THE EAST LINE OF SAID TRACT D AND THE WEST LINE OF SAID 90.00 FOOT HARRIS COUNTY FLOOD CONTROL DRAINAGE EASEMENT TO A 1/2 INCH FOR ANGLE POINT MARKING THE SOUTHEAST CORNER OF SAID TRACT D, THE SOUTHEAST CORNER OF SAID 1.9071 ACRE TRACT OF LAND, THE NORTHEAST CORNER OF SAID TRACT 1 AND THE NORTHEAST CORNER OF SAID 1.5603 ACRE TRACT OF LAND;

THENCE S 00 DEGREES 17 MINUTES 42 SECONDS W, A DISTANCE OF 173.83 FEET ALONG THE EAST LINE OF SAID TRACT 1 AND THE WEST LINE OF SAID 90.00 FOOT HARRIS COUNTY FLOOD CONTROL DRAINAGE EASEMENT TO A 5/8 INCH IRON ROD WITH CAP (ADVANCE SURVEYING) SET FOR CORNER MARKING THE SOUTHEAST CORNER OF SAID 1.5603 ACRE TRACT OF LAND AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT J;

THENCE N 89 DEGREES 44 MINUTES 52 SECONDS W, A DISTANCE OF 386.05 FEET TO A 5/8 INCH IRON ROD WITH CAP (ADVANCE SURVEYING) SET FOR CORNER MARKING THE SOUTHWEST CORNER OF SAID 1.5603 ACRE TRACT OF LAND AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT J;

THENCE N 02 DEGREES 57 MINUTES 40 SECONDS W, A DISTANCE OF 174.11 FEET TO A 5/8 INCH IRON ROD WITH CAP (ADVANCE SURVEYING) SET FOR ANGLE POINT IN THE NORTH LINE OF SAID TRACT 1 AND THE SOUTH LINE OF SAID TRACT D MARKING THE NORTHWEST CORNER OF SAID 1.5603 ACRE TRACT OF LAND AND AN INTERIOR CORNER OF SAID 1.9071 ACRE TRACT OF LAND;

THENCE N 00 DEGREES 15 MINUTES 08 SECONDS E, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH CAP (ADVANCE SURVEYING) SET FOR CORNER MARKING AN INTERIOR CORNER OF SAID 1.9071 ACRE TRACT OF LAND AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT J;

THENCE N 89 DEGREES 44 MINUTES 52 SECONDS W, A DISTANCE OF 36.78 FEET TO A 5/8" IRON ROD FOUND MARKING AN INTERIOR CORNER OF SAID TRACT D, AN INTERIOR CORNER OF SAID 1.9071 ACRE TRACT OF LAND, THE SOUTHERLY–SOUTHEAST CORNER OF SAID TRACT BAND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT J;

THENCE N 00 DEGREES 06 MINUTES 35 SECONDS E, A DISTANCE OF 137.14 FEET ALONG THE COMMON LINE OF SAID TRACTS BAND D TO A 5/8" IRON ROD FOUND MARKING AN INTERIOR CORNER OF SAID TRACT B, THE NORTHWEST CORNER OF SAID TRACT D, THE NORTHWEST CORNER OF SAID 1.9071 ACRE TRACT OF LAND AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT J;

THENCE S 89 DEGREES 44 MINUTES 52 SECONDS E, A DISTANCE OF 432.57 FEET ALONG THE COMMON LINE OF SAID TRACT D AND SAID TRACT B TO THE POINT OF BEGINNING AND CONTAINING 3.4674 ACRES OF LAND;

TRACT 2: EASEMENT ESTATE

NON–EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS AS CREATED AND DEFINED UNDER TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN ROADWAY EASEMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. S762264, AS AFFECTED BY EASEMENT AGREEMENT FOR ACCESS RECORDED FEBRUARY 26, 2020 UNDER HARRIS COUNTY CLERK'S FILE NO. RP–2020–87655, SAID EASEMENT DESCRIBED THEREIN BY METES AND BOUNDS AS FOLLOWS:

PARCEL #1

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 0.584 ACRES OF LAND FOR INGRESS AND EGRESS PURPOSES SITUATED IN THE JAMES MORGAN SURVEY, A–788 IN HARRIS COUNTY, TEXAS, SAME BEING COMPRISED OF A 0.509 ACRE TRACT OF LAND OUT OF THE OGNA REID SAATHOFF CALL 49.3924 ACRE TRACT OF LAND AS DESCRIBED IN A DEED FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. C–484175 AND A 0.075 ACRE TRACT OF LAND OUT OF THE REMAINDER OF THE ROAD TRACT AS DESCRIBED IN A DEED FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. C–484175, SAID 0.584 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD (FOUND) IN THE EAST LINE OF SAID 49.3924 ACRE TRACT OF LAND AND THE WEST LINE OF THAT CERTAIN 90.00 FOOT HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE EASEMENT AS DESCRIBED IN DEEDS FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. F– 520921 AND F–520922 MARKING THE SOUTHEAST CORNER OF THE REMAINDER OF THE CAROL OWENS CALL 11.5934 ACRE TRACT OF LAND AS DESCRIBED IN DEED FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. G–868205 AND THE NORTHEAST CORNER OF THE REMAINDER OF SAID 49.3924 ACRE TRACT OF LAND;

THENCE S 00 DEGREES 06 MINUTES 35 SECONDS W, (CALL S 00 DEGREES 15 MINUTES 00 SECONDS W), A DISTANCE OF 892.31 FEET ALONG THE COMMON LINE OF SAID 49.3924 ACRE TRACT OF LAND AND SAID 90.00 FOOT DRAINAGE EASEMENT TO A 3/4" IRON PIPE (FOUND) FOR THE CORNER MARKING THE NORTHEAST CORNER OF THAT CERTAIN 7.428 ACRE TRACT, (CALL 7.4246 ACRE TRACT), OF LAND KNOWN AS TRACT 1 AS DESCRIBED IN A DEED FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. E–368171, FROM WHICH POINT A 5/8" IRON ROD (FOUND) MARKING THE SOUTHEAST CORNER OF SAID TRACT 1 BEARS S 00°17'42" W, 515.92 FEET, (CALL S 00°15'00" W, 515.78 FEET);

THENCE N 89 DEGREES 44 MINUTES 52 SECONDS W, (CALL N 89 DEGREES 47 MINUTES 30 SECONDS W), A DISTANCE OF 597.05 FEET ALONG THE NORTH LINE OF SAID TRACT 1 TO A POINT MARKING THE SOUTHEAST CORNER OF SAID 0.509 ACRE TRACT OF LAND AND THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 0.584 TRACT OF LAND;

THENCE CONTINUING N 89 DEGREES 44 MINUTES 52 SECONDS W, (CALL N 89 DEGREES 47 MINUTES 30 SECONDS W), ALONG THE NORTH LINE OF SAID TRACT 1, PASSING AT 30.00 FEET A POINT MARKING THE NORTHWEST CORNER OF SAID TRACT 1, AND PASSING AT 369.76 FEET A POINT FOR CORNER IN THE EAST RIGHT–OF–WAY LINE OF SAID ROAD TRACT MARKING THE SOUTHWEST CORNER OF SAID 0.509 ACRE TRACT OF LAND AND THE SOUTHEAST CORNER OF SAID 0.075 ACRE TRACT OF LAND, A TOTAL DISTANCE OF 424.06 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SAID 0.075 ACRE TRACT OF LAND, THE SOUTHWEST CORNER OF HEREIN DESCRIBED 0.584 ACRE TRACT OF LAND, AND THE SOUTHEAST CORNER OF SAATHOFF DRIVE, (60.00 FEET IN WIDTH), AS SHOWN ON THE PLAT OF REGENCY GREEN, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN VOLUME 312, PAGE 41 OF THE HARRIS COUNTY MAP RECORDS;

THENCE N 00 DEGREES 10 MINUTES 38 SECONDS E, (CALL N 00 DEGREES 41 MINUTES 56 SECONDS E), A DISTANCE OF 60.00 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID 0.075 ACRE TRACT OF LAND, THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 0.584 ACRE TRACT OF LAND, AND THE NORTHEAST CORNER OF SAATHOFF DRIVE;

THENCE S 89 DEGREES 44 MINUTES 52 SECONDS E, PASSING AT A DISTANCE OF 54.29 FEET A 3/4 INCH IRON PIPE (FOUND) MARKING THE NORTHEAST CORNER OF SAID ROAD TRACT, THE NORTHEAST CORNER OF SAID 0.075 ACRE TRACT OF LAND, AND THE NORTHWEST CORNER OF SAID 0.509 ACRE TRACT OF LAND, A TOTAL DISTANCE OF 424.13 FEET TO A POINT MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED 0.584 ACRE TRACT OF LAND;

THENCE S 00 DEGREES 15 MINUTES 08 SECONDS W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.584 ACRE OF LAND.

PARCEL #2

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 0.2770 ACRE OF LAND KNOWN AS TRACT F OUT OF THAT CERTAIN CALL 2.184 ACRE TRACT OF LAND KNOWN AS TRACT D SITUATED IN THE JAMES MORGAN SURVEY, A–788 IN HARRIS COUNTY, TEXAS, SAID TRACT D BEING THAT SAME TRACT OF LAND AS DESCRIBED IN A DEED FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. S762262, SAID TRACT F BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/4 INCH IRON PIPE (FOUND) IN THE SOUTH RIGHT–OF–WAY LINE OF SAATHOFF DRIVE, (60.00 FEET IN WIDTH) AS DESCRIBED IN A DEED FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. G868208 MARKING THE NORTHEAST CORNER OF LOT 37 IN BLOCK 10 OF MILL RIDGE NORTH, A SUBDIVISION IN SAID HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN VOLUME 288, PAGE 112 OF THE HARRIS COUNTY MAP RECORDS, THE NORTHWEST CORNER OF THAT CERTAIN CALL 4.733 ACRE TRACT OF LAND KNOWN AS TRACT E AS DESCRIBED IN A DEED FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. S762259;

THENCE S 89 DEGREES 44 MINUTES 52 SECONDS E, ALONG THE SOUTH RIGHT–OF–WAY LINE OF SAID SAATHOFF DRIVE AND THE NORTH LINE OF SAID TRACT E, PASSING AT 5.25 FEET A 5/8 INCH IRON ROD (FOUND) MARKING THE SOUTHEAST CORNER OF SAID SAATHOFF DRIVE AND THE SOUTHWEST CORNER OF TRACT C, A CALL 0.584 ACRE TRACT OF LAND FOR INGRESS AND EGRESS AS DESCRIBED IN AN INSTRUMENT FILED FOR RECORD UNDER SAID HARRIS COUNTY CLERK'S FILE NO. S762264, AND PASSING AT 399.31 FEET THE NORTHEAST CORNER OF SAID TRACT E AND THE NORTHWEST CORNER OF THAT CERTAIN CALL 7.4246 ACRE TRACT OF LAND KNOWN AS TRACT LAST DESCRIBED IN A DEED FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. E368171, A TOTAL DISTANCE OF 429.31 FEET TO A 5/8" IRON ROD (FOUND) MARKING THE SOUTHEAST CORNER OF SAID TRACT C, THE SOUTHWEST CORNER OF SAID TRACT D AND SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT F;

THENCE N 00 DEGREES 15 MINUTES 08 SECONDS E, A DISTANCE OF 60.00 FEET ALONG THE COMMON LINE OF SAID TRACT C AND SAID TRACT D TO A 5/8 INCH IRON ROD (FOUND) IN THE SOUTH LINE OF THAT CERTAIN CALL 6.918 ACRE TRACT OF LAND KNOWN AS TRACT BAS DESCRIBED IN A DEED FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. S762261 MARKING THE NORTHEAST CORNER OF SAID TRACT C, THE WESTERLY–NORTHWEST CORNER OF SAID TRACT D AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT F;

THENCE S 89 DEGREES 44 MINUTES 52 SECONDS E, ALONG THE COMMON LINE OF SAID TRACT BAND SAID TRACT D, PASSING AT 164.34 FEET A 5/8 INCH IRON ROD (FOUND) MARKING AN INTERIOR CORNER OF SAID TRACT B AND AN INTERIOR CORNER OF SAID TRACT D, A TOTAL DISTANCE OF 201.11 FEET TO A POINT FOR CORNER MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT F;

THENCE S 00 DEGREES 15 MINUTES 08 SECONDS E, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID TRACT D AND THE NORTH LINE OF SAID TRACT 1 MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT F;

THENCE N 89 DEGREES 44 MINUTES 52 SECONDS W, A DISTANCE OF 201.11 FEET ALONG THE COMMON LINE OF SAID TRACT 1 AND SAID TRACT D TO THE POINT OF BEGINNING AND CONTAINING 0.2770 ACRES OF LAND.

SURVEYORS NOTES:

(00) *TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN ROADWAY EASEMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. S762264, AS AFFECTED BY EASEMENT AGREEMENT FOR ACCESS RECORDED FEBRUARY 26, 2020 UNDER HARRIS COUNTY CLERK'S FILE NO. RP–2020–87655. (AS SHOWN)*

(0) *EASEMENT AND RIGHT OF WAY FOR PIPELINES AND APPURTENANCES THERETO GRANTED TO TEXAS ILLINOIS NATURAL GAS PIPELINE COMPANY IN INSTRUMENT RECORDED IN VOLUME 2136, PAGE 317 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (BLANKET IN NATURE, NOT PLOTTABLE)*

(0) *EASEMENT FOR ELECTRIC DISTRIBUTION FACILITIES AND APPURTENANCES THERETO GRANTED TO HOUSTON LIGHTING & POWER COMPANY IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. H339323, SAID EASEMENT DESCRIBED THEREIN: (AS SHOWN)*

(0) *EASEMENT FOR ELECTRIC DISTRIBUTION AND COMMUNICATION LINES AND APPURTENANCES THERETO GRANTED TO HOUSTON LIGHTING & POWER COMPANY IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. D045896 IN VOLUME 7879, PAGE 453 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS., SAID EASEMENT DESCRIBED THEREIN: (AS SHOWN)*

NOTES:

1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY CHARTER TITLE COMPANY UNDER G.F. NO. 1083292100237 EASEMENTS AND BUILDING LINES PER RECORDED PLAT, UNLESS SHOWN OTHERWISE.
2. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS,BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE X
MAP # 48201S, PANEL 0430M, DATED 10–16–13. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

BOUNDARY AND TOPOGRAPHIC SURVEY OF

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 3.4674 ACRES OF LAND KNOWN AS TRACT J SITUATED IN THE JAMES MORGAN SURVEY, A–788 IN HARRIS COUNTY, TEXAS, SAID TRACT J BEING COMPRISED OF A 1.9071 ACRE TRACT OF LAND OUT OF THAT OUT OF THAT CERTAIN CALL TRACT D AS DESCRIBED IN A DEED FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. S762262 AND A 1.5603 ACRE TRACT OF LAND OUT OF THAT CERTAIN CALL 7.4246 ACRE TRACT OF LAND KNOWN AS TRACT 1 AS DESCRIBED IN A DEED FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. E368171.

TO: QE INVESTMENTS LLC
INDEPENDENT FINANCIAL
CHARTER TITLE COMPANY

I, hereby certify that this survey was made on the ground and completed on this 13th day of November, 2021 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GF 1083292100237 of CHARTER TITLE COMPANY

Henry M. Santos

HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450

STATE OF TEXAS
REGISTERED
HENRY M SANTOS
5450
PROFESSIONAL
LAND SURVEYOR

•ABSTRACTING BY TITLE COMPANY.
•COPYRIGHT 2021, Advance Surveying, Inc.(Email: advance_survey@asi23.com)

PURCHASER: QE INVESTMENTS LLC	SCALE: 1" = 40'
ADDRESS: 11151 SAATHOFF DRIVE, HOUSTON, TEXAS 77429	FIELD WORK: 11–06–21/JD
	DRAFTING: 11–06–21/EG
LENDER: INDEPENDENT FINANCIAL	FINAL CHECK:11–06–21/AT
TITLE CO.: CHARTER TITLE COMPANY	REVISIONS:
JOB NO.: 1011951–21–01	UPDATE 11–17–21
G.F. NO.: 1083292100237	
KEY MAP: 369K	

PHONE: 281 530–2939
FAX: 281 530–5464

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A–2 • HOUSTON, TEXAS 77099 • TBPLS FIRM NO. 10099200

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1716
Plat Name: Quartet Development
Applicant: Doshi Engineering & Surveying Company
Date Submitted: 08/26/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not require the extension of Saathoff Drive but instead terminate the street in a cul-de-sac.
Chapter 42 Section: 134

Chapter 42 Reference:
Sec 134(a). Street Extension (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The variance being sought is allow the stub street, Saathoff Drive, that terminates at the boundary line of our proposed development, to not extend through our proposed reserve but instead to terminate in a cul-de-sac. Chapter 42-134 has an allowance for a property to not extend the ROW if it provide turn around such as a cul-de-sac. We originally believed we would require a variance request to not provide a turn around or extend the street, but after Pre-Development talks with Harris County Engineering we realized that the county would not support the lack of turn around even if granted by the city. Because this tract is in the ETJ we believe that the county's wishes must also be met. By the applicants and developers interpretation of Chapter 42-134 the ordinance allows to not extend if the cul-de-sac is provided. However on July 19th Planning Staff sent an email to the applicant asking that this second variance request to 42-134 be sought. We are doing our best to respect the requirements and wishes of both governing municipalities. We believe that granting the variance request not to extend Forty Four Lane is reasonable and meets the requirements of Chapter 42-134.

(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 to support granting the variance are clearly explained in the previous section of this request and are not a hardship created or imposed by the applicant. As demonstrated we believe, chapter 42 provides an solution for tracts not to extend a stub street that is met in its entirety by providing the turnaround asked for by Harris County and certainly preserves the intent of the ordinance.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of Chapter 42 will be preserved and maintained. There is virtually no local traffic along Saathoff Drive, which does not necessitate the stub street being extended. By granting the variance request and instead providing a turnaround, there would be no visibility or public safety issues created for the adjacent area, which is part of the intent and general purpose of Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Providing a cul-de-sac at the end of the stub street serves the community as well as emergency and service providers. The cul-de-sac that is proposed will provide emergency vehicle turn around space. By granting this variance, it will maintain the public health, safety and welfare, in the neighborhood and community.

(5) Economic hardship is not the sole justification of the variance.

The above conditions, land use and development are the sole justification of this variance. Economic hardship is not a factor in the slightest way.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1716
Plat Name: Quartet Development
Applicant: Doshi Engineering & Surveying Company
Date Submitted: 08/26/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To be able to take access from a 60' Access Easement instead of the 60' "Public Street" required by the table in rule 42-190 (c).

Chapter 42 Section: 190

Chapter 42 Reference:

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: Table: Restricted reserve — All other 5,000 sq. ft. public street 60 feet (50 feet in a street width exception area) 60 feet

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The strict imposition of the rules of the table requiring the development to take access from the "Public Street" creates an undue hardship that directly deprives the owner from being able to access the property. The subject tract is surrounded by tracts belonging to other landowners to the north and south. Additionally, there is a HCFC drainage ditch to its east. Making the 60' access easement, that extends from a 60' public street, the only conceivable available point of vehicular access. The AE was clearly created with the purpose of providing access to this tract and denying the request would effectively land lock the commercial tract.

(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 Access Easement was created and constructed long before the owner took possession of the land and is not a hardship created by the owner or applicant. The AE extending from the 60' Public Street is also 60' in width, which is the required width that a public street would need to be according to the table in 42-190, it is only the ROW classification as an easement that does not meet the requirements of the table in the ordinance.

(3) The intent and general purposes of this chapter will be preserved and maintained;

This Access Easement is accessible by the public and meets all the same requirements of a public street making them virtually equal in effectiveness as a Public Street to and for the public.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Because the public street being called for by the ordinance, is hardly different than the access easement that exists, the granting of this request will be in no way injurious to the health, safety, or welfare of the public.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship does not apply in any way to the granting of this variance request. It should simply be granted so that the landowner can develop the land he owns.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1716
Agenda Item: 112
PC Action Date: 09/19/2024
Plat Name: Quartet Development
Applicant: Doshi Engineering & Surveying Company

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 190; 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To be able to take access from a 60' Access Easement instead of the 60' "Public Street" required by the table in rule 42-190 (c).;
To not require the extension of Saathoff Drive but instead terminate the street in a cul-de-sac.;

Basis of Recommendation:

The site is located in Houston's ETJ in Harris County, between Jones Road and N Eldridge Parkway and between Cypress N Houston Road and Grant Road.
The applicant is proposing a Commercial Reserve and is requesting two variances: 1) to allow a reserve utilize an easement for access instead of a 60' public right-of-way and 2) to exceed intersection spacing by not providing an east-west public street.
Staff is in support of both requests.
The site is accessible by an ingress/egress easement dedicated in 2020. The easement was created with the partition of the Saathoff estate into the four tracts from the easement and south, including the subject site. At the eastern plat boundary is a public stub street of Saathoff Drive coming from Jones Road dedicated by the Jones Road Apartments recorded subdivision. Along the eastern plat boundary is an 80'-90' HCFCD easement and ditch. Strict application of the ordinance would require the two Saathoff Drive segments to be connected to meet intersection spacing requirements.
The applicant asserts that extending Saathoff Drive from the east is infeasible due to the HCFCD ditch and the multifamily subdivision In addition, the access easement from the portion of Saathoff Drive at Mill Ridge is not owned by the tract owner, thus dedicating the 60' access easement as a public street is not under this property owner's control.
Furthermore, a similar variance has been granted by the Planning Commission in 2022. The item is before you again because the plat expired prior to recordation.
Staff finds these barriers to be a hardship justifying the variance and recommends approval.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The applicant asserts that extending Saathoff Drive from the east is infeasible due to the HCFCD ditch and the multifamily subdivision In addition, the access easement from the portion of Saathoff Drive at Mill Ridge is not owned by the tract owner, thus dedicating the 60' access easement as a public street is not under this property owner's control. Staff finds these to be significant barriers to meeting the street extension requirement.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

NA

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance is justified by the physical barriers to the east of the site and the separate ownership of land to the west. These do not represent self-imposed hardships.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The 60' access easement can provide access to the site in a similar manner as a public street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The 60' access easement will provide safe access to the site, similar to that of a public street.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified by the physical barriers to the east of the site and the separate ownership of land to the west. These do not represent economic hardships.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 09/19/2024
Plat Name: Riverway on Lehman
Developer: Riverway Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1608 C3P

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	1.9544	Total Reserve Acreage:	0.0410
Number of Lots:	42	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77018	452G	City

Conditions and Requirements for Approval

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

047.2. 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)

Provide 5’ buffer, 6’ sidewalk and 3" caliper street trees along Lehman.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 09/19/2024
Plat Name: Riverway on Lehman
Developer: Riverway Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1608 C3P

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/04/2024
Please include the detailed usage of the Reserve A-G What are those lots meant for? Parking or green space.
CenterPoint: CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: LEHMAN ST

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 all private F.H..

