HOUSTON PLANNING COMMISSION

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

AGENDA

Thursday, October 3, 2024
2:30 p.m.

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**

Houston Planning Commission
AGENDA

Thursday, October 3, 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 19, 2024, Major Thoroughfare and Freeway Plan Minutes and 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, and Antwanysha Berry)
d. Subdivision Plats with Variance Requests (Tammi Williamson, Aracely Rodriguez, and Devin Crittle)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement (John Cedillo)
g. Extensions of Approval (Antwanysha Berry)
h. Name Changes (Antwanysha Berry)
i. Certificates of Compliance (Antwanysha Berry)
j. Administrative
k. Development Plats with Variance Requests

II. **Establish a public hearing date of October 31, 2024**

a. Camila Estates replat no 1
b. Carothers Manor
c. Duru Estates
d. Harold Street Views
e. Northwood Crossing
f. Plaza Estates at Shelby
g. Reed Terrace partial replat no 3
h. West Drew Views
i. Willowcreek Ranch Sec 4 partial replat no 2

III. Excuse the Absence of Commissioners Susan Alleman and Rodney Heisch

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
2024 MAJOR THOROUGHFARE AND FREEWAY PLAN
MINUTES
THURSDAY, 19 SEPTEMBER 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

Call to Order at **1:07 PM** by Acting Chair M. Sonny Garza

Commissioners	**Quorum - Present / Absent**
Lisa M. Clark, Chair	**Absent**
M. Sonny Garza, Vice Chair	Present
Susan Alleman	**Absent**
Bill Baldwin	**Absent**
Michelle Colvard	Present at 1:19 during Item D
Rodney Heisch	**Absent**
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	**Absent**
Megan R. Sigler	Present
Martha L. Stein	**Absent**
Zafar "Zaf" Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	**Absent**
Scott Cain for Commissioner James Noack	**Absent**
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
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

I. Timeline – Brandon Mosley

II. Major Thoroughfare Amendment Requests – Private Sector

A. Tuckerton Road / Unnamed Minor Collector

Staff recommendation: Approve, realign proposed, Tuckerton Road just east of proposed House Haul Road to approximately 1,400 west of Katy Hockley Road.
Approve, delete proposed Minor Collector Unnamed Road from Tuckerton Road to Katy Hockley Road.
Commission action: Accepted staff's recommendation.
Speaker(s): None

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

B. Walnut Drive – Withdrawn

C. Bissonnet Street

Staff recommendation: Approve, reclassify a section of proposed Major Thoroughfare Bissonnet Street to a Major Collector from Harlem Road to Farm to Market 1464.
Commission action: Accepted staff's recommendation.
Speaker(s): None

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

D. Birnham Woods Boulevard – Rovaan Caelum

Staff recommendation: Approve, delete Birnham Woods from Cypresswood Drive to Browning Pine Drive.
Approve, reclassify Birnham Woods from Browning Pine Drive to Rayford Road as a Major Collector.
Commission action: Accepted staff's recommendation.
Speaker(s): None

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

E. Juergen Road – James Tichy

Staff recommendation: Approve, realign proposed Major Thoroughfare Juergen Road from Mueschke Road to Grand Parkway (SH 99).
Commission action: Accepted staff's recommendation.
Speaker(s): None

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

F. Kermier Road – Sofia Font

Staff recommendation: Approve, realign proposed Major Collector Kermier Road from Baethe Road to Warren Ranch Road.
Approve, delete proposed EW Minor Collector from proposed Kermier Road to Warren Ranch Road.
Commission action: Accepted staff's recommendation.
Speaker(s): Jeb Kolby, applicant – available for question

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

G. White Oak Drive – Brandon Mosley

Staff recommendation: Approve, reclassify Major Collector White Oak Drive to a Minor Collector from Studewood Street to Watson Street.
Commission action: Accepted staff's recommendation.
Speaker(s): None

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

III. Public Comment – None

IV. Next Steps – Brandon Mosley

Adjournment

There being no further business brought before the Commission, Acting Chair M. Sonny Garza adjourned the meeting at **1:30 PM**.

M. Sonny Garza, Acting Chair

Vonn Tran, Secretary

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 19 SEPTEMBER 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

Call to Order at **2:34 PM** by M. Sonny Garza, Vice Chair

Commissioners	**Quorum - Present / Absent**
Lisa M. Clark, Chair	Present at 2:35 during roll call
M. Sonny Garza, Vice Chair	Present
Susan Alleman	**Absent**
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	**Absent**
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	Present at 2:39 during Director's report
Zafar "Zaf" Tahir	Present
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	Present
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, Secretary and Director of the Houston Planning and Development, Planning Department is working on Amendments for Ch. 40, Article 22-Sidewalks, also partnering with PSEFI, Professional Surveyors Educational Foundation Inc., is holding a Planning Workshop, open to all planning and development professionals. Changes to the presentation during the commission meetings were made for efficiency.

Approval of Minutes

Consideration of the September 5, 2024, Planning Commission Meeting Minutes
Commission action: Approved.

Motion: Mares	Vote: Unanimous
Second: Victor	Opposed: None

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-51)
b. Replats (52-95)

Staff recommendation: Approve **Item No's. 1 – 95**, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations, and no item(s) were removed for separate consideration.

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

c. Replats requiring Public Hearings with Notification

96 Baggett Green

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: Tahir	Abstaining: None

97 Caris Villa – No action needed until 10.03.2024

98 Clyburn Landing

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: Rosenburg	Vote: Unanimous
Second: Garza	Abstaining: None

99 Cougar Estates

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

Motion: Victor	Vote: Unanimous
Second: Porras-Purtle	Abstaining: None

100 EXPRESS MART 59

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

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

101 FAIRWOODS AT FURMAN

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

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

102 HOUSTON ELECTRIC VEHICLE MONTROSE PARTIAL REPLAT NO 1

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

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

103 HUNTERS CREEK LANDING

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

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

104 ISAAC ESTATES AT NORDLING

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: Garza	Abstaining: None

105 LYNNFIELD DEVELOPMENT

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

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

106 McDonalds at Meadows of Clear Creek

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

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

107 Residences at Amber – Withdrawn

d. Subdivision Plats with Variance Requests

108 Fulton Station Apartments

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): Joseph Bramante, Mary Villareal – applicant

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

109 Houston Heavy 249 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: Mandapaka	Vote: Unanimous
Second: Mares	Abstaining: None

110 Longenbaugh Estate

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

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

111 Quail Cove Commons

Staff recommendation: Defer per City Councilmember's request.
Commission action: Deferred.
Speaker(s): Joyce Owens – applicant

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

112 QUARTET DEVELOPMENT

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

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

113 RIVERWAY ON LEHMAN

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

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

114 RIVIERA PINES SEC 3

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

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

115 WHITE OAK COMMERCIAL

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): Chris Yuko, applicant, Oscar Rangel, Michael Tello, Thomas De Froy, Bryan Cater, Heather McCullough, Krystle McCullough, Lynnette Tello, Paul Hernandez, Janet Montez, Jeff Trevino, Kerry Whitehead

Motion: Mares	Vote: Carried
Second: Sigler	Opposed: Rosenburg, Colvard

e. Subdivision Plats with Special Exception Requests

116 HC MUD 566 Utility Reserves Sec 2

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

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

f. Reconsiderations of Requirement

117 Reserve at Broze Road

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: Stein Vote: Unanimous
Second: Mares Abstaining: None

g. Extensions of Approval

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

h. Name Changes

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

i. Certificates of Compliance – None

j. Administrative – None

Staff recommendation: Approve staff recommendations for **G,** and **H**, **Item(s) 118–131**.
Commission Action: Approved per staff's recommendation.
Speaker(s): None

Motion: Viera-Bland Vote: Unanimous
Second: Porras-Pirtle Abstaining: None

k. Development Plats with Variance Requests

132 2301 Addison Road
Staff recommendation: Approve.
Commission action: Approved per staff's recommendation.
Speaker(s): Mia Navarro

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

133 7725 Hoffman Street
Staff recommendation: Approve.
Commission action: Approved per staff's recommendation.
Speaker(s): Nathan Dietrich, applicant

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

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

Staff recommendation: Establish a public hearing date of 17 October 2024, for **Items II, a-i**.
Commission action: Accepted the 17 October 2024 public hearing date.
Speaker(s): None

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

III. Excuse the Absence of Commissioner Mandapaka

No action needed.

IV. Public Comment

V. Adjournment

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **4:07 PM**.

Lisa M. Clark, Chair

Vonn Tran, Secretary

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
1	AM Prime Will Clayton Development	C2		Approve the plat subject to the conditions listed
2	Armenta Sheldon Road Development	C2		Approve the plat subject to the conditions listed
3	Balmoral Sec 27 partial replat no 1	C3F		Approve the plat subject to the conditions listed
4	Bridge Creek Village GP	GP		Approve the plat subject to the conditions listed
5	Bridgeland Central Reserve Sec 1	C2		Approve the plat subject to the conditions listed
6	Bridgeland Central Sec 2	C3F		Approve the plat subject to the conditions listed
7	Bridgeland Central Sec 3	C3F		Approve the plat subject to the conditions listed
8	Bridgeland Central Sec 7	C3F		Defer Applicant request
9	Bridgeland Jack Road Street Dedication Sec 4 and Reserve	C3F	DEF1	Approve the plat subject to the conditions listed
10	Bridgeland Mason Road Street Dedication Sec 7	SP		Approve the plat subject to the conditions listed
11	Bridgeland Mason Road Street Dedication Sec 8	SP		Approve the plat subject to the conditions listed
12	Bridgeland Peek Road Street Dedication Sec 11	SP		Approve the plat subject to the conditions listed
13	Bridgeland Prairieland Village Sec 44	C3P		Approve the plat subject to the conditions listed
14	Clodine Residences	C3F	DEF1	Defer Chapter 42 planning standards
15	Crosstimbers Reserve	C2	DEF1	Approve the plat subject to the conditions listed
16	Cypress Green Lift Station and Reserve	C3F		Approve the plat subject to the conditions listed
17	Cypress Green Sec 12	C3F		Approve the plat subject to the conditions listed
18	Cypress Green Sec 15	C3F		Approve the plat subject to the conditions listed
19	Cypress Green Sec 16	C3F		Approve the plat subject to the conditions listed
20	Cypress Green Sec 23	C3P		Approve the plat subject to the conditions listed
21	Cypress Green Sec 25	C3P		Approve the plat subject to the conditions listed
22	Cypress Green WWTP and Reserve	C3P		Approve the plat subject to the conditions listed
23	Cypress Rosehill Corner	C2		Approve the plat subject to the conditions listed
24	East Lake Houston Parkway North Street Dedication Sec 2	SP		Defer Chapter 42 planning standards
25	Elyson Sec 66	C3P		Approve the plat subject to the conditions listed
26	Elyson Sec 67	C3P		Approve the plat subject to the conditions listed
27	Esperanza at Barker Cypress GP	GP		Defer Chapter 42 planning standards
28	Everly Fields Boulevard Street Dedication Sec 1	C3P		Approve the plat subject to the conditions listed
29	Everly Fields Boulevard Street Dedication Sec 2	C3P		Approve the plat subject to the conditions listed
30	Everly Fields Boulevard Street Dedication Sec 3	C3P		Approve the plat subject to the conditions listed
31	First Fruits Christian Center	C2		Approve the plat subject to the conditions listed
32	Flagstone Sec 3	C3F		Approve the plat subject to the conditions listed
33	Flagstone Sec 4	C3F		Defer per Harris County's request
34	Grand Prairie Highlands Sec 15	C3P		Approve the plat subject to the conditions listed
35	Greenville Estates replat no 1	C3F		Approve the plat subject to the conditions listed
36	Harris County MUD No 514 Lift Station no 2	C2		Approve the plat subject to the conditions listed
37	Harris County Municipal Utility District no 6 Wastewater Treatment Plant	C3F		Approve the plat subject to the conditions listed
38	Harris Fort Bend ESD 100 Swiftwater Rescue Facility	C2		Approve the plat subject to the conditions listed
39	Harvard Green	C2	DEF1	Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
40	Harvard Park	C2	DEF1	Approve the plat subject to the conditions listed
41	Harvest Green Sec 58	C3F	DEF1	Approve the plat subject to the conditions listed
42	Hockley Meadows Sec 3	C3P		Approve the plat subject to the conditions listed
43	Houston Electric Vehicle Montrose partial replat no 1	C3F		Approve the plat subject to the conditions listed
44	International Life Change Ministries	C3P		Approve the plat subject to the conditions listed
45	Isaac Estates at Nordling	C3F		Approve the plat subject to the conditions listed
46	JDS Hopfe Road GP	GP		Approve the plat subject to the conditions listed
47	Jesselton Square at Creekmont	C3F	DEF1	Defer Chapter 42 planning standards
48	Jubilee Sec 15	C3P		Approve the plat subject to the conditions listed
49	Katy Gap Reserve	C3P		Approve the plat subject to the conditions listed
50	Kinghurst Homes	C3F		Defer Additional information reqd
51	Kinman Estates	C1		Defer Chapter 42 planning standards
52	Lacey Estates	C3F	DEF1	Approve the plat subject to the conditions listed
53	Louque Sorensen Estate	C3F		Approve the plat subject to the conditions listed
54	Lynnfield Development	C3F		Approve the plat subject to the conditions listed
55	Matzumoto Place on Friendly	C2		Approve the plat subject to the conditions listed
56	Memorial 529 Square	C2		Approve the plat subject to the conditions listed
57	Mill Ridge Village GP	GP		Defer per Harris County's request
58	Mills Branch Drive Street Dedication and Reserves	C3F		Approve the plat subject to the conditions listed
59	Morton Creek Ranch Sec 31	C3F		Approve the plat subject to the conditions listed
60	New Caney Real Estate	C2	DEF1	Defer Additional information reqd
61	Oakwood Sec 3	C3F		Approve the plat subject to the conditions listed
62	Olympia Fields Sec 3	C3P		Defer Additional information reqd
63	Olympia Fields Sec 4	C3P		Approve the plat subject to the conditions listed
64	Petro Tech at Dogwood	C2		Defer Chapter 42 planning standards
65	Riverway on Lehman	C3F		Approve the plat subject to the conditions listed
66	Sabo Plaza	C2	DEF2	Approve the plat subject to the conditions listed
67	Shepherd Heights	C3F		Approve the plat subject to the conditions listed
68	Sila Drive Street Dedication and Reserves Sec 2	C3P		Approve the plat subject to the conditions listed
69	SMB Investments	C2		Approve the plat subject to the conditions listed
70	Subsea Spring Addition	C2		Approve the plat subject to the conditions listed
71	Synova Drive Street Dedication and Reserves Sec 3	C3F		Approve the plat subject to the conditions listed
72	Tidwell Road Self Storage	C2	DEF2	Approve the plat subject to the conditions listed

B-Replats

73	Allyn Song Enclave	C2R	DEF1	Defer Applicant request
74	Bridgeland Migration Way Street Dedication Sec 3	SP		Approve the plat subject to the conditions listed
75	Bridgeland Prairieland Village Sec 42	C3R		Defer Chapter 42 planning standards
76	Coronado Oaks	C2R		Defer for further study and review
77	Dorchester Terrace	C2R	DEF1	Defer Additional information reqd
78	Draper	C2R		Approve the plat subject to the conditions listed
79	Duval Manor	C2R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
80	Estates at Trinity Gardens	C2R		Approve the plat subject to the conditions listed
81	Farrington Place Village	C2R		Defer Chapter 42 planning standards
82	Fins at the Woodlands	C2R		Defer Chapter 42 planning standards
83	Flaggstone Plaza	C2R	DEF1	Approve the plat subject to the conditions listed
84	Gessner Center	C2R		Approve the plat subject to the conditions listed
85	Golden Plaza at Ellington	C2R		Approve the plat subject to the conditions listed
86	Green Estates	C2R		Defer Applicant request
87	Harris County MUD 144 Water Plant no 1	C3R		Approve the plat subject to the conditions listed
88	HCMUD No 360 Water Plant	C2R		Approve the plat subject to the conditions listed
89	Heights Loop	C2R		Approve the plat subject to the conditions listed
90	Highland Acre Views	C2R		Approve the plat subject to the conditions listed
91	Homestead Center	C2R		Approve the plat subject to the conditions listed
92	Latitudinal Quarter	C2R		Defer for further study and review
93	Lincoln City Views	C2R		Approve the plat subject to the conditions listed
94	Lorraine West Park	C2R		Defer Chapter 42 planning standards
95	Luthe Complex	C2R		Approve the plat subject to the conditions listed
96	Merry Homes Estates	C2R	DEF2	Approve the plat subject to the conditions listed
97	Northpark Enclave	C3R		Approve the plat subject to the conditions listed
98	Oakberry Trails Sec 3	C3R	DEF2	Approve the plat subject to the conditions listed
99	Olympia Place	C2R		Defer Additional information reqd
100	Palmi	C3R	DEF2	Approve the plat subject to the conditions listed
101	Patanjali	C2R		Approve the plat subject to the conditions listed
102	Ramos Estates	C2R		Defer Chapter 42 planning standards
103	Residence on Emancipation	C2R		Defer Chapter 42 planning standards
104	Rogers Construction Estates at Sidney Street	C2R		Approve the plat subject to the conditions listed
105	Rosalie Corner	C2R		Defer Applicant request
106	Shady Acres Trails	C2R		Approve the plat subject to the conditions listed
107	Spot at Anderson	C2R		Approve the plat subject to the conditions listed
108	Sunset Heights Plaza	C2R		Approve the plat subject to the conditions listed
109	Swift Fairbanks	C2R		Defer Applicant request
110	UT MD Anderson Cancer Center East Campus replat no 1 and extension	C2R		Approve the plat subject to the conditions listed
111	Velit Acres	C2R		Approve the plat subject to the conditions listed
112	Vibe at Lynnfield	C2R		Approve the plat subject to the conditions listed
113	Vinson Heights	C2R		Defer Chapter 42 planning standards
114	Voight Street Views	C2R		Defer LGL deed rests review pending
115	West 21st Residences	C2R		Defer Chapter 42 planning standards
116	West Chase Plaza	C2R	DEF1	Defer Chapter 42 planning standards
117	White Oak Park	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

118	Archer Estates	C3N		Approve the plat subject to the conditions listed
119	Burkett Views	C3N		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
120	Caris Villa	C3N	DEF4	Withdraw
121	Columbia Crossing partial replat no 1	C3N		Approve the plat subject to the conditions listed
122	Dice Duplexes partial replat no 1	C3N		Defer for further study and review
123	Estates at West 43rd	C3N		Defer Applicant request
124	Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
125	Hackberry Landing	C3N		Approve the plat subject to the conditions listed
126	Harvest Green Sec 51 partial replat no 1	C3N		Withdraw
127	Kentshire Place Views	C3N		Approve the plat subject to the conditions listed
128	Lockwood Commercial Plaza	C3N		Defer Applicant request
129	Murdock Manor partial replat no 1	C3N		Approve the plat subject to the conditions listed
130	Riverside Terrace Sec 6 partial replat no 3	C3N		Approve the plat subject to the conditions listed
131	Sunterra Sec 58 partial replat no 1	C3N		Defer for further study and review
132	Trinity Gardens Views	C3N		Approve the plat subject to the conditions listed

D-Variances

133	Darvesh Tract GP	GP		Grant the requested variances and special exception and Approve the plat subject to the conditions listed
134	Falcon Ranch Preserve GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
135	Longenbaugh Estate	C2	DEF1	Withdraw
136	Quail Cove Commons	C2R	DEF1	Defer Applicant request
137	Sheldon ISD High School GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
138	Wakeforest Water Plant	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

None

F-Reconsideration of Requirements

139	Springbridge Residential	C3R		Defer for further study and review

G-Extensions of Approval

140	Bolan Heights	EOA		Approve
141	District 71 Ground Water Facility	EOA		Approve
142	E4Real Business Complex	EOA		Approve
143	Forest Cove Ground Water Facility	EOA		Approve
144	Fort Bend ISD Harvest Green Sec 1	EOA		Approve
145	Hertegas Property	EOA		Approve
146	Luxelocker Cypress	EOA		Approve
147	Plaza Estates at Willow	EOA		Approve

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

H-Name Changes

None

I-Certification of Compliance

148	22763 Ford Road	COC	Approve	
149	23718 Brushy Trails Street	COC	Approve	
150	25840 FM 1485	COC	Approve	

J-Administrative

None

K-Development Plats with Variance Requests

None

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 10/03/2024
Plat Name: AM Prime Will Clayton Development
Developer: A & M Prime Investment LLC
Applicant: Doshi Engineering & Surveying Company
App No/Type: 2024-1898 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.1592	Total Reserve Acreage:	2.1592
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 278

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

Conditions and Requirements for Approval

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)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: 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
Label street names (chapter 42-41)
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)
Plat name must match application (chapter 42-41)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 10/03/2024
Plat Name: Armenta Sheldon Road Development
Developer: DAVID & MARIA Armenta
Applicant: Doshi Engineering & Surveying Company
App No/Type: 2024-1830 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.7501	Total Reserve Acreage:	12.4795
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	77530	498B	ETJ

Conditions and Requirements for Approval

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

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

This item is being approved as a preliminary application. Final plat submittal is required.

For Your Information:

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

HPW-HW- IDS: approve
CenterPoint: Dedication Page is missing.
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
No building is allowed within any public utility easement.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 10/03/2024
Plat Name: Balmoral Sec 27 partial replat no 1
Developer: WBWT BALMORAL SECTION 27 LLC
Applicant: Quiddity Engineering - Katy
App No/Type: 2024-1826 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.3530	Total Reserve Acreage:	1.9770
Number of Lots:	105	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 423

County	Zip	Key Map ©	City / ETJ
Harris	77346	376R	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.

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

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

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

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

Coordinate with CenterPoint about their comments and provide their approval 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: 3
Action Date: 10/03/2024
Plat Name: Balmoral Sec 27 partial replat no 1
Developer: WBWT BALMORAL SECTION 27 LLC
Applicant: Quiddity Engineering - Katy
App No/Type: 2024-1826 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE

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

HPW-OCE- Drainage and Utility: 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..

CenterPoint: The standards on the plat does not meet the townhome standards.
Please identify the area that are not streets in which you are attempting to dedicate a 14'UE. It appears you are attempting to add 14'UE's to all lots.
The type of energy service delivery options selected by the Developer will define the size and shape of the easements that are required. This process will require cooperative evaluation and coordination between CenterPoint Energy Consultants and Developers.

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)
The following intersections Marston Hill Loop at Pearl Manor Dr and Surrey House Dr at Pearl Manor 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)
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)
Easements inside and 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: 4
Action Date: 10/03/2024
Plat Name: Bridge Creek Village GP
Developer: Meritage Homes of Texas, LLC
Applicant: Quiddity Engineering
App No/Type: 2024-1946 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	29.2400	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:	Storm Sewer	Utility District:	Harris County MUD 165

County	Zip	Key Map ©	City / ETJ
Harris	77433	406B	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.

056. Sections of a subdivision shall be identified numerically and sequentially.

178. The intersection angle created by two type 2 PAEs or private streets shall be between 80- and 90-degrees. With a 90-degree angle the intersection shall have a 20-ft. radius. With an angle less than a 90-degree the intersection shall have a 25-ft. radius. (129, 231)

179. Minimum intersection spacing along a type 2 PAE shall be 65 feet. (129)

180. Reverse curves for type 2 PAEs shall have a center-line radius of at least 65 feet and be separated by a tangent distance of not less than 25 feet. (132)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments 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: 10/03/2024
Plat Name: Bridge Creek Village GP
Developer: Meritage Homes of Texas, LLC
Applicant: Quiddity Engineering
App No/Type: 2024-1946 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1-Each section adjacent to the 75-foot HL&P corridor will need a transmission review before the plat can be approved. Does this GP include more than one section?
2- Prior easement (copy attached) to be included on plat:
Recorded in CF#: RP-2020-12919

HPW-HW- IDS: Approved

Harris County Flood Control District: Flood Control review - Plat is in the Floodplain. No comments.

HPW-OCE- Drainage and Utility: Missing B.L.
Make sure that the subdivision has detention.
Make sure that 10' clearance between public utility to the building foundation.

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)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 10/03/2024
Plat Name: Bridgeland Central Reserve Sec 1
Developer: Bridgeland Development, LP a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2024-1861 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	44.5600	Total Reserve Acreage:	44.5600
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	365M	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. Bridgeland Mason Road Street Dedication Sec 9 and Reserve AND Bridgeland Mason Road Street Dedication Sec 8 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)

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 10/03/2024
Plat Name: Bridgeland Central Reserve Sec 1
Developer: Bridgeland Development, LP a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2024-1861 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE

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.).
All abbreviations on plat must be in Legend and/or notes of plat. Please add O.P.R.R.P.H.C. 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. (TLGC-232.0026)
Update street name in central sec 2 plat (chapter 42-41)
UVE should be checked at Fairytale Forest Dr and Hidden Pass 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 Liberty North Drive and North Bridgeland Lake Parkway. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at North Bridgeland Lake Parkway and Mason 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 10/03/2024
Plat Name: Bridgeland Central Sec 2
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2024-1864 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.7900	Total Reserve Acreage:	2.6190
Number of Lots:	78	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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

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

052. Bridgeland Mason Road Street Dedication Sec 8 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)

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

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 10/03/2024
Plat Name: Bridgeland Central Sec 2
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2024-1864 C3F

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.
Missing B.L. on some lots.
Make sure that 10' clearance between public utility to the building foundation.
No building is allowed within any public utility easement.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
UVEs along Mason Road are shown on plat and will need to be shown on construction plan (Chapter 10-COH geometric design guidelines, 10-23)
House and Hahl Road will need to be abandoned prior to plat recordation (chapter 42-120)
Bridgeland Central Sec 3 must be recorded prior to or simultaneously with this plat (Chapter 42-120)
The following intersections Jade Junction Way/Fairytale Forest Drive, Daisy ridge Drive/skylark forest Drive, Jade Junction way/Violet vista Place, Jade Junction way/Velvet Vineyard Place, Jade Junction way/Skylark Forest Drive, Daisy ridge Drive/Fairytale Forest Drive will have Intersection sight distance (ISD) exhibits included with the site plans to be evaluated for unobstructed visibility easement (UVE) requirements (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 shown at Daisy Ridge Dr does not match approved exhibit, submit a revised UVE 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: 7
Action Date: 10/03/2024
Plat Name: Bridgeland Central Sec 3
Developer: Bridgeland Development, LP a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2024-1865 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	22.2400	Total Reserve Acreage:	3.4440
Number of Lots:	108	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	365R	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)

052. Bridgeland Mason Road Street Dedication Sec 7 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)

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 10/03/2024
Plat Name: Bridgeland Central Sec 3
Developer: Bridgeland Development, LP a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2024-1865 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE

Addressing: HIDDEN PASS cannot be proposed as this would cause a name change from HOUSE HAHL to HIDDEN PASS then back to HOUSE HAHL a name change cannot occur along a straight length of public ROW.

HPW-OCE- Drainage and Utility: Make sure that 10' clearance between public utility to the building foundation.
No building is allowed within any public utility easement.
Make sure that the subdivision has detention.
Missing B.L. on some lots.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
House and Hahl Road abandonment needs to occur prior to plat recordation (chapter 42-212)
UVEs are shown on plat and will need to be shown on construction plan (IDM Chapter 10-COH geometric design guidelines, 10-44)
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)
Mason road street dedication sec 7 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
The following intersections Moonflower Meadow Street/Fairytale Forest Drive, violet vista Place /May Lily Meadow Street, Velvet Vineyard Place/May Lily Meadow Street, Moonflower Meadow Street/Skylark forest Drive, Oasis Orchard Drive/Misty Blue Meadow Street, Cirrus Sky Lane/Misty Blue Meadow Street will have Intersection sight distance (ISD) exhibits included with the site plans to be evaluated for unobstructed visibility easement (UVE) requirements (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: 8
Action Date: 10/03/2024
Plat Name: Bridgeland Central Sec 7
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2024-1919 C3F

Staff Recommendation:
Defer Applicant request

Total Acreage:	13.5500	Total Reserve Acreage:	2.2480
Number of Lots:	95	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

040. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (185)

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. Mason Road Street Dedication Sec 7 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)

059.1. Legal description in title and on plat must match at recordation.

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

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

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

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

1. Provide reason for replat in title block as indicated on marked file copy.
2. Address CenterPoint's comment 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: 8
Action Date: 10/03/2024
Plat Name: Bridgeland Central Sec 7
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2024-1919 C3F

Staff Recommendation:
Defer Applicant request

CenterPoint: 1—BLK 1: UEs lie inside / conflict with the Temporary Drainage Easement in RP-2021-520221.