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of a 28' PAE, 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.

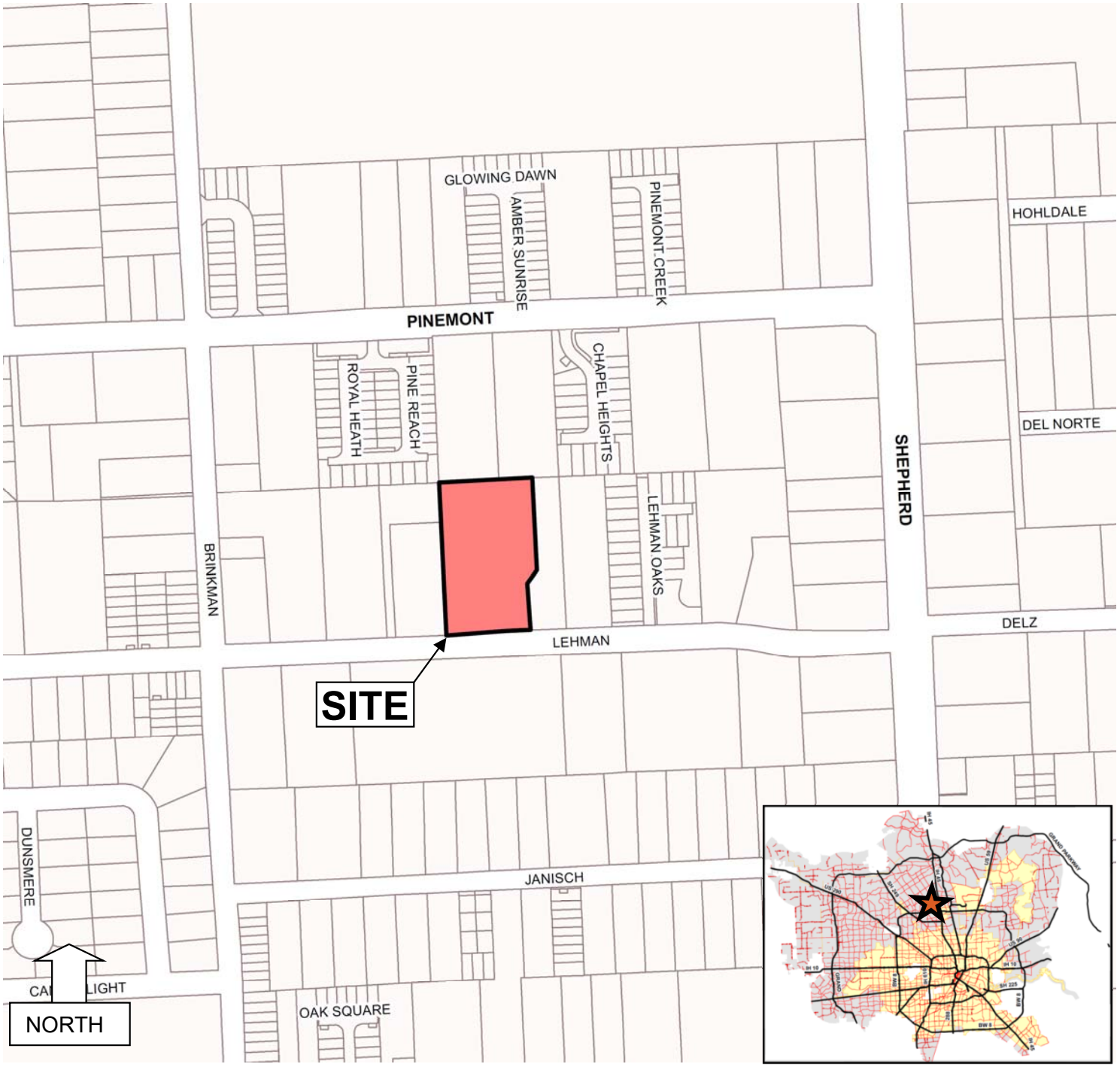
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Riverway on Lehman (DEF 1)

Applicant: Total Surveyors, Inc.



D – Variances

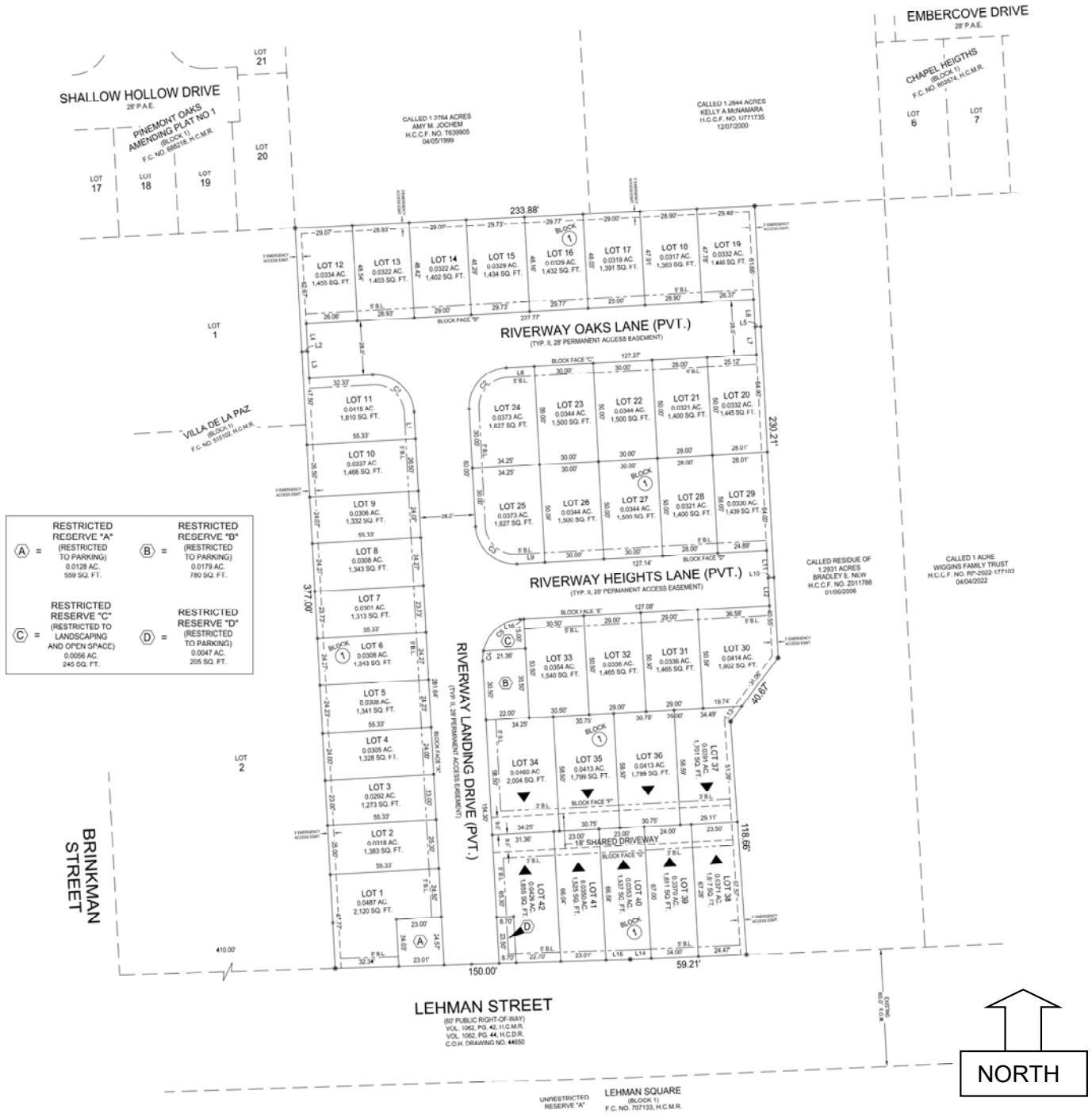
Site Location

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Riverway on Lehman (DEF 1)

Applicant: Total Surveyors, Inc.



D – Variances **Subdivision**

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Riverway on Lehman (DEF 1)

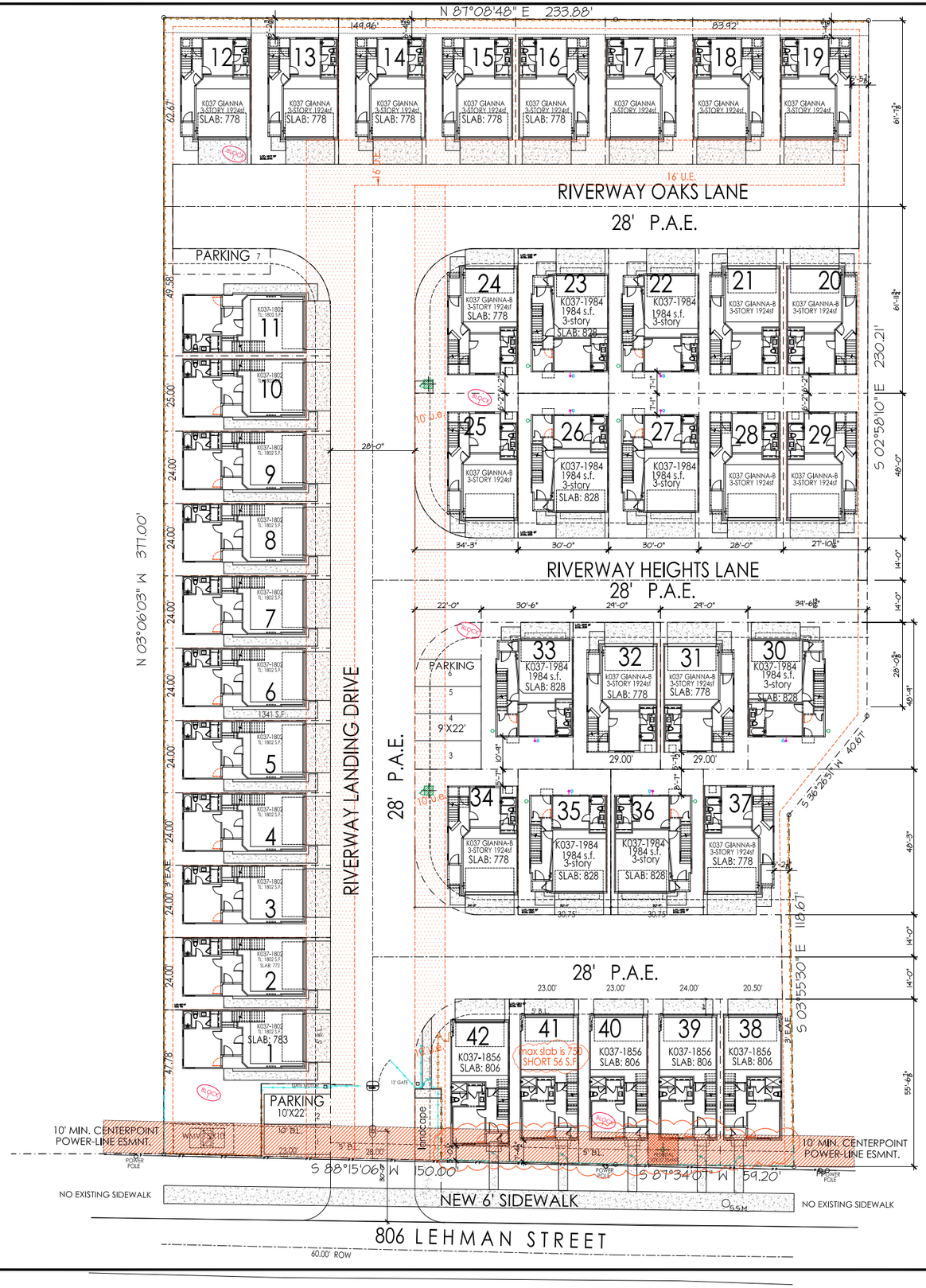
Applicant: Total Surveyors, Inc.



D – Variances

Aerial

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PERMIT STAMP

REFERENCE CIVIL ENGINEER DRAWINGS FOR DRAINAGE AND GRADING PLANS, IF REQUIRED.

EASEMENT LEGEND

DWELLING UNIT DENSITY

LOT SIZE: - 1.958 ACRES
85,111 S.F.
DWELLING UNITS: 43
DENSITY 21.5/ACRE
7 PARKING SPACES REQUIRED
7 PARKING SPACES PROVIDED
1 ACRE=43,460 S.F.

ABBREVIATIONS (SITE)

A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
C.O.	CLEAN OUT
COH	CITY OF HOUSTON
DS	DOWN SPOUT
E.A.E.	EMERGENCY ACCESS EASEMENT
ESMNT.	EASEMENT
FF	FINISHED FLOOR HEIGHT
F.H.	FIRE HYDRANT
G.D.B.L.	GARAGE DOOR BUILDING LINE
G.M.	GATE MOTOR
H.D.P.	HIGH DENSITY POLYETHYLENE
H.D.P.E	HIGH-DENSITY POLYETHYLENE
L.P.	LIGHT POLE
MH	MAN HOLE
OH.	OVERHANG
P.L.	PROPERTY LINE
P.P.	POWER POLE
R.C.P.	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT OF WAY
S.B.	SET BACK
S.F.	SQUARE FEET
S.F.D.	SINGLE FAMILY DETACHED
SL	STREET LIGHT
SLP	SLOPE
S.P.	SERVICE POLE
TR	TOP OF RIM
TS	TRAFFIC SIGN
U.E.	UTILITY EASEMENT

SITE SYMBOLS

- EXISTING TREE
- NEW TREE AS REQUIRED (LIVE OAK (1 1/2" CALIPER) UNLESS NOTED OTHERWISE)
- WOOD FENCE
- WROUGHT-IRON FENCE
- 12"X12" INLET
- F.H. FIRE HYDRANT
- POWER LINE
- P.P. POWER POLE
- STREET LIGHT
- GAS METER
- WATER METER
- ELECTRIC METER
- METER RACK W/ SCREEN
- AC CONDENSOR
- INLETS W/ DRAINAGE DIRECTION, REF. CIVIL

SITE LEGEND

- PROPERTY LINE
- SETBACK OR BUILDING LINE
- PREVIOUS DRIVEWAY/SIDEWALK
- 4" DRAINAGE LINE SDR 35 PVC
- 6" DRAINAGE LINE SDR 35 PVC
- 4" PERFORATED SDR 35 PVC
- WATER LINE
- SEWER LINE
- SWALE SLOPE DIRECTION
- POROUS PAVEMENT (PERVIOUS PAVERS)
- NONPOROUS PAVEMENT (IMPERVIOUS PAVERS)
- BLACK STAR GRAVEL (ADA ALTERNATIVE)
- 5' E.A.E. (NOTHING ALLOWED IN THIS ESMNT. INCLUDING LANDSCAPING, A/C UNITS ETC.)
- INDICATES ROW DEDICATION
- BALCONY LOCATION
- ROOF DECK LOCATION

PROPOSED:
28' PAE
VERSION 2
SITE PLAN

SCALE: 1" = 20'-0"
0 5 10 25 50

42 LOTS

FRONT HOUSES ENCROACH INTO THE CENTERPOINT 10' EASEMENT. YOU ALSO HAVE TO BE AWARE THAT CENTERPOINT REQUIRES A 10'X10' EASEMENT AROUND THE PEDESTAL FOR A POWER-LINE DROP.

1,613.333 s.f. per home

STATUS:

START	9/13/24	RGP
SCHEMATIC		
PRODUCTION		
REVIEW		
CHECKING		
CORRECTIONS		

DEED RESTICTIONS

YES	NO			
	HEIGHT	FRONT	REAR	SIDES
	X	X	X	X

REVISIONS:

X	XXX

ENGINEER:

NAME	
SUBMITTED	XX-XX-XX XXX
REVIEWED	
FINAL	

PERMIT:

NUMBER: XX	
SUBMITTED	XX-XX-XX XXX
APPROVED	

REDRAW OF:

CITYDESIGN
18FIFTEEN SHEARN SUITE 101
HOUSTON, TX 77007
OFFICE: 281-569-8850
LAND PLANNING RESIDENTIAL DESIGN
RON PETITT - PRINCIPAL

RIVERWAY DEVELOPMENT
806 LEHMAN STREET
HOUSTON, TX 77006

PERMIT STATUS:
SUBMITTAL: -
PASSED: -

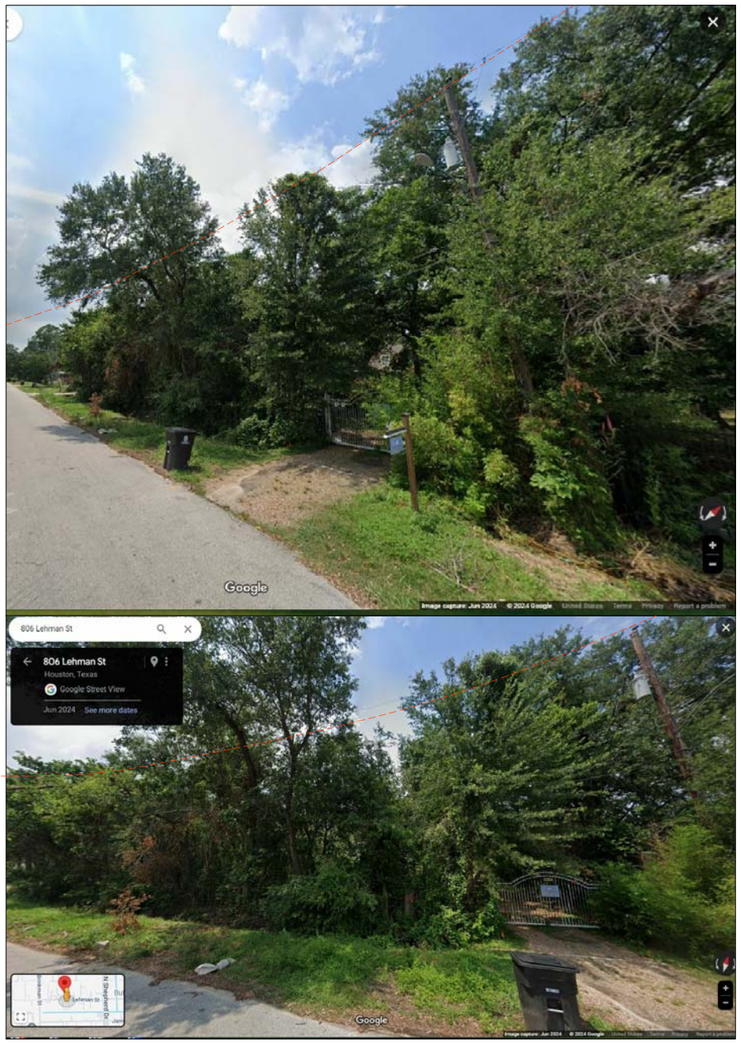
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K037

PLOT DATE:
13-Sep-24
SAVE DATE
13-Sep-24
PLAN #
K037-RW 806 LEHMAN-ST PAE

A2.3

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EXISTING POWER AT LEHMAN



N

SITE PLAN

SCALE: 1" = 20'-0"

0 5 10 25 50

VARIANCE EXHIBIT
RIVERWAY ON LEHMAN
PROPOSED:
18' shared drive

FRONT HOUSES ARE SET FAR ENOUGH BACK TO AVOID THE CENTERPOINT 10' EASEMENT. YOU ALSO HAVE TO BE AWARE THAT CENTERPOINT REQUIRES A 10'X10' EASEMENT AROUND THE PEDESTAL FOR A POWER-LINE DROP.

STATUS:

START	9/13/24	RGP
SCHEMATIC		
PRODUCTION		
REVIEW		
CHECKING		
CORRECTIONS		

DEED RESTICTIONS

YES	NO			
HEIGHT	FRONT	REAR	SIDES	
X	X	X	X	

REVISIONS:

X	XXX

ENGINEER:

NAME	
SUBMITTED	XX-XX-XX XXX
REVIEWED	
FINAL	

PERMIT:

NUMBER: XX	
SUBMITTED	XX-XX-XX XXX
APPROVED	

REDRAW OF:

CITYDESIGN
18FIFTEEN SHEARN SUITE 101
HOUSTON, TX 77007
OFFICE: 281-569-8850
LAND PLANNING RESIDENTIAL DESIGN
RON PETITT - PRINCIPAL

RIVERWAY DEVELOPMENT

806 LEHMAN STREET
HOUSTON, TX 77006

PERMIT STATUS:
SUBMITTAL: -
PASSED: -

PROJECT FILE: R:\ACAD DWG FILES\2023-K DRAWING FILES\K037-RW 806 LEHMAN\K037-RW 806 LEHMAN-ST

K037

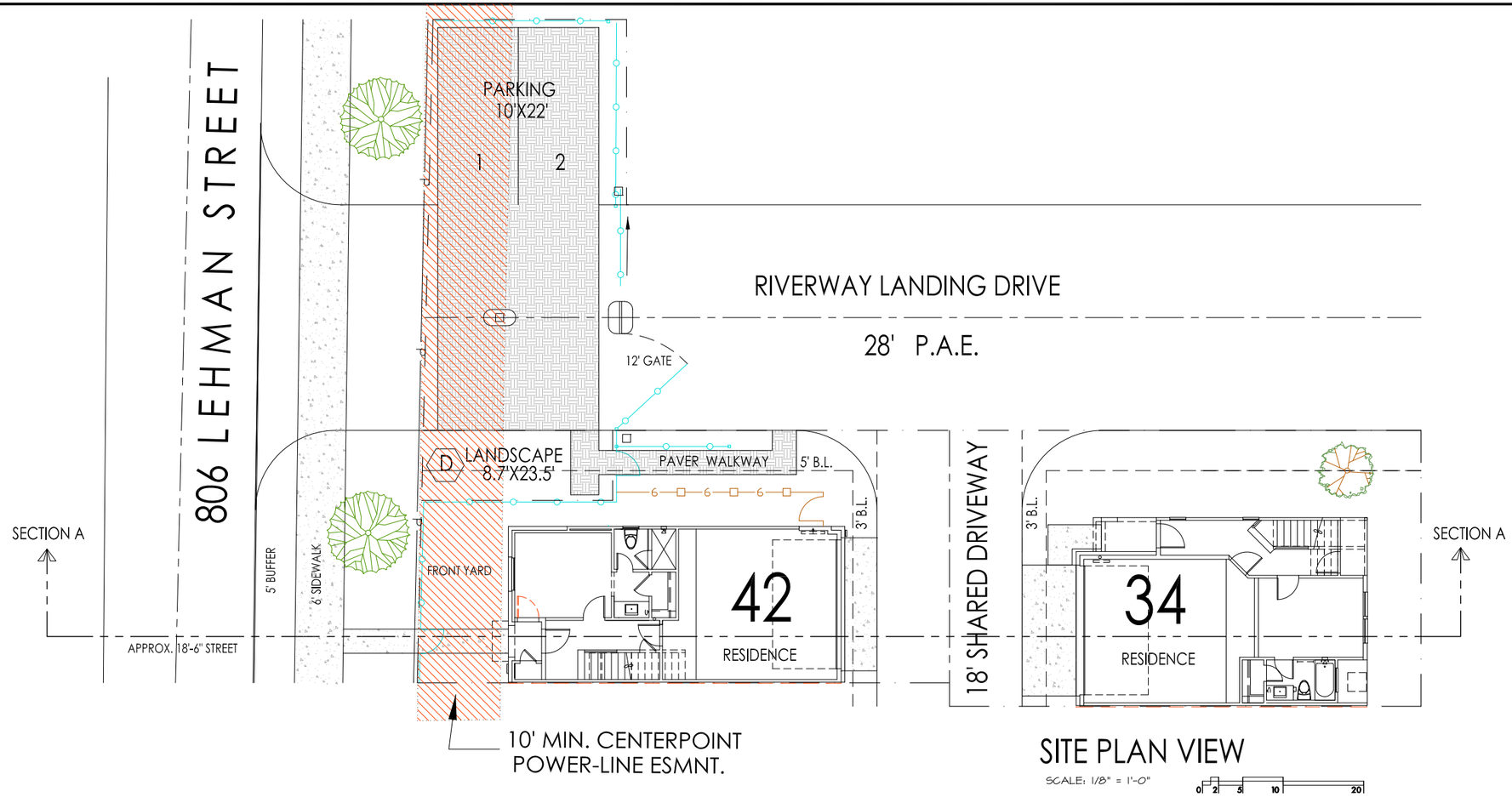
PLOT DATE: 13-Sep-24

SAVE DATE 13-Sep-24

PLAN # K037-RW 806 LEHMAN-ST

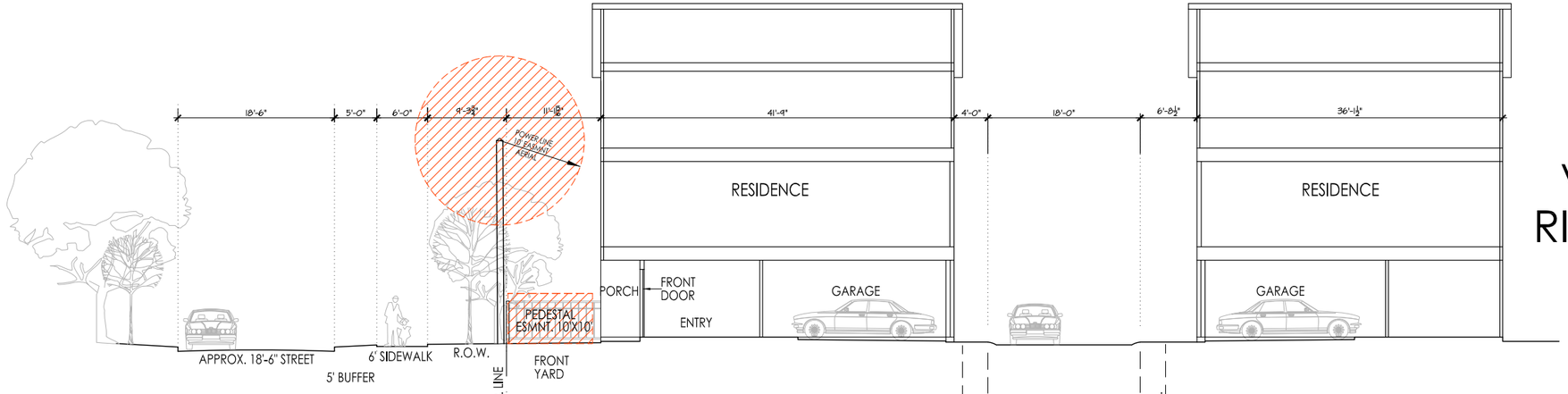
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SITE PLAN VIEW

SCALE: 1/8" = 1'-0"



CROSS-SECTION A

SCALE: 1/8" = 1'-0"

FRONT HOUSES ARE SET FAR ENOUGH BACK TO AVOID THE CENTERPOINT 10' EASEMENT. YOU ALSO HAVE TO BE AWARE THAT CENTERPOINT REQUIRES A 10'X10' EASEMENT AROUND THE PEDESTAL FOR A POWER-LINE DROP.

VARIANCE EXHIBIT
RIVERWAY ON LEHMAN
PROPOSED:
18' SHARED DRIVE

STATUS:		
START	9/13/24	RGP
SCHEMATIC		
PRODUCTION		
REVIEW		
CHECKING		
CORRECTIONS		

DEED RESTICTIONS			
YES		NO	
HEIGHT	FRONT	REAR	SIDES
X	X	X	X

REVISIONS:	
X	XXX

ENGINEER:		
NAME		
SUBMITTED	XX-XX-XX	XXX
REVIEWED		
FINAL		

PERMIT:		
NUMBER: XX		
SUBMITTED	XX-XX-XX	XXX
APPROVED		

REDRAW OF:

CITYDESIGN
18FIFTEEN SHEARN SUITE 101 HOUSTON, TX 77007 OFFICE: 281-569-8850
LAND PLANNING RESIDENTIAL DESIGN
RON PETITT - PRINCIPAL

RIVERWAY DEVELOPMENT
806 LEHMAN STREET
HOUSTON, TX 77006

PERMIT STATUS:
SUBMITTAL: -
PASSED: -

PROJECT FILE: R:\ACAD DWG FILES\2023-K DRAWING FILES\K037-RW 806 LEHMAN\K037-RW 806 LEHMAN-ST

K037

PLOT DATE:
13-Sep-24
SAVE DATE
13-Sep-24
PLAN #
K037-RW 806 LEHMAN-ST

A2.2









VIEW FROM FRONT YARD



FRONT YARD

STATUS:			
START	8/16/24	RGP	
SCHEMATIC			
PRODUCTION			
REVIEW			
CHECKING			
CORRECTIONS			

DEED RESTICTIONS			
YES		NO	
HEIGHT	FRONT	REAR	SIDES
X	X	X	X

REVISIONS:	
X	XXX

ENGINEER:		
NAME		
SUBMITTED	XX-XX-XX	XXX
REVIEWED		
FINAL		

PERMIT:		
NUMBER: XX		
SUBMITTED	XX-XX-XX	XXX
APPROVED		

REDRAW OF:

CITYDESIGN
18FIFTEEN SHEARN SUITE 101
HOUSTON, TX 77007
OFFICE: 281-569-8850

CITYDESIGN
LAND PLANNING RESIDENTIAL DESIGN
RON PETTIT - PRINCIPAL

RIVERWAY DEVELOPMENT

806 LEHMAN STREET
HOUSTON, TX 77006

PROJECT FILE: R:\ACAD DWG FILES\2023-K DRAWING FILES\K037-RW 806 LEHMAN\K037-RW 80 LEHMAN-ST

K037

PLOT DATE:
16-Aug-24
SAVE DATE
16-Aug-24
PLAN #
K037-RW 80 LEHMAN-ST

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1 OF 1

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1608
Plat Name: Riverway on Lehman
Applicant: Total Surveyors, Inc.
Date Submitted: 08/11/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow an 18' shared driveway to take access from a type 2 permanent access easement.
Chapter 42 Section: Sec. 42-145. - General layout and arrangement for

Chapter 42 Reference:
Sec. 42-145. - General layout and arrangement for all shared driveways. (b) A shared driveway shall not intersect with a type 2 permanent access easement, a private alley, or connect to, or be the extension of, a shared driveway created by an adjacent subdivision. A shared driveway shall intersect with at least one type 1 permanent access easement or public street that is not an alley in accordance with the following requirements:

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

This site is located within the City of Houston, in an area that has experienced a tremendous amount of growth and redevelopment. The site is located on Lehman Street, a local street, which ties to North Shepherd on the west and to Brinkman Street on the east. The proposed development will sit on 1.95 acres of land and will create 42 lots, along with 7 parking spaces and some green space area. The plan for this development is to create a project that will be connected to the neighborhood with front doors facing Lehman Street with pedestrian access directly to Lehman Street. This will allow the developer to create an enhanced pedestrian realm along Lehman Street, creating the connectivity and walkability to the neighboring area. To achieve these valuable characteristics for the project a variance is needed for 1 18' shared driveway to connect to a 28' wide permanent access easement. The development is proposing 3 separate type 2 permanent access easements (28' wide) and 1 18' shared driveway to service the lots. The 18' shared driveway will act as an alley way that will serve a total of 9 lots. The use of the shared driveway will allow for 5 of the lots to have front door access to Lehman Street. This is extremely favorable for both the City and the Development by creating pedestrian connectivity to Lehman Street and an enhanced street scape. Without the use of the shared driveway the development site plan would change, and the neighborhood would get the backs of houses and wood fences. This would internalize the subdivision, thus not improving the walkability of the neighborhood.

(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 the variance are not the result of a hardship created or imposed by the applicant. The dimensions of the site are the main reason for variance request. By allowing the 18' shared driveway to connect to a type 2 permanent access easement, a preferable development for both the developer and City of Houston.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained, by granting the variance. Chapter 42 allows a shared driveway to be 200' in length. The total length of the shared driveway from Lehman Street to the end is less than 200'. The shared driveway is intersecting a type 2 permanent access easement, which has a 28' wide paving section just as a public right-of-way or type 1 permanent access easement would have.

(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 by granting the variance. By granting the variance, the pedestrian realm will be enhanced and improved with the proposed homes having the front doors facing Lehman Street. The pedestrian realm will be enhanced with sidewalks, iron fencing, and better lighting along Lehman Street, creating a safer environment for the neighborhood.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for the variance. The granting of the variance will allow the developer to make a significant investment into the neighborhood to benefit the City of Houston as well as the future home owners.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1608
Agenda Item: 113
PC Action Date: 09/19/2024
Plat Name: Riverway on Lehman
Applicant: Total Surveyors, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: **Sec. 42-145. - General layout and arrangement for**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow an 18' shared driveway to take access from a type 2 permanent access easement.;

Basis of Recommendation:

The site is located within Houston's corporate limit along Lehman Street between North Shepherd and Brinkman.
The applicant is proposing a subdivision of single-family lots along Type 2 PAEs and a shared driveway. The applicant is requesting a variance to allow for a shared driveway to take access from a private street.
Staff is in support of this request.
The site is located along Lehman west of North Shepherd. This block of Lehman features a complete public sidewalk along the southern block but not along the north. The applicant proposes a type 2 PAE development with a shared driveway providing access for lots fronting Lehman Street. Strict interpretation would require this access to be provided by another type 2 PAE.
The use of the shared driveway will allow the applicant to provide these lots while maintaining the required accommodations for utilities. The applicant is also providing a wider sidewalk and street trees to enhance the pedestrian realm along Lehman. This pedestrian realm will be extended along the north side of Lehman as neighboring properties develop.
Staff finds the variance to be justified considering the pedestrian realm and limitations posed by the utilities.

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;

Granting the variance will allow for the applicant to provide an enhanced pedestrian realm that can be extended as neighboring tracts develop. This is a more practical alternative than strict interpretation of the ordinance.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance is justified by the pedestrian realm enhancements and the need to provide greater space for utilities. These do not represent hardships of the applicant's creation.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The use of a shared driveway at this location allows the applicant to provide a similar number of units as required while accounting for additional space for overhead utility lines. The homes along Lehman are allowed to have a 5' setback but will be set back 10' to allow for the required room for overhead utility lines.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

HPW and HFD reviewed this request and find that there is adequate distance for fore protection for all of the homes along the shared driveway.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified by the pedestrian realm enhancements and the need to provide greater space for utilities. These do not represent economic hardships.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 15, 2024

NOTICE OF VARIANCE

VAR

PROJECT NAME: Riverway on Lehman
REFERENCE NUMBER: 2024-1608

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Lehman Street between Brinkman Street and North Shepherd Drive You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Total Surveyors, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow an 18' shared driveway to take access from a 28' access easement instead of a public street. 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, September 5, 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 attending the meeting at City Council Chamber listed above. **Anyone attending the meeting must sign up on a designated form located at the entrance to the Council Chamber**

You may also submit written comments by email to: speakercomments.pc@houstontx.gov,

Please submit written comments 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.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn Controller: Chris Hollins

For additional information regarding this project, please call Kevin Kolb with Total Surveyors, Inc. at 281-479-8719. You may also contact the Planning and Development Department regarding this notice via email at Geoff.butler@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **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. This is a type of Special Request.
- **SPECIAL EXCEPTION:** A modification to certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards. This is a type of Special Request.
- **RECONSIDERATION OF REQUIREMENT:** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **DEED RESTRICTIONS:** 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.

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 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

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 Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 09/19/2024
Plat Name: Riviera Pines Sec 3
Developer: Meritage Homes of Texas, LLC
Applicant: Quiddity Engineering
App No/Type: 2024-1833 C3P

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	74.9800	Total Reserve Acreage:	47.7400
Number of Lots:	149	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 516; Harris County MUD 517

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

Conditions and Requirements for Approval

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

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

052. Bleu Rivera Street Dedication Secs 1 and 2 must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 114
Action Date: 09/19/2024
Plat Name: Riviera Pines Sec 3
Developer: Meritage Homes of Texas, LLC
Applicant: Quiddity Engineering
App No/Type: 2024-1833 C3P

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Dead-end water lines are prohibited within cul-de-sac.
UE should not be located at the front of lots along the ROW

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)
Bleu Riviera St Dedication Sec 2 needs to be recorded prior to or simultaneously with this PLAT (Chapter 42-120)
Easements will need to be recorded prior to plat recordation (Chapter 42-212)
A TIA (Full or Limited) 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 Coastal Village Dr and Bleu Riviera Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
The following intersections Mahon Harbor Dr at Coastal Village Dr will have Intersection sight distance (ISD) exhibits included with the site plans to be evaluated for unobstructed visibility easement (UVE) requirements (harris county/COH geometric guidelines 2012)
Revise curve C15 to a 300' radius per COH IDM standards

CenterPoint: Utility Easements (UEs) should be dedicated (minimum of 14') for subdivisions in rear or front of lots for subdivision.
a. 14' utility easements should be used for any dry utilities, exclusive to CNP facilities and shared.
b. 16' utility easements should be used when it is anticipated that wet utilities are to share the easement (i.e., water or sewer pipes)
c. Side-lot easements should be 10' wide perimeter or 5' on either side of lot line.

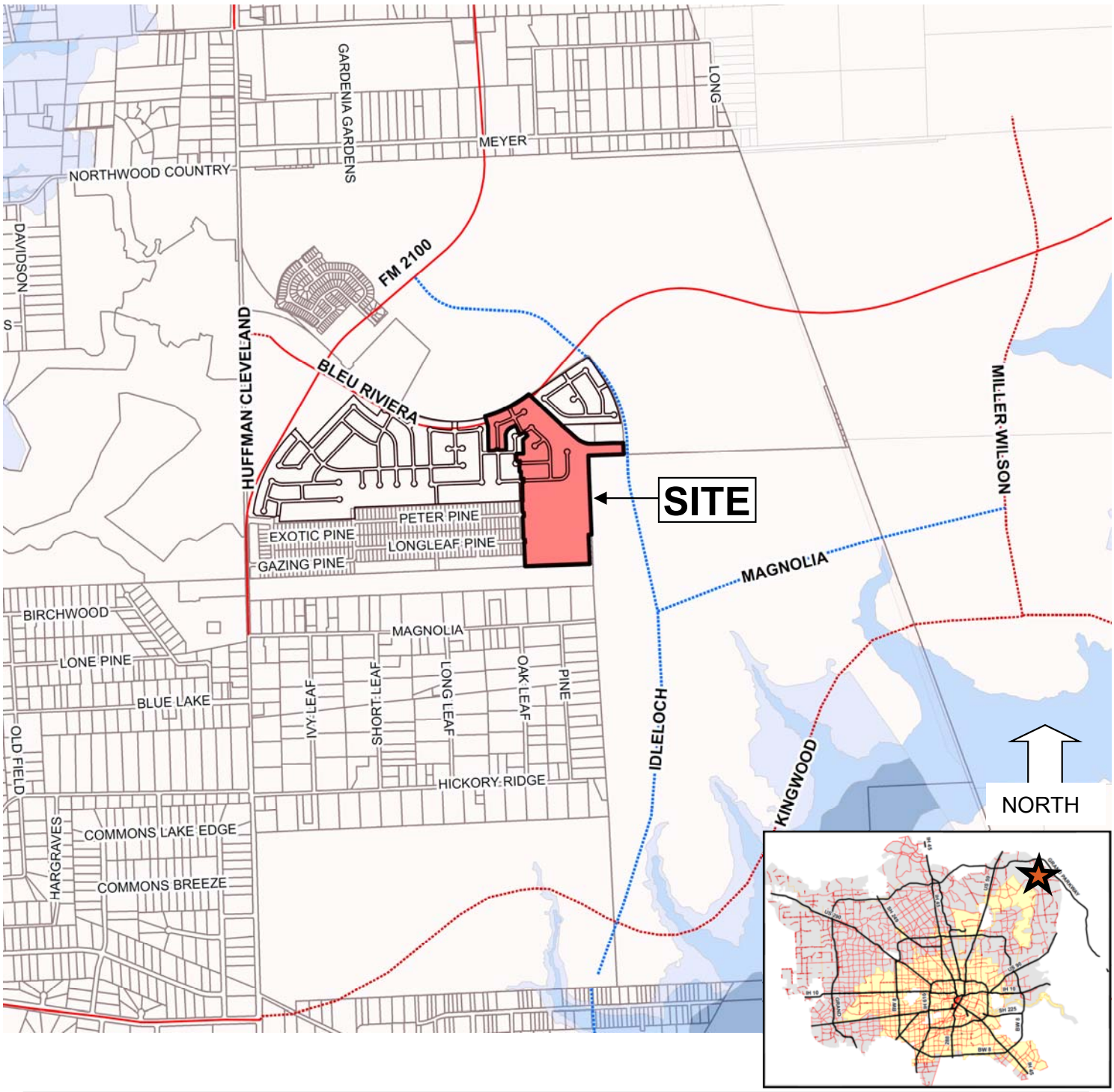
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Riviera Pines Sec 3