2—LOT/ALLEY UE CONFIGURATION SHOULD BE:
BLK 2 L1-7 = 12'UE & BL
BLK 2 L8-14 = 5'UE & BL

BLK 3 L1-6 = 12'UE & BL
BLK 3 L7-12 = 5'UE & BL

BLK 4 L1-5 = 12'UE & BL
BLK 4 L6-10 = 5'UE & BL

BLK 5 L11-15 = 12'UE & BL
BLK 5 L16-21 = 5'UE & BL

BLK 6 L1-6 = 12'UE & BL
BLK 6 L7-12 = 5'UE & BL

BLK 7 L1-7 = 12'UE & BL
BLK 7 L8-14 = 5'UE & BL

3—BOLD TEXT: Bold text inside some reserves is illegible.

4—Title block is missing replat information, 689423-Plat-BRIDGELAND HARRIS COUNTY MUD 418 LIFT STATION NO 3

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
Mason Rd will need to be recorded prior to or simultaneously with this PLAT for a second point of access (ch 42-120)
Easements will need to be recorded prior to plat recordation (Chapter 42-212)
Maintenance agreement may be needed for Limestone Cliff Ln for non standard ROW, coordinate with public review (HC infrastructure regulations, ch 5.06)
Show building line for private alleys (ch 42-150)
Label recording info for lift station. check with COH if recorded plats can be labeled as reserves
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)
UVEs have been shown but there are no records of review of UVE exhibit, 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: 9
Action Date: 10/03/2024
Plat Name: Bridgeland Jack Road Street Dedication Sec 4 and Reserve
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1841 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

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

190.3. Add 'Marlene L. Gafrick, 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)

PAE must be recorded by separate instrument.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 10/03/2024
Plat Name: Bridgeland Jack Road Street Dedication Sec 4 and Reserve
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1841 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Maintenance agreement for non-standard ROW may be needed. (HC Infrastructure Regulations, CH 5.06)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, including traffic flow and parking for recreational reserve, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Sec 3 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
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: 10
Action Date: 10/03/2024
Plat Name: Bridgeland Mason Road Street Dedication Sec 7
Developer: Bridgeland Development, LP a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2024-1862 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.4330	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	365R	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)

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

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

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

For Your Information:

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

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)
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)
Maintenance agreement for non-standard ROW (HC Infrastructure Regulations, CH 5.06)
House and hahl road will need to be abandoned prior to plat recordation (Chapter 42-120)

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 10/03/2024
Plat Name: Bridgeland Mason Road Street Dedication Sec 8
Developer: Bridgeland Development, LP a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2024-1863 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.1590	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	365M	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)

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

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

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

For Your Information:

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

HPW-HW- IDS: APPROVE

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (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)
Sec 7 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 10/03/2024
Plat Name: Bridgeland Peek Road Street Dedication Sec 11
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1954 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.1670	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 491

County	Zip	Key Map ©	City / ETJ
Harris	77447	365B	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. Bridgeland Jack Road Street Dedication Sec 4 and Reserve 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)

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

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

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

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: 12
Action Date: 10/03/2024
Plat Name: Bridgeland Peek Road Street Dedication Sec 11
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1954 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. The title report notes existing easements not noted on plat.
A Blanket Easement is noted that appears to affect this plat.

HPW-HW- IDS: Approved

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
Jack Road Sec 4 will need to be recorded prior to or simultaneously with this PLAT (ch 42-120)
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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 10/03/2024
Plat Name: Bridgeland Prairieland Village Sec 44
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1939 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	29.0000	Total Reserve Acreage:	4.0080
Number of Lots:	114	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 490

County	Zip	Key Map ©	City / ETJ
Harris	77433	364R	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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

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

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

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.

052. Spring Bloom Drive between Katy Hockley Road and Pollinator Drive 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)

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

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

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

159. Provide centerline tie.

Add note: All lots shall have adequate wastewater collection service.

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 10/03/2024
Plat Name: Bridgeland Prairieland Village Sec 44
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1939 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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

HPW-HW- IDS: Approved

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026
UVE should be checked at Spring Bloom Drive and southern Spicebrush Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
street name needs to be consistent across Spring Bloom Drive(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)
The following intersections unnamed street/Redbay Tree Drive, Thistle Flower Drive/Redbay Tree Drive, will have Intersection sight distance (ISD) exhibits included with the site plans to be evaluated for unobstructed visibility easement (UVE) requirements (chapter 10-COH geometric design guidelines, 10-23)
Label street name at stub (HC-infrastructure regulations-Appendix K)
Label recording info for Pollinator Drive and Perennial Crossing, 708157 HCMR
UVE should be checked at Pollinator Drive and Spring bloom Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Perennial Crossing and Pollinator Drive. 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 10/03/2024
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:	2.7368
Number of Lots:	76	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

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. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (185)

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

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

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

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

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

1) This plat does not meet chapter 42 standard for compensating open space and building lines.
2) Unidentified area in plat
3) Remove 14' U.E. as per chapter 42 definition of type II PAE is not allowed

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments 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: 10/03/2024
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
CenterPoint: 1. Identify P.A.E. in the General Notes.
2. No dedicated easements found. CenterPoint requires a 14' UE in front/rear of lots, or a 16' UE if wet utilities are needed.
3. Title report references an easement that is not shown/noted on the plat: 616/573
4. TRANSMISSION REVIEW:
This plat is in close proximity to a CenterPoint Energy Transmission Corridor. Your Transmission Contact is: Florencio Menodiado, IV florencio.menodiadoiv@centerpointenergy.com

- END -

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 10/03/2024
Plat Name: Crosstimbers Reserve
Developer: Spencer Huck
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1803 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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. (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 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: 15
Action Date: 10/03/2024
Plat Name: Crosstimbers Reserve
Developer: Spencer Huck
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1803 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 16
Action Date: 10/03/2024
Plat Name: Cypress Green Lift Station and Reserve
Developer: Astro Cypress Green, L.P.
Applicant: Quiddity Engineering
App No/Type: 2024-1935 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	7.6400	Total Reserve Acreage:	7.6400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

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

052. Cypress green Sec 19 must be recorded prior to or simultaneously with this plat.

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.

CenterPoint: 1—Split UEs: Sec 19 plat (2024-1352) does not show the split UEs that are shown on this plat.
HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Secs 16, 18 or 19 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Easements within plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
The following intersection Prosecco Palace Dr at Florence Falls 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)

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 10/03/2024
Plat Name: Cypress Green Sec 12
Developer: Astro Cypress Green, L.P.
Applicant: Quiddity Engineering
App No/Type: 2024-1941 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	16.5400	Total Reserve Acreage:	0.2100
Number of Lots:	78	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
Harris	77447	285V	ETJ

Conditions and Requirements for Approval

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

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

052. Cypress Green Mason Road Street Dedication Sec 3 must be recorded prior to or simultaneously with this plat.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)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 the subdivision has detention.
Make sure that 10' clearance between public utility to the building foundation.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Provide turn/curve signs for mitigation on site plans for substandard curve radius for curve C4 (IDM 10.3.03D, TMUTCD sec2C.07)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
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)

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 10/03/2024
Plat Name: Cypress Green Sec 15
Developer: Astro Cypress Green, L.P.
Applicant: Quiddity Engineering
App No/Type: 2024-1926 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	13.3900	Total Reserve Acreage:	0.8000
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:	

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

Conditions and Requirements for Approval

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

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

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

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 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)
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)
Holderrierth Road will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
UVEs are shown on plat and will need to be shown on construction plan (Chapter 10-COH geometric design guidelines, 10-23)

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 10/03/2024
Plat Name: Cypress Green Sec 16
Developer: Astro Cypress Green, L.P.
Applicant: Quiddity Engineering
App No/Type: 2024-1928 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	21.9900	Total Reserve Acreage:	0.0700
Number of Lots:	139	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

052. Cypress Green Sec 15 & Cypress Green Mason Road and Ponte Della Drive Street Dedication and Reserves must be recorded prior to or simultaneously with this plat.

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: 19
Action Date: 10/03/2024
Plat Name: Cypress Green Sec 16
Developer: Astro Cypress Green, L.P.
Applicant: Quiddity Engineering
App No/Type: 2024-1928 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10.3.03D, TMUTCD sec2C.07)
Sec 15 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10.3.03D, TMUTCD sec2C.07)
Sec 15 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 10/03/2024
Plat Name: Cypress Green Sec 23
Developer: Astro Cypress Green, L.P.
Applicant: Quiddity Engineering
App No/Type: 2024-1942 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	25.4700	Total Reserve Acreage:	0.7800
Number of Lots:	137	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
Harris	77447	285Y	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. Cypress Green Sec 12 & 24 or Sec 24 & 25 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: 20
Action Date: 10/03/2024
Plat Name: Cypress Green Sec 23
Developer: Astro Cypress Green, L.P.
Applicant: Quiddity Engineering
App No/Type: 2024-1942 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.
Make sure that 10' clearance between public utility to the building foundation.
Dead-end water lines are prohibited within cul-de-sac.

Harris Engineer: This 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)
Sec 21 and Tuscan terrace drive 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)
The following intersections Cetara Villa Drive/Matera Vista Lane, Via Rocco Drive/Matera Vista Lane, Caserta Point Drive/Matera Vista Lane will have Intersection sight distance (ISD) exhibits included with the site plans to be evaluated for unobstructed visibility easement (UVE) requirements (chapter 10-COH geometric design guidelines, 10-23)

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Make sure that 10' clearance between public utility to the building foundation.
Dead-end water lines are prohibited within cul-de-sac.

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)
Sec 21 and Tuscan terrace drive 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)
The following intersections Cetara Villa Drive/Matera Vista Lane, Via Rocco Drive/Matera Vista Lane, Caserta Point Drive/Matera Vista Lane will have Intersection sight distance (ISD) exhibits included with the site plans to be evaluated for unobstructed visibility easement (UVE) requirements (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: 21
Action Date: 10/03/2024
Plat Name: Cypress Green Sec 25
Developer: Astro Cypress Green, L.P.
Applicant: Quiddity Engineering
App No/Type: 2024-1938 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	31.2400	Total Reserve Acreage:	12.6500
Number of Lots:	89	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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. Cypress Green Mason Road Street Dedication Sec 4 and reserves 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: 21
Action Date: 10/03/2024
Plat Name: Cypress Green Sec 25
Developer: Astro Cypress Green, L.P.
Applicant: Quiddity Engineering
App No/Type: 2024-1938 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1—Dedication page is missing
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)
The following intersections Falchera Drive/Mariconda Drive will have Intersection sight distance (ISD) exhibits included with the site plans to be evaluated for unobstructed visibility easement (UVE) requirements (chapter 10-COH geometric design guidelines, 10-23)
Easements inside and outside of plat boundary will need to be recorded by separate instrument prior to plat recordation (COH-Chapter 42-212)
Verify if drainage needs to be added as a restriction to reserve C (Chapter 42-41)
Sec 23 and Mason Road will need to be recorded prior to or simultaneously with is 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)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 10/03/2024
Plat Name: Cypress Green WWTP and Reserve
Developer: Astro Cypress Green, L.P.
Applicant: Quiddity Engineering
App No/Type: 2024-1918 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.9200	Total Reserve Acreage:	12.9200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	285Z	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. Cypress Green Sec 25 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.

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)
Dedicate 0.9' of ROW dedication for an ultimate ROW of 60' (chapter 42-122)
UVE should be checked at San Gusto Rd and Mason Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)Ð
Verify tie-in for plat boundary along Mason road with META planning for JDS Hopfe Road sec 5 plat (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: 23
Action Date: 10/03/2024
Plat Name: Cypress Rosehill Corner
Developer: Epic 75 LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2024-1958 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.5037	Total Reserve Acreage:	1.4608
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	287N	ETJ

Conditions and Requirements for Approval

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

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

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: 23
Action Date: 10/03/2024
Plat Name: Cypress Rosehill Corner
Developer: Epic 75 LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2024-1958 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. (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)
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)
Required UVE has been shown on the PLAT and should be shown on construction plan also (IDM chapter 10-COH geometric design guidelines, 10-44)
Driveways on 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 10/03/2024
Plat Name: East Lake Houston Parkway North Street Dedication Sec 2
Developer: DFC Sundance, LLC, A Florida Limited Liability Company
Applicant: EHRA
App No/Type: 2024-1952 SP

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	1.8530	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

052. East Lake Houston Parkway North STD Sec 1 must be recorded prior to or simultaneously with this plat.

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

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 10/03/2024
Plat Name: East Lake Houston Parkway North Street Dedication Sec 2
Developer: DFC Sundance, LLC, A Florida Limited Liability Company
Applicant: EHRA
App No/Type: 2024-1952 SP

Staff Recommendation:
Defer Chapter 42 planning standards

HPW-HW- IDS: Approved

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 street dedication 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: 25
Action Date: 10/03/2024
Plat Name: Elyson Sec 66
Developer: NASH FM 529, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1903 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	32.3000	Total Reserve Acreage:	4.1400
Number of Lots:	127	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	404M	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. Elyson Sec 64 and Elyson BLVD must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

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

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - Plat is is in the Floodplain need to add 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.
Dead-end water lines are prohibited within cul-de-sac.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 10/03/2024
Plat Name: Elyson Sec 67
Developer: NASH FM 529, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1905 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	19.5000	Total Reserve Acreage:	3.2850
Number of Lots:	82	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.

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. Elyson BLVD 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)

059.1. Acreage in title and on plat must match at 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: 26
Action Date: 10/03/2024
Plat Name: Elyson Sec 67
Developer: NASH FM 529, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1905 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review - Show and label both the channel and existing ROW, additional ROW is not needed along U101-00-00 (see uploaded PDF).
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 10/03/2024
Plat Name: Esperanza at Barker Cypress GP
Developer: SRG DEVELOPMENT HOLDINGS LLC,
Applicant: Atkinson Engineers
App No/Type: 2024-1902 GP

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	33.8806	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Addicks Utility District

County	Zip	Key Map ©	City / ETJ
Harris	77084	447P	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.

059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)

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

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

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

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

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

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

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

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.

Defer per Harris County

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 10/03/2024
Plat Name: Esperanza at Barker Cypress GP
Developer: SRG DEVELOPMENT HOLDINGS LLC,
Applicant: Atkinson Engineers
App No/Type: 2024-1902 GP

Staff Recommendation:
Defer Chapter 42 planning standards

For Your Information:

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

HPW-HW- IDS: Approved
Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Design straight tangent for Wild Orchid Drive from flood control ditch. site plans needs need to show a relocated median with left tun lane (HC-Infrastructure Regulations, CH 4.03,4.06,7.02)
GIS shows different plat boundary as east property boundary along western side of Barkers Branch development (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)
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)
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)
GP is to be deferred (chapter 42-74)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 10/03/2024
Plat Name: Everly Fields Boulevard Street Dedication Sec 1
Developer: JDS Hopfe Road. LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1900 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.0110	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	285Z	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.

052. Western portion of Everly Fields BLVD 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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: No Dedication Page
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Everly Fields blvd to the east or west will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Label 1' reserve (chapter 42-191)
Provide centerline bearings and distances for street dedications (Chapter 42-51)
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)

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 10/03/2024
Plat Name: Everly Fields Boulevard Street Dedication Sec 2
Developer: JDS Hopfe Road, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1924 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.4000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	286W	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.

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

052. Everly Fields Boulevard Street Dedication Sec 1 or 3 must be recorded prior to or simultaneously with this plat.

159. Provide centerline tie.

For Your Information:

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

HPW-HW- IDS: Approved
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026
Provide centerline bearings and distances for street dedications (Chapter 42-51)
Sec 1 or sec 3 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 10/03/2024
Plat Name: Everly Fields Boulevard Street Dedication Sec 3
Developer: Darvesh Investments, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1933 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	7.6200	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	286W	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.

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

159. Provide centerline tie.

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30

Action Date: 10/03/2024

Plat Name: Everly Fields Boulevard Street Dedication Sec 3

Developer: Darvesh Investments, LLC

Applicant: Meta Planning + Design LLC

App No/Type: 2024-1933 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Addressing: "EVERLY FIELDS" is already in use. Please chose another unique street name.
HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review – Need to show and label Drainage Channel L112-02-00 where the Floodway is shown on the plat (see uploaded regulations guidelines PDF).
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Provide centerline bearings and distances for street dedications (chapter 42-51)
Label SWQ note (HC-stormwater regulations)
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)
Per COH/HC geometric regulations median opening distance between Grand Parkway frontage road and collector should be 500'. Median opening was constructed by CIP project at a lesser distance which is acceptable.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 10/03/2024
Plat Name: First Fruits Christian Center
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2024-1854 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.0000	Total Reserve Acreage:	2.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77068	331S	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

Show Block 1

Remove all replat and lot language from 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-HW- IDS: APPROVE
CenterPoint: Blanket Easement recording should be in notes of plat.
Please add Blanket Easement document. I was unable to locate it to see when it was recorded and if the HL&P easement was excluded.
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 10/03/2024
Plat Name: Flagstone Sec 3
Developer: Humble Joint Venture 1, LLC A Texas Limited Liability Company
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1947 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	33.3620	Total Reserve Acreage:	16.5600
Number of Lots:	111	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	77338	334K	ETJ

Conditions and Requirements for Approval

032. Add amenities plan plat note: This subdivision's compensating open space includes an Open Space Amenities Plan for the specifically identified reserve(s). Refer to OSAP recorded with this subdivision.

040.2. Sec 42-192(b) is only for 50% or less of the area in the OSAP is required COS. The area required for COS is more than 50% of the area included in the amenities plan. Illustrate compliance with Sec 42-192(c)(1) by providing at least two additional amenities from the list in (c)(1)b.

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

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

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))

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

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

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

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

A04. Add the following note to the face of the plat: "NOTICE: Individual lots or parcels within this subdivision may be located in an airport land use tier and may be subject to use restrictions or increased noise or hazard levels associated with air traffic operations."

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments 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: 10/03/2024

Plat Name: Flagstone Sec 3

Developer: Humble Joint Venture 1, LLC A Texas Limited Liability Company

Applicant: Meta Planning + Design LLC

App No/Type: 2024-1947 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Dedicate 40' of ROW per plat and add dedication information for Broze road
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation (.TLGC-242.001h)
Plans will need to show pedestrian access for future school from Headwater Creek Trail
Depending on amenities provided in reserve E a parking analysis may be required with site plans

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 10/03/2024
Plat Name: Flagstone Sec 4
Developer: Humble Joint Venture 1, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1957 C3F

Staff Recommendation:
Defer per Harris County's request

Total Acreage:	22.9222	Total Reserve Acreage:	6.4400
Number of Lots:	108	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 454

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

Conditions and Requirements for Approval

032. Add amenities plan plat note: This subdivision's compensating open space includes an Open Space Amenities Plan for the specifically identified reserve(s). Refer to OSAP recorded with this subdivision.

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.

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

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

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

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

207.1. Staff requests a two week deferral Harris County Engineering request.

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

A04. Add the following note to the face of the plat: "NOTICE: Individual lots or parcels within this subdivision may be located in an airport land use tier and may be subject to use restrictions or increased noise or hazard levels associated with air traffic operations."

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments 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: 10/03/2024
Plat Name: Flagstone Sec 4
Developer: Humble Joint Venture 1, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1957 C3F

Staff Recommendation:
Defer per Harris County's request

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Dead-end water lines are prohibited within cul-de-sac.

Harris County Flood Control District: Flood Control review - Lots 19 to 29 of Block 2 are in the Floodplain need to add the note: "Site drainage plans for the future development of this plat must be approved by the Harris County Flood Control District".
Harris Engineer: 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)
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)
Provide HCFCD INO letter/e-mail at recordation.(TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)
Label note: "Plans for amenities in accordance with Harris County regulations will be submitted by others."
Dedicate drainage easement by plat and add note " XX acres, xx sft is hereby dedicated to the public for drainage purposes. May need to realign proposed channel to avoid WWTP reserve" (Chapter 42-122)
Label Skinner Lands Turkey Creek LLC drainage easement and Hunters Glen MUD drainage easement per WWTP recorded plat (Chapter 42-41)
Verify that entrance to waste water treatment plant will not conflict with bridge construction (Chapter 42-41)
Plat is requested to be deferred for applicant to address comments (Chapter 42-74)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 10/03/2024
Plat Name: Grand Prairie Highlands Sec 15
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1867 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	17.1000	Total Reserve Acreage:	1.2630
Number of Lots:	96	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	323Q	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.

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

052. Major Thoroughfare Baethe Road must be recorded prior to or simultaneously with this plat.

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

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

126. Revise 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.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 10/03/2024
Plat Name: Grand Prairie Highlands Sec 15
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1867 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.
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 south ROW line of Baethe Road (Chapter 42-41)
UVE should be checked at Cloverfield Road and Baethe 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)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/03/2024
Plat Name: Greenville Estates replat no 1
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No/Type: 2024-1951 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.4180	Total Reserve Acreage:	0.2020
Number of Lots:	38	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77048	574U	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.

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.

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

134.6. Revise plat note: The then-current fee in lieu of dedication shall be applied to the incremental (proposed minus existing) dwelling units.

155. All streets must have a name followed by a suffix. In addition, permanent access easements must have a suffix of “Private” or “PVT.” (Sec 41-22, 42-133)

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 10/03/2024
Plat Name: Greenville Estates replat no 1
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No/Type: 2024-1951 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 10/02/2024 - 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-Dedication is missing
2-Define PAE

Parks and Recreation: Add the missing park note.

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

Parks table- Only requires EDUs and the checked "I hereby..." statement.
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: Storm water quality permit is required.
Page 2 missing.
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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 10/03/2024
Plat Name: Harris County MUD No 514 Lift Station no 2
Developer: TPG AG EHC III (LEN) MULTI STATE 1, LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2024-1934 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2562	Total Reserve Acreage:	0.2562
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 514

County	Zip	Key Map ©	City / ETJ
Harris	77336	298C	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.

Access Easement must be recorded prior to recordation. Easement must meet requirements of 42-190(d)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 37
Action Date: 10/03/2024
Plat Name: Harris County Municipal Utility District no 6 Wastewater Treatment Plant
Developer: Harris County Municipal District No 6
Applicant: Fulcrum Land Surveying LLC
App No/Type: 2024-1904 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.9675	Total Reserve Acreage:	1.9675
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 6

County	Zip	Key Map ©	City / ETJ
Harris	77064	410H	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.
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: 38
Action Date: 10/03/2024
Plat Name: Harris Fort Bend ESD 100 Swiftwater Rescue Facility
Developer: Harris-Fort Bend ESD 100
Applicant: Weisser Engineering Company
App No/Type: 2024-1871 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	27.3200	Total Reserve Acreage:	27.3200
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:	Fort Bend County MUD 30

County	Zip	Key Map ©	City / ETJ
Fort Bend	77083	527F	ETJ

Conditions and Requirements for Approval

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

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

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

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

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 - provide 10’ landscape easement along Bellaire Blvd
2 - provide "access denied" notation at the terminus of Ferrara Drive. Variance to FBC regulations required
3 - submit FP to FBC for formal review
CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see attached, please add with full recording information.
Please see Title Report
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 10/03/2024
Plat Name: Harvard Green
Developer: Urban Arc Development
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1801 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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)

Update solid waste note and numbers within notes to reflect the proposal

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 10/03/2024
Plat Name: Harvard Green
Developer: Urban Arc Development
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1801 C2

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/
CenterPoint: 1. CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.
2. CNP requires a 10' BL adjacent to road right-of-way with overhead facilities which applies to: Harvard Street

- 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.
HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.
Make sure that 10' clearance between public utility to the building foundation.
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: 40
Action Date: 10/03/2024
Plat Name: Harvard Park
Developer: Vera Living, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1802 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 10/03/2024
Plat Name: Harvard Park
Developer: Vera Living, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1802 C2

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/

- 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: 41
Action Date: 10/03/2024
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:
Approve the plat subject to the conditions listed

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)

Update Street names

For Your Information:

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

Fort Bend Engineer: 1) 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: 42
Action Date: 10/03/2024
Plat Name: Hockley Meadows Sec 3
Developer: Taylor Morrison
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1909 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	22.5000	Total Reserve Acreage:	5.8940
Number of Lots:	91	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	324J	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.

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

Address agency comment

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 10/03/2024
Plat Name: Hockley Meadows Sec 3
Developer: Taylor Morrison
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1909 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
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: 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. (HC) (TLGC-232.0026)
Provide 20' x 20' corner cutbacks at Bright Balsam Dr and Warren Ranch Rd (IDM chapter 10-COH geometric design guidelines, 10-17)
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)
Provide turn/curve signs for mitigation on site plans for sharp turns (IDM 10.3.03D, TMUTCD sec2C.07)
UVE should be checked at Coastal Orchard St and Hockley Meadows 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 Warren Ranch Rd and Hockley Meadows 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 Bright Balsam Dr and Warren Ranch Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 10/03/2024
Plat Name: Houston Electric Vehicle Montrose partial replat no 1
Developer: GREGORY-EDWARDS, INC.
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2024-1856 C3F

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

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

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

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: 43
Action Date: 10/03/2024
Plat Name: Houston Electric Vehicle Montrose partial replat no 1
Developer: GREGORY-EDWARDS, INC.
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2024-1856 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 10/01/2024 - 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).

- Verify that the existing fire hydrant does not conflict with the sidewalk, otherwise, coordinate with Center point energy.
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 & Recreation - Urban Forestry: There are existing protected trees located within the right-of-way and building setback 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: 44
Action Date: 10/03/2024
Plat Name: International Life Change Ministries
Developer: Kingdom Structures
Applicant: Windrose
App No/Type: 2024-1860 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.0680	Total Reserve Acreage:	7.6091
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	77066	371E	ETJ

Conditions and Requirements for Approval

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

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

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

059.1. Acreage in title and on plat must match 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: 44
Action Date: 10/03/2024
Plat Name: International Life Change Ministries
Developer: Kingdom Structures
Applicant: Windrose
App No/Type: 2024-1860 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Make sure that 10' clearance between public utility to the building foundation.
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)
Label street name break (HC-infrastructure regulations-appendix K)
Civil roadway plans are required prior to recordation (HC-Infrastructure Regulations, CH 4.03,4.06)
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)
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 .
Provide turn/curve signs for sharp turn radius (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: 45
Action Date: 10/03/2024
Plat Name: Isaac Estates at Nordling
Developer: To be determined
Applicant: SEM SERVICES
App No/Type: 2024-1917 C3F

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.

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

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

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

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

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

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

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: 45
Action Date: 10/03/2024
Plat Name: Isaac Estates at Nordling
Developer: To be determined
Applicant: SEM SERVICES
App No/Type: 2024-1917 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 10/02/2024 - 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.
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

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

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: 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: 46
Action Date: 10/03/2024
Plat Name: JDS Hopfe Road GP
Developer: JDS Hopfe Road, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1899 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	329.5000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 10/03/2024
Plat Name: JDS Hopfe Road GP
Developer: JDS Hopfe Road, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1899 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Verify tie-in point for Mason road with Cypress Green GP to the north. Coordinate with Quiddity engineering (Chapter 42-41)
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)
Recorded plat for Botkins road recreation center shows a recreational reserve at NE corner of intersection (chapter 42-41)
A TIA 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 at recordation for section plat (.TLGC-242.001h)Ð_

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 10/03/2024
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. Sec 42-42(3), Sec 42-44(4)

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)

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

1. Incorporate all of the provisions relating to preliminary plats and reflect the conditions and requirements of final subdivision plat approval previously imposed by the commission. Sec 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: 47
Action Date: 10/03/2024
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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 10/03/2024
Plat Name: Jubilee Sec 15
Developer: 290 WR Holdings, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1868 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	13.1000	Total Reserve Acreage:	5.4630
Number of Lots:	35	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 477

County	Zip	Key Map ©	City / ETJ
Harris	77447	324P	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.