Applicant: Quiddity Engineering



D – Variances

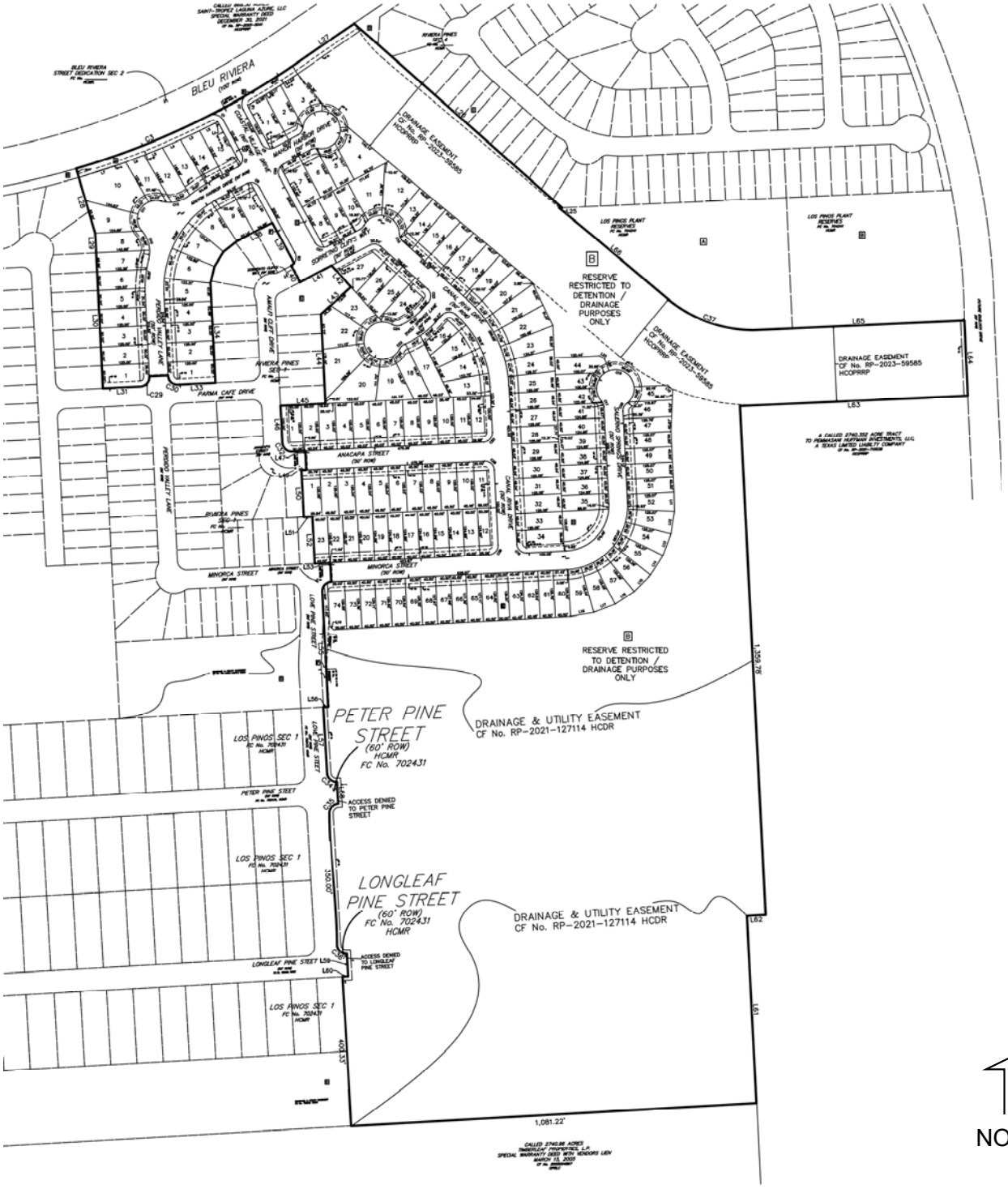
Site Location

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Riviera Pines Sec 3

Applicant: Quiddity Engineering



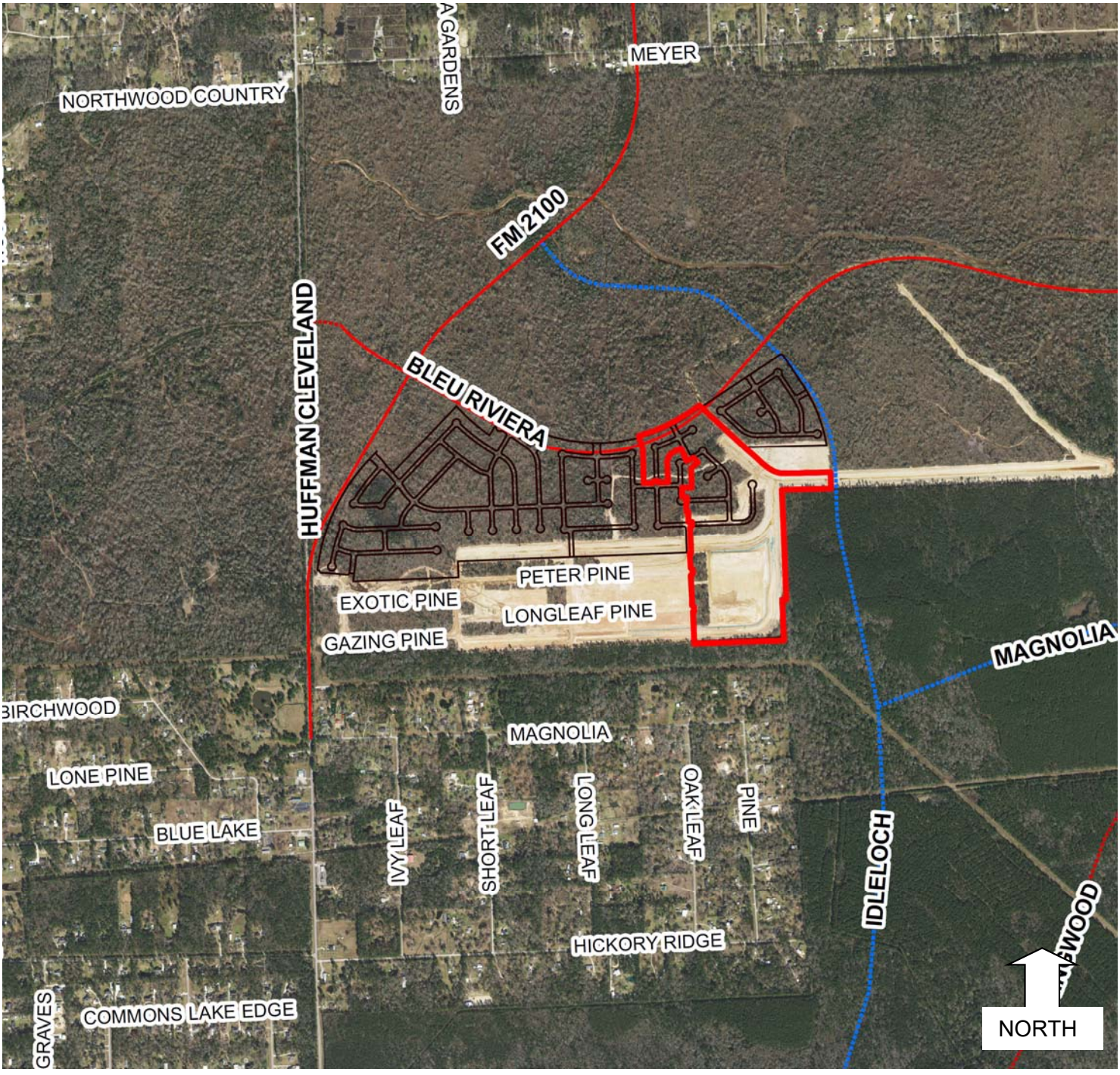
D – Variances **Subdivision**

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Riviera Pines Sec 3

Applicant: Quiddity Engineering



D – Variances Aerial



QUIDDITY ENGINEERING

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1833
Plat Name: Riviera Pines Sec 3
Applicant: Quiddity Engineering
Date Submitted: 09/09/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

1) To exceed intersection spacing requirements along the southern portion of the plat by not providing any north-south or east-west public streets through the proposed detention reserve – Restricted Reserve B 2) To not extend nor terminate with a cul de sac Peter Pine Street and Longleaf Pine Street as recorded with Los Pinos Sec 1 (FC No. 702431)

Chapter 42 Section: 128, 134

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; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The site is located within the City of Houston's ETJ, Harris County within the proposed Riviera Pines development. Los Pinos GP as submitted (by another consultant) and approved in October 2019, encompassed an area of 97.90 acres and depicted street patterns and lot layouts for Section 1 with generalized arrows indicating future development to the north and east and approximate alignments of future thoroughfares (FM 2100 and FM 1485) and collectors (Idleloch). The extent of Los Pinos Sec 1 as platted and recorded in September 2022 (by others) follows the linework as represented in the approved GP along with reserves for drainage along the southern boundary, as well as an adjacent drainage easement to the east per RP-2021-127114 HCOPRRP. By recording

this adjacent drainage easement, the developer indicated that the property to the east would not be developed as single family residential, but be used for detention purposes. Therefore, requiring public streets through this area which is now part of the Riviera Pines development is impractical. Further, the developer has an approved Drainage Impact Analysis from Harris County under Project No. 2403080050 which documents how the detention area and existing drainage channels serve the adjacent development. The approved GP for Riviera Pines shows three (3) local street connections with Los Pinos Sec 1 to allow for traffic circulation and distribution. A variance was approved with Riviera Pines Sec 2 (April 2024) to not require a fourth ROW connection with the extension of Purple Pine Street due to the existing drainage channel.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The recorded drainage easement and reserves in the Los Pinos Sec 1 plat effectively indicate that the adjacent property to the east would be utilized for drainage purposes and not additional single family residences. Existing drainage channels within Los Pinos Sec 1 along with proposed drainage channels and the basin in Riviera Pines form a network that will serve future development in the area. The developer has an approved Drainage Impact Analysis from Harris County under Project No. 2403080050.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The general purpose of the chapter will be maintained as local street connectivity is provided between both residential subdivisions- Los Pinos and Rivera Pines to allow for traffic circulation and distribution. Requiring the public street extensions of Peter Pine Street and Longleaf Pine Street is impractical as they will impede the functionality of the detention basin area within Riviera Pines Sec 3.

(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 local street connectivity is provided between both residential subdivisions- Los Pinos and Rivera Pines to allow for traffic circulation and distribution to the wider network of thoroughfares and collectors in the area. The approved GP for Riviera Pines shows three (3) local street connection with Los Pinos Sec 1. A variance was approved with Riviera Pines Sec 2 (April 2024) to not require a ROW connection with the extension of Purple Pine Street due to the existing drainage channel.

(5) Economic hardship is not the sole justification of the variance.

Sole justification for the variance is not solely based on economic hardship. Traffic circulation and distribution is addressed with local street connectivity between the adjacent residential subdivision Riveria Pines and Los Pinos. Additionally, the existing drainage channel network and planned basin in the area will be best served by not requiring public streets within the ‘southern’ portion of the Riviera Pines Sec 3 plat.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1833
Agenda Item: 114
PC Action Date: 09/19/2024
Plat Name: Riviera Pines Sec 3
Applicant: Quiddity Engineering

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128, 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

1) To exceed intersection spacing requirements along the southern portion of the plat by not providing any north-south or east-west public streets through the proposed detention reserve – Restricted Reserve B 2) To not extend nor terminate with a cul de sac Peter Pine Street and Longleaf Pine Street as recorded with Los Pinos Sec 1 (FC No. 702431) ;

Basis of Recommendation:

The site is located within the Harris County ETJ south of the Grand Parkway along Bleu Rivera Street east of Huffman-Cleveland.
The applicant proposes a single-family subdivision with drainage and detention reserves. The applicant is requesting variances to exceed intersection spacing requirements by not providing three street connections at the eastern end of the GP.
Staff is in support of this request.
The site is located within the Riviera Pines GP north and east of the Los Pinos GP. The latter community was approved with two stub streets facing the subject site. The previous GP was marked up to extend these streets and to extend another north south street to address intersection spacing requirements. The applicant asserts that the drainage requirements and existing drainage easements make meeting these conditions impractical.
The GP features three connections to the neighboring Los Pinos community. This will allow for adequate access and circulation in lieu of providing streets at the subject site. Staff also finds that the drainage requirement presents a significant barrier to street extension due to the large detention area within the subject site.
Harris County has expressed no objection to this request. Staff recommends granting the variance and approving the plat per the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The required drainage basin and channels represent unusual physical characteristics that would make strict interpretation of Chapter 42 impractical.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance is justified by the drainage barriers and the 3 public street connections provided west of this site. These do not represent hardships under the applicant's control.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The request is consistent with the intent of the intersection spacing requirement because the necessary connections are being provided except in areas with substantial barriers.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Safe traffic circulation can be provided via public street connections to the Los Pinos community to the west of this site.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified by the drainage barriers and the 3 public street connections provided west of this site. These do not represent financial hardships.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 09/19/2024
Plat Name: White Oak Commercial
Developer: Identity Architects
Applicant: Windrose
App No/Type: 2024-1432 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	0.7979	Total Reserve Acreage:	0.7979
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

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

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

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

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

Add note: The Planning Commission granted a variance to allow a 0' building line along Keene St and a 1' incursion into the visibility triangle at the intersection of Keene and Boundary subject to specific conditions on 09/19/2024. 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. (Sec 42-81)

Add note: Transit Corridor: For any proposed development or improvement on a transit corridor street or type A street the property owner may build up to the property line abutting the transit corridor street or the type A street, but no closer than 15 feet from the back of curb, if the owner provides a pedestrian realm in accordance with 42-402, Transit corridor street and type A street pedestrian access standards. (Sec 42-401 thru 406)

Opting into TOD standards along N Main and Boundary. Depict the pedestrian realm showing the curb and dimension to the property line. Provide public sidewalk easement within the property line to meet the minimum pedestrian realm requirement for TOD streets (15').

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 09/19/2024
Plat Name: White Oak Commercial
Developer: Identity Architects
Applicant: Windrose
App No/Type: 2024-1432 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 8/19/24
Recommend driveways access to be from minor streets, Boundary and/or Keene
HPW-OCE- Drainage and Utility: Detention is required.
Missing B.L.
Make sure that 10’ clearance between public utility to the building foundation.
In the floodplain, need approved drainage plan.

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

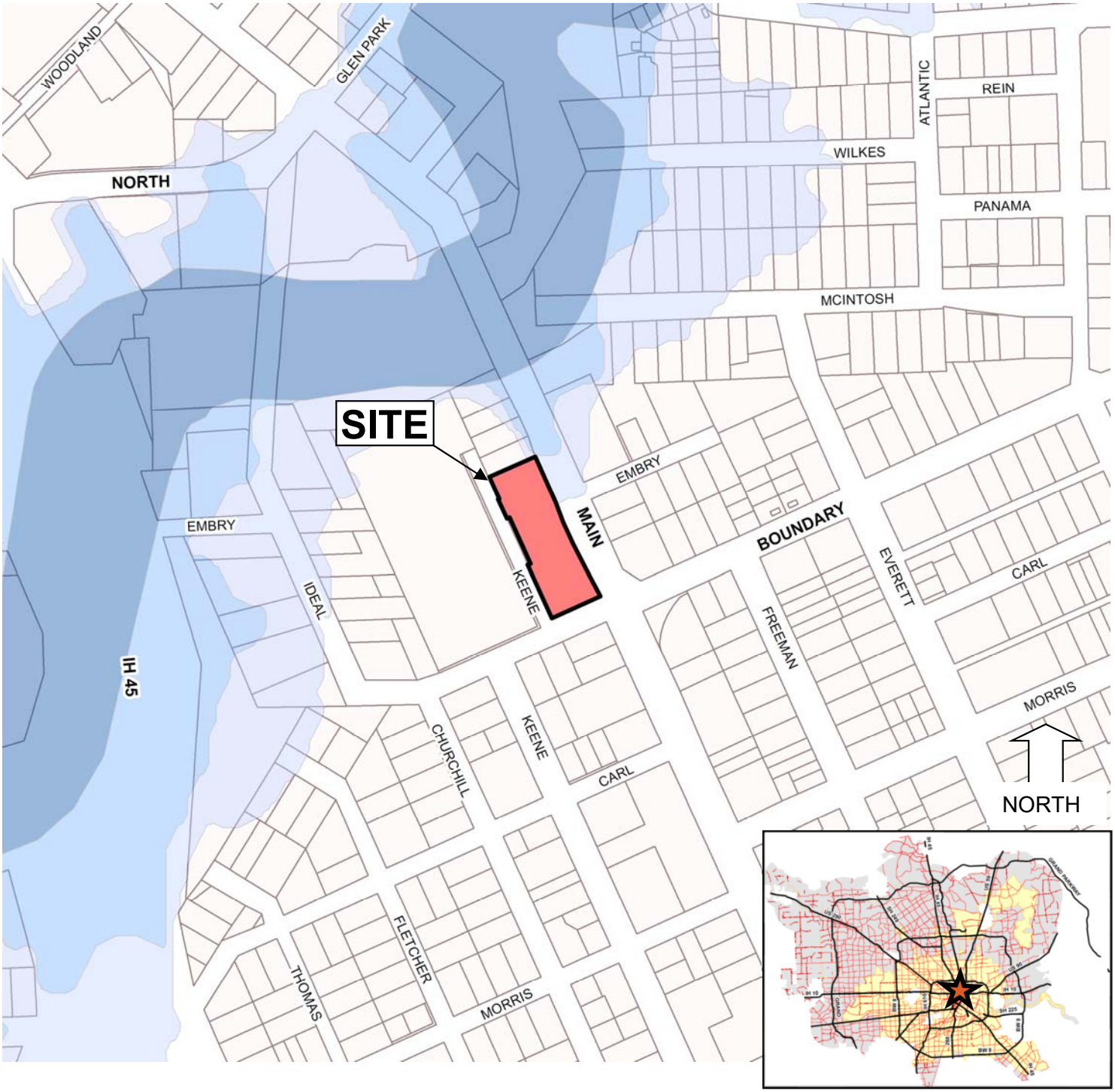
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: White Oak Commercial (DEF 2)

Applicant: Windrose



D – Variances **Site Location**

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: White Oak Commercial (DEF 2)

Applicant: Windrose



D – Variances **Subdivision**

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: White Oak Commercial (DEF 2)

Applicant: Windrose



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1432
Plat Name: White Oak Commercial
Applicant: Windrose
Date Submitted: 07/15/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

In order to provide both a reasonable use of land for a proposed mixed-use development, as well as providing a pedestrian realm aligned with denser design standards (and specifically Houston TOD standards, (3) requests are being made: 1) A 10' building line along Main Street, 2) a 0' building line along Keene Street, and 3) an encroachment allowance into the 15' visibility triangle at the corner of Keene Street & Boundary Street.

Chapter 42 Section: 150, 152, 161

Chapter 42 Reference:

Sec. 42-150 (Building Line Requirement) Sec. 42-152 (Building Line Requirement along major thoroughfare) Sec 42-161 (Visibility Triangles)

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

An undue hardship would be created, due to the unusual site condition of (3) surrounding/immediately adjacent ROWs, with 25' BL (along Main Street), 10' BL (along Boundary Street, pre-TOD opt-in), & 10' BL (along Keene Street). The resulting developable area creates an impractical condition for reasonable utilization of the property, particularly for an urban / TOD-oriented development. Additionally, the intended preservation of a mature 30"+ caliper Oak tree, centrally located on the site, further deprives the property of a maximized developable footprint.

(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 hardship is not created/imposed by the applicant; the existing lot depths and atypical ROW adjacencies are conditions original to the site. The proximity to the METRO rail & Quitman/Near North Station are similarly not self-imposed & the result of improved local multimodal public transportation provided for the local community.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Reduced building lines & general adherence to Transport-Oriented-Development (TOD) standards align with the general intent/purposes of Chapter 42. Specifically, the proposed mixed-use design will be in compliance with pedestrian realm standards established in Sec. 42- 621. Further, the proposed mixed-use design complies with Article IV as it relates to opting-in to secondary TOD

standards along Boundary Street, and will effectively provide similar design features, where possible, along both Keene Street & Main Street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

By adopting TOD-standards in the project (except where infeasible), wider sidewalks & improved buffering will only improve general public health/safety and therefore not be injurious to the general public. There will be no compromises to public health with the granting of the variance.

(5) Economic hardship is not the sole justification of the variance.

The granting of this variance would primarily benefit the local community by creating an enhanced and significantly safer pedestrian condition along (3) ROWs. Further, the ROW improvements along Main Street in particular will further provide a safer conduit between METRO's Quitman station and nearby entertainment establishments that currently draw increased foot traffic – namely White Oak Music Hall & adjacent businesses. Adhering to TOD standards along Boundary Street, as well as meeting the spirit of the TOD guidelines along both Main Street & Keene Street, all of which promotes reduced building lines, enhanced pedestrian safety & improved vehicular buffering, are the driving factor for justification of this variance.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1432
Agenda Item: 115
PC Action Date: 09/19/2024
Plat Name: White Oak Commercial
Applicant: Windrose

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 150, 152, 161

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

In order to provide both a reasonable use of land for a proposed mixed-use development, as well as providing a pedestrian realm aligned with denser design standards (and specifically Houston TOD standards, (3) requests are being made: 1) A 10' building line along Main Street, 2) a 0' building line along Keene Street, and 3) an encroachment allowance into the 15' visibility triangle at the corner of Keene Street & Boundary Street.;

Basis of Recommendation:

This item was deferred at the previous two meetings and must be acted upon today.
The site is located along North Main Street at the intersection of Boundary and Keene Streets.
The applicant proposes a reserve for a proposed commercial development. The applicant is seeking variances for reduced building lines along Keene Street and a reduced visibility triangle at the intersection of Keene and Boundary.
Staff is in support of this request.
The site is located at the intersection of North Main and Boundary; two type two Transit Oriented Development streets. The Boundary and N Main Street sides of the property meet the TOD requirements to allow for a reduced setback. The applicant is requesting variances to allow for a 0' building line along Keene Street as well as a 1' encroachment into the visibility triangle at Keene and Boundary.
The proposed reduced visibility triangle at the Keene and Boundary does not present any obvious safety concerns, considering the small incursion and the range of vision from the proposed stop sign. The pedestrian realm, transparency and active ground floor use along Keene are consistent with TOD principals, though this street is not eligible for opting into these standards. Staff finds that the request achieves similar results as the TOD provision and recommends approval.
We have received written comments in support of the building line request, citing proximity to transit, social opportunities and economic development. We have also received written comments objecting over the proposed development's impact on density and traffic.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict interpretation would result in a more auto-oriented product than what should be encouraged by high-capacity public transit. Allowing for pedestrian realm enhancements in lieu of the required

setback and visibility triangle represents sound public policy as it encourages walking near a transit platform.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance is justified by the pedestrian realm enhancements and proximity to public transportation. These do not represent hardships.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The reduced building line and visibility triangle along Keene achieve similar results as intended through the TOD performance standards. Keene is not a TOD street so the applicant is unable to opt in as they are along Boundary and N Main.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Keene is a 1-block dead-end street, which limits traffic to store patrons and the neighboring multifamily community. The applicant has demonstrated that the small encroachment into the visibility triangle will not limit the range of sight at this intersection.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified by the pedestrian realm enhancements and proximity to public transportation. These do not represent hardships.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 2, 2024

NOTICE OF VARIANCE

PROJECT NAME: White Oak Commercial
REFERENCE NUMBER: 2024-1432

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the intersection of North Main and Boundary Streets east of Keene 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.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' building line along Keene Street, a 10' building line along North Main Street and a reduced visibility triangle at Keene and Boundary Street. 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, August 22, 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 attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

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 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 Amanda Rabius with Windrose at 713-458-1340. You may also contact the Planning and Development Department regarding this notice via email at Geoff.butler@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 116
Action Date: 09/19/2024
Plat Name: HC MUD 566 Utility Reserves Sec 2
Developer: Golden Shamrock Realty Inc.
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1748 C3P

Staff Recommendation:
Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Total Acreage:	11.3339	Total Reserve Acreage:	9.2000
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	325S	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. (Sec 42-40 and Sec 42-44)

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

Listed reserve acreage is inconsistent 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: 116
Action Date: 09/19/2024
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App No/Type: 2024-1748 C3P

Staff Recommendation:
Grant the requested special exception(s) and Approve the plat subject to the conditions listed

CenterPoint: 1. Easement_RP-2023-140978 is in the vicinity of, and appears to bound the subject tract. The easement is attached for your review and if verified please cite the easement on the plat.
2. Subject land is in close proximity to a CenterPoint Energy Transmission Corridor. Please review the Transmission Letter provided. Your Transmission Contact is:
Flo Menodiado, IV _ florencio.menodiadoiv@centerpointenergy.com.