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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: Dead-end water lines are prohibited within cul-de-sac.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026
UVE should be checked at Jubilee Haven blvd and Joyful Life Drive. 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)
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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 10/03/2024
Plat Name: Katy Gap Reserve
Developer: OHT Partners
Applicant: Windrose
App No/Type: 2024-1901 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.2000	Total Reserve Acreage:	12.9560
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris Fort Bend Counties MUD 3

County	Zip	Key Map ©	City / ETJ
Harris	77494	485E	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.

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)

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 10/03/2024
Plat Name: Katy Gap Reserve
Developer: OHT Partners
Applicant: Windrose
App No/Type: 2024-1901 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Stormwater quality permit is required.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Provide 30' ROW radius at Ernstes/Katy Gap intersection (COH geometric Design guidelines, 10-22)
UVE should be checked at Ernstes Road and Katy Gap road UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Civil roadway plans are required prior to recordation (HC-Infrastructure Regulations, CH 4.03,4.06,7.02)
Label Ernstes road (HC-infrastructure regulations-appendix K)
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 20' x 20' corner cut at Ernstes/kingsland intersection(COH geometric Design guidelines, 10-22)
Provide recording information for field verify ROW for Katy Gap Road (chapter 42-41)
UVE should be checked at Ernstes Road and Kingsland blvd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Driveways should 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: 50
Action Date: 10/03/2024
Plat Name: Kinghurst Homes
Developer: SIDDIQUI VENTURES LLC
Applicant: RSG Engineering
App No/Type: 2024-1880 C3F

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	1.1670	Total Reserve Acreage:	0.2400
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77099	529X	City

Conditions and Requirements for Approval

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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

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

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

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

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

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

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

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

-Address Agency comments
-Plat is not in final form as more details are required

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 10/03/2024
Plat Name: Kinghurst Homes
Developer: SIDDIQUI VENTURES LLC
Applicant: RSG Engineering
App No/Type: 2024-1880 C3F

Staff Recommendation:
Defer Additional information reqd

Addressing: "KINGS" is a duplicate name.

"CROWN" is a duplicate name and is not showing on the plat.
HPW- TDO- Traffic: 09/30/2024 - Ensure extending the existing sidewalk according to IDM standard.

- Ensure that the existing light pole does not interfere with the proposed development, otherwise, coordinate with Center point energy.
CenterPoint: 1—Kinghurst Dr: 10'BL should be 10'BL & UE per original plat 292.112.
2—East boundary: 16'UEs from 387089-Plat-KINGHURST SUB AMD are missing. A release of easement application is required to remove easements.
3-- West boundary: 387089-Plat-KINGHURST SUB AMD depicts 16'UE as 16'UE&AE.
4—Title block: Plat is actually a replat of three (3) prior plats:
12-12-1979—292112-Plat-STANCLIFF PARK-- PT RES E
04-22-1997--387089-Plat-KINGHURST SUB AMD of Res E Stancliff Park
Creates 16'UEs on perimeter
11-06-2000—460054-Plat-SAVOY ONE-PT RP of Res E Stancliff Park
5—Reserve A Detention: A UE cannot lie inside a wet reserve.
6—Label 16'UE for clarity: Labels/Arrows for the 16'UE to clearly show these UEs were created by the plat in 387089.
-end-
Parks and Recreation: Add the missing park and open space table.

The then current fee in lieu of... add incremental (proposed minus existing) Dus.
HPW-OCE- Drainage and Utility: Detention is required.
Storm water quality permit is required.
HPW-HW- IDS: For the creation of a subdivision with a type II 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.
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: 51
Action Date: 10/03/2024
Plat Name: Kinman Estates
Developer: Texas Professional Surveying
Applicant: Texas Professional Surveying, LLC
App No/Type: 2024-1849 C1

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	2.9940	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	77336	298V	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)

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)

141. Provide for widening of Huffman Cleveland Road collector street. Reference Major Thoroughfare and Freeway Plan. (122)

161.1. Provide for widening of collector street. See Major Thoroughfare and Freeway Plan. (122) (MTF name)

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

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

Add "Absent written ..." 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: 51
Action Date: 10/03/2024
Plat Name: Kinman Estates
Developer: Texas Professional Surveying
Applicant: Texas Professional Surveying, LLC
App No/Type: 2024-1849 C1

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.

CenterPoint: Please add Absent Written Authorization language to plat.
It would be preferred if easement were identified at sight of easement on plat with full recording information.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 10/03/2024
Plat Name: Lacey Estates
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1600 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) 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: 52
Action Date: 10/03/2024
Plat Name: Lacey Estates
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1600 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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. (HC) (TLGC-232.0026)
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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 10/03/2024
Plat Name: Louque Sorensen Estate
Developer: Elevation Express
Applicant: Texas Land Maps
App No/Type: 2024-1777 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.3440	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

184.9. Unobstructed visibility easements (UVE) may be required in addition to the visibility cutbacks. Coordinate with Harris County Engineers Office to provide UVE(s) at the street intersections identified in compliance with City of Houston PWE Infrastructure Design Manual. Instructions and requirements are found in PWE IDM page 10-8. (Harris County only)

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 10/03/2024
Plat Name: Lynnfield Development
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1896 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1163	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77016	454P	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: 54
Action Date: 10/03/2024
Plat Name: Lynnfield Development
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1896 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 10/02/2024 - 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/

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-HW- IDS: Our Records indicate that an active sewer or water line is located within the limits of the development. Although the utility line should be within a recorded easement,
the City of Houston may claim an easement by prescription if an easement does not exist. Therefore, prior to any development, the utility line and easement must be
abandoned and/or relocated to accommodate the proposed construction. The owner will be required to submit an application to the Joint Referral Committee
requesting the abandonment and/or relocation of the subject utility line and easement. Please contact the Real Estate Branch at (832) 395-3118, or refer to the Joint
Referral Committee website at: http://www.publicworks.houstontx.gov/notices/joint_referral_committee.html for information on the application process. No
building permits will be issued until the committee has approved the request, a Council Motion has been issued, and all conditions have been completed.
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: 55
Action Date: 10/03/2024
Plat Name: Matzumoto Place on Friendly
Developer: LONGHORN RESALE SHOP
Applicant: Houston Platting
App No/Type: 2024-1733 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.1958	Total Reserve Acreage:	2.1958
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	77093	454B	City

Conditions and Requirements for Approval

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

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.

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 10/03/2024
Plat Name: Matzumoto Place on Friendly
Developer: LONGHORN RESALE SHOP
Applicant: Houston Platting
App No/Type: 2024-1733 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/30/2024 - 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-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
Parks and Recreation: N/A
Addressing: Please correct the SPARKS STREET label

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 10/03/2024
Plat Name: Memorial 529 Square
Developer: ALJ Lindsey
Applicant: Windrose
App No/Type: 2024-1929 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.2868	Total Reserve Acreage:	3.2868
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 171

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

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments 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: 10/03/2024
Plat Name: Memorial 529 Square
Developer: ALJ Lindsey
Applicant: Windrose
App No/Type: 2024-1929 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.
Make sure that 10' clearance between public utility to the building foundation.
CenterPoint: The attached Blanket Easement is to be referenced in the Notes.

The Title Report references a Ten (10') foot wide electric distribution and related communication facilities easement, together with an unobstructed aerial easement eleven (11') feet six (6") inches wide, beginning at a plane sixteen (16') feet above the ground extending upward, located southeasterly of and adjoining said ten (10') wide easement as granted to CenterPoint Energy Houston Electric, LLC, recorded under County Clerk's File No. RP-2024-264299.
This easement is not referenced 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)
Plat name must match application (chapter 42-41)
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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 10/03/2024
Plat Name: Mill Ridge Village GP
Developer: Meritage Homes
Applicant: McKim & Creed, Inc.
App No/Type: 2024-1927 GP

Staff Recommendation:
Defer per Harris County's request

Total Acreage:	31.6400	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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77429	369J	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.

150. Provide a second point of access to a public street when the total number of lots exceeds 150. 42-189

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

178. The intersection angle created by two type 2 PAEs or private streets shall be between 80- and 90-degrees. With a 90-degree angle the intersection shall have a 20-ft. radius. With an angle less than a 90-degree the intersection shall have a 25-ft. radius. (129, 231)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments 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: 10/03/2024
Plat Name: Mill Ridge Village GP
Developer: Meritage Homes
Applicant: McKim & Creed, Inc.
App No/Type: 2024-1927 GP

Staff Recommendation:
Defer per Harris County's request

CenterPoint: 1-- Prior easement (copy attached) to be included on plat:
Blanket easements should be listed in the General Notes.
Recorded in CF#: D945896
UnRec CenterPoint File No. 10-E-36

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 general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
UVE, ROW dedications/ cutbacks and corner radii will be checked when section plats are submitted. (Chapter 10-COH geometric design guidelines, 10-14,10-44)
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)
PAEs can't bisect previously recorded plats unless it is a replat. Check with COH (Chapter 42)
Make L intersection with PAEs (chapter 42)
Terminate PAEs short of property line (Chapter 42)
PAE/PUE is a minimum of 50' per chapter 42
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation of section plat (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)
Entire ROW of Saathoff Drive is to be dedicated in one 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: 58
Action Date: 10/03/2024
Plat Name: Mills Branch Drive Street Dedication and Reserves
Developer: Randal A. Hendricks, Trustee
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1921 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	15.7198	Total Reserve Acreage:	11.4200
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:	Porter MUD

County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296P	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

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

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. Sec 42-42(3), Sec 42-44(4)

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/03/2024
Plat Name: Mills Branch Drive Street Dedication and Reserves
Developer: Randal A. Hendricks, Trustee
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1921 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 10/03/2024
Plat Name: Morton Creek Ranch Sec 31
Developer: Woodmere Development Co., Ltd., a Texas limited partnership
Applicant: R.G. Miller Engineers
App No/Type: 2024-1855 C3F

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.

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

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

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

For Your Information:

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (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-

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 10/03/2024
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 North/south leg of Cuttler Road. Provide those documents as well.
2.) Dimension ROW width at 2 points along the property frontage on north/south leg.
3.) Provide survey supporting the ROW dimensions.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 61
Action Date: 10/03/2024
Plat Name: Oakwood Sec 3
Developer: KB Home Lone Star Inc.
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1906 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	20.5205	Total Reserve Acreage:	2.0300
Number of Lots:	110	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	286M	ETJ

Conditions and Requirements for Approval

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

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

052. Oakwood Sec 2 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)

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.

1.) Provide proper SFR 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: 61
Action Date: 10/03/2024
Plat Name: Oakwood Sec 3
Developer: KB Home Lone Star Inc.
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1906 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
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. (HC) (TLGC-232.0026)
Oakwood Sec 2 will need to be recorded prior to or simultaneously with this PLAT (ch 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)
Provide turn/curve signs for mitigation on site plans for sharp turns (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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 10/03/2024
Plat Name: Olympia Fields Sec 3
Developer: Woodmere Development Co., LTD
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1911 C3P

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	11.9000	Total Reserve Acreage:	2.2000
Number of Lots:	50	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
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.

052. Olympia Fields Secs 1 & 2, and a second point of access must be recorded prior to or simultaneously with this plat.

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

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

159. Provide centerline tie.

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

1.) Defer to allow applicant to coordinate and address access to proposed Drill site to the north east.
2.) Record proposed adjacent Detention with any additional sections to south of east.
3.) Provide NAD Note
4.) Provide Adequate wastewater note

For Your Information:

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

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required.
Dead-end water lines are prohibited within cul-de-sac.
Fort Bend Engineer: Submit FP to FBC for formal review

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 10/03/2024
Plat Name: Olympia Fields Sec 3
Developer: Woodmere Development Co., LTD
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1911 C3P

Staff Recommendation:
Defer Additional information reqd

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 10/03/2024
Plat Name: Olympia Fields Sec 4
Developer: Woodmere Development Co., LTD
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1913 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	7.1000	Total Reserve Acreage:	1.9550
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611N	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. Olympia Fields Secs 1 & 2 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)

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)

159. Provide centerline tie.

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

1.) MTFP alignment shows a shift north that may require a ROW dedication. Coordinate with county engineer to confirm intended alignment prior to final submittal.
2.) Coordinate with FBC Engineer to confirm intersection meets county standards.
3.) Frontage shown for some of the lots appears to be incorrect.
4.) Provide NAD Note
5.) Provide Adequate wastewater note

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 10/03/2024
Plat Name: Olympia Fields Sec 4
Developer: Woodmere Development Co., LTD
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1913 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
Fort Bend Engineer: Coordination with mobility regarding Lake Olympia Parkway may be required
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Addressing: SELENA cannot be used as it is a common name. Please the street name to include a regular noun or change the name altogether

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 10/03/2024
Plat Name: Petro Tech at Dogwood
Developer: Jerry Petrovich
Applicant: Fulcrum Land Surveying LLC
App No/Type: 2024-1874 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.6526	Total Reserve Acreage:	0.0000
Number of Lots:	2	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:	New Caney MUD

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

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

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

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

Provide record information or proof that Dogwood Drive is a public street. Dimension ROW along the plat boundary on plat and existing conditions survey.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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.
CenterPoint: The attached AE language is to be added to the Dedication Page.

Gulf States Utilities Company Easement dated March 26, 1969 and recorded under Volume 684, Page 274 of the Montgomery County Deed Records is referenced on the Title Report but is not noted on the plat.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 10/03/2024
Plat Name: Riverway on Lehman
Developer: Riverway Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1889 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.9544	Total Reserve Acreage:	0.0406
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.

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 10/03/2024
Plat Name: Riverway on Lehman
Developer: Riverway Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1889 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1. CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.
2. CNP requires a 10' BL adjacent to road right-of-way with overhead facilities which applies to: Lehman Street
- END -

HPW- TDO- Traffic: 10/01/2024 - 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 and 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.

- Parking restriction is required when development is completed. Lehman St. is approximately 19 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).

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 10/03/2024
Plat Name: Sabo Plaza
Developer: ADILA CONSTRUCTION
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2024-1666 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.1254	Total Reserve Acreage:	2.0670
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. (Chapter 42)

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 10/03/2024
Plat Name: Sabo Plaza
Developer: ADILA CONSTRUCTION
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2024-1666 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 10/03/2024
Plat Name: Shepherd Heights
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1890 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.5103	Total Reserve Acreage:	0.3115
Number of Lots:	100	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	452D	City

Conditions and Requirements for Approval

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

204. Provide current title opinion in complete agreement with the plat dedication 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: 09/30/2024 - Ensure reconstructing the existing sidewalk according to IDM standard.

- Ensure that the existing power pole does not interfere with the new development and sidewalk, otherwise coordinate with Center point energy.`
HPW-OCE- Drainage and Utility: Detention is required.
Storm water quality permit is required.
In the floodplain, need approved drainage plan.
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
CenterPoint: No dedicated easements found.
Legend should include BL, Typ.II
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: 67
Action Date: 10/03/2024
Plat Name: Shepherd Heights
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1890 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: 68
Action Date: 10/03/2024
Plat Name: Sila Drive Street Dedication and Reserves Sec 2
Developer: TPG AG EHC III (LEN) MULTI STATE 1, LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2024-1907 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.8400	Total Reserve Acreage:	3.7500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 514

County	Zip	Key Map ©	City / ETJ
Harris	77336	258Y	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. Sila Drive Entry Reserve 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)

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

For Your Information:

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

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 10/03/2024
Plat Name: SMB Investments
Developer: SMB Investments, LTD
Applicant: HRS and Associates, LLC
App No/Type: 2024-1879 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.2414	Total Reserve Acreage:	2.2414
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

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

For Your Information:

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

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

Harris 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)
Field verify ROW width, called out as 50' on road log and measures 75' on GIS, ROW dedication could be required depending on ROW verification (ch 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: 70
Action Date: 10/03/2024
Plat Name: Subsea Spring Addition
Developer: HUNTING ENERGY SERVICES, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2024-1799 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	20.8060	Total Reserve Acreage:	20.8060
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	77379	330B	ETJ

Conditions and Requirements for Approval

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

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

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)

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

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

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

For Your Information:

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

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: Please remove the hyphen in the SPRING CYPRESS ROAD label.
CenterPoint: The title report references 6 easements, only one of the 6 easements is noted on the plat.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 10/03/2024
Plat Name: Synova Drive Street Dedication and Reserves Sec 3
Developer: Jen Holdco 24 LLC, A Delaware Limited Liability Company
Applicant: EHRA
App No/Type: 2024-1955 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	20.4300	Total Reserve Acreage:	18.5600
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	77532	378U	ETJ

Conditions and Requirements for Approval

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

052. Synova Drive Street Dedication and Reserves Sec 2 must be recorded prior to or simultaneously with this plat.

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)

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

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

For Your Information:

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

CenterPoint: • AE should be included in the Notes.
HPW-HW- IDS: Approved

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 10/03/2024
Plat Name: Tidwell Road Self Storage
Developer: Miller Valentine Construction
Applicant: Pape-Dawson Engineers
App No/Type: 2024-1695 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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: 72
Action Date: 10/03/2024
Plat Name: Tidwell Road Self Storage
Developer: Miller Valentine Construction
Applicant: Pape-Dawson Engineers
App No/Type: 2024-1695 C2

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.
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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 10/03/2024
Plat Name: Allyn Song Enclave
Developer: JAACS Construction & Services, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2024-1823 C2R

Staff Recommendation:
Defer Applicant request

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: 73
Action Date: 10/03/2024
Plat Name: Allyn Song Enclave
Developer: JAACS Construction & Services, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2024-1823 C2R

Staff Recommendation:
Defer Applicant request

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: 74
Action Date: 10/03/2024
Plat Name: Bridgeland Migration Way Street Dedication Sec 3
Developer: Bridgeland Development , LP
Applicant: McKim & Creed, Inc.
App No/Type: 2024-1882 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.5860	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 490

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

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

HPW-HW- IDS: APPROVE

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Verify abandonment of road easement. This doesn't appear to be correct. (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)

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 10/03/2024
Plat Name: Bridgeland Prairieland Village Sec 42
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1915 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	10.9000	Total Reserve Acreage:	2.5530
Number of Lots:	30	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 490

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

Conditions and Requirements for Approval

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.

049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.

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

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

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

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

052. Bridgeland Migration Way Street Dedication Sec 3 (2024-1882) 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)

059.1. Legal description in title and on plat must match at recordation. Submit a City Planning Letter with replat legal description.

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

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

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

Provide all restrictions listed in title for review.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 10/03/2024
Plat Name: Bridgeland Prairieland Village Sec 42
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1915 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

For Your Information:

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

HPW-HW- IDS: Approved

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 10/03/2024
Plat Name: Coronado Oaks
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1893 C2R

Staff Recommendation:
Defer for further study and review

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

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

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

Coordinate with staff and Urban Forestry to ensure protected tree will not be removed based on the lot configuration.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 10/03/2024
Plat Name: Coronado Oaks
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1893 C2R

Staff Recommendation:
Defer for further study and review

HPW- TDO- Traffic: 10/02/2024 - 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: CenterPoint's standard is a 5'BL on shared driveways in order to install and maintain facilities.

CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: CORONADO 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.
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 & Recreation - Urban Forestry: There is a protected 26 inch Sweetgum tree in the building setback that may be negatively impacted by this replat. By our assessment, there is insufficient space at Lot 1 to accommodate the protected tree and new construction. The protected tree shall not be removed. Urban Forestry requests to know how the replat will be designed to preserve the protected tree. Urban Forestry will not support this replat until we can ensure preservation of the protected tree. Tree location is indicated with red circle on the attached markup.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 10/03/2024
Plat Name: Dorchester Terrace
Developer: Juan Manuel Najera
Applicant: Carranza Outsource Drafting
App No/Type: 2024-1568 C2R

Staff Recommendation:
Defer Additional information 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

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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. Correct 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))

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

228. Provide 4’ offset at the shared driveway entrance so that curb can extend perpendicularly from the property line to the street paving. Refer to PWE design standards.

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

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 10/03/2024
Plat Name: Dorchester Terrace
Developer: Juan Manuel Najera
Applicant: Carranza Outsource Drafting
App No/Type: 2024-1568 C2R

Staff Recommendation:
Defer Additional information reqd

For Your Information:

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

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 10/03/2024
Plat Name: Draper
Developer: Crafton Communications
Applicant: SMW Engineering Group
App No/Type: 2024-1851 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.9800	Total Reserve Acreage:	8.9800
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	77546	617Y	ETJ

Conditions and Requirements for Approval

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

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 10/03/2024
Plat Name: Duval Manor
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2024-1956 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3443	Total Reserve Acreage:	0.0092
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77087	534M	City

Conditions and Requirements for Approval

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

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

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

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 10/03/2024
Plat Name: Duval Manor
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2024-1956 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please add recording information for the 5' UE.
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.
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.
Parks and Recreation: Only requires EDUs and the checked "I hereby..." statement.
HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 10/03/2024
Plat Name: Estates at Trinity Gardens
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1895 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2755	Total Reserve Acreage:	0.0048
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)

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)

Label the square footage of all lots

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments 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: 10/03/2024
Plat Name: Estates at Trinity Gardens
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1895 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 10/01/2024 - 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/

- Coordinate with Center point energy for the existing power pole at the entrance of the proposed shared driveway.
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
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.
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: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.
Make sure that 10’ clearance between public utility to the building foundation.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 10/03/2024
Plat Name: Farrington Place Village
Developer: Oc Plans & Permits
Applicant: Oc Plans & Permits
App No/Type: 2024-1953 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.4617	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77093	414Y	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)

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.

Add entry arrow now

Add DR BL Note

Show record information for all deed restricted Building Lines

Perpendicular access only for 16' shared driveways less than 100'

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 10/03/2024
Plat Name: Farrington Place Village
Developer: Oc Plans & Permits
Applicant: Oc Plans & Permits
App No/Type: 2024-1953 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 10/02/2024 - 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.
HPW-OCE- Drainage and Utility: Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.
Make sure that 10’ clearance between public utility to the building foundation.

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

Add the missing Parka 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: 82
Action Date: 10/03/2024
Plat Name: Fins at the Woodlands
Developer: Benchmark Group of Texas
Applicant: Benchmark Group of Texas, Inc.
App No/Type: 2024-1812 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	5.2443	Total Reserve Acreage:	5.2443
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Montgomery County MUD 46

County	Zip	Key Map ©	City / ETJ
Montgomery	77354	215X	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.

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.

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

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

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)

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

Update plat language

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 10/03/2024
Plat Name: Fins at the Woodlands
Developer: Benchmark Group of Texas
Applicant: Benchmark Group of Texas, Inc.
App No/Type: 2024-1812 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

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

CenterPoint: 1— Dedication 3rd paragraph: The 5x20 aerial easement language is outdated. See attached AE dedication language for correct dedication language.
2—Title report lists easements that are not on plat.

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 10/03/2024
Plat Name: Flaggstone Plaza
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1839 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

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)

fully dimension shared driveway

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 10/03/2024
Plat Name: Flaggstone Plaza
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1839 C2R

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/

- 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 10/03/2024
Plat Name: Gessner Center
Developer: N/A
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2024-1869 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.6594	Total Reserve Acreage:	0.6594
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77041	410W	City

Conditions and Requirements for Approval

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

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

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

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

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

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

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

City of Houston liens must be cleared 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: 84
Action Date: 10/03/2024
Plat Name: Gessner Center
Developer: N/A
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2024-1869 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/30/2024 - 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-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - Plat has been d, it is in uploaded PDF.
HPW-HW- IDS: For the creation of a restrictive 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
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: 85
Action Date: 10/03/2024
Plat Name: Golden Plaza at Ellington
Developer: To be determined
Applicant: SEM SERVICES
App No/Type: 2024-1908 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1377	Total Reserve Acreage:	0.0068
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

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))

065. Revise reason for replat on the face of the plat.

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

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

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

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

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

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

215. Add 3’ emergency access easement around the boundary of the subdivision

216. Add plat note: Reserve "A" and "B" are restricted to landscaping and open space. Vehicular access is denied.

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 10/03/2024
Plat Name: Golden Plaza at Ellington
Developer: To be determined
Applicant: SEM SERVICES
App No/Type: 2024-1908 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 10/02/2024 - 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: Parks table- Only requires EDUs and the checked "I hereby..." statement.
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: 86
Action Date: 10/03/2024
Plat Name: Green Estates
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1875 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.2295	Total Reserve Acreage:	0.0046
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	533K	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. (Sec 42-45(2))

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 10/03/2024
Plat Name: Green Estates
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1875 C2R

Staff Recommendation:
Defer Applicant request

CenterPoint: • CenterPoint requires a minimum 5’ BL/GBL for interior roads/shared driveways.
HPW- TDO- Traffic: 09/30/2024 - 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.
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.
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: 87
Action Date: 10/03/2024
Plat Name: Harris County MUD 144 Water Plant no 1
Developer: HC MUD 144
Applicant: McKim and Creed
App No/Type: 2024-1749 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.6725	Total Reserve Acreage:	2.5239
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 144

County	Zip	Key Map ©	City / ETJ
Harris	77449	407N	ETJ

Conditions and Requirements for Approval

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

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

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

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

115. Appendix A: Add Owners Certification of Restrictions note to face of replat (when pulbic hearing was not required) (long replat paragraph): Further, the owners hereby certify that this replat or 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.

159. Provide centerline tie.

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 10/03/2024
Plat Name: Harris County MUD 144 Water Plant no 1
Developer: HC MUD 144
Applicant: McKim and Creed
App No/Type: 2024-1749 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Addressing: "MAPLE MIST" is already in use. Chose another unique street name.
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Civil roadway plans are required prior to recordation (HC-Infrastructure Regulations, CH 4.03,4.06)
Coordinate with permits about gate removal from public ROW

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 10/03/2024
Plat Name: HCMUD No 360 Water Plant
Developer: HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO 360
Applicant: Quiddity Engineering - Katy
App No/Type: 2024-1914 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.9390	Total Reserve Acreage:	1.9390
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 360

County	Zip	Key Map ©	City / ETJ
Harris	77429	328W	ETJ

Conditions and Requirements for Approval

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

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

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.

Addressing: Please include the street type for LONGWOOD TRACE DRIVE on the plat.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 10/03/2024
Plat Name: Heights Loop
Developer: Kirby Icehouse
Applicant: Windrose
App No/Type: 2024-1932 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.5070	Total Reserve Acreage:	3.5070
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452P	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)

Driveway access must be approved by TXDOT

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 10/03/2024
Plat Name: Heights Loop
Developer: Kirby Icehouse
Applicant: Windrose
App No/Type: 2024-1932 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 10/02/2024 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
There is 8-inch sanitary sewer owned by City located within the property. Need to dedicate sanitary sewer easement.

HPW-HW- IDS: Our Records indicate that an active sewer or water line is located within the limits of the development. Although the utility line should be within a recorded easement,
the City of Houston may claim an easement by prescription if an easement does not exist. Therefore, prior to any development, the utility line and easement must be
abandoned and/or relocated to accommodate the proposed construction. The owner will be required to submit an application to the Joint Referral Committee
requesting the abandonment and/or relocation of the subject utility line and easement. Please contact the Real Estate Branch at (832) 395-3118, or refer to the Joint
Referral Committee website at: http://www.publicworks.houstontx.gov/notices/joint_referral_committee.html for information on the application process. No
building permits will be issued until the committee has approved the request, a Council Motion has been issued, and all conditions have been completed.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 10/03/2024
Plat Name: Highland Acre Views
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1703 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1634	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

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

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

HCAD correction of property boundaries with time stamp receipt must be done by recordation and common ownership symbol must be shown.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 9/30/24
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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 10/03/2024
Plat Name: Homestead Center
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2024-1878 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.7170	Total Reserve Acreage:	3.7170
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77016	414R	City

Conditions and Requirements for Approval

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

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

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)

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

Found and set rods must be identified 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: 91
Action Date: 10/03/2024
Plat Name: Homestead Center
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2024-1878 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 10/01/2024 - 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 and 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.

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/03/2024
Plat Name: Latitudinal Quarter
Developer: LATITUDINAL PROPERTIES, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2024-1859 C2R

Staff Recommendation:
Defer for further study and review

Total Acreage:	0.2238	Total Reserve Acreage:	0.2238
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	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	77098	492Y	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.

187.1. Provide acknowledgement and subordination of lienholders identified in title report. 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.

207.1. Staff requests a two week deferral for further study

-Plat is being deferred due to 2016 minimum lot size and building line application, as further research needs to be done to confirm the details SMLS ordinance
-Common ownership symbol must be shown

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments 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: 10/03/2024
Plat Name: Latitudinal Quarter
Developer: LATITUDINAL PROPERTIES, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2024-1859 C2R

Staff Recommendation:
Defer for further study and review

HPW- TDO- Traffic: 10/01/2024 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)
HPW-HW- IDS: For the creation of a unrestrictive reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 10/03/2024
Plat Name: Lincoln City Views
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1800 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.

HPW- TDO- Traffic: 10/02/24 - No comments.
HPW-HW- IDS: APPROVE
CenterPoint: CNP REQUIRES shared driveways have 5’ building lines.
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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 10/03/2024
Plat Name: Lincoln City Views
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1800 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 10/03/2024
Plat Name: Lorraine West Park
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1876 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.4175	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77026	494E	City

Conditions and Requirements for Approval

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

1. Corner properties being subdivided shall provide vehicular access:from the side street unless the side street is a major thoroughfare through a flag staff, shared driveway, courtyard access drive or permanent access easement. Sec 42-188(f)

For Your Information:

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

HPW- TDO- Traffic: 10/01/2024 - Ensure extending the existing sidewalk according to IDM standard.

-Coordinate with center point energy for existing power pole interfering with the sidewalk.
HPW-HW- IDS: For the creation of six 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: If tract size more than 15000SF and less than 1 acre, total impervious area within tract > 9750 SF, Detention is required.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 10/03/2024
Plat Name: Luthe Complex
Developer: South Point Surveying
Applicant: South Point Surveying, PLLC
App No/Type: 2024-1760 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	7.7270	Total Reserve Acreage:	7.7270
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77039	373Y	ETJ

Conditions and Requirements for Approval

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 10/03/2024
Plat Name: Luthe Complex
Developer: South Point Surveying
Applicant: South Point Surveying, PLLC
App No/Type: 2024-1760 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (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 .
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: 96
Action Date: 10/03/2024
Plat Name: Merry Homes Estates
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1717 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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.

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

215. Add shared driveway plat notes: 1) Each lot shall be restricted to single family use.

216. Add shared driveway plat notes: 2) Vehicular access to each lot is provided for by a shared driveway only.

220. Add shared driveway plat notes: 5) This subdivision contains one or more shared driveways that have not been dedicated to or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

221. Fully dimension all shared driveways. (44)

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 10/03/2024
Plat Name: Merry Homes Estates
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1717 C2R

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/

- 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: 97
Action Date: 10/03/2024
Plat Name: Northpark Enclave
Developer: Lennar Homes of Texas Land and Construction, LTD.
Applicant: EHRA
App No/Type: 2024-1870 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	10.9470	Total Reserve Acreage:	2.0400
Number of Lots:	100	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
Montgomery	77339	296T	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.

012.2.1 Dead-end utility easements are not permitted.

012.2.3. Utility easement locations and/or width does not comply with PWE Design Manual standards. Reference PWE Design Manual Chapter 6 for specifics.

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)

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

For Your Information:

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

HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review - No comments.
CenterPoint: 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.). RESERVE M.

Dedication Page is missing.

HPW-OCE- Drainage and Utility: UEs should not be in along roadways, have UEs in the back or side lot only. Dead-end water lines are prohibited within cul-de-sac.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 10/03/2024
Plat Name: Oakberry Trails Sec 3
Developer: LOB West, Inc
Applicant: Benchmark Engineering Corporation
App No/Type: 2024-1751 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

1.At final incorporate all of the provisions relating to preliminary plats and reflect the conditions and requirements of final subdivision plat approval previously imposed by the commission.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments 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: 10/03/2024
Plat Name: Oakberry Trails Sec 3
Developer: LOB West, Inc
Applicant: Benchmark Engineering Corporation
App No/Type: 2024-1751 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 99
Action Date: 10/03/2024
Plat Name: Olympia Place
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1750 C2R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.3494	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

1.) Defer as plat does not meet density requirements. 27 DU/Acre.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 9/30/24
No comments
Parks and Recreation: -Check the "I hereby..." statement.
Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of five lots and one block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 10/03/2024
Plat Name: Palmi
Developer: CONTEMPO BUILDER
Applicant: Windrose
App No/Type: 2024-1761 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

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. Sec 42-40 and Sec 42-44

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.

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

1. An easement for one or more public utilities shall meet the standards of Chapter 42 Division Five (5) and the location, design and width requirements of the design manual and of the respective utility companies. Sec 42-210(a)

2. At final, incorporate all of the provisions relating to preliminary plats and reflect the conditions and requirements of final subdivision plat approval previously imposed by the commission. Sec 42-44(1)

3. Provide parking plan at final.

4.A shared driveway with a width of 18 feet or more shall provide for a 10-foot turning radius at every 90-degree angle in the shared driveway and shall provide for a 15-foot turning radius at every angle less than 90 degrees but equal to or greater than 80 degrees in the shared driveway. Sec 42-145(c)(2)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 10/03/2024
Plat Name: Palmi
Developer: CONTEMPO BUILDER
Applicant: Windrose
App No/Type: 2024-1761 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

For Your Information:

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

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 10/03/2024
Plat Name: Patanjali
Developer: Studio Red Architects
Applicant: Beacon Land Services
App No/Type: 2024-1950 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	7.9625	Total Reserve Acreage:	7.9611
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Beechnut MUD

County	Zip	Key Map ©	City / ETJ
Harris	77083	528P	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

1.) Provide deed restricted BL 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: 101
Action Date: 10/03/2024
Plat Name: Patanjali
Developer: Studio Red Architects
Applicant: Beacon Land Services
App No/Type: 2024-1950 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.
Make sure that 10' clearance between public utility to the building foundation.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
Provide 15' x 15' corner cutbacks at Sand Canyon Dr and Rustling Leaves Dr (IDM chapter 10-COH geometric design guidelines, 10-17)
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)
Required UVE should be shown on the Plat and construction plan. (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: 102
Action Date: 10/03/2024
Plat Name: Ramos Estates
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2024-1884 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.6170	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77012	535K	City

Conditions and Requirements for Approval

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

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

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

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.

Total acreage of both lots is greater than 15,000 square feet, lots must be 44ft wide or provide access through a flag-staff or shared driveway. 42-188(g)

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 10/03/2024
Plat Name: Ramos Estates
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2024-1884 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 10/01/2024 - 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 poles does not conflict with the sidewalk, otherwise, coordinate with Center point energy.
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.

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.
Parks & Recreation - Urban Forestry: There are existing protected trees located within the building setback 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: 103
Action Date: 10/03/2024
Plat Name: Residence on Emancipation
Developer: Razada Investments LLC
Applicant: Surv-Tex surveying Inc.
App No/Type: 2024-1840 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.1328	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:	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.

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

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

Provide Documents HCCF No. N253886, Solid waste Plan, and provide a shared driveway layout that meets the ordinance, Chapter 42-157. Legal description on plat must match title and provide original plat the replat is coming out of and revised title. Provide Vol 174, pg. 241 HCDR.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments 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: 10/03/2024
Plat Name: Residence on Emancipation
Developer: Razada Investments LLC
Applicant: Surv-Tex surveying Inc.
App No/Type: 2024-1840 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 9/30/24
No comments
HPW-HW- IDS: For the creation of this subdivision with a shared driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
CenterPoint: Interior Building Lines must be a minimum of 5 feet. CNP's requirement stands apart from the city's as a minimum of 5' is required by CNP to install/operate/maintain an easement.
All abbreviations on plat must be in Legend and/or notes of plat. Please add B.L. and E.A.E.
Please add full recording information to all recording on plat not just C.F. number.
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.
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: 104
Action Date: 10/03/2024
Plat Name: Rogers Construction Estates at Sidney Street
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2024-1848 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2300	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	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)

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: 104
Action Date: 10/03/2024
Plat Name: Rogers Construction Estates at Sidney Street
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2024-1848 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 10/01/2024 - 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 utility pole does not conflict with the sidewalk, otherwise, coordinate with Center point energy and OCE-Drainage and utility.
Parks and Recreation: -Check the "I hereby..." statement.

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 10/03/2024
Plat Name: Rosalie Corner
Developer: Physician Real Estate Investment
Applicant: STUPA INTERNATIONAL LLC
App No/Type: 2024-1885 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1090	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

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)

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

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

Defer - Applicant is revising their proposal

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments 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: 10/03/2024
Plat Name: Rosalie Corner
Developer: Physician Real Estate Investment
Applicant: STUPA INTERNATIONAL LLC
App No/Type: 2024-1885 C2R

Staff Recommendation:
Defer Applicant request

HPW- TDO- Traffic: 10/01/2024 - The building line is encroaching the 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.

- 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 utility poles does not conflict with the sidewalk, otherwise, coordinate with Center point and OCE-Drainage and Utility.

HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.
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: 106
Action Date: 10/03/2024
Plat Name: Shady Acres Trails
Developer: CWB Development Management, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2024-1944 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5000	Total Reserve Acreage:	0.0427
Number of Lots:	11	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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: 106
Action Date: 10/03/2024
Plat Name: Shady Acres Trails
Developer: CWB Development Management, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2024-1944 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 10/02/2024 - 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.
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.

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.
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: 107
Action Date: 10/03/2024
Plat Name: Spot at Anderson
Developer: Spot at Anderson, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2024-1916 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.4564	Total Reserve Acreage:	4.4564
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77053	572S	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

HPW-HW- IDS: Approved

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 10/03/2024
Plat Name: Sunset Heights Plaza
Developer: Panjwani Properties, LTD.
Applicant: Century Engineering, Inc
App No/Type: 2024-1866 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.8465	Total Reserve Acreage:	0.8465
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453N	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)

Provide Proof of Abandonment 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: 108
Action Date: 10/03/2024
Plat Name: Sunset Heights Plaza
Developer: Panjwani Properties, LTD.
Applicant: Century Engineering, Inc
App No/Type: 2024-1866 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1-- Abandonment of a street, alley, or shared driveway requires CNP review via a Street/Alley Closure application (attached).
HPW- TDO- Traffic: 10/01/2024 - 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.

- 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 sidewalk, otherwise, coordinate with fire department for possible relocation.

Parks and Recreation: Add the missing park note.
HPW-OCE- Drainage and Utility: Detention is required.
There is 6-inch sanitary sewer service lead owned by City located in the alley. Need to be abandoned with alley.

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 10/03/2024
Plat Name: Swift Fairbanks
Developer: Hundred Ventures LLC
Applicant: The Interfield Group
App No/Type: 2024-1937 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	4.2571	Total Reserve Acreage:	4.2571
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77064	370Y	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)

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

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

191. Appendix G:Harris County Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

1) Coordinate with Harris County Engineer regarding legal description of subject site.

For Your Information:

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 10/03/2024
Plat Name: UT MD Anderson Cancer Center East Campus replat no 1 and extension
Developer: Grey Wolf Engineers
Applicant: Windrose
App No/Type: 2024-1960 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.3870	Total Reserve Acreage:	3.3870
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77054	533J	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.) Identify owners of adjacent abandoned/non-accepted properties.

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110

Action Date: 10/03/2024

Plat Name: UT MD Anderson Cancer Center East Campus replat no 1 and extension

Developer: Grey Wolf Engineers

Applicant: Windrose

App No/Type: 2024-1960 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 10/02/2024 - 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)

- 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.
Stormwater quality permit is required.

Addressing: Please change the road type for CORDER to STREET

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 10/03/2024
Plat Name: Velit Acres
Developer: Velit Houston Road, LLC
Applicant: E.I.C. Surveying Company
App No/Type: 2024-1850 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.5597	Total Reserve Acreage:	2.5597
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

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

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: 111
Action Date: 10/03/2024
Plat Name: Velit Acres
Developer: Velit Houston Road, LLC
Applicant: E.I.C. Surveying Company
App No/Type: 2024-1850 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 10/01/2024 - 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/

- 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.
Stormwater quality permit is required.
Make sure that 10’ clearance between public utility to the building foundation.
No building is allowed within any public utility easement.

HPW-HW- IDS: For the creation of 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
Addressing: Please change the LEE ROAD label to LEY ROAD

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 10/03/2024
Plat Name: Vibe at Lynnfield
Developer: ROMERO CONSTRUCTION
Applicant: Carranza Outsource Drafting
App No/Type: 2024-1720 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2355	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77028	454Q	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)

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)

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

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

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. Cannot do UE’s in Class 2 plats. Record easement by separate instrument.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 10/03/2024
Plat Name: Vibe at Lynnfield
Developer: ROMERO CONSTRUCTION
Applicant: Carranza Outsource Drafting
App No/Type: 2024-1720 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 9/30/24
No Comments
HPW-HW- IDS: For the creation of five lots and one block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
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 then current fee in lieu of... add incremental (proposed minus existing) Dus.

The park sector is incorrect.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 10/03/2024
Plat Name: Vinson Heights
Developer: SINERGY TEAM LLC
Applicant: RSG Engineering
App No/Type: 2024-1881 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.4327	Total Reserve Acreage:	0.0129
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

175. Add Shared Driveway note to the plat. (159)

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

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

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

1. Provide details of road dedication and verify record information for Vinson street and neighboring properties.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 10/03/2024
Plat Name: Vinson Heights
Developer: SINERGY TEAM LLC
Applicant: RSG Engineering
App No/Type: 2024-1881 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 09/30/2024 - 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/

- Verify that the existing utility pole does not interfere with the shared driveway, otherwise coordinate with Center point energy and OCE-Drainage and Utility.
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: VINSON STREET

Parks and Recreation: Add the missing park notes.

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

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.
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: 114
Action Date: 10/03/2024
Plat Name: Voight Street Views
Developer: Micah Uwabor
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1888 C2R

Staff Recommendation:
Defer LGL deed rests review pending

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:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

HPW- TDO- Traffic: 10/01/2024 - No Comments.
HPW-HW- IDS: APPROVE
Addressing: Please the spelling on the FORESTER STREET label
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.

Parks & Recreation - Urban Forestry: The two 12" trees within the right-of-way are protected Live Oak trees that may be negatively impacted by this replat. By our assessment, there is insufficient space at Lot 1 to accommodate the protected tree and a new access drive that meets City standards. The protected trees shall not be removed. Urban Forestry requests to know how the new access drive for both proposed Lots will be designed to preserve the protected trees. Urban Forestry will not support this replat until we can ensure preservation of the protected trees.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 10/03/2024
Plat Name: West 21st Residences
Developer: Aspen Grey Homes
Applicant: Windrose
App No/Type: 2024-1948 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.2989	Total Reserve Acreage:	0.0000
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

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

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

1. Parking reserve must be provided within plat boundary per 42-186(e) (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: 115
Action Date: 10/03/2024
Plat Name: West 21st Residences
Developer: Aspen Grey Homes
Applicant: Windrose
App No/Type: 2024-1948 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 9/30/24
Reserved parking is needed
Reference: Code of Ordinance , Section 42-186
Each subdivision plat providing for a single-family residential use on property located within the city that includes a shared driveway or a type 2 permanent access easement with six or more dwelling units shall provide one additional parking space for every six dwelling units.

CenterPoint: 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: W 21ST 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 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.
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 & Recreation - Urban Forestry: There are existing protected trees 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 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: 116
Action Date: 10/03/2024
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: 116
Action Date: 10/03/2024
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: 116
Action Date: 10/03/2024
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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 117
Action Date: 10/03/2024
Plat Name: White Oak Park
Developer: ALJ Lindsey
Applicant: Windrose
App No/Type: 2024-1897 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1896	Total Reserve Acreage:	0.1896
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	493A	City

Conditions and Requirements for Approval

014. Add plat note: Reduced building line of 5' along White Oak Drive is based on Certificate of Appropriateness, evidencing approval of the encroachment into the building line requirement. If conditions are not met, building line shall be 10'.

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))

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) (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: 117
Action Date: 10/03/2024
Plat Name: White Oak Park
Developer: ALJ Lindsey
Applicant: Windrose
App No/Type: 2024-1897 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 10/02/2024 - 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/

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

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 sector
CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. A drainage easement is noted in Title.
Applicant should maintain a 10’ BL where property is adjacent to ROW with primary OVH facilities installed. 10’ is required on White Oak
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 10/03/2024
Plat Name: Archer Estates
Developer: CGEA|Planning + Design
Applicant: CGEA|Planning + Design
App No/Type: 2024-1549 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.6800	Total Reserve Acreage:	0.1385
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77093	453H	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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 10/03/2024
Plat Name: Archer Estates
Developer: CGEA|Planning + Design
Applicant: CGEA|Planning + Design
App No/Type: 2024-1549 C3N

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: 10/02/24 - Recommend indicating on the plat the location of the proposed FH.

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

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

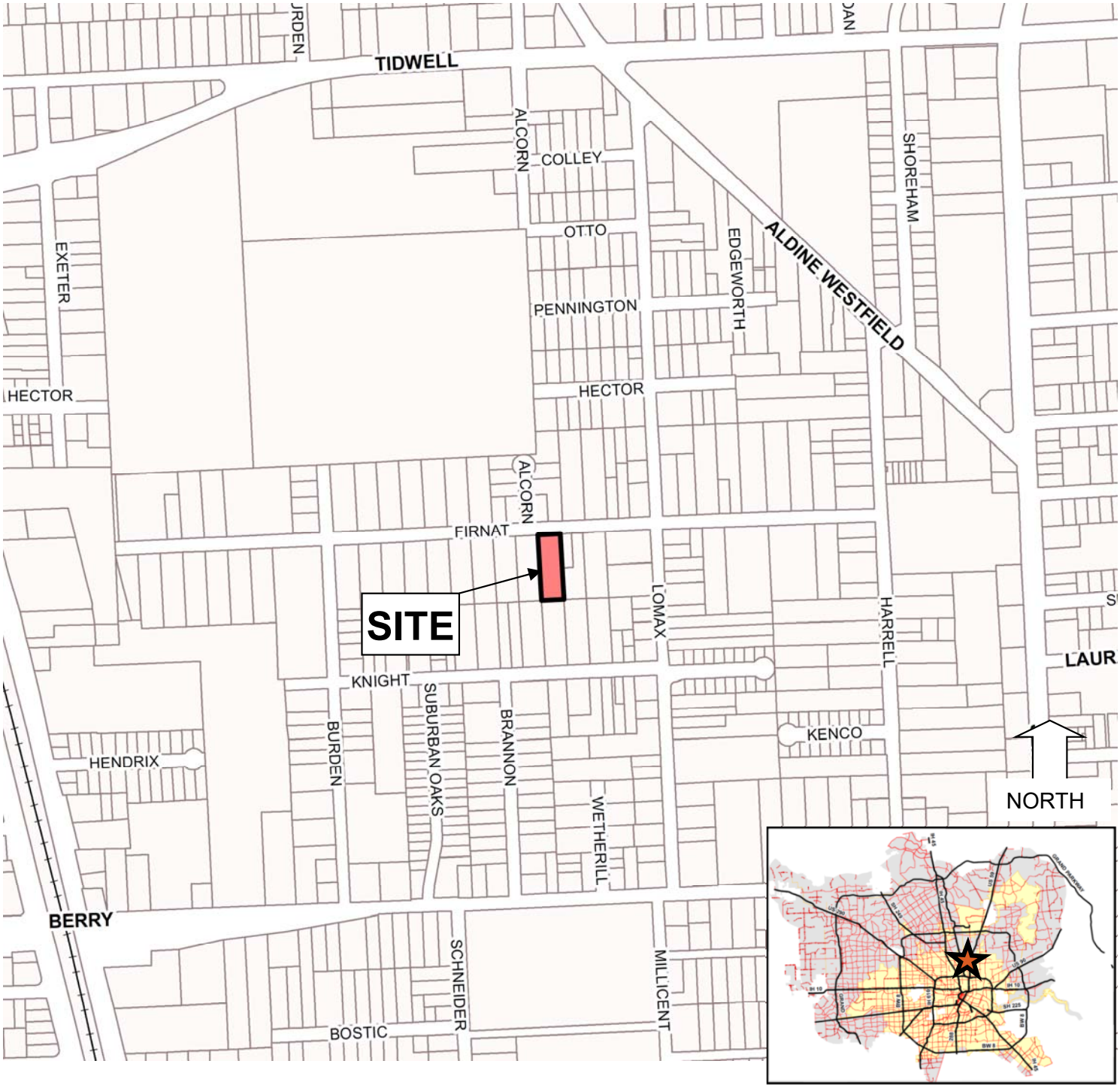
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:118

Planning and Development Department **Meeting Date:10/03/2024**

Subdivision Name: Archer Estates

Applicant: CGEA|Planning + Design



C – Public Hearings

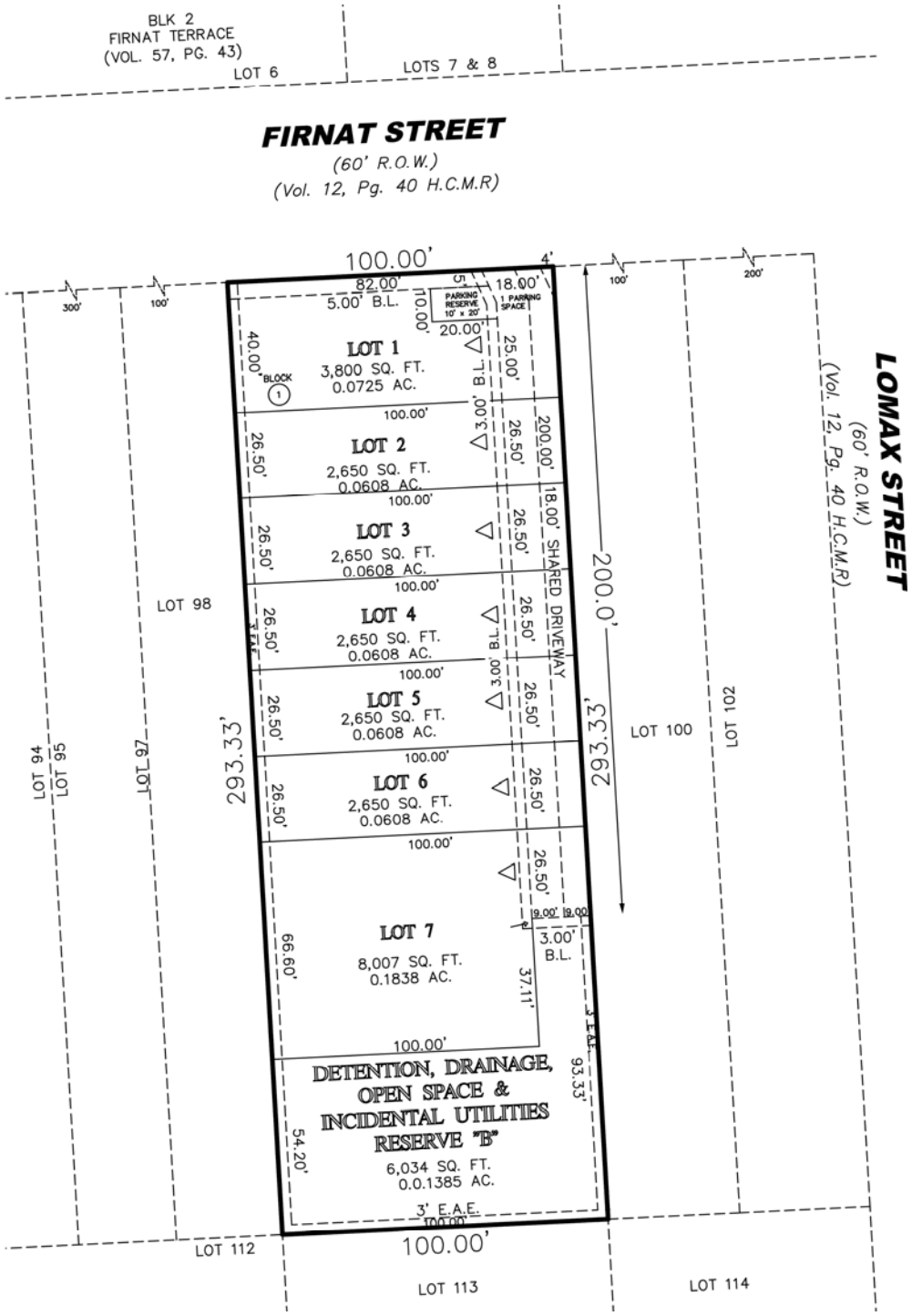
Site Location

Houston Planning Commission ITEM:118

Planning and Development Department **Meeting Date:10/03/2024**

Subdivision Name: Archer Estates

Applicant: CGEA|Planning + Design



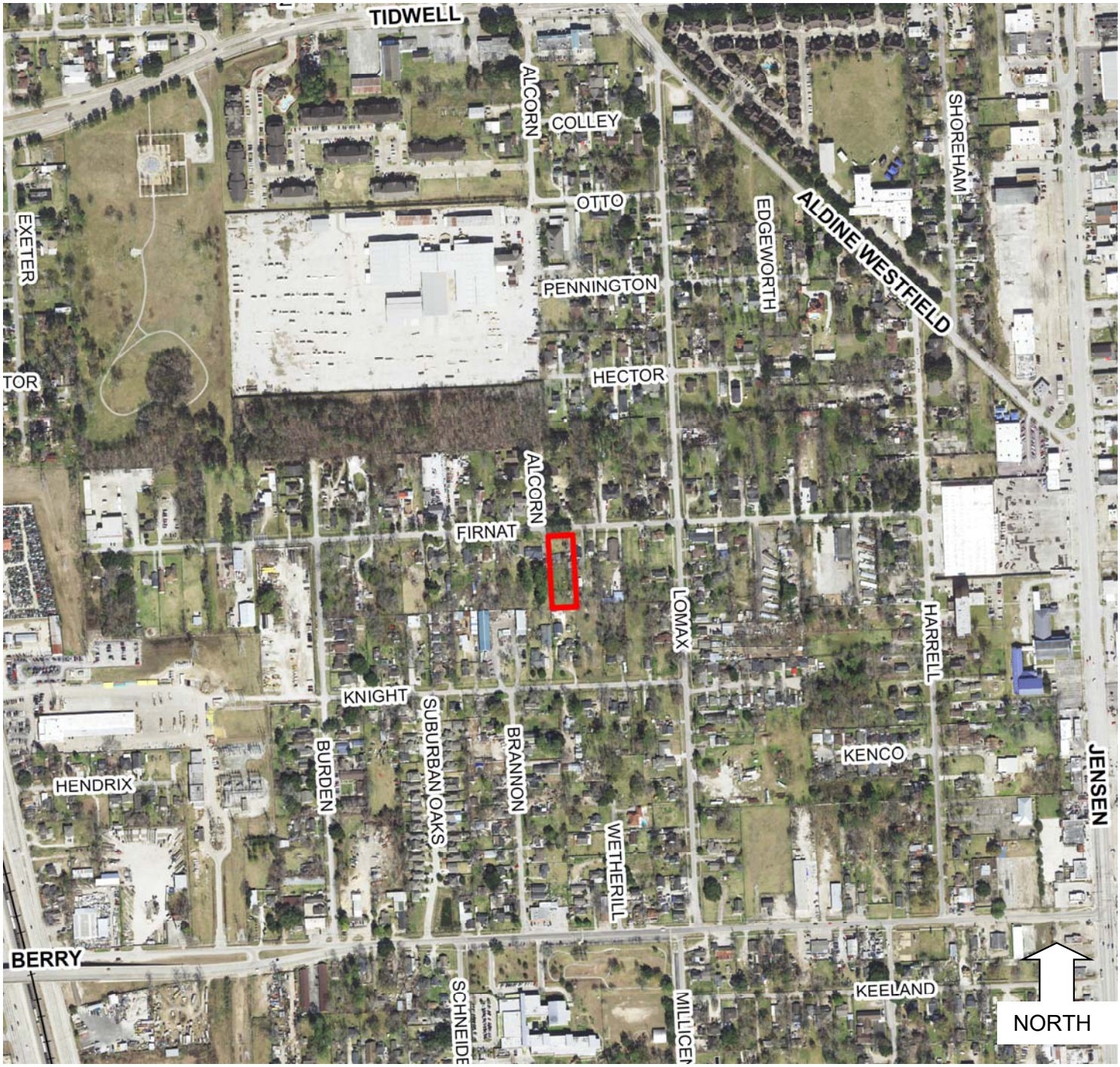
C – Public Hearings Subdivision

Houston Planning Commission ITEM:118

Planning and Development Department **Meeting Date:10/03/2024**

Subdivision Name: Archer Estates

Applicant: CGEA|Planning + Design



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

September 11th, 2024

Dear Property Owner:

Reference Number: 2024-1549, **"Archer Estates"**, a replat of "**Village at Archer Acres**", being all of Lot 1-6 and Reserves A and B, in Block 1, as recorded in Film Code no. 698641 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Firnat Street and west of Lomax Street and Jensen Drive. The purpose of the replat is to create seven lots and two reserves. The applicant, **Carlos G. Espinoza, with CGEA|Planning and Design.**, 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 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, October 3, 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: 119
Action Date: 10/03/2024
Plat Name: Burkett Views
Developer: Spencer Huck
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1742 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1537	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

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

For Your Information:

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

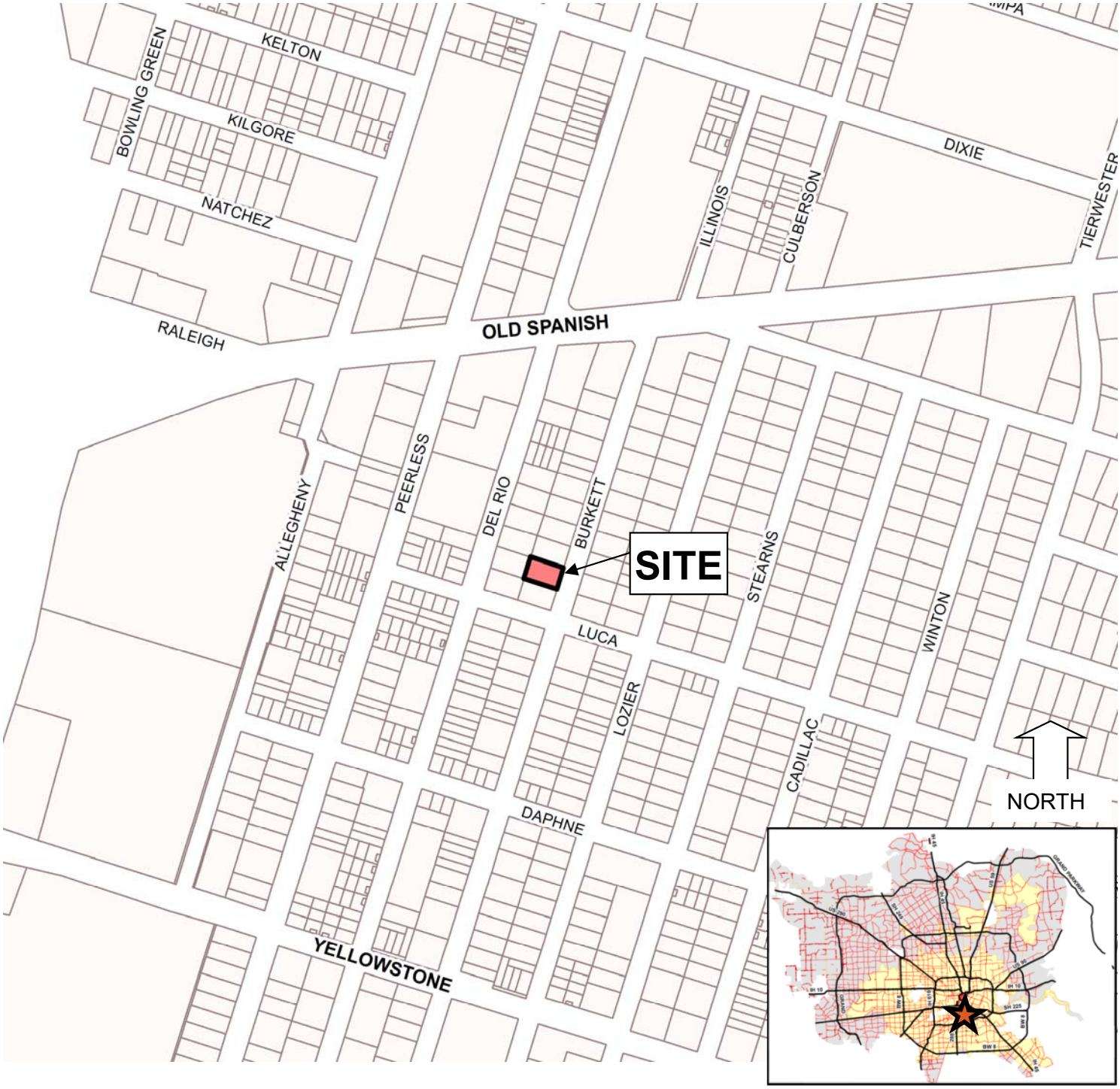
HPW- TDO- Traffic: 9/30/24
No Comments
Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of a subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: 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.

Houston Planning Commission ITEM:119

Planning and Development Department **Meeting Date:10/03/2024**

Subdivision Name: Burkett Views

Applicant: Total Surveyors, Inc.



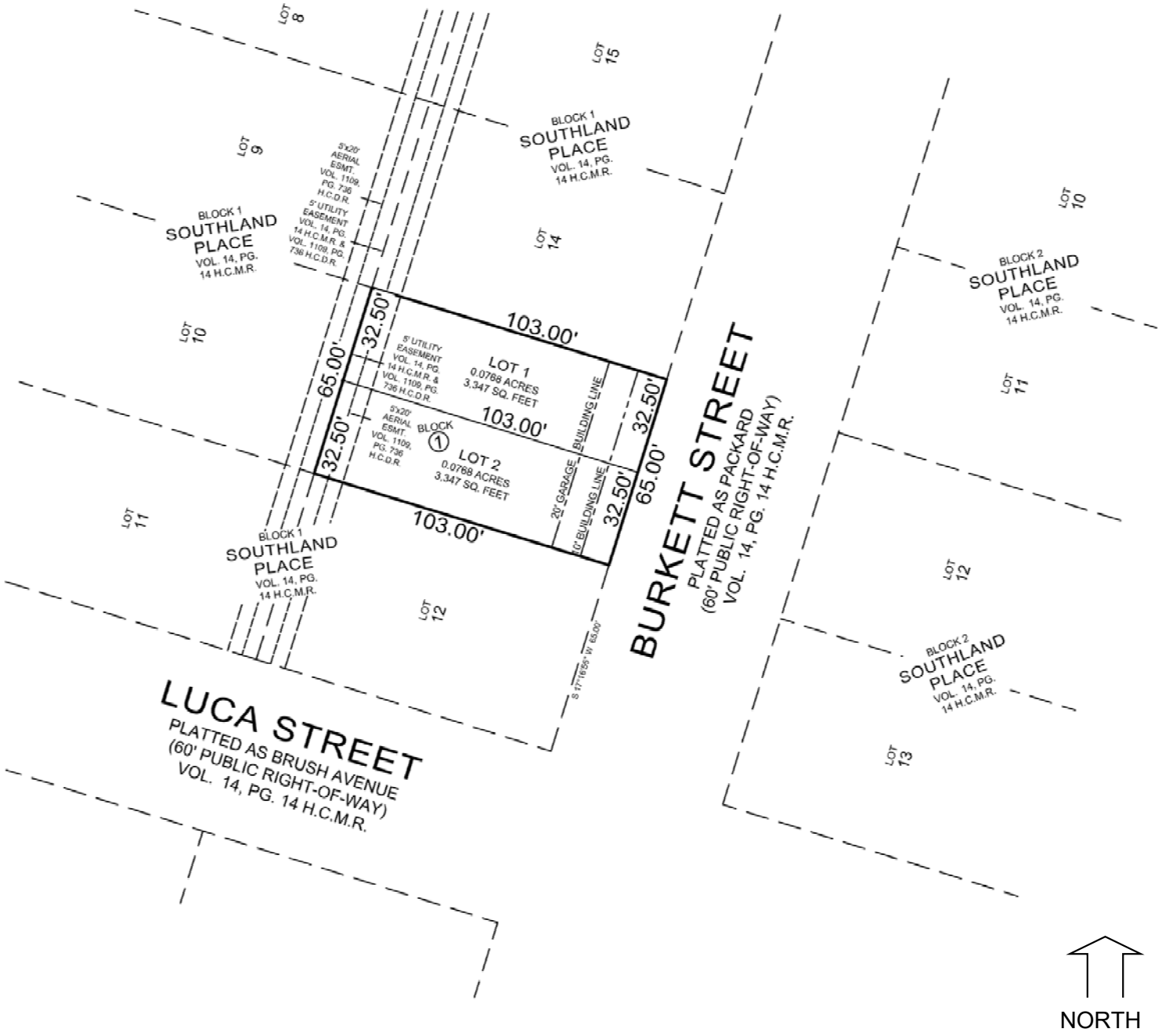
C – Public Hearings Site Location

Houston Planning Commission ITEM:119

Planning and Development Department **Meeting Date:10/03/2024**

Subdivision Name: Burkett Views

Applicant: Total Surveyors, Inc.



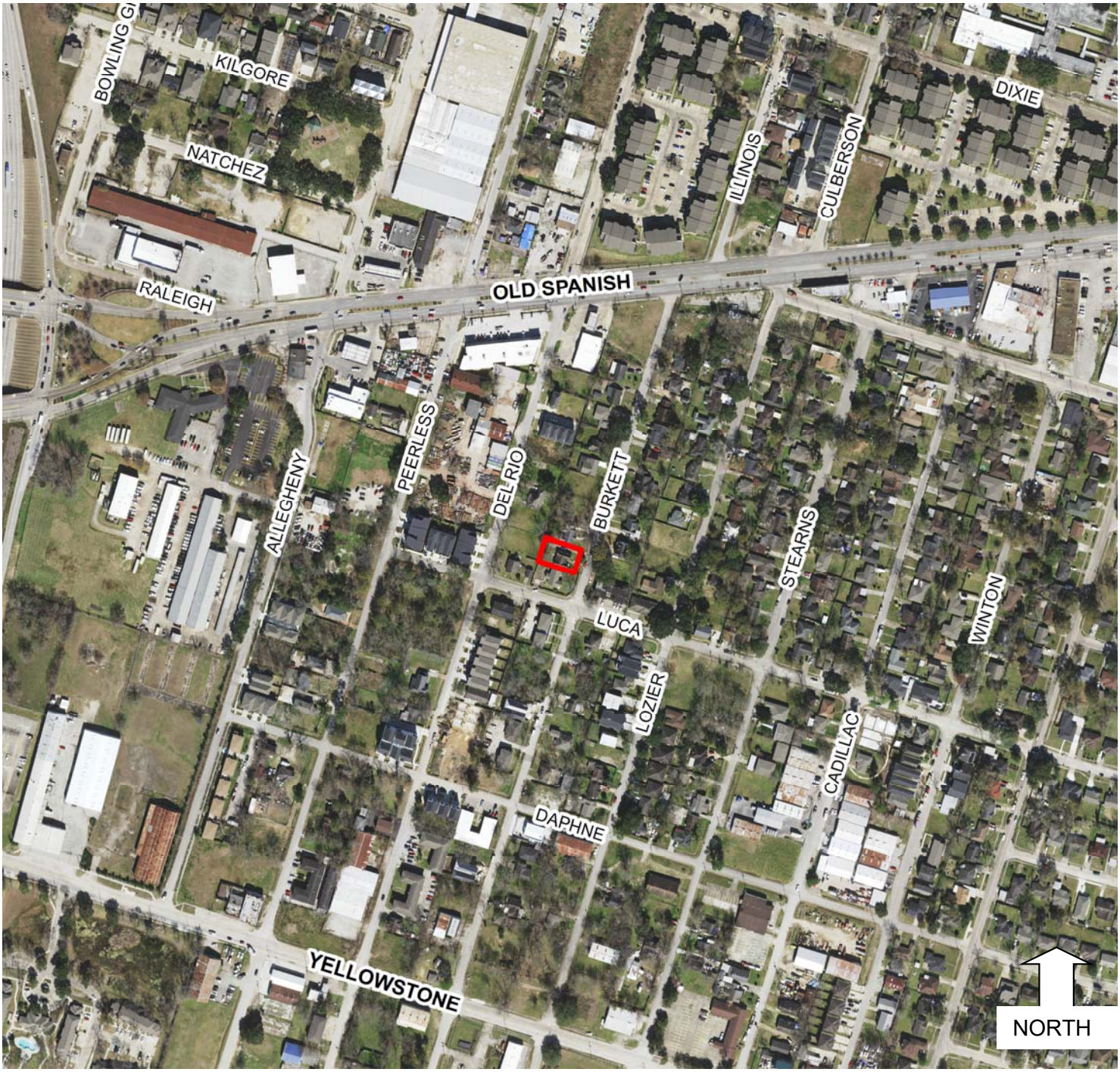
C – Public Hearings Subdivision

Houston Planning Commission ITEM:119

Planning and Development Department **Meeting Date:10/03/2024**

Subdivision Name: Burkett Views

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
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 11th, 2024

Dear Property Owner:

Reference Number: 2024-1742, "**Burkett Views**", a partial replat of "**Southland Place**", being all of Lot 13, Block 1, as recorded in Volume 14, Page 14 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at **6644 Burkett St., north of Luca Street, east of Hwy 288, east of Del Rio St., and south of Old Spanish Trail**. The purpose of the replat is to create two single-family residential lots. The applicant, **Kevin Kolb, with Total Surveyors Inc.**, 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.

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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, October 3, 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.

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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

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. 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

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Planning Department Staff Authority and Obligation

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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 120
Action Date: 10/03/2024
Plat Name: Caris Villa
Developer: Geraldine Phouangsavanh
Applicant: Owens Management Systems, LLC
App No/Type: 2024-1353 C3N

Staff Recommendation:
Withdraw

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

For Your Information:

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

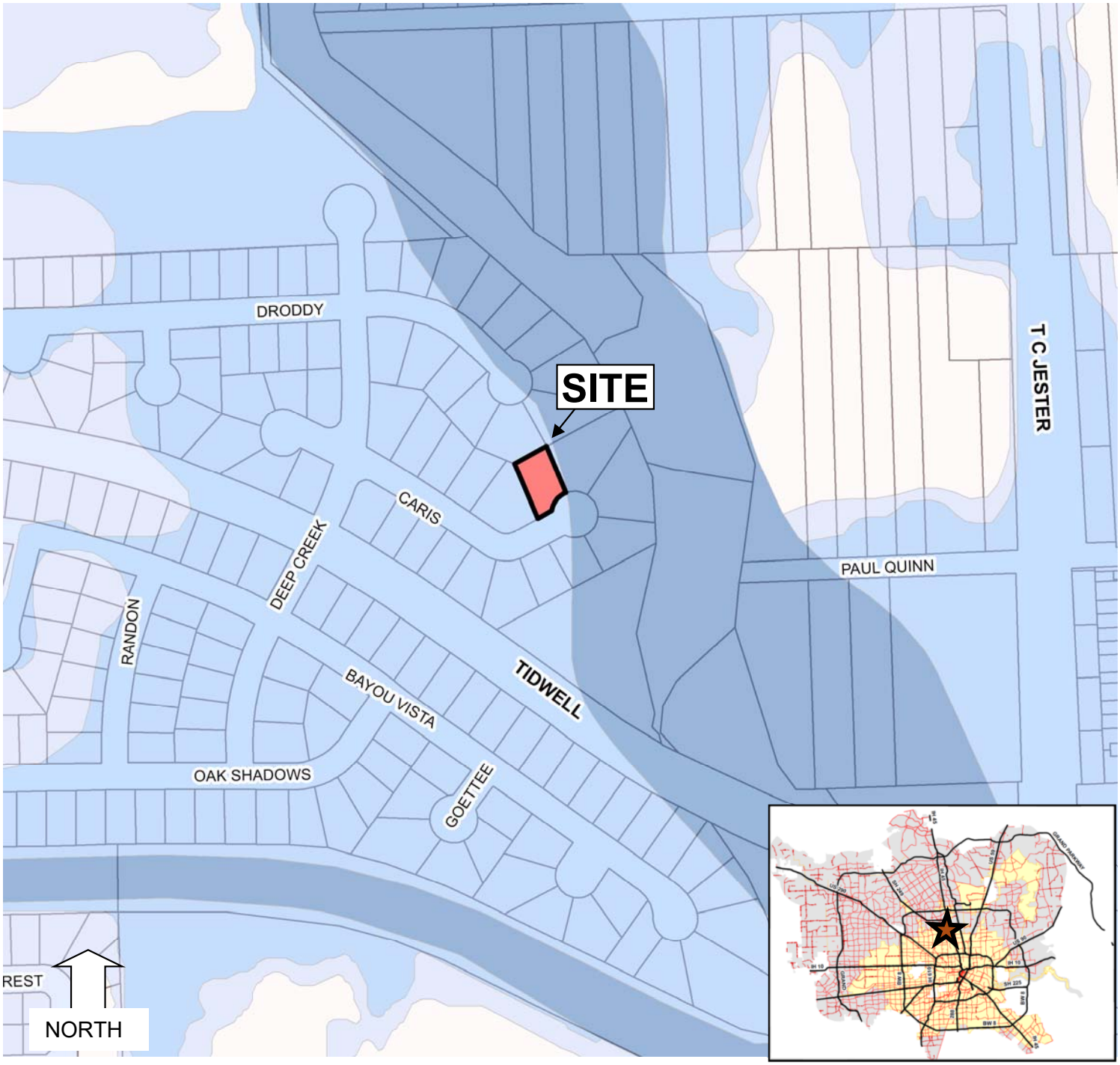
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM:120

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Caris Villa (DEF 4)

Applicant: Owens Management Systems, LLC



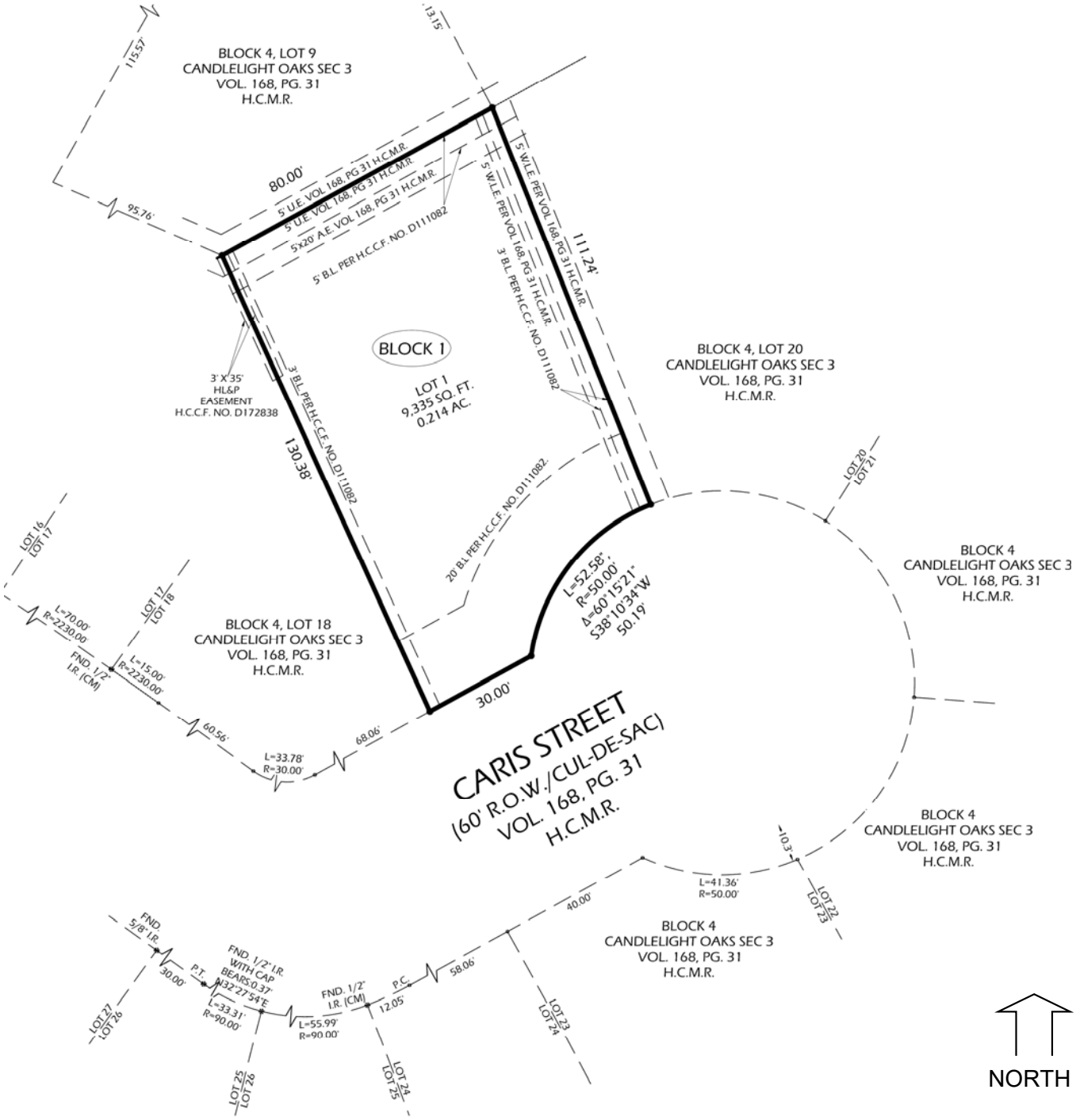
C – Public Hearings Site Location

Houston Planning Commission ITEM:120

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Caris Villa (DEF 4)

Applicant: Owens Management Systems, LLC



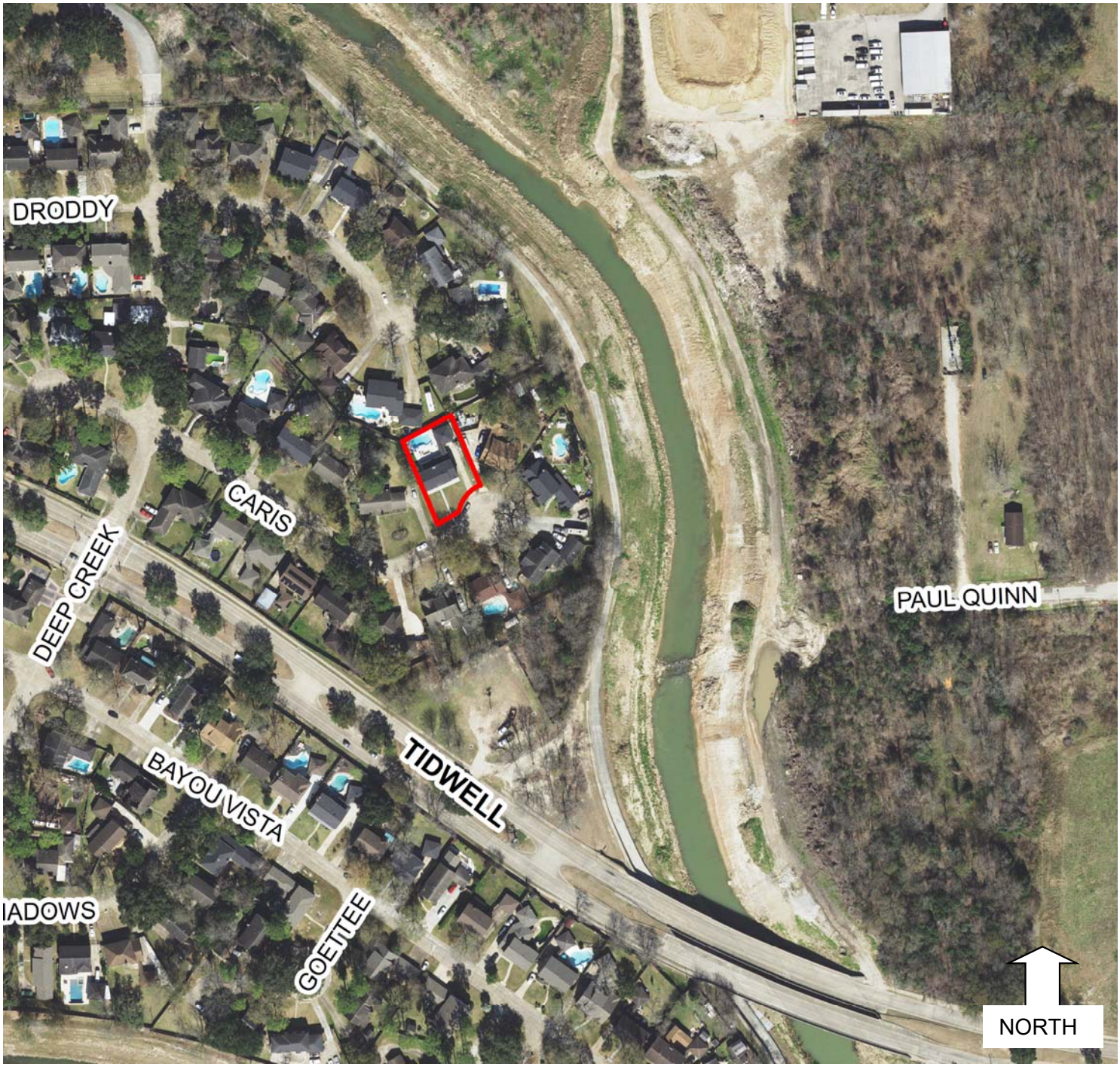
C – Public Hearings Subdivision

Houston Planning Commission ITEM:120

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Caris Villa (DEF 4)

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

T. 832.393.6600
F. 832.393.6661
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.
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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **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

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 10/03/2024
Plat Name: Columbia Crossing partial replat no 1
Developer: TOMO Development, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1711 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1515	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	493E	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: • CenterPoint requires a 10’ BL adjacent to road right-of-way with overhead facilities which applies to: East “4th” Street
HPW- TDO- Traffic: 9/30/24
Building lines should not interfere with visibility triangle
Reference: COH Ordinance , Sec 42-161: "The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle."
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.
Make sure that 10’ clearance between public utility to the building foundation.