- END -

HPW-HW- IDS: APPROVE
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Label site drainage note (HC-infrastructure regulations, Sec 4.06)
Civil roadway plans are required prior to recordation (HC-Infrastructure Regulations, CH 4.03,4.06)
Add centerline with bearings and distances for Sage Chase Lane (Chapter 42-51)
Add a public ROW turnaround dedicated by separate instrument prior to recordation(Chapter 42, Chapter 10-COH geometric design guidelines, 10-27)
UVE should be checked at Sage Chase Lane and Becker road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Add 670245 HCMR to recording information for Becker road (chapter 42-41)
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)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

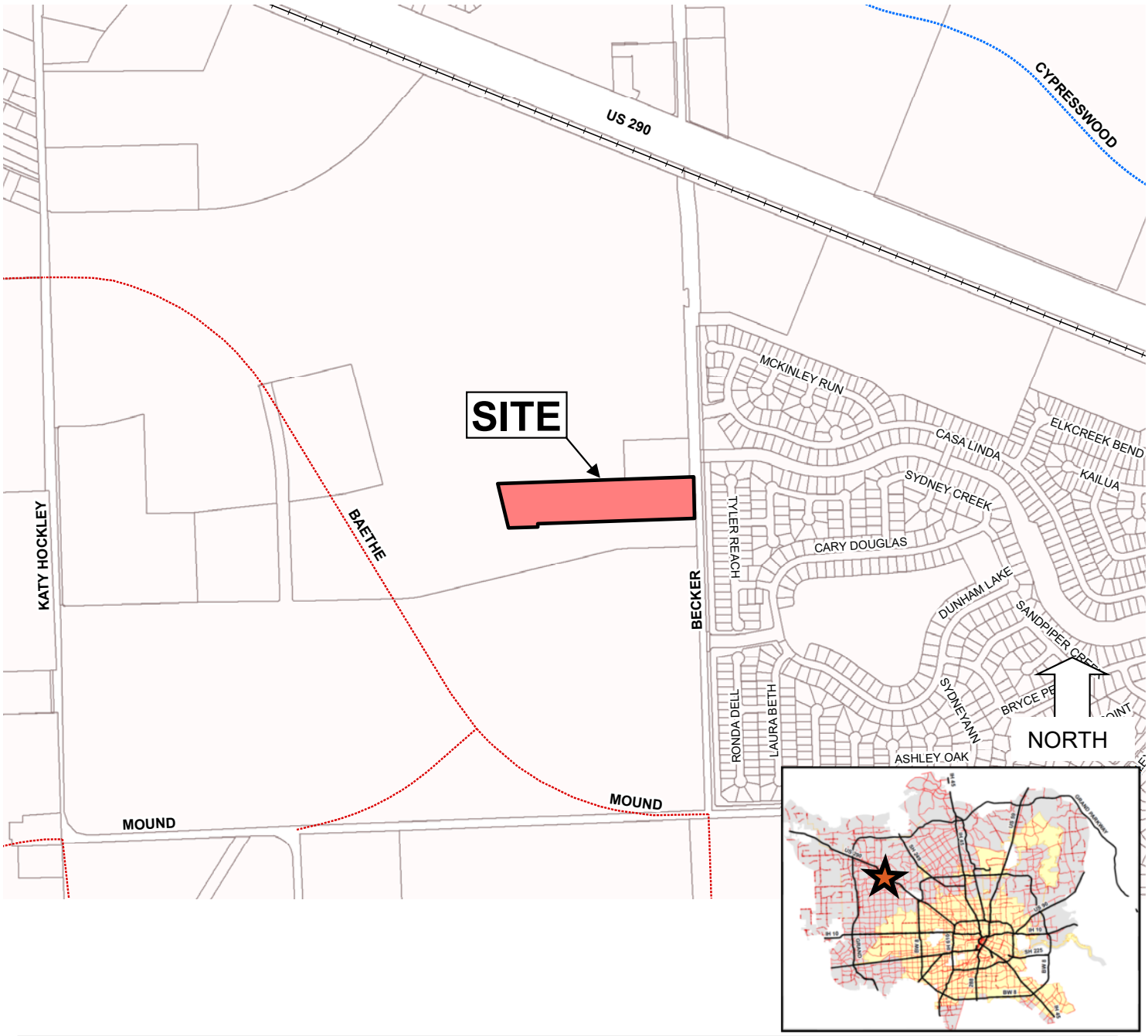
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: HC MUD 566 Utility Reserves Sec 2

Applicant: Meta Planning + Design LLC



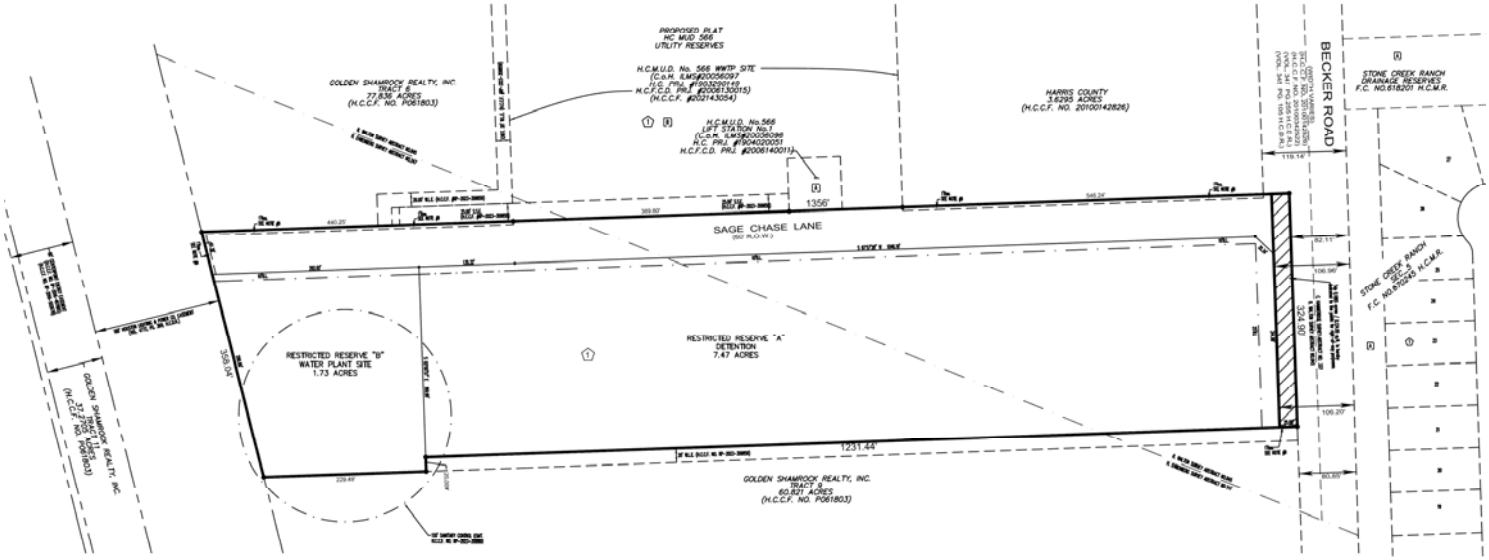
E – Special Exceptions Site Location

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: HC MUD 566 Utility Reserves Sec 2

Applicant: Meta Planning + Design LLC



E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 09/19/2024**

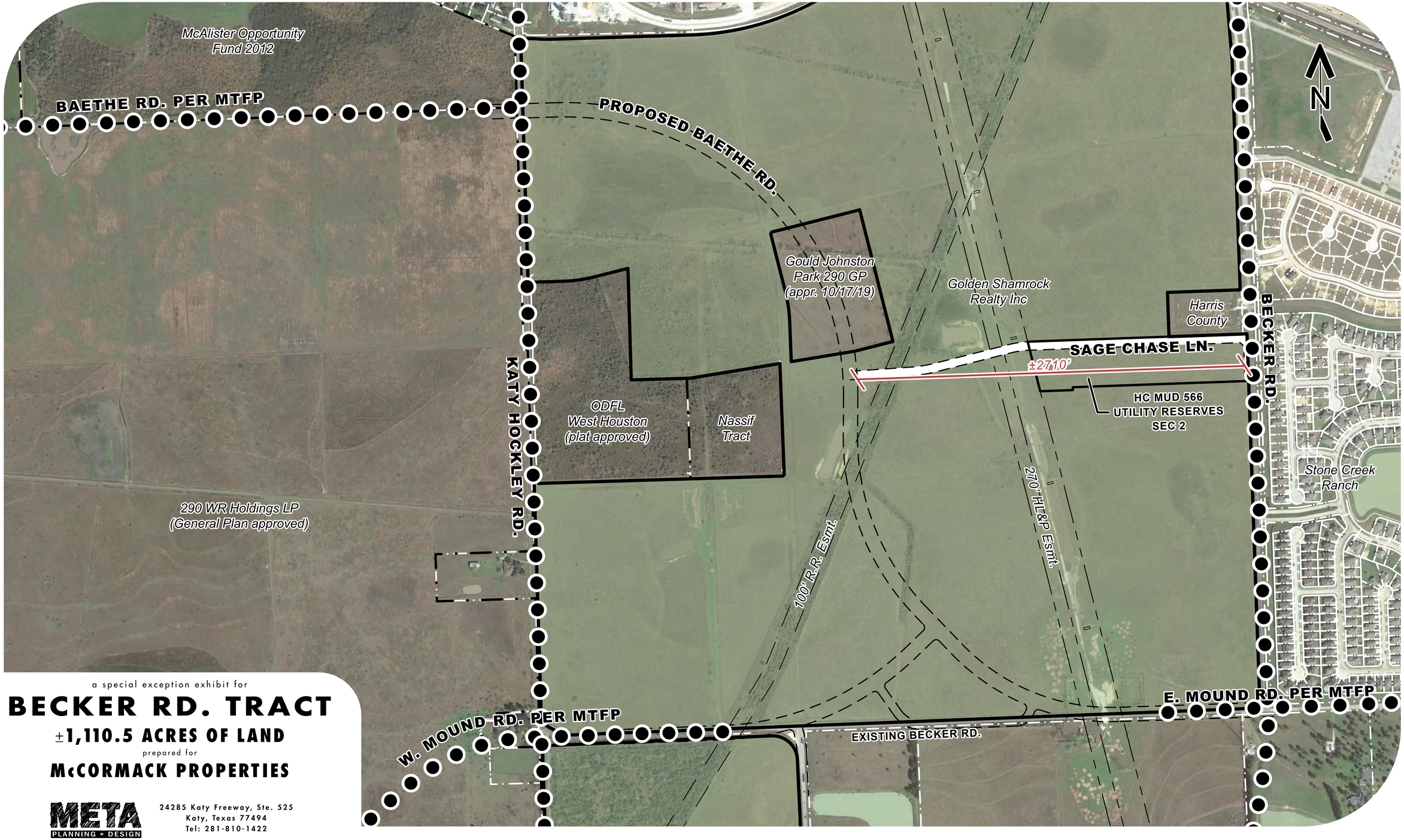
Subdivision Name: HC MUD 566 Utility Reserves Sec 2

Applicant: Meta Planning + Design LLC



E – Special Exceptions Aerial

META PLANNING + DESIGN
©2024, ALL RIGHTS RESERVED



a special exception exhibit for

BECKER RD. TRACT

±1,110.5 ACRES OF LAND

prepared for

McCORMACK PROPERTIES

META PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 150 300 600

MTA-43000
SEPTEMBER 11, 2024

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2024-1748
Plat Name: HC MUD 566 Utility Reserves Sec 2
Applicant: Meta Planning + Design LLC
Date Submitted: 08/26/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:

To allow an intersection spacing of ±2730' along a future internal collector street between major thoroughfare Becker Road and future major thoroughfare Baethe Road.

Chapter 42 Section: 128

Chapter 42 Reference:

42-128. – Intersection of local streets. [...](a)(2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points

Statement of Facts

(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 Becker Road Tract is a ±1,096-acre property located far west of central Houston on the south side of US 290. The tract consists of two large parcels southwest of the Becker Road intersection with US 290, each nearly one square mile in size. The site is crossed by multiple proposed thoroughfares, including Baethe Road, Mound Road, and Katy-Hockley Road, and is also traversed by a large overhead power transmission corridor adjacent to the subject site. The site is intended for mid to large-scale industrial and warehouse use, and the developer is preparing various parcels for marketing. To attract buyers, utility services must be available. The site will be served by HCMUD 556, and the MUD is in the process of platting the water plant reserve accordingly. The property is located adjacent to a notch near Becker Road, where large industrial users may find the constraints inefficient. The proposed location for the utility reserve will take access from Sage Chase Lane. The developer has proposed extending this road to Baethe Road to provide adequate vehicular circulation. No north-south street is proposed south of Sage Chase Lane, which will function like a collector street in keeping with the intent of Chapter 42-128(a)(2). The distance along Sage Chase Lane between major thoroughfare Becker Road and the proposed Baethe Road is approximately 2,730, which exceeds the de facto intersection spacing of 2,600 feet. This deviation is minor and is in keeping with the intended purpose of collector streets. The granting of the special exception will facilitate a future connection to Baethe Road.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed special exception is in keeping with the intent of the ordinance by proving a future collector road that will provide adequate vehicular circulation and maintaining the existing network of public streets and the proposed internal street pattern. The special exemption request is a minor deviation of 130' from the standard and achieves the result contemplated by the ordinance.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed modifications is a 5% deviation from the standard and is not disproportionate.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter are preserved and maintained by the existing network of public streets and the proposed internal street pattern.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not frustrate local traffic circulation, nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, and welfare of the community. Additionally, future development will alleviate the need for the special exception and meet all requirements at that time.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Special Exception Request Form

Application No: 2024-1748
Agenda Item: 116
PC Action Date: 09/19/2024
Plat Name: HC MUD 566 Utility Reserves Sec 2
Applicant: Meta Planning + Design LLC

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow an intersection spacing of ±2730' along a future internal collector street between major thoroughfare Becker Road and future major thoroughfare Baethe Road.;

Basis of Recomendation:

The site is located within Houston's Extraterritorial Jurisdiction in northwest Harris County, along Becker Road, south of US 290 and north of future Mound Road. The applicant is proposing two reserves restricted to detention and water plan site and is requesting a special exception to exceed maximum intersection spacing by not providing a north-south through street. Staff is in support of the request.
The site is part of a 1,096 acre general plan. The applicant is proposing these infrastructure sites ahead of intended large-scale industrial and warehouse uses. The applicant is proposing the dedication of an east-west street within the plat boundary, and proposes to extend this street further west to connect with proposed Baethe Road. The ordinance allows for an increased maximum intersection spacing requirement when proposing one or more collector streets that connect with another collector or major thoroughfare. The proposed Sage Chase Lane, that connects to Becker Road and will connect to future Baethe Road, will create an intersection spacing of approximately 2,710 feet, which is less than 5% deviation from the standard, which is not disproportionate. This meets the intent of the ordinance requirements, creating a grid for traffic dispersal and connectivity. Harris County Engineering has no objection 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 subject site is providing utilities for an intended general plan use of large-scale industrial and warehouse purposes. The proposed public right-of-way, which will act like a collector street, is connecting to two other major thoroughfares and will cross an existing HL&P easement. This street grid being created will be adequate for traffic circulation and the intended use of the surrounding sites without the need for another north-south public street.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

Granting the special exception will achieve the result of sufficient street circulation established by the ordinance. The intersection spacing along the proposed collector Sage Chase Lane between Becker Road and future Baethe Road is 2,710 feet, less than 5% deviation from the standard.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification of the standard is 4.23% which is not disproportionate.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the intersection spacing standards is to provide for sufficient internal and external connectivity. Granting of the special exception will not hinder this. The proposed street is creating a grid with three major thoroughfares that will help to distribute traffic and provide for sufficient street connectivity for the future uses.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Granting of the special exception will not be injurious to the public health, safety, or welfare. This portion of the general plan with the proposed collector and major thoroughfares will be establishing a street grid to provide sufficient connectivity throughout the general plan area and the major thoroughfare grid.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 117
Action Date: 09/19/2024
Plat Name: Reserve at Broze Road
Developer: Humble Joint Ventur1, LLC
Applicant: A & S Engineers
App No/Type: 2024-1588 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.5530	Total Reserve Acreage:	12.0358
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77338	334J	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. (Sec 42-40 and Sec 42-44)

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

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

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

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

Variance request withdrawn. Meets Ch 42 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: 117
Action Date: 09/19/2024
Plat Name: Reserve at Broze Road
Developer: Humble Joint Ventur1, LLC
Applicant: A & S Engineers
App No/Type: 2024-1588 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of an unrestricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
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 roadway plans are required prior to recordation.Üounty platting variance would need to be submitted and approved for exemption of road construction plans(HC-Infrastructure Regulations, CH 4.03,4.06)
Label 10' building line (chapter 42-150)
Label 1' reserve (chapter 42-191)
Label centerline with bearing and distance. Label street name as Agape Ridge Drive (chapter 42-51)

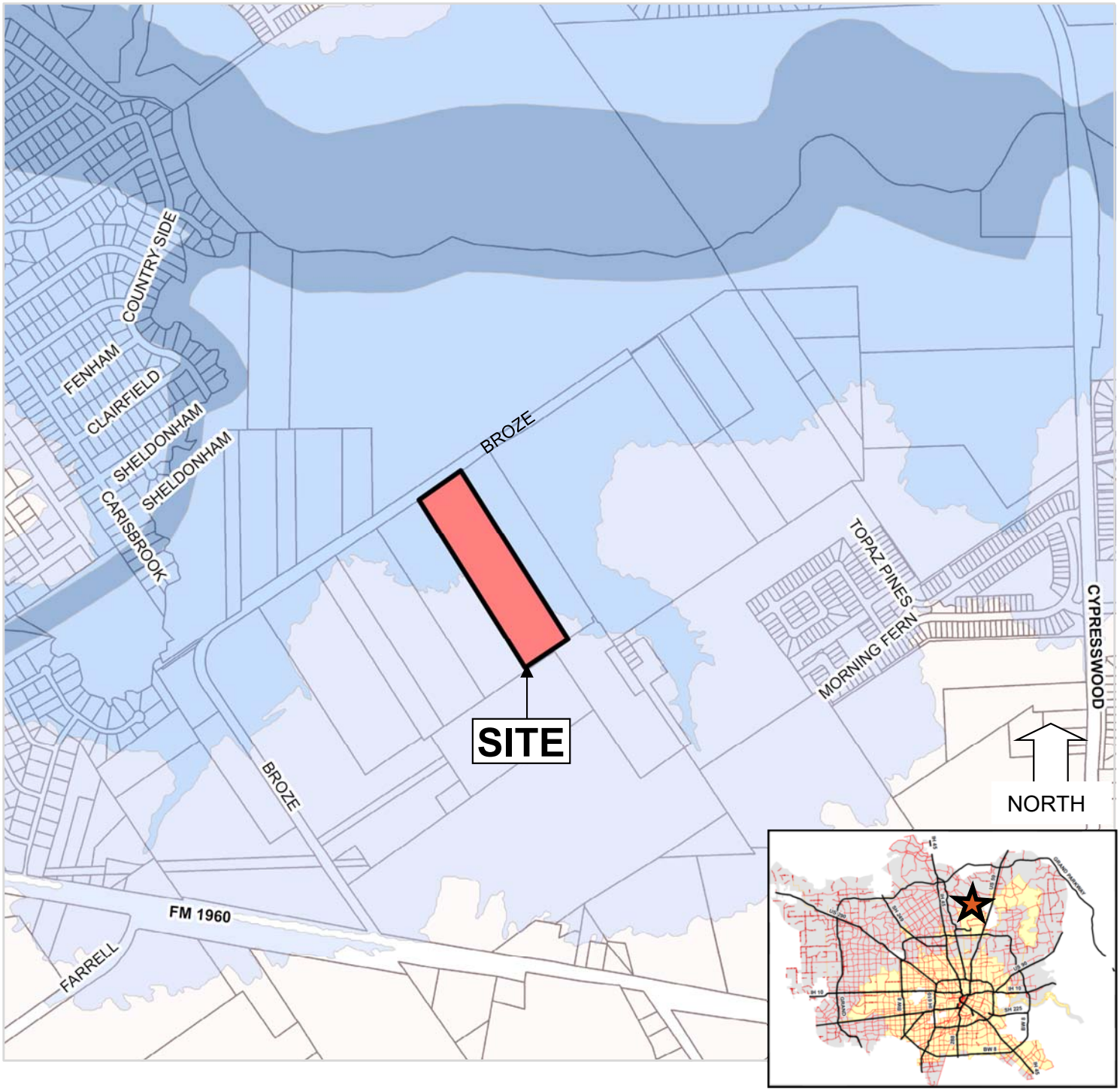
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Reserve at Broze Road (DEF 1)