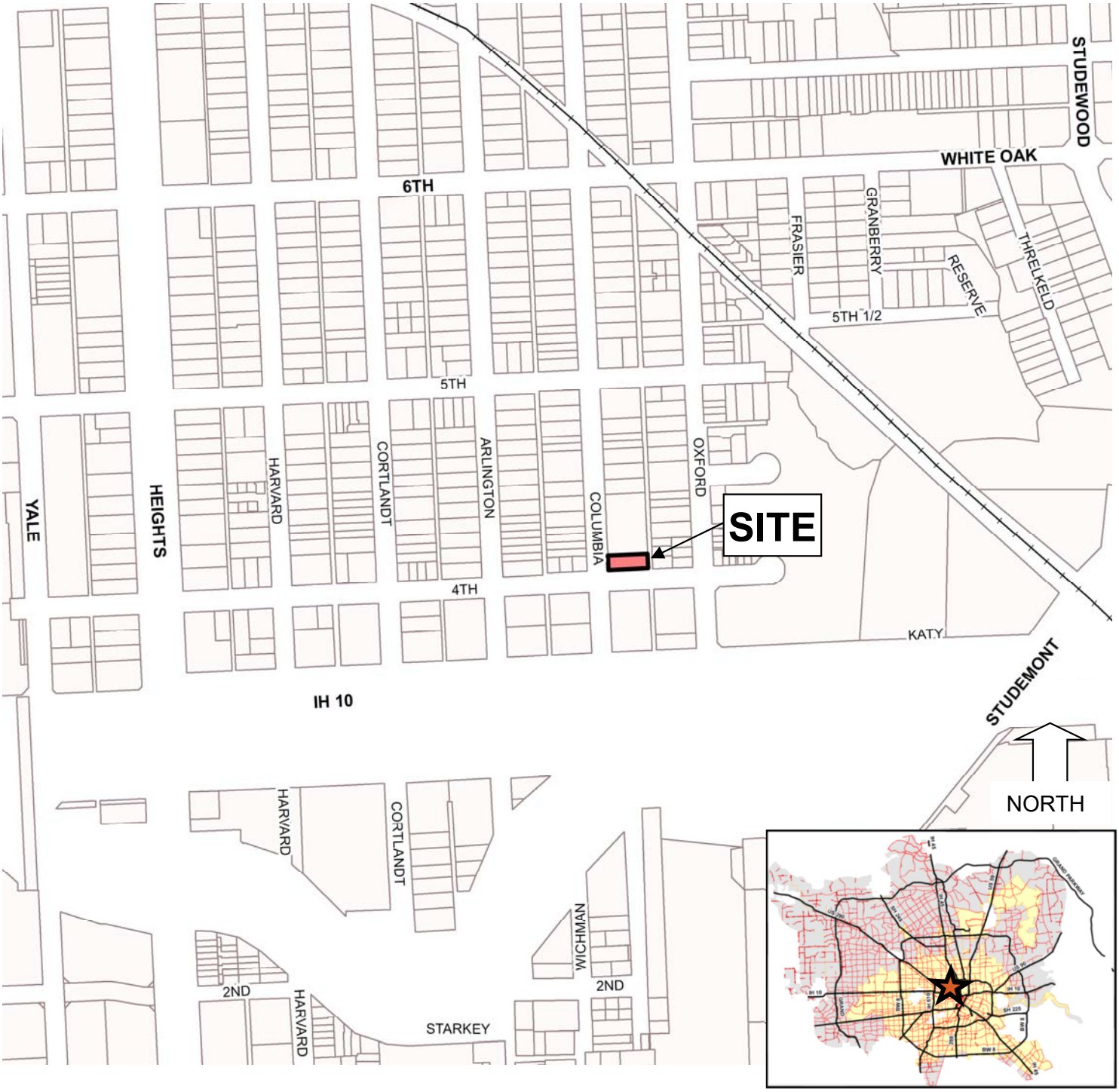
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM:121

Planning and Development Department **Meeting Date:10/03/2024**

Subdivision Name: Columbia Crossing partial replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings

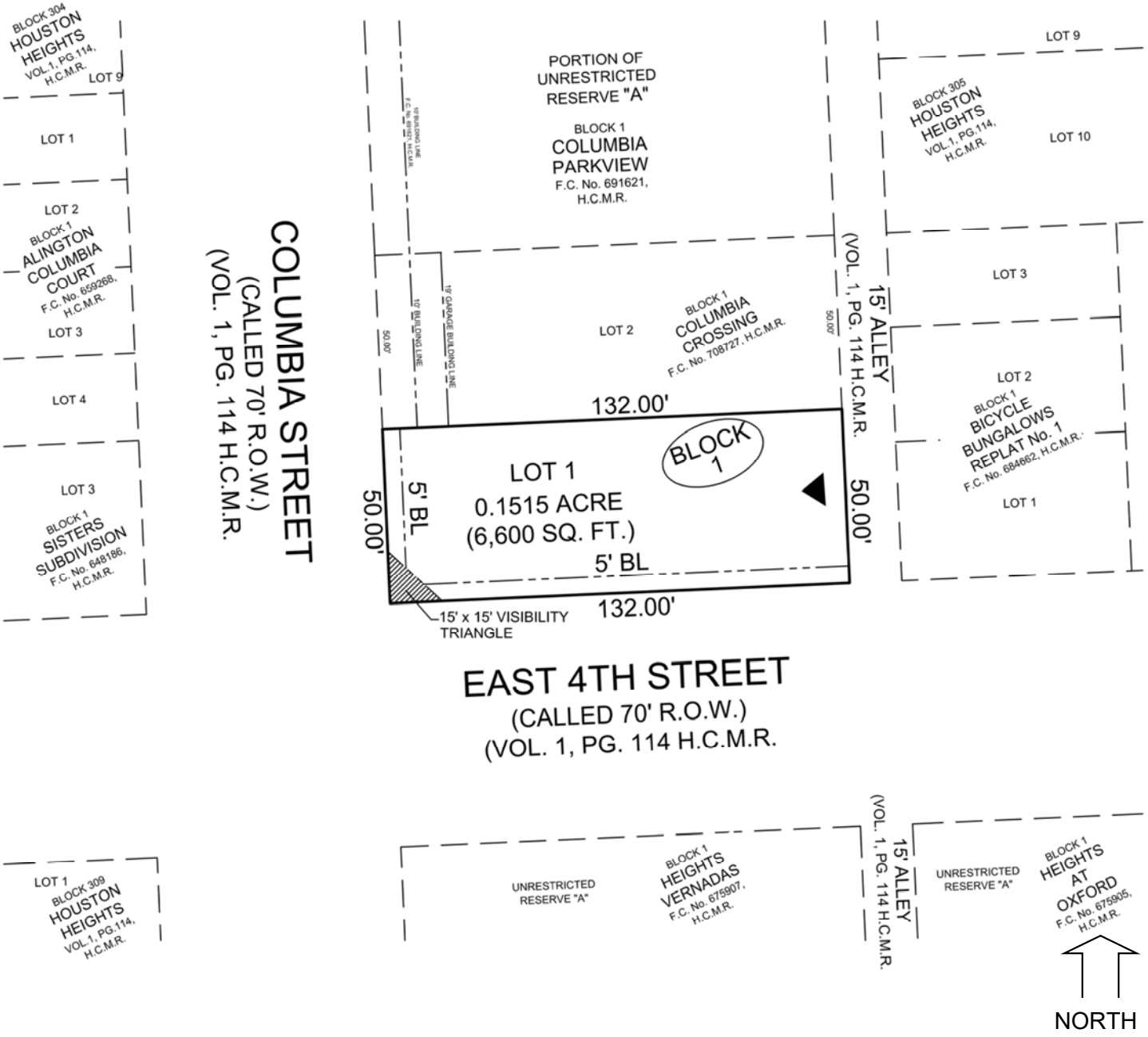
Site Location

Houston Planning Commission ITEM:121

Planning and Development Department **Meeting Date:10/03/2024**

Subdivision Name: Columbia Crossing partial replat no 1

Applicant: Total Surveyors, Inc.



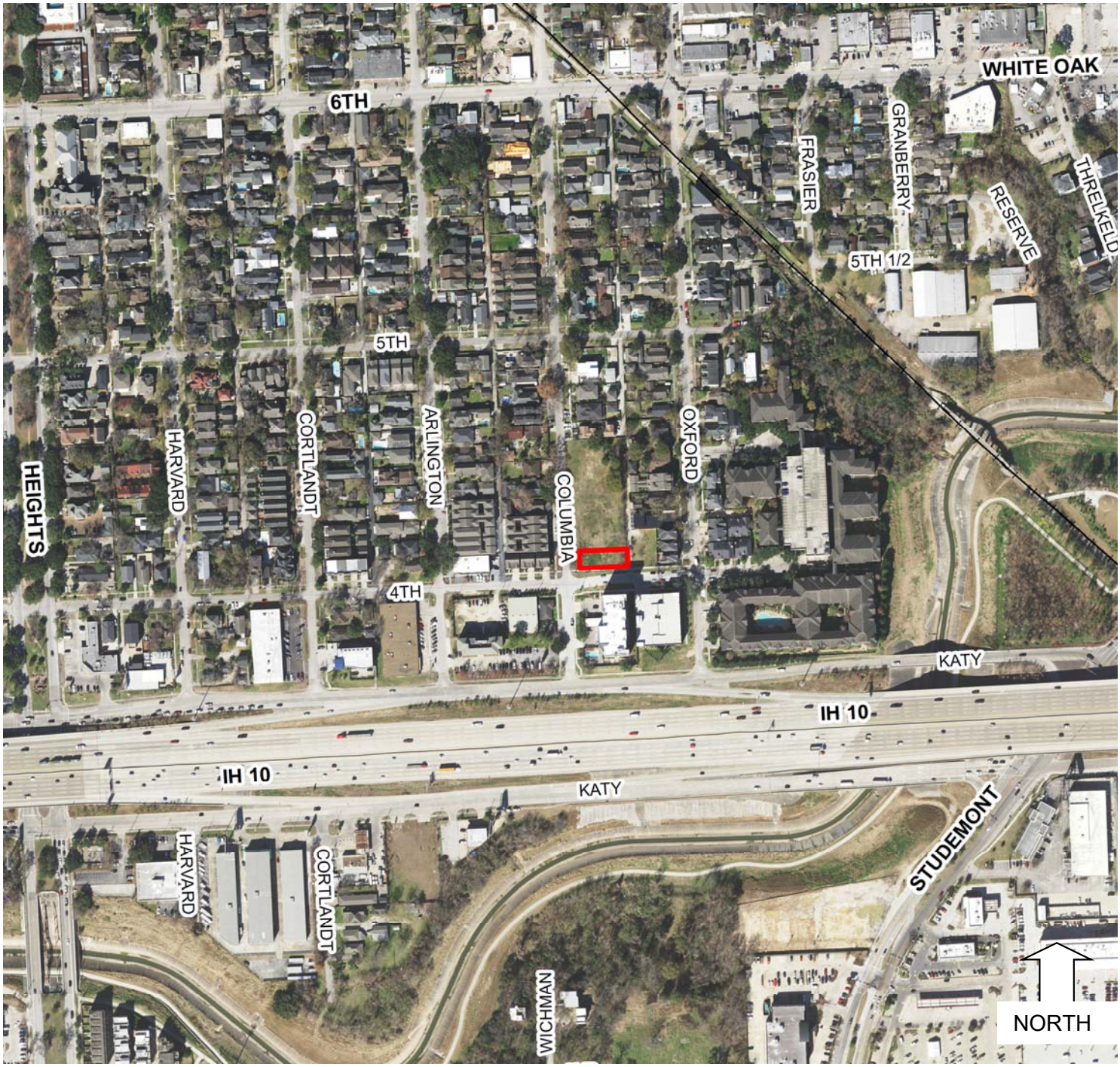
C – Public Hearings Subdivision

Houston Planning Commission ITEM:121

Planning and Development Department **Meeting Date:10/03/2024**

Subdivision Name: Columbia Crossing partial replat no 1

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
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 11, 2024

Dear Property Owner:

Reference Number: 2024-1711; Columbia Crossing partial replat no 1, a partial of **"Columbia Crossing",** being Lot 1, Block 1 as recorded in Film Code no.708727 Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located 402 Columbia Street. northeast intersection of Columbia Street and E. 4th Street. The purpose of the replat is to modify the building line and restrict lot to alley access. The applicant, **Kevin Kolb**, with **Total Surveyors, Inc.**, on behalf of the developer, 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@houstontx.gov** or call Dorianne Powe-Phlegm at 832-393-6570.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 3, 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 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.

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

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

- **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

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- 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: 122
Action Date: 10/03/2024
Plat Name: Dice Duplexes partial replat no 1
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2024-1725 C3N

Staff Recommendation:
Defer for further study and review

Total Acreage:	0.7750	Total Reserve Acreage:	0.0380
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77026	494B	City

Conditions and Requirements for Approval

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action and email a picture to staff no later than Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: https://www.houstontx.gov/planning/DevelopRegs/)

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

Per Addressing comments this replat is referencing a street name, JEWEL, that was not approved in a related application. This street name is also a duplicate of an existing road and should be a continuation of the existing BRINGHURST. Provide record information prior to film code no 706106 HCMR that this street is recorded as Jewel Street or include street in plat boundary and change to Bringhurst Street. Jewel Street is a duplicate street name.

The applicant is required to provide proof of an approved conceptual drainage plan, with two signatures from Public Works (PWE), is required at submission, for all final plats in City, and in 100 year and 500 year floodplain. Contact City Engineer's Office and Floodplain Management Office regarding Sec. 19-13 for plan requirements and details.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 122
Action Date: 10/03/2024
Plat Name: Dice Duplexes partial replat no 1
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2024-1725 C3N

Staff Recommendation:
Defer for further study and review

CenterPoint: 1--Shared driveways: CNP requires 5' Building Lines for installation and maintenance of facilities. 2-- If a plat reflects an intent to abandon any street, alley, and/or easements (dedicated or CNP exclusive), a Street/Alley Closure and/or Release of Easement application is required to be submitted for formal review and approval.

HPW- TDO- Traffic: 9/30/24
No Comments
Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of a subdivision with a shared driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
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.
The attached approved drainage plan is already over one year and need to resubmit the drainage plan for review.
Missing B.L. on Lucille St.

Parks and Recreation: The park sector is incorrect.

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

Parks table- Only requires EDUs and the checked "I hereby..." statement.
Solid Waste: The proposed development does not meet the frontage criteria to receive COH solid waste collection services.
Addressing: This replat is referencing a street name, JEWEL, that was not approved in a related application. This street name is also a duplicate of an existing road and should be a continuation of the existing BRINGHURST.

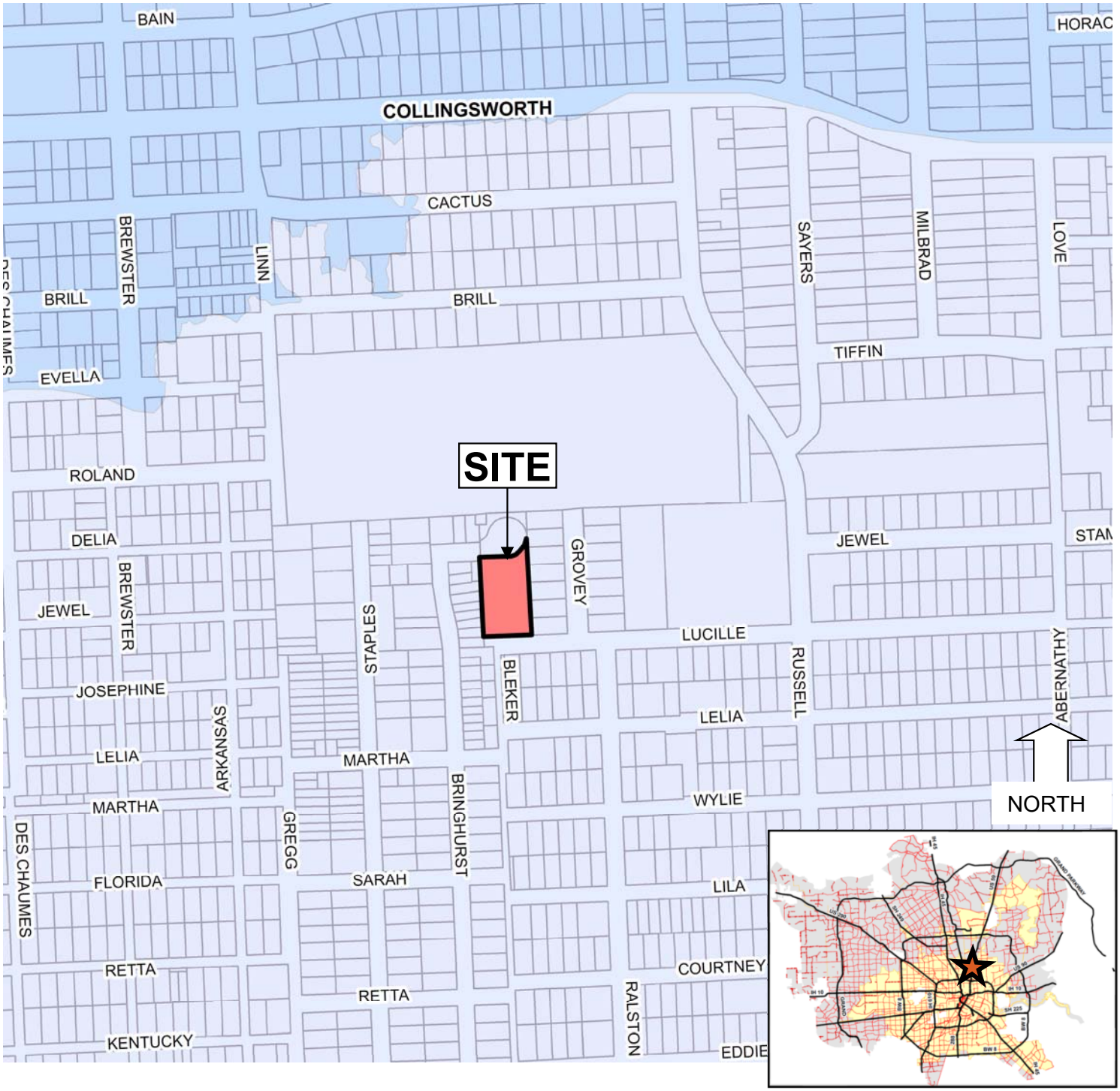
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:122

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Dice Duplexes partial replat no 1

Applicant: CAS Consultants, LLC



C – Public Hearings

Site Location

Houston Planning Commission ITEM:122

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Dice Duplexes partial replat no 1

Applicant: CAS Consultants, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:122

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Dice Duplexes partial replat no 1

Applicant: CAS Consultants, LLC



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

September 11, 2024

Dear Property Owner:

Reference Number: 2024-1725; Dice Duplexes partial replat no 1, a partial replatting of **"Dice Duplexes"** being Lots 1-3, Block 1, Lots 1-3 Block 2, Reserves 'B', 'C', 'D' and 'E' and private Street "Stackhouse Drive" as recorded in Film Code no 706106 Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located north along Lucille Street north of Bleker Street west of Grovey Street and Altoona Street. The purpose of the replat is to create 6 lots and 4 reserves. The applicant, **Juan Castillo**, with **CAS Consultants, LLC**, on behalf of the developer, can be contacted at **281-300-6874** 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 Dorianne Powe-Phlegm at 832-393-6570.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 3, 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:

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

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

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
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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.
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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- 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: 123
Action Date: 10/03/2024
Plat Name: Estates at West 43rd
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1503 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.3289	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action, and email a picture to staff no later than Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: https://www.houstontx.gov/planning/DevelopRegs/)

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

Review by Legal indicates this plat violates restrictions. Per Legal Review no further subdivision of the lots in this subdivision and that no more than one residential structure be permitted on any one of the lots as platted and recorded. No lot have a width that is less than the widest platted width. The applicant has requested that this item be deferred to confer with Legal concerning the separately filed deed restrictions.

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 123
Action Date: 10/03/2024
Plat Name: Estates at West 43rd
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1503 C3N

Staff Recommendation:
Defer Applicant request

CenterPoint: • CenterPoint requires a minimum 5’ BL/GBL for interior roads/shared driveways.
HPW- TDO- Traffic: 10/02/24 - Coordinate with Centerpoint for the relocation of the existing street light where is being proposed the new driveway.
Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of a subdivision with a shared driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
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: Then the current fee in lieu of... add incremental (proposed minus existing) Dus.

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

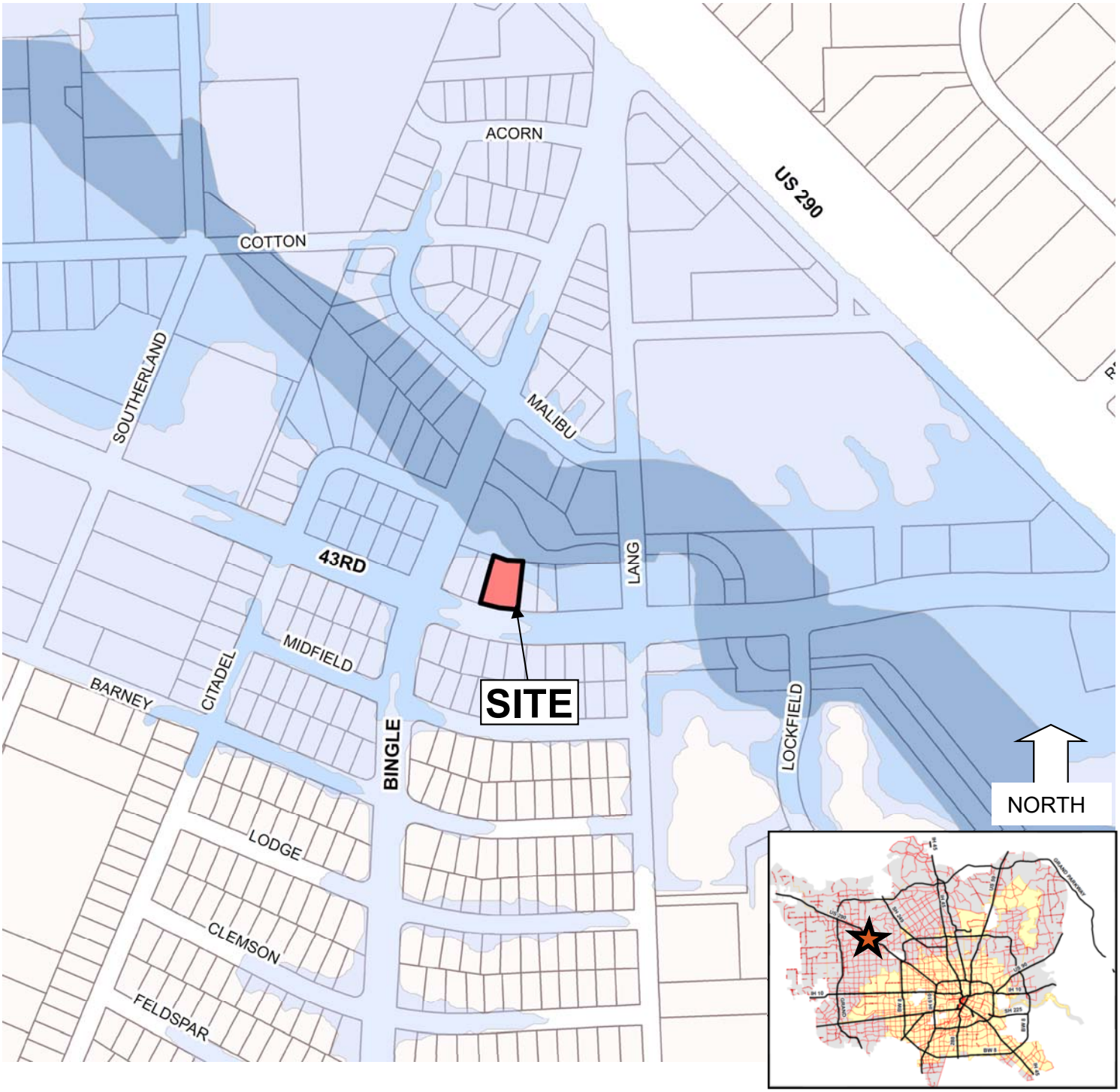
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM:123

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Estates at West 43rd

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Site Location

Houston Planning Commission ITEM:123

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Estates at West 43rd

Applicant: PLS Construction Layout, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM:123

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Estates at West 43rd

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

September 11, 2024

Dear Property Owner:

Reference Number: 2024-1503; Estates at West 43rd, a partial replatting of "**Langwood**", being Lots 11 and 12, in Block 8 as recorded in Volume 41 Page 50 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located 6622 W 43RD Street east of Bingle Road, north of West 43rd Street]. The purpose of the replat is to create [four (4) 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, October 3, 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 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.**

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 124
Action Date: 10/03/2024
Plat Name: Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension
Developer: Fort Bend County MUD 58
Applicant: Costello, Inc.
App No/Type: 2024-1696 C3N

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	1.3080	Total Reserve Acreage:	1.3080
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 58

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

If the Planning Commission grants the variance, add the following note to the plat: The Planning Commission granted a variance to allow a portion of a recreational reserve into a water plant reserve to facilitate the development and expansion of an existing water plant site subject to the conditions on 10/03/24. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

For Your Information:

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

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

Fort Bend Engineer: It appears many lines are missing, possibly due to text box fill. Verify all linework is present on the final mylar.
CenterPoint: Please see replat of plat. Complete easements on plat, CenterPoint, landscape, BL's, are not complete for identifying on plat.
All abbreviations on plat must be in Legend and/or notes of plat. This includes all recording abbreviations.

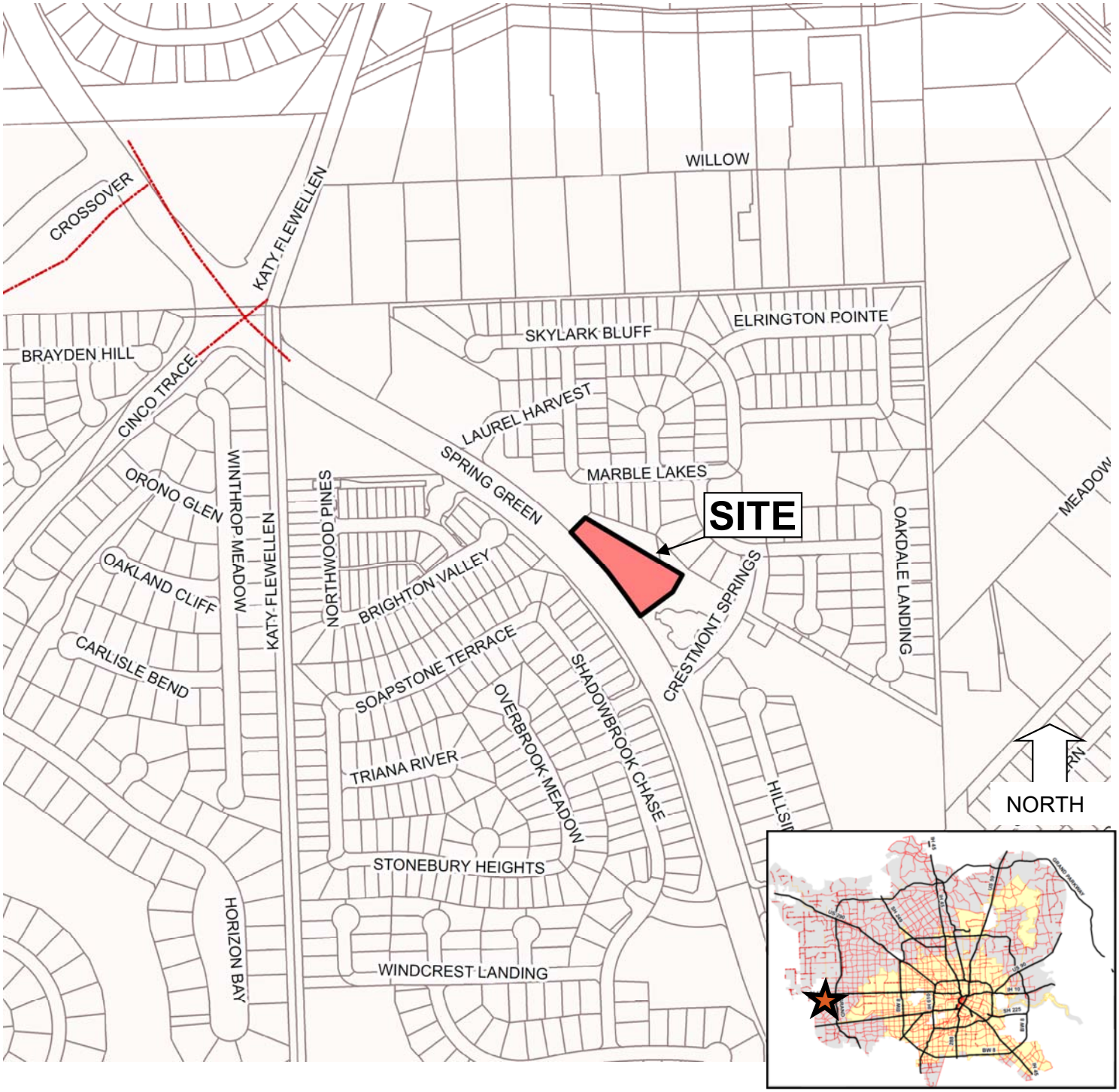
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:124

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension

Applicant: Costello, Inc.