Applicant: A & S Engineers



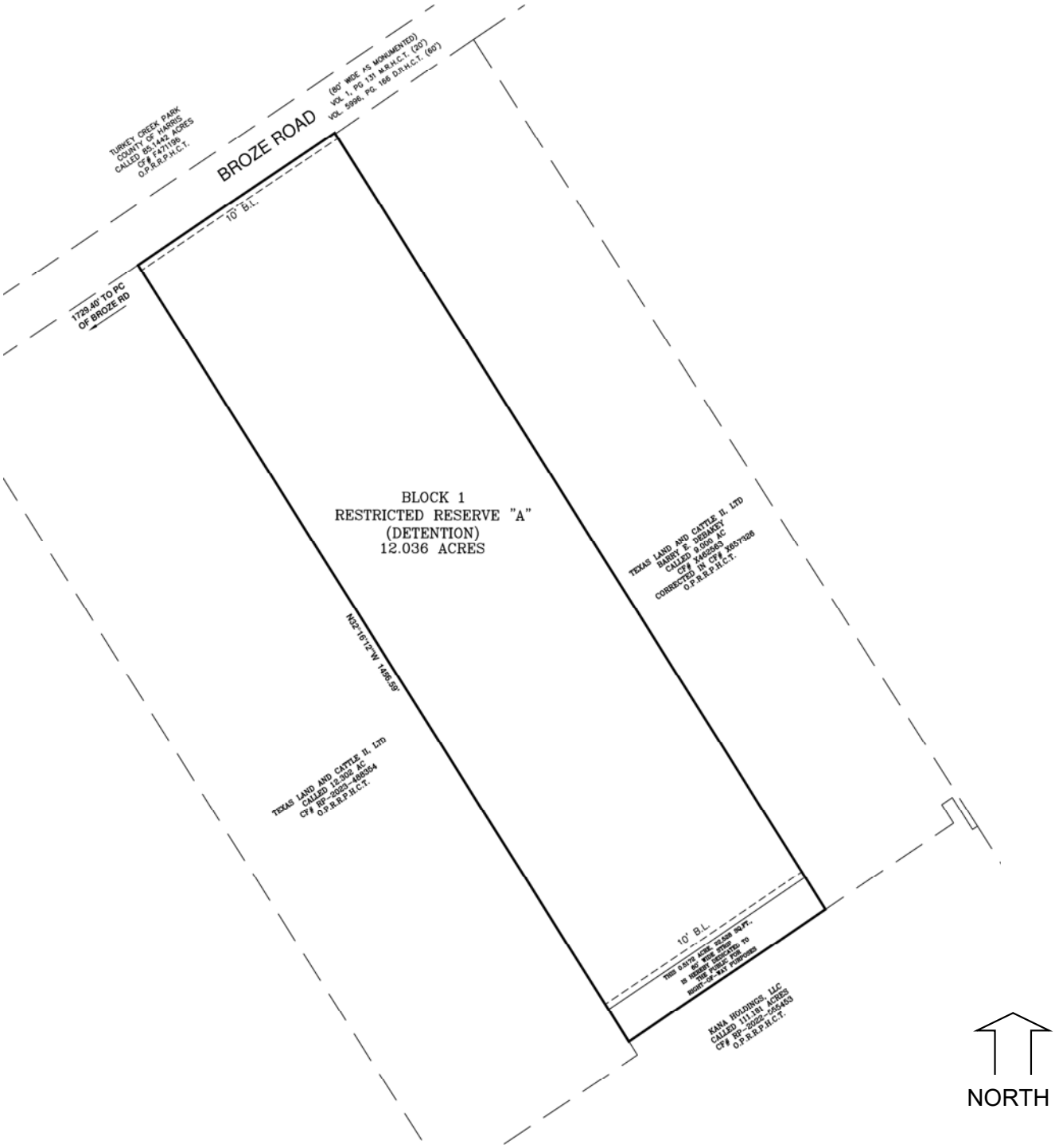
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 09/19/2024**

Subdivision Name: Reserve at Broze Road (DEF 1)

Applicant: A & S Engineers



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 09/19/2024**

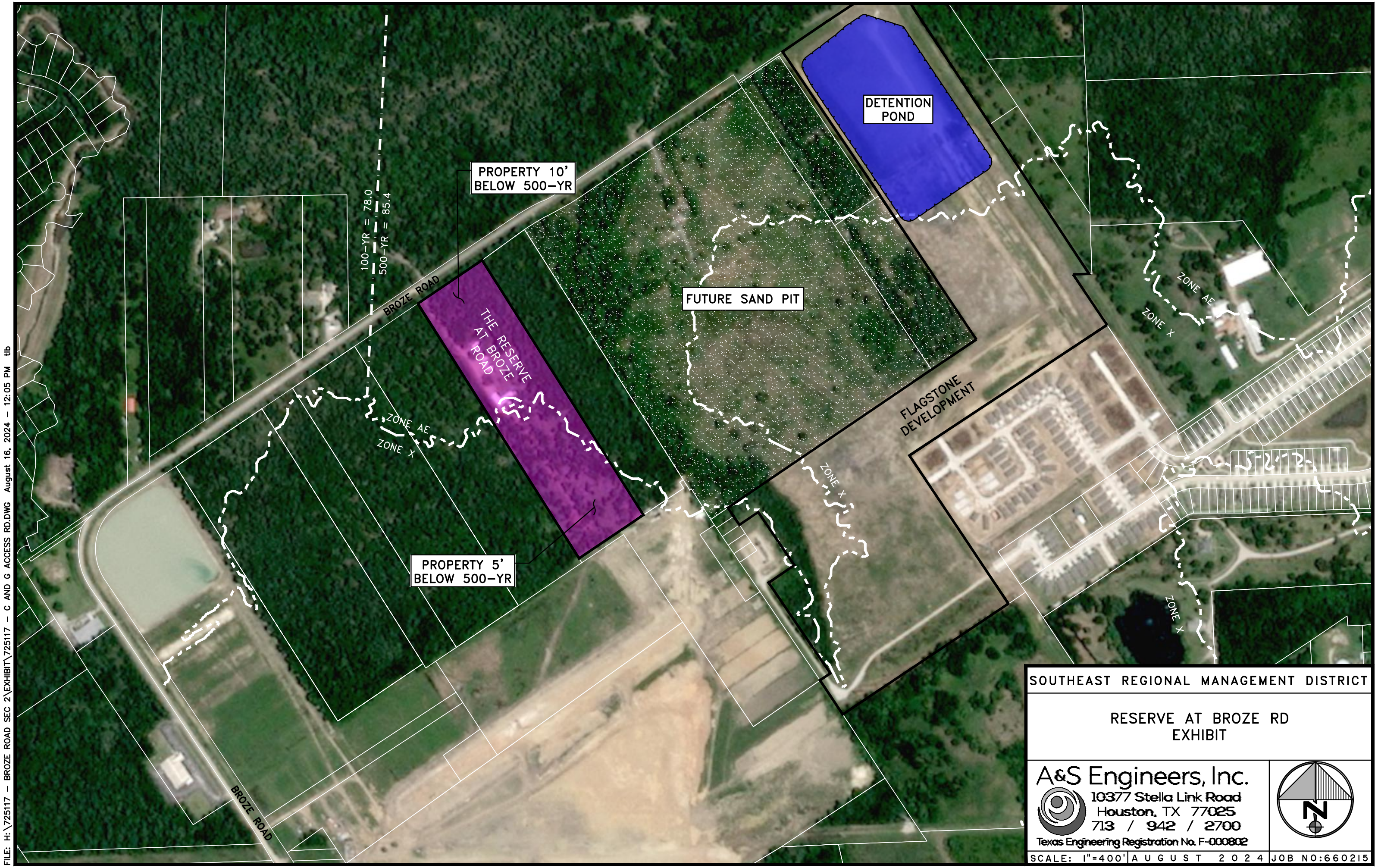
Subdivision Name: Reserve at Broze Road (DEF 1)

Applicant: A & S Engineers



F- Reconsideration of Requirements

Aerial



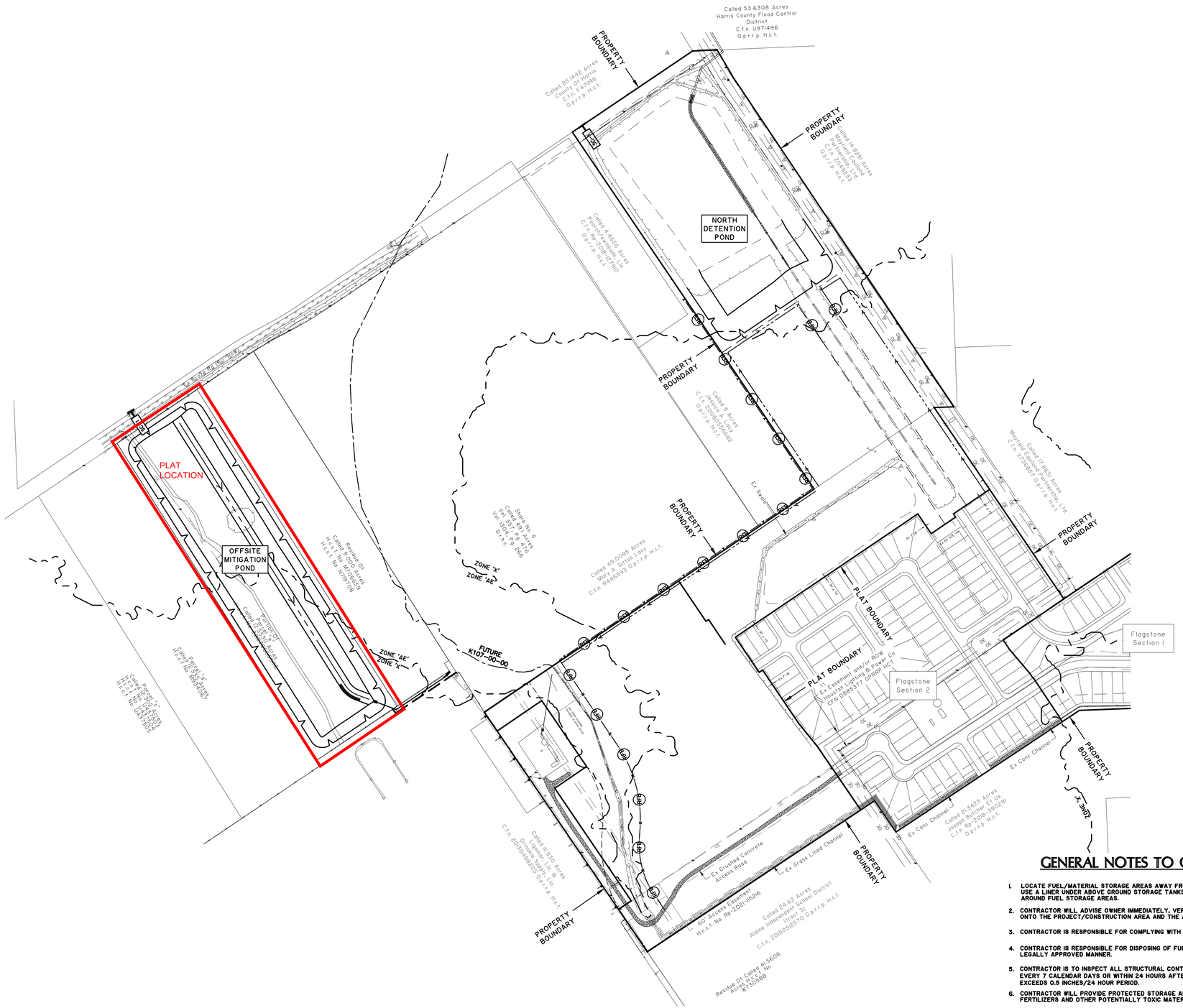
SOUTHEAST REGIONAL MANAGEMENT DISTRICT

RESERVE AT BROZE RD
EXHIBIT

A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802

SCALE: 1"=400' | AUGUST 2024 | JOB NO:660215

FILE: H:\725117 - BROZE ROAD SEC 2\EXHIBIT\725117 - C AND G ACCESS RD.DWG August 16, 2024 - 12:05 PM tlb



GENERAL NOTES TO CONTRACTOR

1. LOCATE FUEL/MATERIAL STORAGE AREAS AWAY FROM STORM WATER CONVEYANCE SYSTEMS. USE A LINER UNDER ABOVE GROUND STORAGE TANKS, USE SILT FENCING, HAY BALES, OR BERMS AROUND FUEL STORAGE AREAS.
2. CONTRACTOR WILL ADVISE OWNER IMMEDIATELY, VERBALLY, AND IN WRITING, OF ANY FUEL SPILLS ONTO THE PROJECT/CONSTRUCTION AREA AND THE ACTIONS TAKEN TO REMEDY THE PROBLEM.
3. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL ENVIRONMENTAL LAWS.
4. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF FUELS, MATERIALS, AND EXCAVATIONS IN A LEGALLY APPROVED MANNER.
5. CONTRACTOR IS TO INSPECT ALL STRUCTURAL CONTROLS SPECIFIED HEREIN, AT A MINIMUM, ONCE EVERY 7 CALENDAR DAYS OR WITHIN 24 HOURS AFTER ANY STORM EVENT THAT MEETS OR EXCEEDS 0.5 INCHES/24 HOUR PERIOD.
6. CONTRACTOR WILL PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS AND OTHER POTENTIALLY TOXIC MATERIALS.
7. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATELY MAINTAINED SANITARY FACILITIES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, IDENTIFICATION AND REMOVAL OF ALL DEBRIS FOR DESIGNATED CONCRETE WASH OUT SITE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR STREET CLEANING, ON A DAILY BASIS, ALL MUD AND DIRT DEPOSITED ON THE EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY.
10. CONTRACTOR SHALL POST PROJECT INFORMATION, LOCATION OF THE STORM WATER POLLUTION PREVENTION PLAN AND ALL NPDES PERMITS.
11. CONTRACTOR SHALL CONFORM WITH TPDES GENERAL PERMIT NO. TXR150000.
12. CONTRACTOR SHALL PROVIDE INLET PROTECTION BARRIERS FOR ALL CURB INLETS PER DETAIL THIS SHEET.

BENCHMARK

RM 110020 ELEV.: 63.10 FEET (NAVD-88, 2001 ADJUSTMENT)

FROM THE INTERSECTION OF CYPRESSWOOD DRIVE AND FM 1960, WEST ALONG FM 1960 1.0 MILES TO BROZE ROAD. NORTHWEST AND THEN NORTHEAST ALONG BROZE ROAD 1.0 MILES TO DEAD END AND BENCHMARK ON THE RIGHT.

SITE BENCHMARK "A"
MAG NAIL ELEV.:83.34 FEET (NAVD-88, 2001 ADJ.)

BENCHMARK IS A MAG NAIL FOUND ON THE WEST RIGHT-OF-WAY LINE OF CYPRESSWOOD DRIVE, LOCATED NORTH 07°02'10" EAST, 26.42 FEET FROM THE FOURTH INLET, SAID INLET BEING APPROXIMATELY ±336 FEET FROM A 1/2 INCH IRON ROD WITH CAP FOUND FOR THE SOUTHEAST CORNER OF SUBJECT TRACT, AS SHOWN HEREON.

SITE BENCHMARK "B"
BOX CUT ELEV.:84.62 FEET (NAVD-88, 2001 ADJ.)

BENCHMARK IS A BOX CUT AT THE WEST CORNER OF TOWER NUMBER 21203, LOCATED NEAR THE SOUTH CORNER OF A CALLED 17.8631 ACRE TRACT. AS SHOWN HEREON

SITE BENCHMARK "C"
BOX CUT ELEV.:78.36 FEET (NAVD-88, 2001 ADJ.)

BENCHMARK IS A BOX CUT AT THE NORTHWEST CORNER OF TOWER NUMBER 21205, LOCATED NORTH 33°28'43" WEST, 1,576.42 FEET FROM SITE BENCHMARK "B".

SITE BENCHMARK "D"
BOX CUT ELEV.:64.65 FEET (NAVD-88, 2001 ADJ.)

BENCHMARK IS A BOX CUT AT THE NORTHEAST CORNER OF TOWER NUMBER 21206, LOCATED NORTH 31°49'10" WEST, 792.23 FEET FROM SITE BENCHMARK "C".

N

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

STORM WATER POLLUTION PREVENTION PLAN LEGEND

RFB	REINFORCED FILTER FABRIC BARRIER (TO BE PLACED INSIDE EXERTY LINE)
SC-1	STABILIZED CONSTRUCTION ACCESS
IPB	INLET PROTECTION (STAGE I)
CTW	CONCRETE TRUCK WASH AREA

NO.	DATE	REVISION	APP.

A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802

STATE OF TEXAS
NEIL A. WILLIAMS
144947
LICENSED
PROFESSIONAL ENGINEER

SOUTHEAST REGIONAL MANAGEMENT DISTRICT
DETENTION, MITIGATION AND MASS GRADING TO SERVE FLAGSTONE DEVELOPMENT

STORM WATER POLLUTION PREVENTION PLAN

HORIZ: 1' = 200'
VERT:
DRAWING SCALE

SHEET NO. 5 OF 15

FILE: H:\660215.03 - Flagstone Mass Grading\Dwg\06 - SWPPP.dwg May 28, 2024 - 2:28 PM fr

A&S Engineers, Inc.

25TH ANNIVERSARY

August 16, 2024

City of Houston Planning & Development Department
611 Walker, 6th Floor
Houston, TX 77002

Re: Reserve at Broze Road
Application No: 2024-1588
Engineer Supporting Letter

To Whom It May Concern:

The tract is designated for use as a detention and floodplain mitigation pond serving the Flagstone subdivision to the southeast. The entire tract lies below the 500-year FEMA floodplain elevation for Cypress Creek, with elevation deficits ranging from 6 feet at the southern edge to 10 feet at Broze Road on the northern side. Harris County's development criteria for the 500-year FEMA floodplain require any structure to be elevated 2 feet above this floodplain, resulting in a total elevation of up to 12 feet above the existing natural ground. This requirement makes development on the tract impractical. Additionally, constructing a roadway through this area would negatively impact the 100-year and 500-year FEMA floodplain for Cypress Creek, necessitating extensive mitigation and detention measures.

In contrast, the proposed use of the tract as a detention and floodplain mitigation pond offers a significant benefit to the Cypress Creek floodplain. By providing floodplain storage at a lower elevation relative to Cypress Creek, this plan enhances flood protection not only for 100-year and 500-year storm events but also for more frequent storms.

If you have any questions, please feel free to contact me at 713-942-2700.

Regards,

Neil A. Williams, P.E.
Project Manager

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-1588
Plat Name: Reserve at Broze Road
Applicant: A & S Engineers
Date Submitted: 08/09/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
Request exemption of the requirement to have a road right-of-way every 1400 feet.
Chapter 42 Section: 128

Chapter 42 Reference:
(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:
See variance request form.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1588
Plat Name: Reserve at Broze Road
Applicant: A & S Engineers
Date Submitted: 08/09/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Variance request to exceed local street intersection spacing.
Chapter 42 Section: 128

Chapter 42 Reference:
(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet;

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The tracts planned used of the property is a pond. The property is half covered by 100-year floodplain while the other half is completely within the 500-year. The elevations within the tract vary between 6' – 10' lower than the base flood elevation make development of this tract into anything else unfeasible. Additionally, the tract is 1,456' long, only 56' longer than the requirement to add a street. The application of this requirement would be impractical for its planned and best use.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The property is located within the 100-and 500-year floodplain and adjacent to Broze Road which dead ends within 1,800' east of this tract.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of this requirement is to provide connectivity to future developments. The property locations within the floodplain suggests the best use is for a pond. Additionally, the property being on 56' longer than the requirement is within a reasonable range to preserve the intent of the requirement we are requesting a variance from.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The property best use with its floodplain is to serve as a pond. Including a road through the middle of it would create a bridge with limited future connectivity or use.