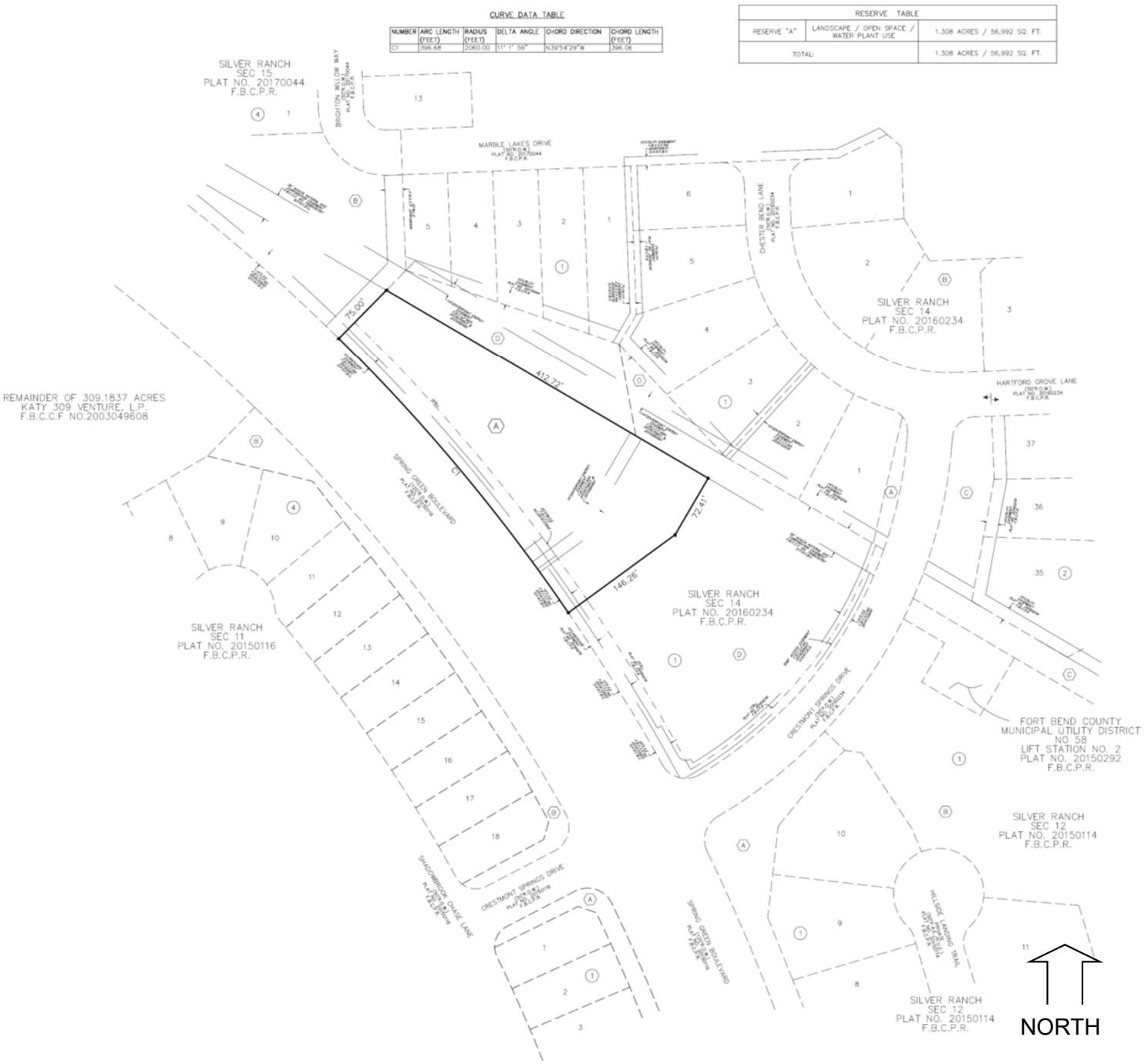
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM:124

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension

Applicant: Costello, Inc.



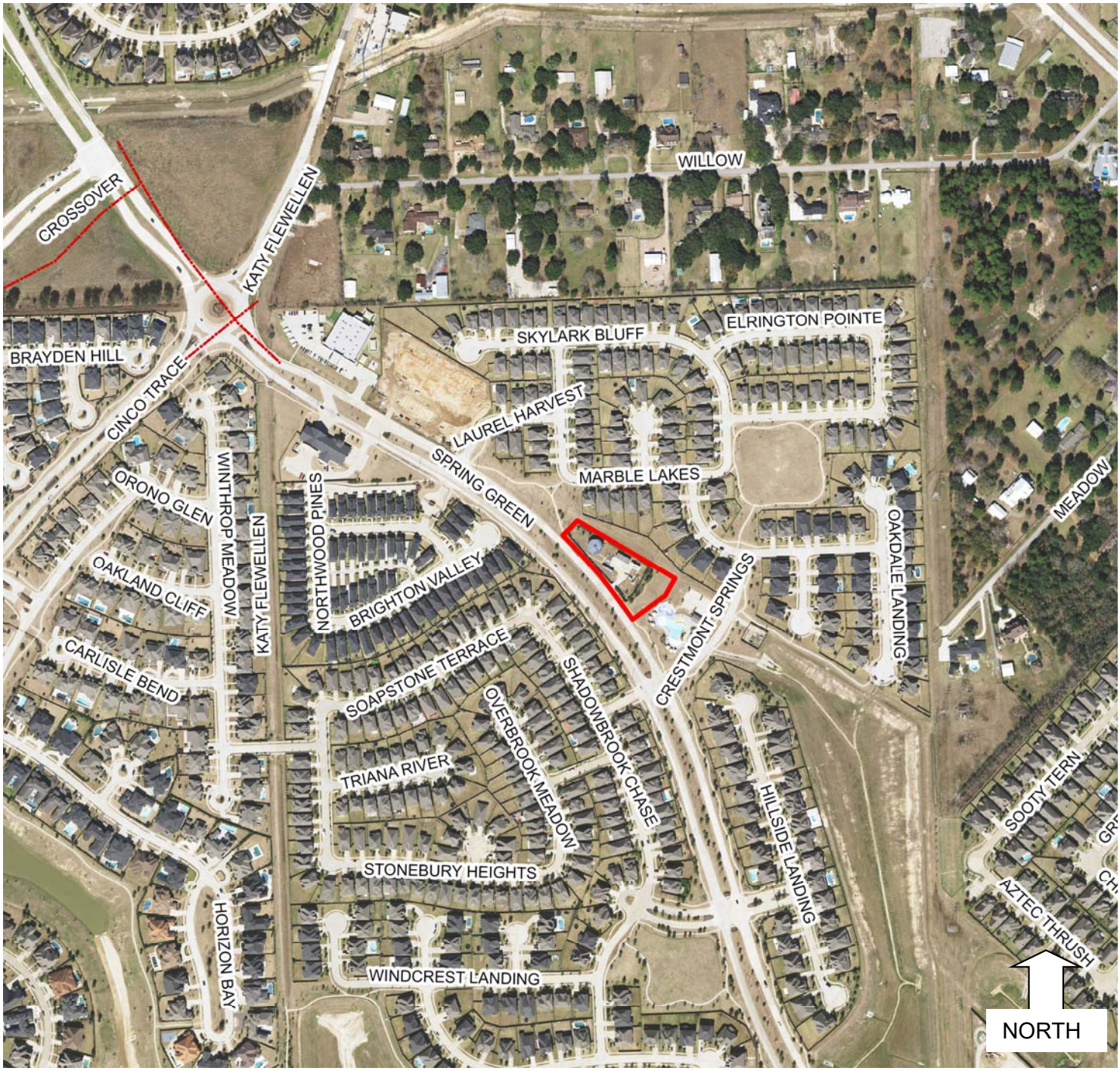
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM:124

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension

Applicant: Costello, Inc.



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1696
Plat Name: Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension
Applicant: Costello, Inc.
Date Submitted: 08/23/2024

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 replat of a portion of a recreational reserve into a water plat to facilitate the development and expansion of an existing water plant site.

Chapter 42 Section: 193

Chapter 42 Reference:

(a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat. (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. 4. A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: (a) Landscape, park, recreation, drainage, open space or similar amenity uses of that property

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

This site is located within the City of Houston's ETJ limits within Fort Bend County along Spring Green Boulevard and serves the Silver Ranch subdivision. The purpose of the replat is to allow the expansion of the water plant site that services this area. The water plant consists of all of Reserve "A" of the Fort Bend County Municipal Utility District No 58 Water Plant No. 2 as recorded by File No. 20150287, Plat Records of Fort Bend County, Texas. In 2019, under file no. 2019089737, Fort Bend County MUD No. 58 assumed ownership of Reserves "A", "B", "C", & "D" of the Silver Ranch Sec 14 subdivision. The expansion of the water plant will be located on the east side of the current water plant site which will utilize a portion of Reserve "D" of the Silver Ranch Sec 14 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 variance request is the result of the need for the expansion of the water plant facility. Due to the increasing demand for water during the peak hours, Fort Bend County MUD No 58 is required to expand the water plant. The expansion will permit Fort Bend County MUD No 58's Water Plant No 2

the additional acreage required for the expansion and enhancements that are necessary for the water plant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of Fort Bend County MUD No. 58 and this variance request is to maintain the general purpose of this chapter. The proposed improvements at Fort Bend County MUD No. 58's Water Plant No. 2 include expanding the water plant to accommodate a ground storage tank and pressure tanks. These improvements are necessary to optimize the water plant's ability to provide water and maintain adequate pressure during peak demands. The general purposes of this chapter will be maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance will not be injurious to the public health, safety, or welfare. On the contrary, it will allow the necessities that are crucial for the safety and welfare of the public. Complications could arise for the area without the expansion of the water plant site.

(5) Economic hardship is not the sole justification of the variance.

Fort Bend County MUD No 58's Water Plant No 2 provides utilities to the Silver Ranch subdivision. Allowing the variance will permit Fort Bend County MUD No 58 to expand the water plant to better serve the Silver Ranch subdivision during the peak demands.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1696
Agenda Item: 124
PC Action Date: 10/03/2024
Plat Name: Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension
Applicant: Costello, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 193

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow the replat of a portion of a recreational reserve into a water plat to facilitate the development and expansion of an existing water plant site.;

Basis of Recommendation:

The site is located east along Spring Green Boulevard north of Crestmont Springs Drive in Houston's Extraterritorial Jurisdiction in Fort Bend County, Texas. The reason for replat is to create a 1.308 acres reserve restricted to landscape open space water plant reserve. The applicant is seeking a variance to replat a portion of a recreational reserve created with the Silver Ranch Sec 14 subdivision into a reserve restricted to landscape open space water plant reserve to facilitate the development and expansion of an existing water plant site. Staff is in support of this request. Staff's Recommendation is to Grant the requested variance and approve the plat per the CPC 101 form conditions. The reserve is a replat of an existing water plant site landscaping and open space reserve created in 2015 with the Fort Bend Municipal Utility District no 58 Water plant no 2 subdivision and a portion of a recreational reserve created with the Silver Ranch Sec 14 subdivision in 2016. The property is owned by the Fort Bend County MUD District no 58 and with this replat will expand an existing water plant site to meet the needs of this service for property owners within the Silver Ranch Subdivision and community. With this replat, the Fort Bend County MUD no 58 plans to expand the existing water plant facility to accommodate a ground storage tank and pressure tanks to provide water and maintain adequate pressure during peak demands. The remainder of the recreation reserve will remain as a recreational site for the community. Review by Legal indicates this plat will not violate restrictions filed separately. Fort Bend County Engineer's office has no objections to this 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

The applicant is seeking to replat a portion of a recreational reserve into a water plant site for the expansion of an existing water plant site that will be a benefit to the property owners within the community.

(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 unusual physical characteristic of the land is that a portion of the recreation reserve now owned by the MUD is adjacent to an existing water plant site. It would be impractical to not allow the adjacent property not to be replatted into a water plant site to expand the facility. The remainder of the recreation reserve is developed and used for recreation for the subdivision.

(2) The circumstances supporting the granting of the variance are not the result of a hardship

created or imposed by the applicant;

The applicant is only expanding an existing water plant site to accommodate the increasing demand for water in the community.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Replatting a portion of the recreation reserve and expanding an existing water plant site will be a benefit to the community and the intent and general purposes of this chapter will be preserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Replatting a portion of the recreation reserve and expanding an existing water plant site will be a benefit to the community. The granting of the variance will not be injurious to the public health, safety or welfare;

(5) Economic hardship is not the sole justification of the variance.

The Fort Bend County MUD no 58 owns a portion of a recreational reserve that is not being used for recreational purposes and will be used to expand an existing water plant facility and a benefit to property owners within the adjacent subdivision. Economic hardship is not the sole justification of the variance.

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

September 11, 2024

Dear Property Owner:

Reference Number:2024-1696; Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension, a full replat of "Fort Bend County Municipal Utility District no 58 Water Plant no 2, Reserve A as recorded at Film Code no 2015122152 of the Plat Records of Fort Bend County, Texas and a partial replat of Silver Ranch Sec 14, being a portion of Reserve D, Block 1 as recorded in Plat no 20160234 of the Plat Records of Fort Bend County, Texas.

The Planning and Development Department has received a subdivision plat application for a property located east along Spring Green Blvd north of Crestmont Springs Drive. The purpose of the replat is to create a Water Plant reserve. The applicant, **Cathy Fontenot**, with **Castello, Inc.**, on behalf of Fort Bend County MUD no 58, can be contacted at **713-428-2400** 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, October 3, 2024, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately

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

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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- **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.
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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. 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.
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- ***Planning Department Staff Authority and Obligation***
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- 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: 125
Action Date: 10/03/2024
Plat Name: Hackberry Landing
Developer: Graywood Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1706 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1653	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77027	491V	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

HPW- TDO- Traffic: 9/30/24
No comments
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.
CenterPoint: This plat is located in close proximity to a CenterPoint Energy Transmission Right of Way. At this time, no drainage plans detailing water flow and shed, along with wet utility plans, have been submitted for review. Upon future development, the developer, its successors and assigns, of this plat assumes all responsibility for any adverse impact to CenterPoint Energy's Transmission Right of Way as a result of said development.

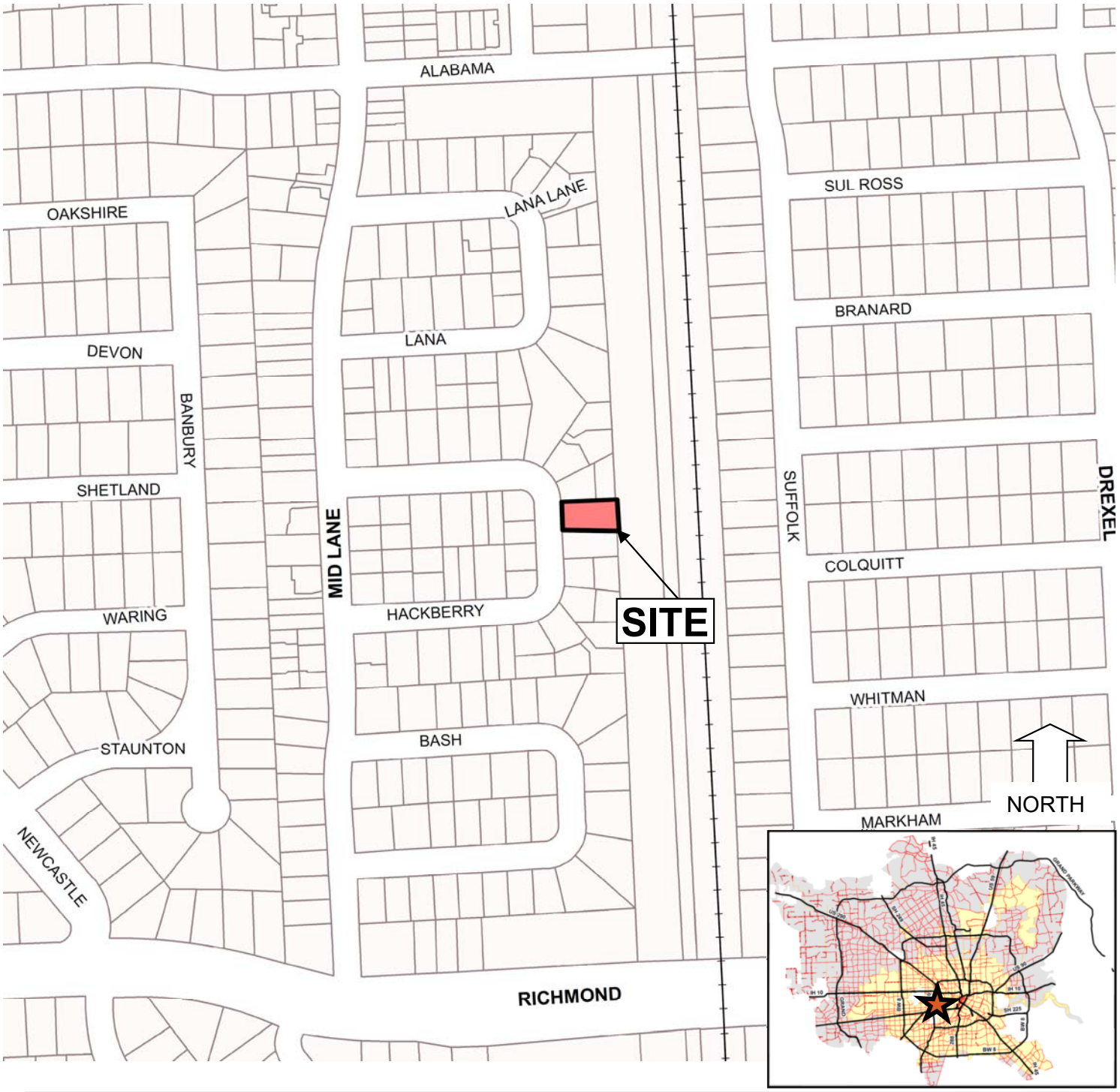
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:125

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Hackberry Landing

Applicant: Total Surveyors, Inc.



C – Public Hearings

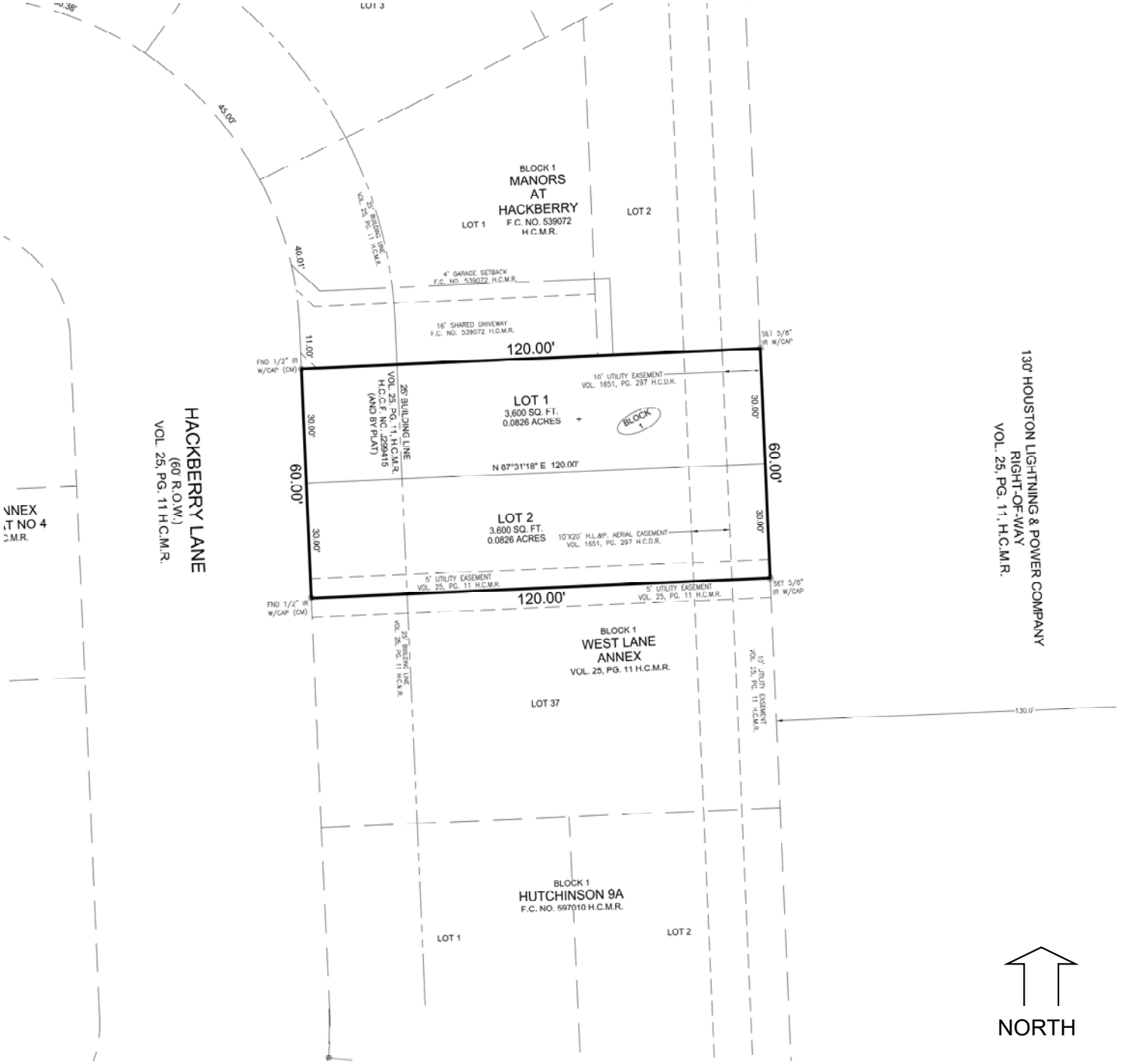
Site Location

Houston Planning Commission ITEM:125

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Hackberry Landing

Applicant: Total Surveyors, Inc.



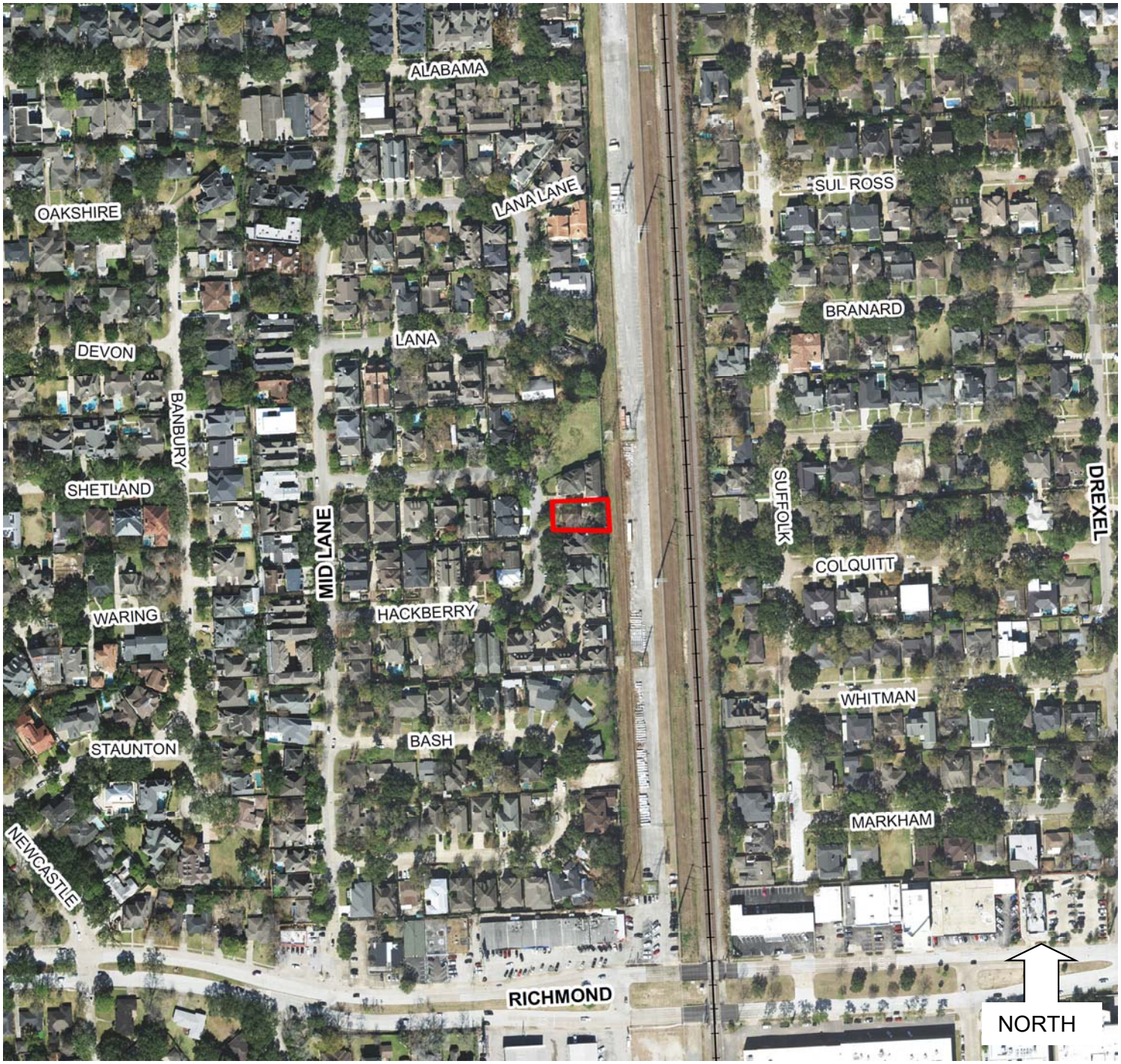
C – Public Hearings Subdivision

Houston Planning Commission ITEM:125

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Hackberry Landing

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
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 11, 2024

Dear Property Owner:

Reference Number: 2024-1706, "**Hackberry Landing**", a partial replat of "**West Lane Annex**", being Lot 36, Block 1, as recorded in Volume 25, Page 11 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located east along Hackberry Lane, east of Mid Lane and north of Richmond Avenue. The purpose of the replat is to create two (2) single-family residentiual lots. The applicant, **Kevin Kolb, with Total Surveyors, Inc.**, 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@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, October 3, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 126
Action Date: 10/03/2024
Plat Name: Harvest Green Sec 51 partial replat no 1
Developer: Grand Parkway HG 2 LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1685 C3N

Staff Recommendation:
Withdraw

Total Acreage:	2.7220	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

For Your Information:

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

CenterPoint: 1-- Prior easement (copy attached) to be included on plat:
Recorded in CF#: 2024044631

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

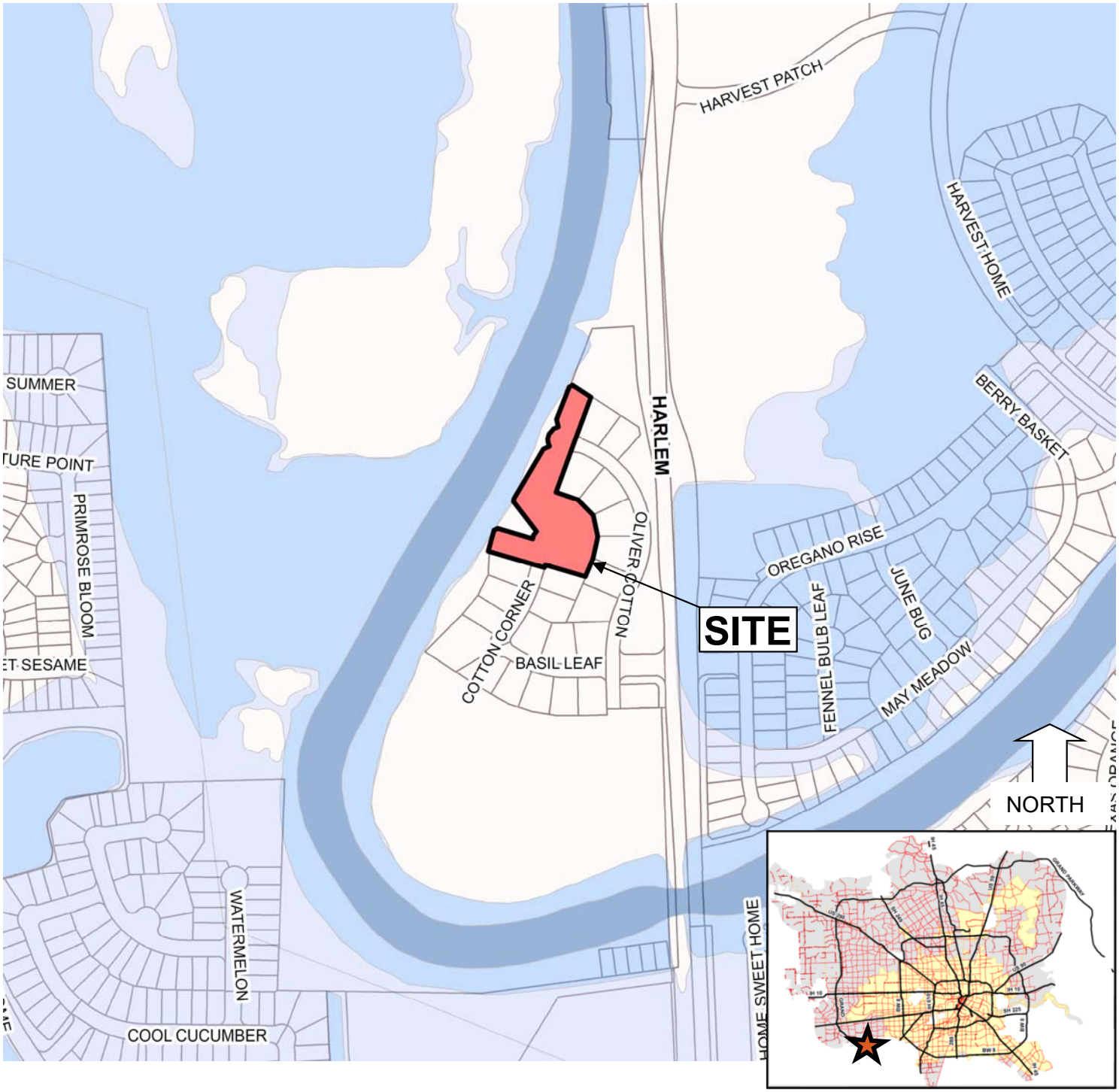
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:126