(5) Economic hardship is not the sole justification of the variance.
The variance request would deprive us from the reasonable use of the land with the property being so deep and completely covered by floodplain. The best use of this property is for it to be a pond. A

road thorough the property would reduce the effective use of the land.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1588
Agenda Item: 117
PC Action Date: 09/19/2024
Plat Name: Reserve at Broze Road
Applicant: A & S Engineers

Staff Recommendation: Approve the plat subject to the conditions listed

Chapter 42 Sections: **128**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
Variance request to exceed local street intersection spacing.;
Basis of Recommendation:
Variance request withdrawn. Proposed plat meets chapter 42 requirements.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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

Extension of Approval Approval Conditions

Agenda Item: 118
Action Date: 09/19/2024
Original Action Date: 11/02/2023
Plat Name: Benmar Reserve
Developer: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No : 2023-2390
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	4.4080	Total Reserve Acreage:	4.3362
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77032	373Q	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: 119
Action Date: 09/19/2024
Original Action Date: 10/05/2023
Plat Name: Cappadonna Hills
Developer: South Texas Surveying Associates, Inc.
Applicant: South Texas Surveying Associates, Inc.
App No : 2023-2152
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	1.9942	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77375	249Y	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: 120
Action Date: 09/19/2024
Original Action Date: 10/05/2023
Plat Name: Champion Life Centre Sec 2
Developer: Quiddity Engineering
Applicant: Quiddity Engineering
App No : 2023-2191
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	27.4500	Total Reserve Acreage:	27.4500
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:	Spring West MUD

County	Zip	Key Map ©	City / ETJ
Harris	77388	291V	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: 121
Action Date: 09/19/2024
Original Action Date: 09/21/2023
Plat Name: Crosby Farms Detention Reserves Sec 1
Developer: EHRA
Applicant: EHRA
App No : 2023-2115
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	10.6400	Total Reserve Acreage:	10.6400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

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: 122
Action Date: 09/19/2024
Original Action Date: 10/05/2023
Plat Name: Horizon at Cypress
Developer: Costello, Inc.
Applicant: Costello, Inc.
App No : 2023-2238
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	25.4100	Total Reserve Acreage:	10.3900
Number of Lots:	140	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 5

County	Zip	Key Map ©	City / ETJ
Harris	77429	328N	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: 123
Action Date: 09/19/2024
Original Action Date: 09/21/2023
Plat Name: Iglesia Evangelica Palabra De Restauracion
Developer: Advance Surveying, Inc.
Applicant: Advance Surveying, Inc.
App No : 2023-2060
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	3.3466	Total Reserve Acreage:	3.3466
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 8

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

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: 124
Action Date: 09/19/2024
Original Action Date: 10/19/2023
Plat Name: Northwest Harris County MUD no 5 Waste Water Treatment Plant no 2
Developer: BGE, Inc.
Applicant: BGE, Inc.
App No : 2023-2328
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	10.1800	Total Reserve Acreage:	9.9300
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:	Northwest Harris County MUD 5

County	Zip	Key Map ©	City / ETJ
Harris	77429	328J	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: 125
Action Date: 09/19/2024
Original Action Date: 10/19/2023
Plat Name: Peachleaf Commercial Center
Developer: Hovis Surveying Company Inc.
Applicant: Hovis Surveying Company Inc.
App No : 2023-2278
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	16.8828	Total Reserve Acreage:	16.4540
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77039	373Z	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: 126
Action Date: 09/19/2024
Original Action Date: 09/21/2023
Plat Name: Rivera Best Produce
Developer: HRS and Associates, LLC
Applicant: HRS and Associates, LLC
App No : 2023-2074
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	4.6949	Total Reserve Acreage:	3.6949
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77039	413C	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 127
Action Date: 09/19/2024
Original Action Date: 10/19/2023
Plat Name: Roberts Ranch
Developer: Windrose
Applicant: Windrose
App No : 2023-2284
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	108.0970	Total Reserve Acreage:	107.6840
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:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	324M	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 128
Action Date: 09/19/2024
Original Action Date: 10/05/2023
Plat Name: Sugarland Point
Developer: City Choice Group, LLC
Applicant: City Choice Group, LLC
App No : 2023-2164
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	9.8810	Total Reserve Acreage:	2.4230
Number of Lots:	145	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Kingsbridge MUD

County	Zip	Key Map ©	City / ETJ
Harris	77083	528N	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: 129
Action Date: 09/19/2024
Original Action Date: 10/19/2023
Plat Name: West Little York Corner
Developer: Hovis Surveying Company Inc.
Applicant: Hovis Surveying Company Inc.
App No : 2023-2069
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	2.4776	Total Reserve Acreage:	2.4776
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 157

County	Zip	Key Map ©	City / ETJ
Harris	77449	407S	ETJ

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: 130
Action Date: 09/19/2024
Plat Name: QuikTrip Store 4622
Original Action Date: 04/18/2024
Original Plat Name: QuikTrip Store 7962
Developer: QuikTrip Corporation
Applicant: Matkin Hoover Engineering
App No : 2024-0665
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	3.3350	Total Reserve Acreage:	3.0280
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 432

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

Houston Planning Commission

Meeting CPC 101 Form

Subdivison Name Change Approval Conditions

Agenda Item: 131
Action Date: 09/19/2024
Plat Name: QuikTrip Store 4623
Original Action Date: 02/22/2024
Original Plat Name: QuikTrip Store 7963
Developer: QuikTrip Corporation
Applicant: Matkin Hoover Engineering
App No : 2024-0052
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	4.3860	Total Reserve Acreage:	4.3860
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77025	532T	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.

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 132

Meeting Date: 9/19/24

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Mia Navarro	Mia Navarro	505-907-3169	mianavarrorealestate@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2301 Addison Rd.	24071317	77030	5255B	532G	C

HCAD ACCOUNT NUMBER(S): 0600440070024

PROPERTY LEGAL DESCRIPTION: Lot 24, Block 7, Windermere

PROPERTY OWNER OF RECORD: Mia Navarro

ACREAGE (SQUARE FEET): 6,600 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Addison Road: 60 ft.; Greenbriar Drive: 75 ft.

EXISTING PAVING SECTIONS: Addison Road: 25 ft.; Greenbriar Drive: 45 ft.

OFF-STREET PARKING REQUIREMENT: 2 spaces

OFF-STREET PARKING PROVIDED: 2 spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Vacant

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 4,300 sq. ft. single-family residence

PURPOSE OF VARIANCE REQUEST: To request a 10-foot building line along Greenbriar Drive in lieu of the ordinance required 25-foot building line for major thoroughfares.

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: 132

Meeting Date: 9/19/24

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Setback requirement is currently 25 ft. on Addison Road and 25 ft. on Greenbriar Drive. This would not leave enough space for a practical development or for reasonable use of the land as a corner lot. The historical setback on Greenbriar was previously 10 ft. The plans for this home were created in accordance with this 10 ft. setback requirement indicated on the survey which also aligns with the historical neighborhood building lines. The previous detached garage facing Greenbriar was demolished. The new construction garage is designed to open towards Addison Rd. instead of Greenbriar in accordance with new access restrictions due to Greenbriar becoming a major thoroughfare. This ensures that the intent of Chapter 42 will be preserved, and the house/garage design will not cause traffic on Greenbriar or disturbance to the subdivision. The driveway entrance was designed in accordance with Traffic Department requirements as well.

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.

(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

Setback requirement is currently 25 ft. on Addison Rd. and now 25 ft. on Greenbriar Drive. This would not leave enough space for a practical development or for reasonable use of the land as a corner lot. This corner lot was originally platted for a 10-foot setback as this is reasonable use of the land to sustain a single-family home.

(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;

This circumstance is not due to hardship imposed by the applicant. It is to align with the neighborhood historical setbacks while also maintaining safety on Greenbriar Drive. The square footage of the property was originally designed to accommodate the 10-foot setback not the 25-foot setback.

(3) The intent and general purposes of this chapter will be preserved and maintained.

The new construction garage is designed to open towards Addison Rd. instead of Greenbriar in accordance with new access restrictions due to Greenbriar becoming a major thoroughfare. This ensures that the intent of Chapter 42 will be preserved, and the design will not cause traffic on Greenbriar or disturbance to the subdivision.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

This variance will not be injurious to the public health, safety, or welfare of anyone as the design is in accordance with the historical neighborhood development. The driveway was also modified to ensure there is no obstruction to

traffic on Greenbriar Drive, which was the Traffic Department's concern. With this concern alleviated, there are no further safety issues.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of this variance. The intent is to match the design of the house with the neighborhood while maintaining the safety and traffic department requirements with Greenbriar Street becoming a major thoroughfare.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

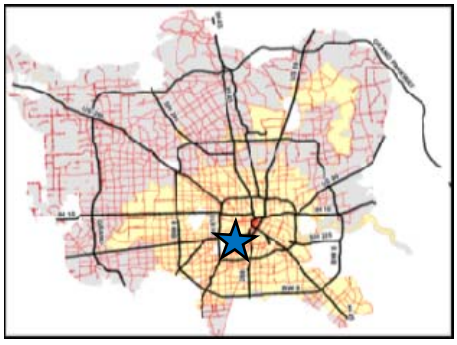
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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

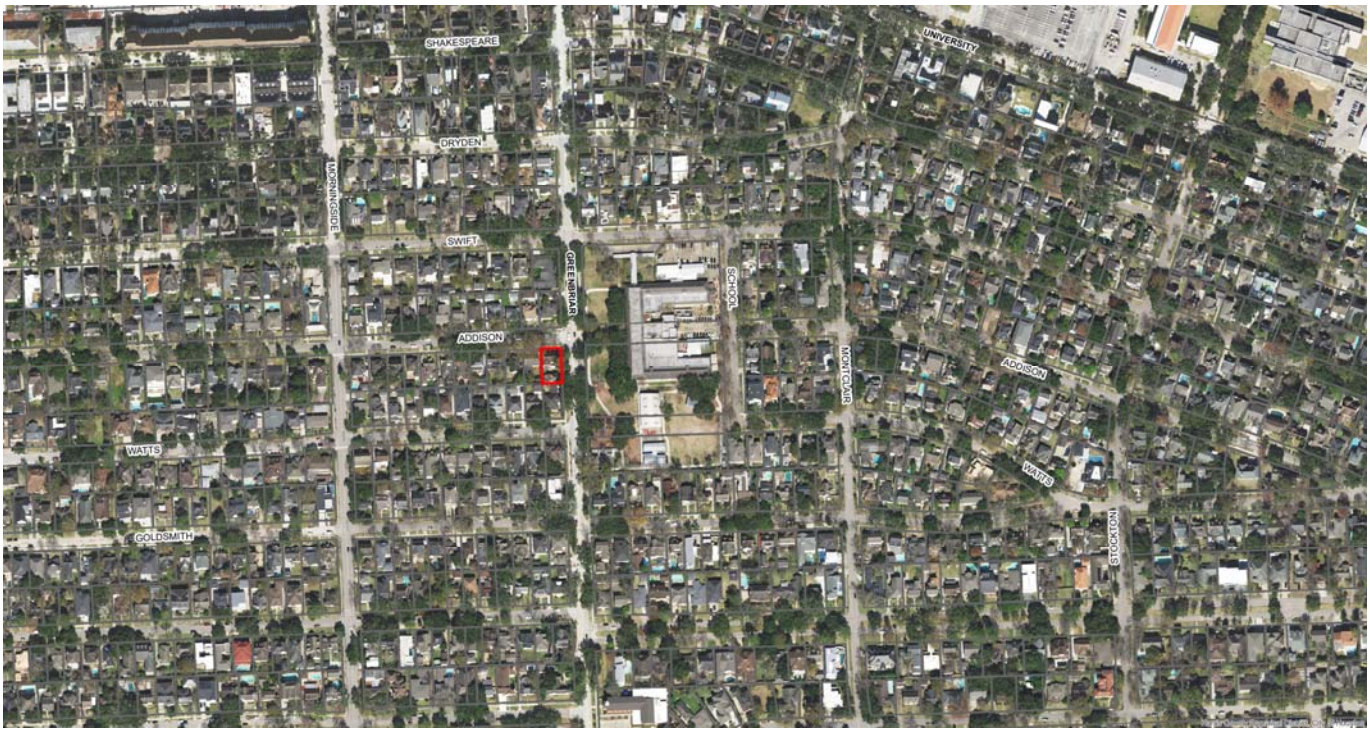
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Aerial Map



DEVELOPMENT PLAT VARIANCE

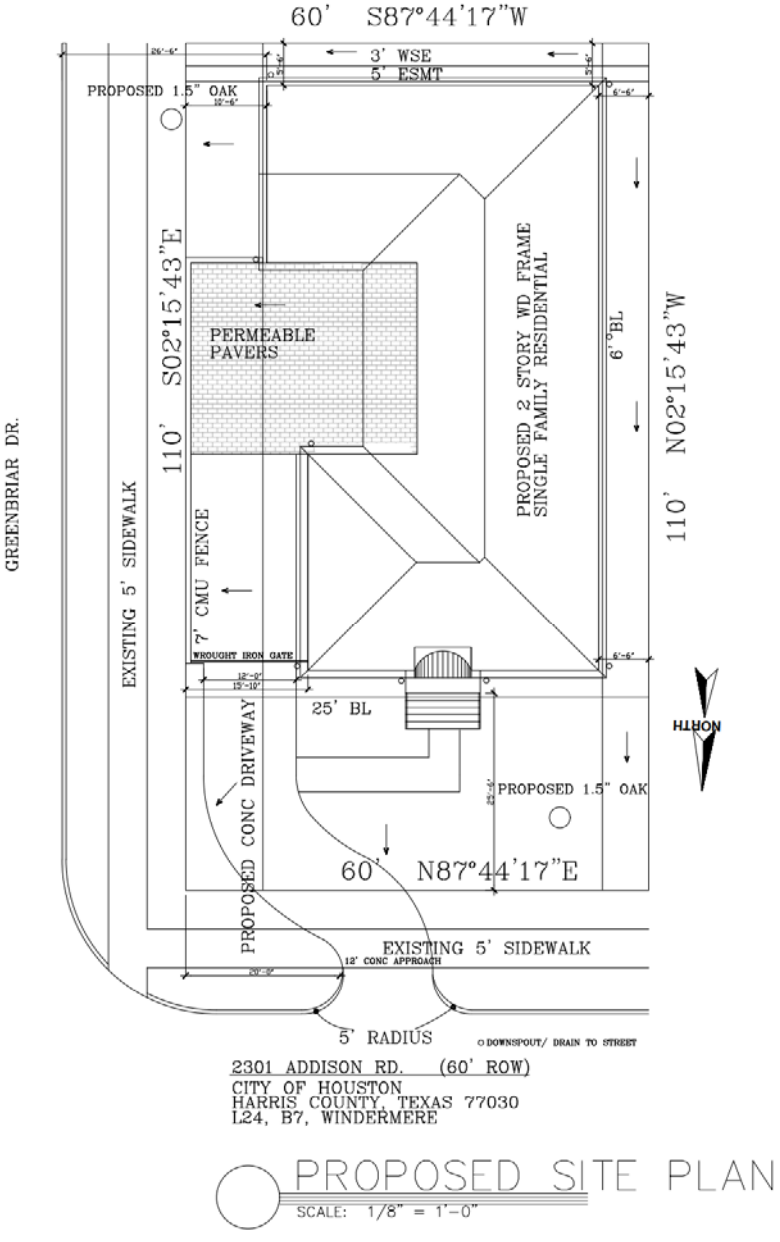
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Site Plan



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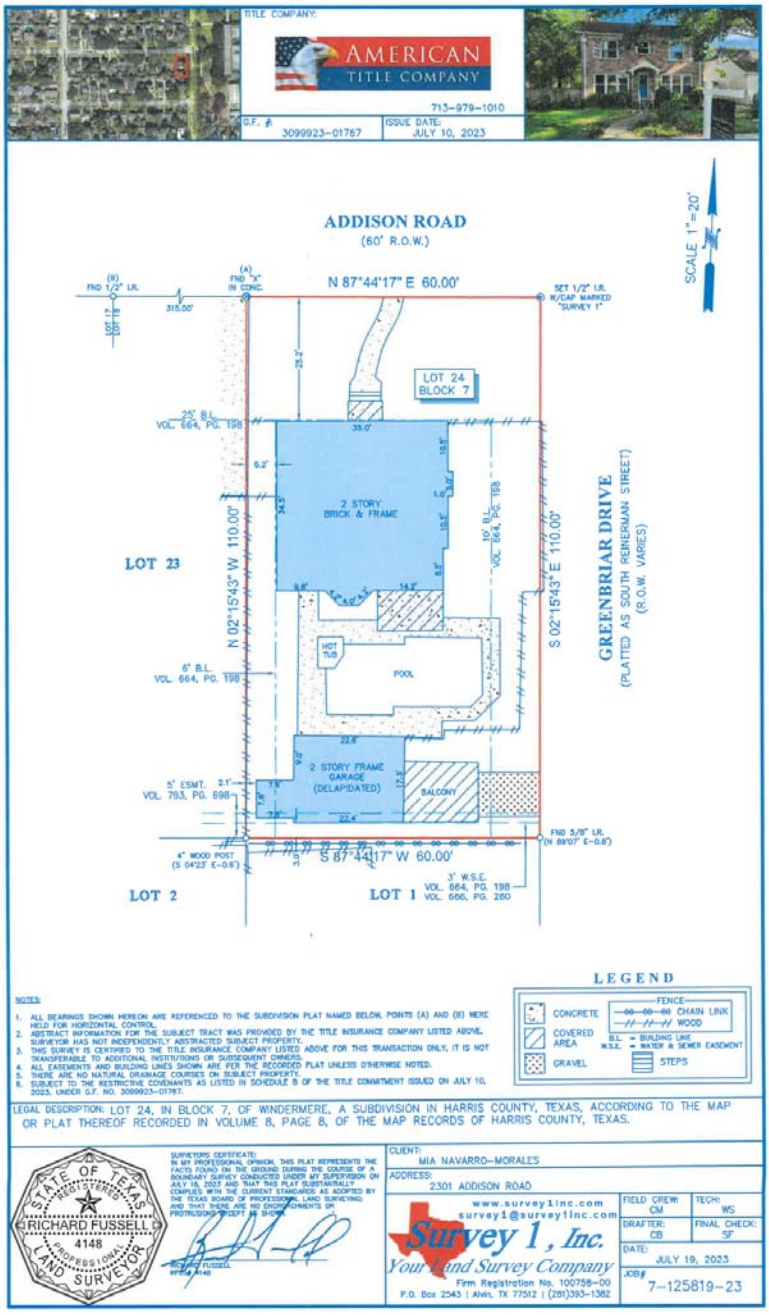
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Survey



DEVELOPMENT PLAT VARIANCE

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Elevations



DEVELOPMENT PLAT VARIANCE

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STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located south of University Boulevard, at the southwest corner of Adisson Road and Greenbriar Drive. The applicant is requesting a variance to allow a 10' building line with 30" of roof overhang instead of the required 25' building line along Greenbriar Drive a major thoroughfare.

Staff recommendation: is to approve the request.

The corner lot was platted with the subdivision Windermere with no building lines on the plat. The proposed site has a 25' deed restricted BL along Addison Road and 5' utility easement on the rear of the property. The previous home was adhering to the 10' along Greenbriar and had vehicular access to Greenbriar

A reduced building line on Greenbriar Road will suit the character of existing developments in the neighborhood; additionally, the proposed site will change the vehicular access through the local street, Addison Road. Greenbriar Road is sufficient in width as a 60' ROW and the distance of back of curb to proposed structure is 15'. In addition, the applicant will be providing the required sidewalks along the rights-of-way.

Therefore, staff recommends the Planning Commission to grant the requested variance to allow a 10' BL for a new single-family residence.

PLANNING COMMISSION ACTION: APPROVE

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE

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VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Unicorn Service Solutions	Nathan Dietrich	713-369-0925	services@unicornss.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
7725 Hoffman Street	24041501	77016	5560A	454L	B

HCAD ACCOUNT NUMBER(S): 0710690060166

PROPERTY LEGAL DESCRIPTION: Lot 166, Block 6, Triangle Gardens

PROPERTY OWNER OF RECORD: Habiel Dali Eguia

ACREAGE (SQUARE FEET): 8,060 sq. ft.

WIDTH OF RIGHTS-OF-WAY: E. Crosstimbers Street: 125 feet; Hoffman Street: 60 feet

EXISTING PAVING SECTION(S): E. Crosstimbers Street: 60 feet; Hoffman 24 feet

OFF-STREET PARKING REQUIREMENT: 2 spaces

OFF-STREET PARKING PROVIDED: 2 spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 0 sq. ft.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 2,452 sq. ft. duplex

PURPOSE OF VARIANCE REQUEST: Requesting for a 12'6" building line along E. Crosstimbers in lieu of the ordinance required 25-foot building line for a new duplex.

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

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APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The property located at 7725 Hoffman is situated in a historically low-density Trinity/ Houston Gardens neighborhood originally developed with oversized single-family home sites, allowing residents to maintain gardens. While the area now features a variety of home types, single-family residences remain the most common, and the community retains its low-density character. The neighborhood is trisected by railroad tracks, a dominant feature, and some inexpensive land, particularly on the eastern edge, has been converted to industrial uses. Notably, there are no significant retail concentrations within the area.

The property owner applied for a building permit to construct a duplex on the site. However, during the review process, it was determined that the building line along E. Crosstimbers, a major thoroughfare, was requesting something less than the required 25-foot setback, as required for properties fronting such roads. This added restriction creates a significant challenge for the property owner, as it prevents the duplex from being centered on the lot and complicates the ability to meet other necessary setbacks. As a result, the property owner is requesting a variance to reduce the building line, allowing for the intended development to proceed while still maintaining proper site functionality and continued safety and neighborhood characteristics.

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.

(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 required 25-foot building line along E. Crosstimbers, a major thoroughfare, creates a significant hardship by restricting central development of the property. The setback pushes the building envelope further south, making it challenging to fit the desired structure on the site. This constraint limits the efficient and effective use of the land, particularly for the intended development.

The remnant tract of land to the north of the property is unimproved right-of-way (ROW) that buffers this parcel between the property line and back of curb. This leftover ROW creates a unique condition since the property abuts ROW and would be required to meet that 25-foot setback. In this case, this unimproved right of way acts like a small interior lot and provides a 3,000 sq. ft. "green buffer" between the owner's property line and the sidewalk and back of curb of the improved part of the ROW. This setback does not remove the opportunity to develop the property but makes the lot function more like an interior lot rather than a corner lot. This unusual condition further complicates the development process, as the property does not conform to typical corner lot standards, making it difficult to achieve a balanced, symmetrical layout for the proposed development. The requested variance to reduce this 25 ft. building line to 12'6". would make this lot similar to the other lots in the neighborhood.

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

DEVELOPMENT PLAT VARIANCE

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The hardship was not caused or imposed by the applicant but due to the property fronting onto E. Crosstimbers, a major thoroughfare. The property abuts a larger piece of unimproved right of way that is approx. 3,000 sq. ft. giving an actual physical distance or buffer to this property from the improved portions of the ROW. The distance from the owner's property line to the sidewalk located in the improved portion of the ROW sidewalk fluctuates in distance from 35 ft. to 13 ft. at the corner of the lot closest to Hoffman.

A review of the original plat (1944) of the Triangle Gardens subdivision shows a smaller collector, Ernie Street, was used originally to connect the surrounding local streets, and there were additional platted properties all along the Ernie Street corridor. Eventually, Ernie Street was widened and became E. Crosstimbers. During this process we assume the city had to condemn several parcels of property, and since the road alignment is not straight, complete lots or partial lots were purchased through condemnation and either left as smaller lots with non-conforming structures or areas of unimproved ROW. This unusual alignment challenges the typical development standards for a corner lot, creating a situation that the applicant did not create or control. These hardships that necessitated this variance are the result of historical development patterns and alignment decisions related to E. Crosstimbers. The applicant is seeking to work within these pre-existing conditions to make reasonable use of the property.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Yes, the general purposes of this chapter will be preserved and maintained. The vacant area of ROW along E. Crosstimbers immediately to this property is an approximately 3,000 sq. ft. remnant tract with no built structure. This gives the illusion that there is another lot between this parcel and the built ROW. This unimproved ROW will most likely never be improved (since E. Crosstimbers seems to be built to its ultimate ROW width). With the proposed setback of 10 feet, the structure will be at least 50 ft. from the back of the sidewalk at the back of the property and 30 feet at the front building line, both distances exceeding the requested 25-foot setback. Additionally, access to a major thoroughfare is prohibited for any single-family lots, which enhances traffic safety, for this residence. Orderly and healthful development (42-2 Scope) will be maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The requested variance supports a development approach that prioritizes public health, safety, and welfare while enabling the efficient use of the property. By reducing the building line, the property can still facilitate orderly residential development, and meet all other development standards and functions similarly to an interior lot. Since access from E. Crosstimbers, a major thoroughfare, is prohibited, and with strict adherence to the visibility triangle at the corners of Hoffman and E. Crosstimbers, traffic safety will not be compromised. All access to the property will be provided through Hoffman Street, where driveway spacing standards will be fully met, ensuring safe and efficient traffic flow.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole consideration for this variance. The requested variance allows the homeowners to meet similar requirements to other buildings in the area. It is likely that during the condemnation process to improve the former Ernie Street into a thoroughfare, a remnant of the property was left because it was not large enough to create a minimum-sized lot. Since there was no structure on the land, the entire property was most likely purchased from the homeowner, leaving this significantly sized remnant after the final alignment completed and E. Crosstimbers built. Granting this variance will enable the property owner to proceed with their desired development, contributing to the creation of affordable housing in the neighborhood while still maintaining these actual setbacks distance requirements.

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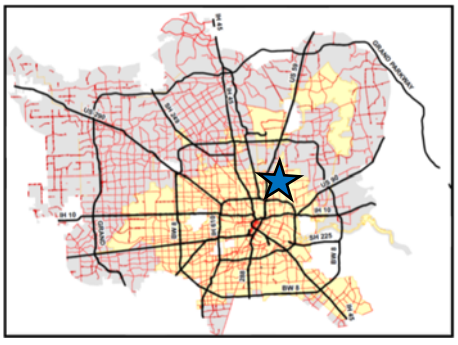
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Location Map





NORTH

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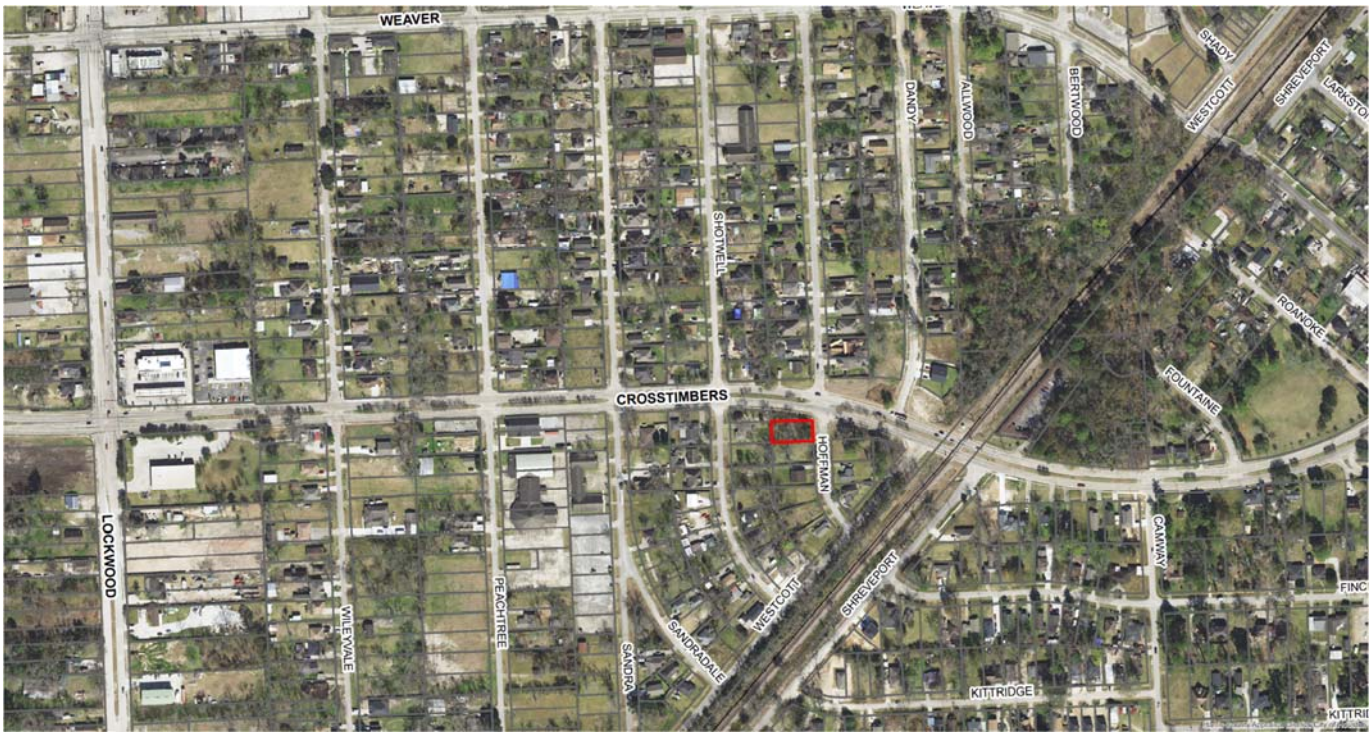
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Aerial Map



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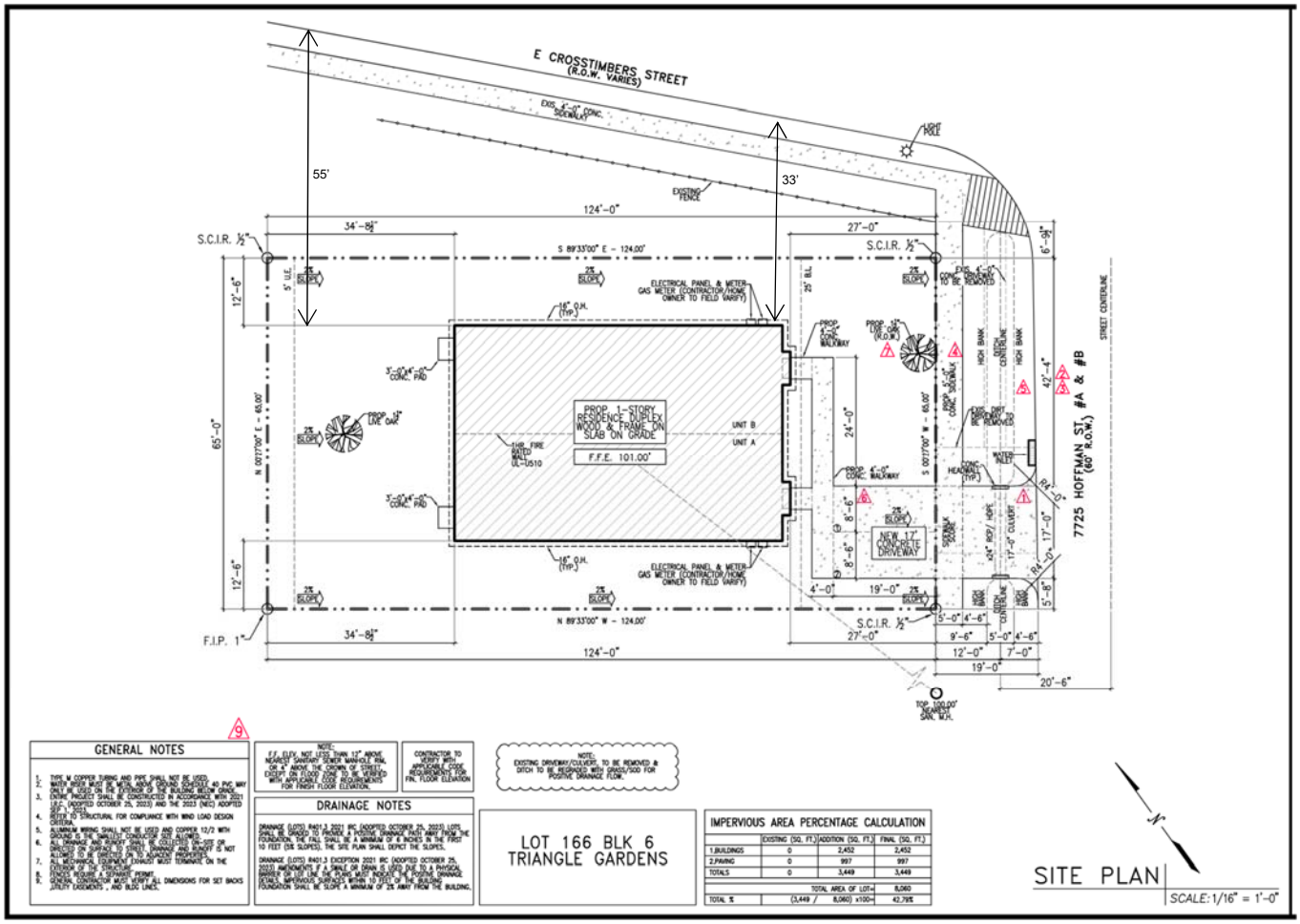
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Site Plan



GENERAL NOTES

1. TYPE M COPPER TUBING AND PIPE SHALL NOT BE USED.
2. WATER HEATER MUST BE VENTED ABOVE GROUND (EXCEPTED .40 PVC MAY ONLY BE USED ON THE EXTERIOR OF THE BUILDING BELOW GRADE).
3. ENTIRE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2021 I.R.C. (ADOPTED OCTOBER 25, 2023) AND THE 2023 (NEC) ADOPTED 09-01-2023.
4. REFER TO STRUCTURAL FOR COMPLIANCE WITH WIND LOAD DESIGN CRITERIA.
5. ALUMINUM WIRING SHALL NOT BE USED AND COPPER 12/2 WITH GROUND IS THE SMALLEST CONDUCTOR SIZE ALLOWED.
6. ALL DRAINAGE AND DOWNSPOUTS SHALL BE COLLECTED ON-SITE OR DIRECTED TO A SURFACE ALL STREET DRAINAGE AND RUNOFF IS NOT ALLOWED TO DRAIN ONTO ADJACENT PROPERTIES.
7. ALL MECHANICAL EQUIPMENT EXHAUST MUST TERMINATE ON THE EXTERIOR OF THE STRUCTURE.
8. OWNER RESPONSIBLE FOR SURVEY.
9. OWNER, CONTRACTOR MUST VERIFY ALL DIMENSIONS FOR SET BACKS UTILITY EASEMENTS , AND BLDG LINES.

NOTE:
F.F. ELEV. NOT LESS THAN 12" ABOVE NEAREST SANITARY SEWER MANHOLE RIM, OR 6" ABOVE TOP CROWN OF STREET, EXCEPT WITHIN 100 YEAR FLOOD ZONE AS SPECIFIED WITH MIN. FLOOR ZONE TO BE VERIFIED FOR FINISH FLOOR ELEVATION.

CONTRACTOR TO COMPLY WITH CURRENT CODE REQUIREMENTS FOR FIN. FLOOR ELEVATION

NOTE:
EXISTING DRIVEWAY/CULVERT, TO BE REMOVED & DITCH TO BE REGRADED WITH GRASS/SOD FOR POSITIVE DRAINAGE FLOW

DRAINAGE NOTES

DRAINAGE (UDC) RMD 1.3 2021 IRC (ADOPTED OCTOBER 25, 2023) LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE AWAY FROM THE FOUNDATION. THE FALL SHALL BE A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET (5% SLOPES), THE SITE PLAN SHALL DEPICT THE SLOPES.

DRAINAGE (UDC) RMD 1.3 EXCEPTION 2021 IRC (ADOPTED OCTOBER 25, 2023) AMENDMENTS IF A SWALE OR DRAIN IS USED DUE TO A PHYSICAL CONSTRAINT, SUCH AS A LOT LINE, WITHIN 10 FEET OF THE BUILDING, A SWALE OR DRAIN SHALL BE PROVIDED TO ENSURE POSITIVE DRAINAGE. SWALES SHOULD BE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING.

LOT 166 BLK 6
TRIANGLE GARDENS

IMPERVIOUS AREA PERCENTAGE CALCULATION

	EXISTING (SQ. FT.)	ADDITION (SQ. FT.)	FINAL (SQ. FT.)
1.BUILDINGS	0	2,452	2,452
2.PAVING	0	997	997
TOTALS	0	3,449	3,449
		TOTAL AREA OF LOT=	8,060
TOTAL %	(3,449 /	8,060) x100=	42.79%

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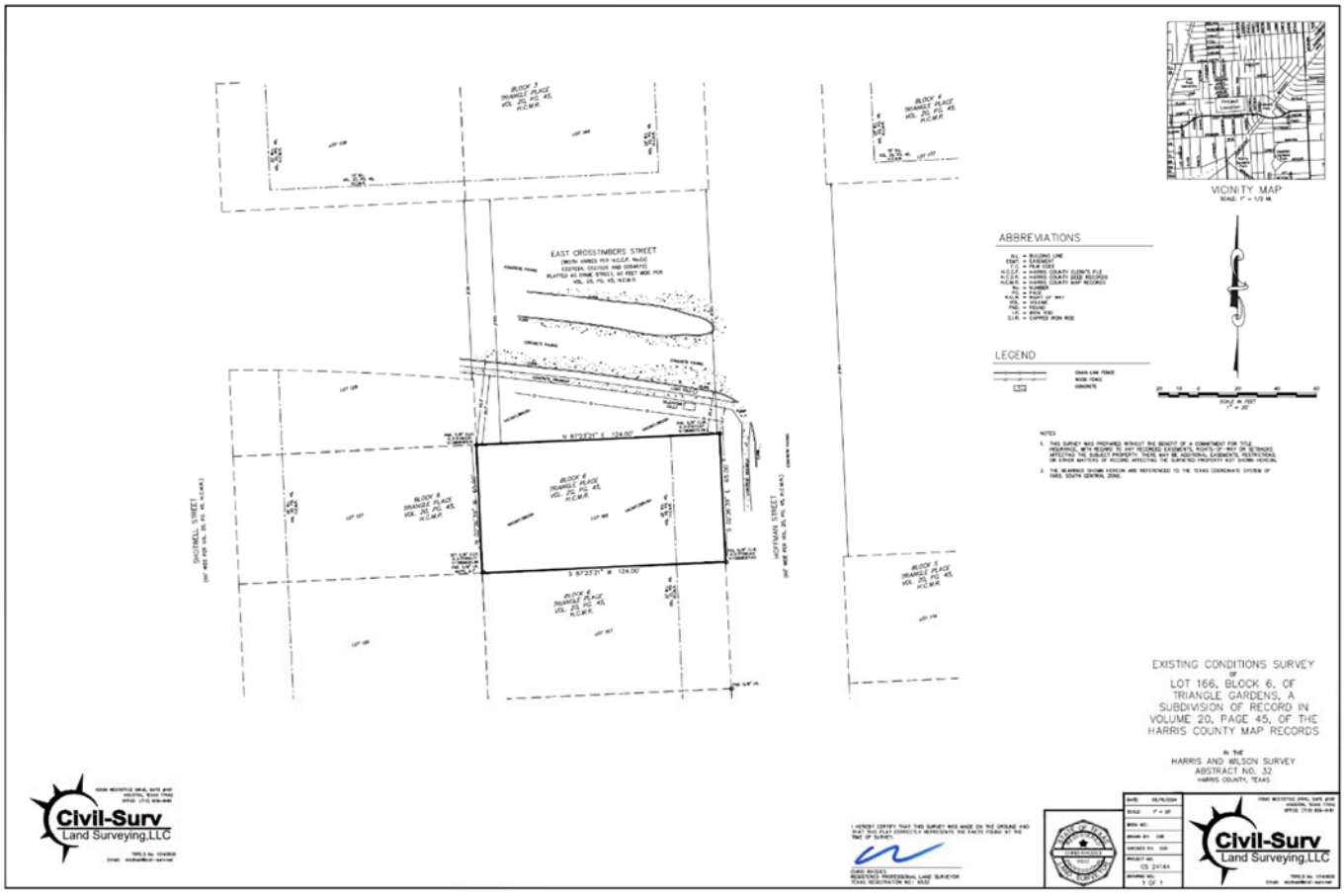
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Survey



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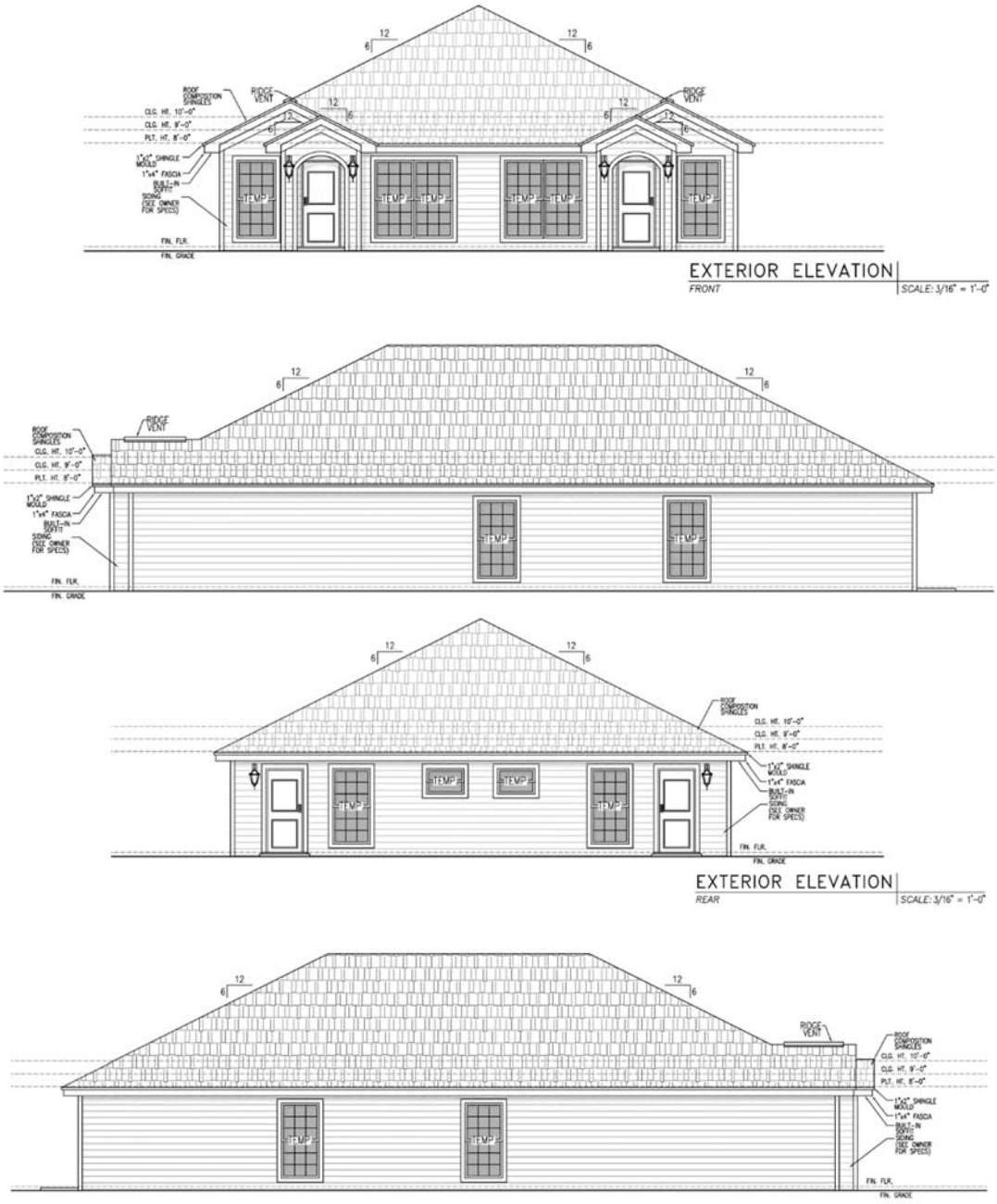
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Elevations



DEVELOPMENT PLAT VARIANCE

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Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located east of Interstate 69, at the southwest corner of E. Crosstimbers and Hoffman Streets. The applicant is requesting a variance to allow a 12'-6" building line in lieu of the ordinance-required 25' building line along E. Crosstimbers Street a major thoroughfare.

Staff is in support of the request.

The applicant is proposing to construct a new duplex with no garage. The subject site was created under the Triangle Gardens Subdivision in 1944. The recorded plat has a 25' building line along Hoffman Street and a 12' deed building line along E. Crosstimbers Street. East Crosstimbers Street at that time was Ernie Street. When E. Crosstimbers Street was created, dedication for the right-of-way was taken from the adjacent lots. In this case a full lot was taken, leaving large back of curb distances (42' and 20') to this property line; which then created an undue hardship on this property. At this location East Crosstimbers Street is an 80-foot sufficient width r.o.w. Additionally the proposed development will take vehicular access from the local street, Hoffman Street.

Staff recommendation is to approve the requested variance to allow a reduced building line of 12'-6" along E. Crosstimbers Street for the proposed duplex.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*
Additional Findings by Planning Commission:

DEVELOPMENT PLAT VARIANCE