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Harvest Green Sec 51 partial replat no 1

Applicant: LJA Engineering, Inc.- (Houston Office)



C – Public Hearings

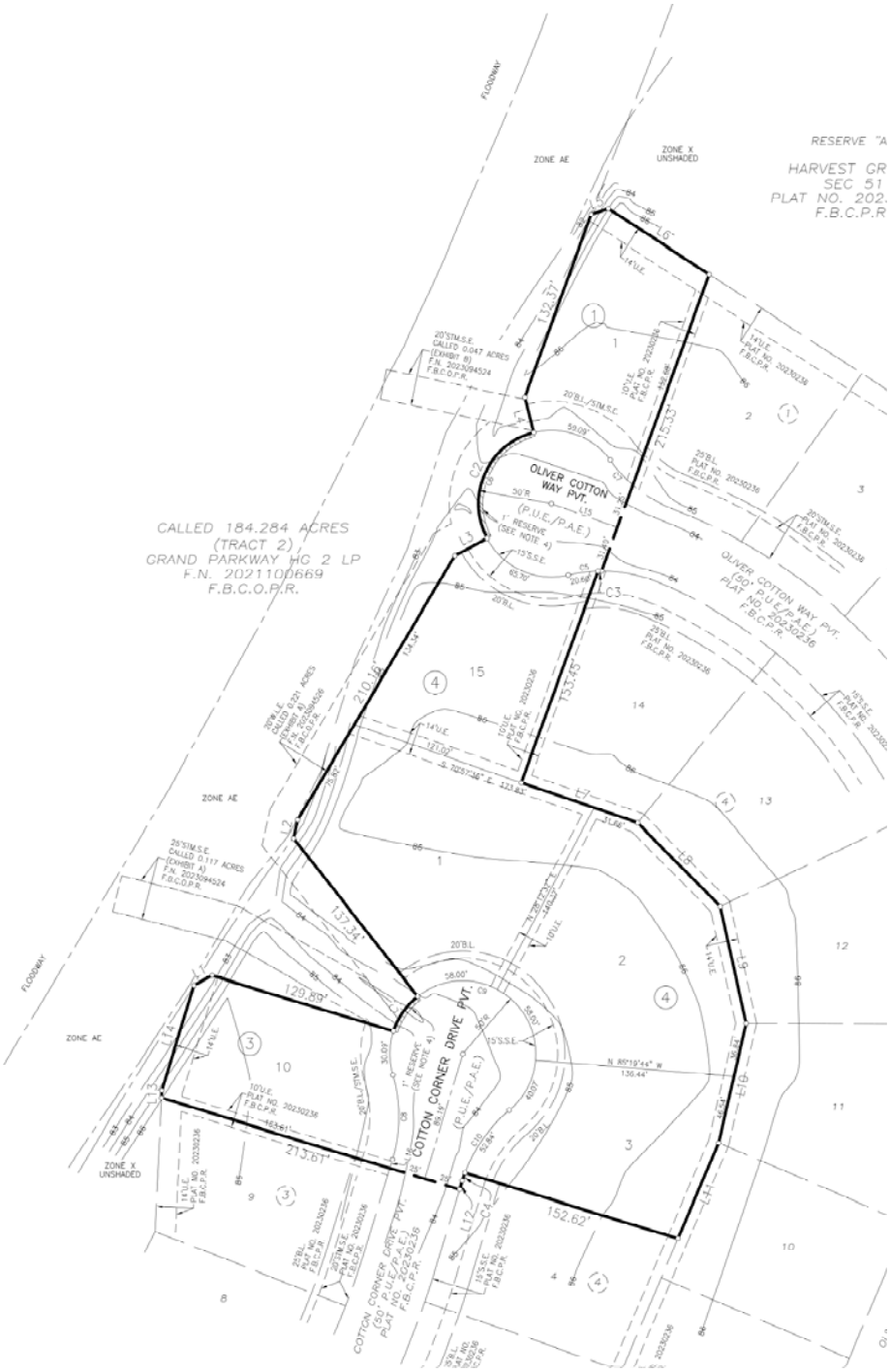
Site Location

Houston Planning Commission ITEM:126

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Harvest Green Sec 51 partial replat no 1

Applicant: LJA Engineering, Inc.- (Houston Office)



C – Public Hearings Subdivision

Houston Planning Commission ITEM:126

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Harvest Green Sec 51 partial replat no 1

Applicant: LJA Engineering, Inc.- (Houston Office)



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

September 11, 2024

Dear Property Owner:

Reference Number: 2024-1685, "**Harvest Green Sec 51 partial replat no 1**", a partial replat of "**Harvest Green Sec 51**", being Lot 1 in Block 1; Lots 1-3 and 15 in Block 4; and Lot 10 in Block 3 as recorded in plat number 20230236 of the Fort Bend County Plat Records.

The Planning and Development Department has received a subdivision plat application for a property located west of Harlem Road and south of Airport Boulvevard. The purpose of the replat is to create six (6) single-family residential lots and to reduce the building line of the lots from 25' to 20'. The applicant, **Chris Alba, with LJA Engineering, Inc.**, can be contacted at **713-331-4775** 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.

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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 127
Action Date: 10/03/2024
Plat Name: Kentshire Place Views
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1732 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1612	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77078	415Z	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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Houston Planning Commission

Meeting CPC 101 Form

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Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 09/30/2024 - 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/

- Verify that the existing power pole does not conflict with the proposed development, 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.

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

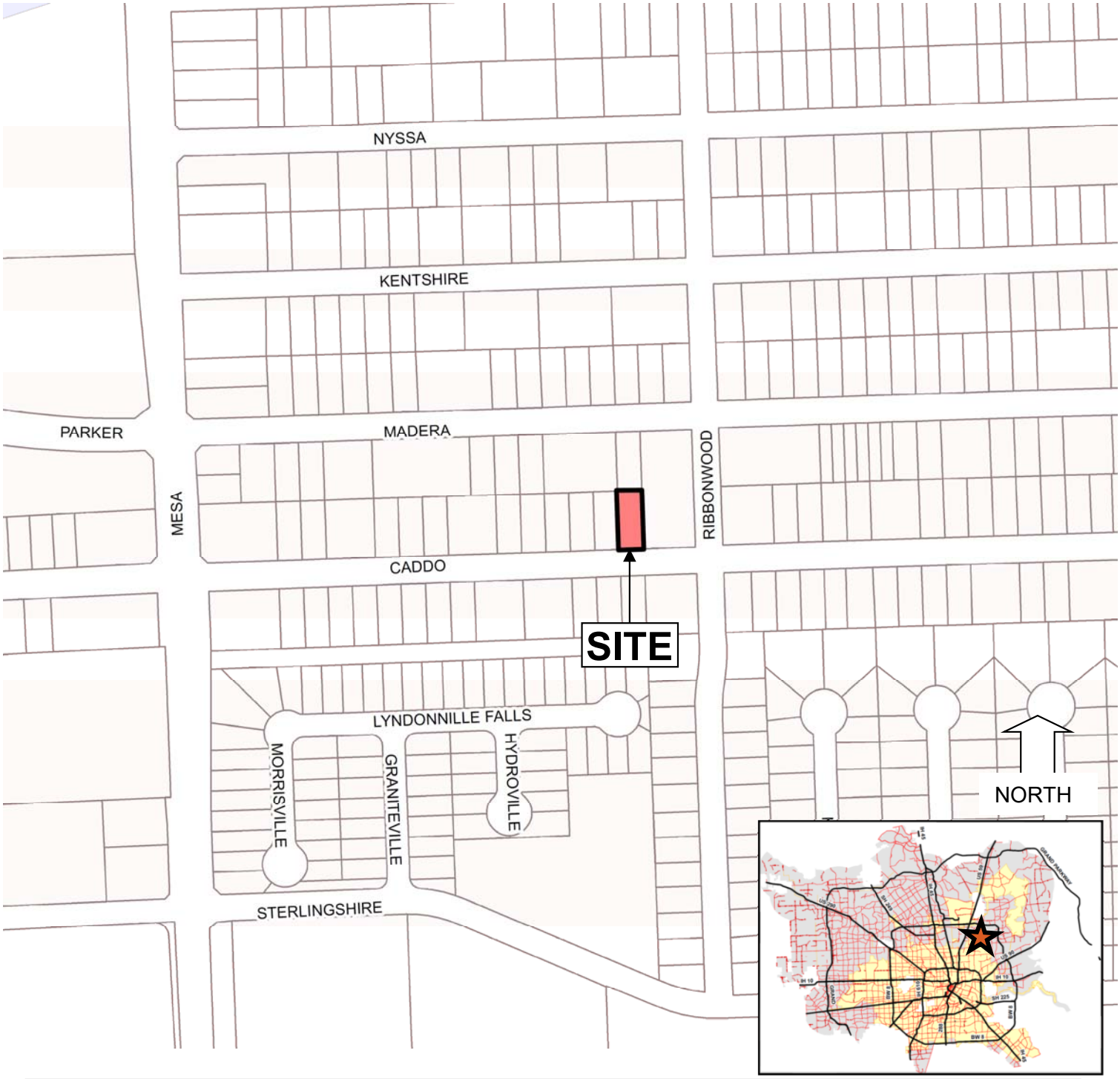
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Houston Planning Commission ITEM:127

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Kentshire Place Views

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

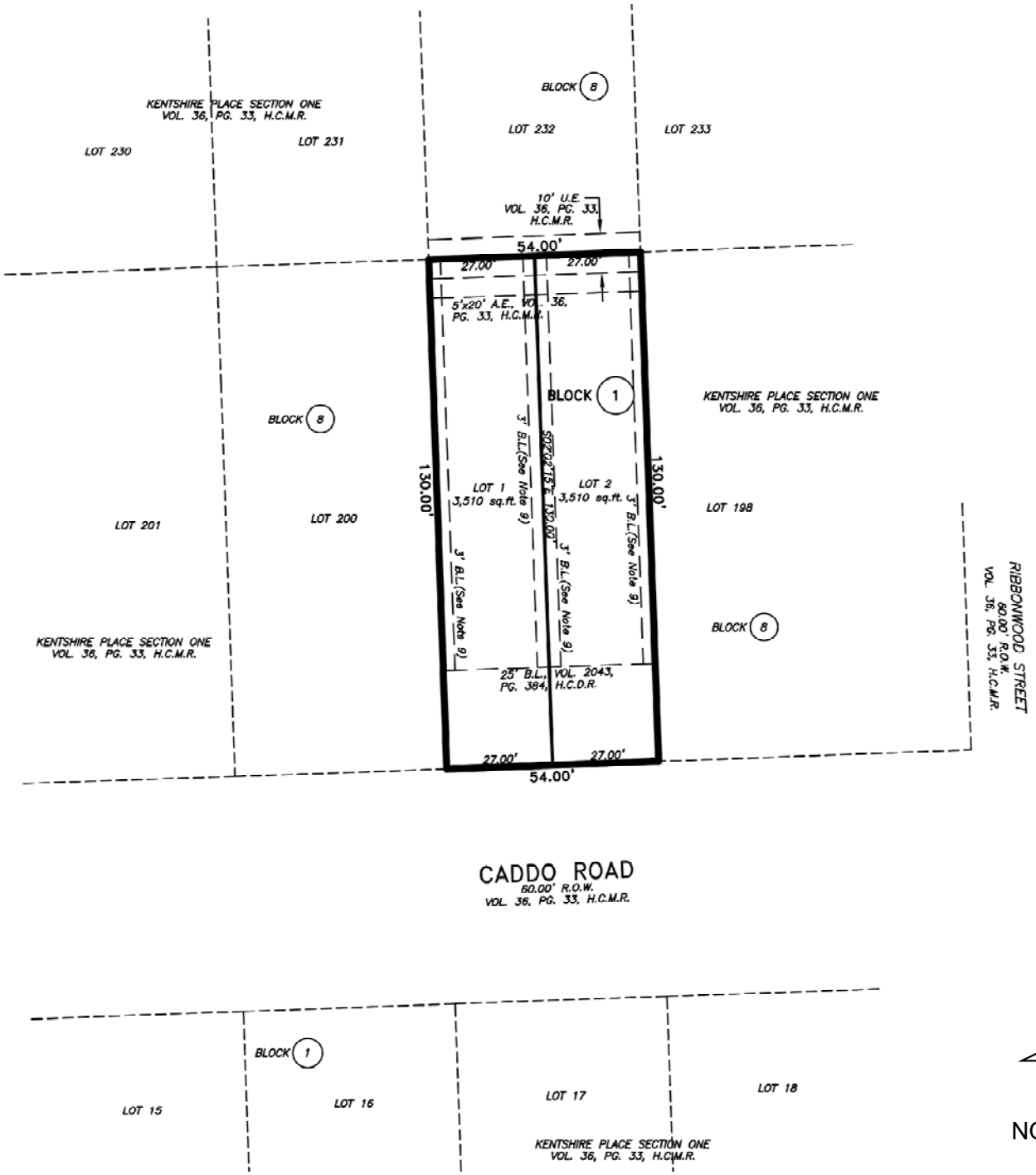
Site Location

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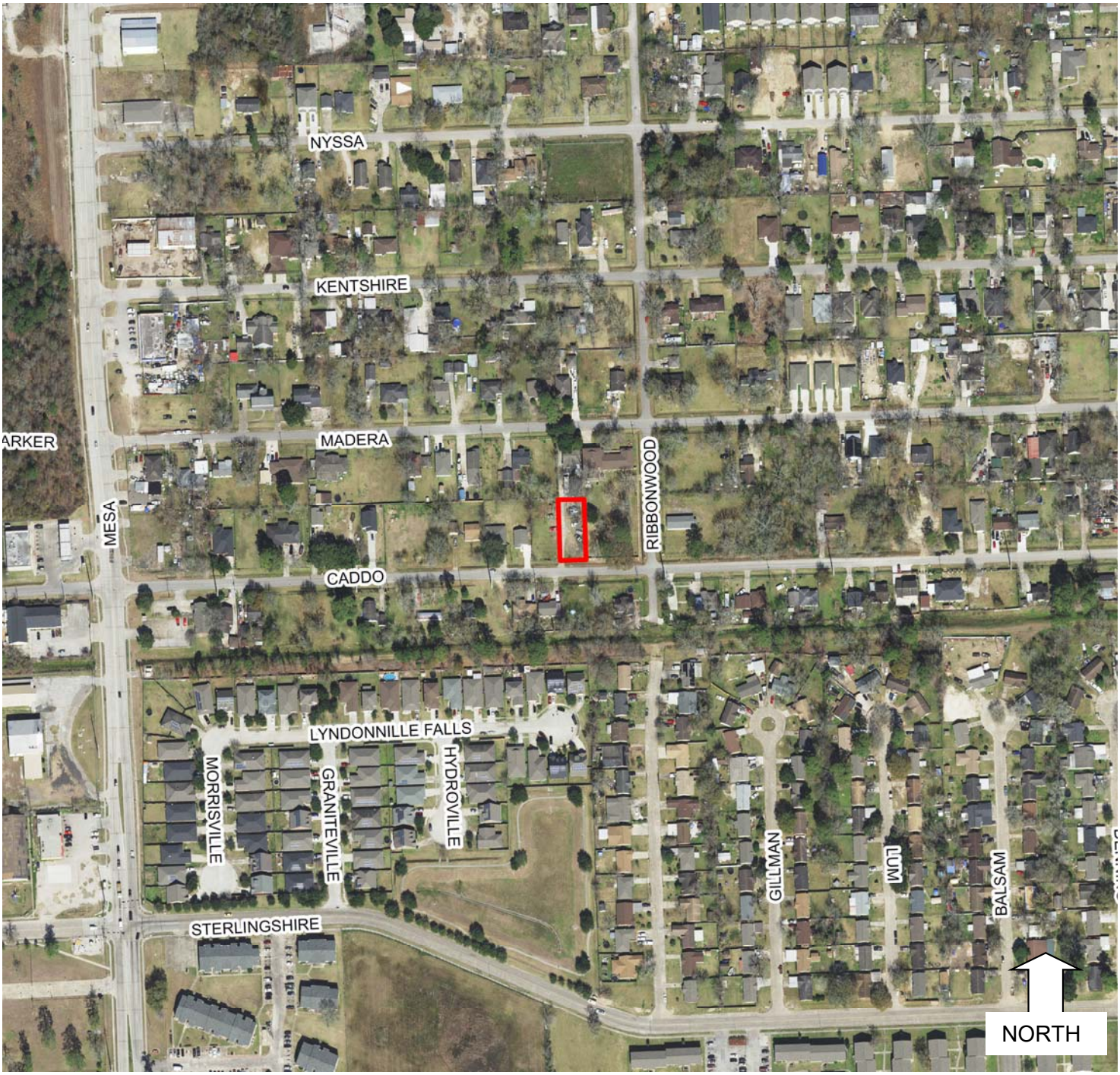
C – Public Hearings Subdivision

Houston Planning Commission ITEM:127

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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

September 30th, 2024

Dear Property Owner:

Reference Number: 2024-1732, "**Kentshire Place Views**", a partial replat of "**Kentshire Place**", being all of Lot 199, Block B, as recorded in Volume 36, Page 33 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located north along Caddo Road and west of Ribbonwood Street. The purpose of the replat is to create two single-family residential lots. The applicant, **Uriel Figueroa, with PLS CCONSTRUCTION.**, can be contacted at **713-480-4075** for additional information regarding this project**.**

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If you have any questions regarding this notice, you may contact **Ken Calhoun** with the Planning and Development Department via email at **Ken.Calhoun@houstontx.gov or call 832-393-6625.**
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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 128
Action Date: 10/03/2024
Plat Name: Lockwood Commercial Plaza
Developer: Dangs Enterprises
Applicant: Texas Land Maps
App No/Type: 2024-1759 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.6607	Total Reserve Acreage:	0.6607
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77026	454U	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.

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

1.) Legal review states there are residential restrictions on the subject site and a commercial reserve violates those restrictions. Applicant has requested deferral to coordinate with Legal.

For Your Information:

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PLANNING & DEVELOPMENT DEPARTMENT

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Staff Recommendation:
Defer Applicant request

HPW- TDO- Traffic: 9/30/24
No comments
HPW-OCE- Drainage and Utility: Detention is Required.
In the floodplain, need approved drainage plan.

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of a restricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks and Recreation: N/A
Parks & Recreation - Urban Forestry: There is an existing protected 50 inch Live Oak tree 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 protected trees. Urban Forestry approves replat with condition that protected tree will remain following replat and construction.

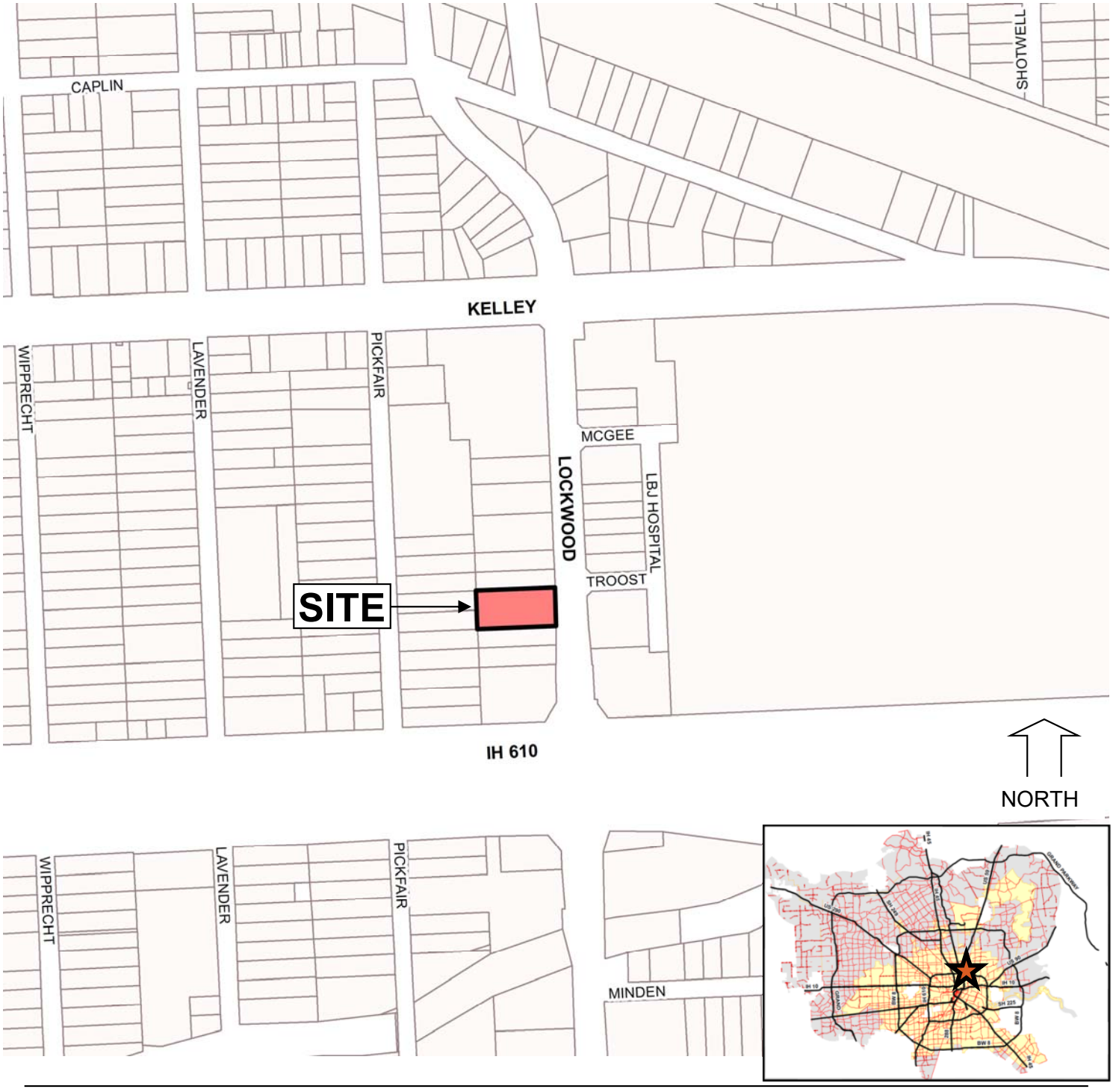
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Houston Planning Commission ITEM:128

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Lockwood Commercial Plaza

Applicant: Texas Land Maps



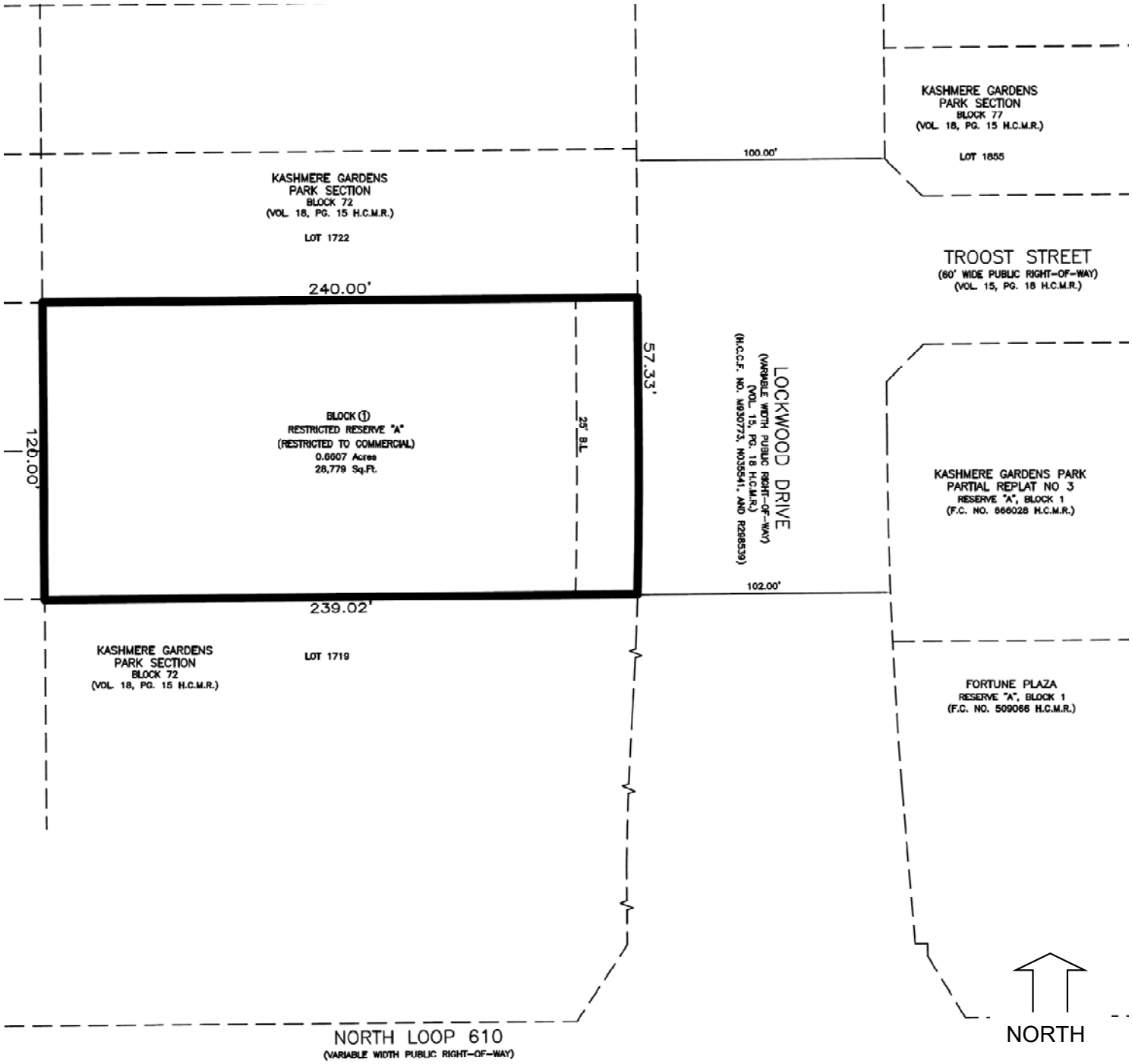
C – Public Hearings **Site Location**

Houston Planning Commission ITEM:128

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Lockwood Commercial Plaza

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C – Public Hearings Subdivision

Houston Planning Commission ITEM:128

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Subdivision Name: Lockwood Commercial Plaza

Applicant: Texas Land Maps



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

September 13, 2024

Dear Property Owner:

Reference Number: 2024-1759, "**Lockwood Commercial Plaza**", a partial replat of "**Kashmere Gardens Park Section**", being a portion of Lots 1720 and 1721, Block 72, as recorded in Volume 15, Page 18 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Lockwood Drive, north of IH 610, and south of Kelly Street. The purpose of the replat is to create one restricted commercial reserve. The applicant, **Matthew Sigmon, with Texas Land Map**, can be contacted at **713-298-9987** 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@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, October 3, 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.**

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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

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Planning Commission Body, Authority and Obligation

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 129
Action Date: 10/03/2024
Plat Name: Murdock Manor partial replat no 1
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2024-1655 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1589	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77047	573U	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.

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)

079. Add the Parks Table and plat notes to the plat. (183)

For Your Information:

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

HPW- TDO- Traffic: 9/30/24
No comments
HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Parks table- Only requires EDUs and the checked "I hereby..." statement.

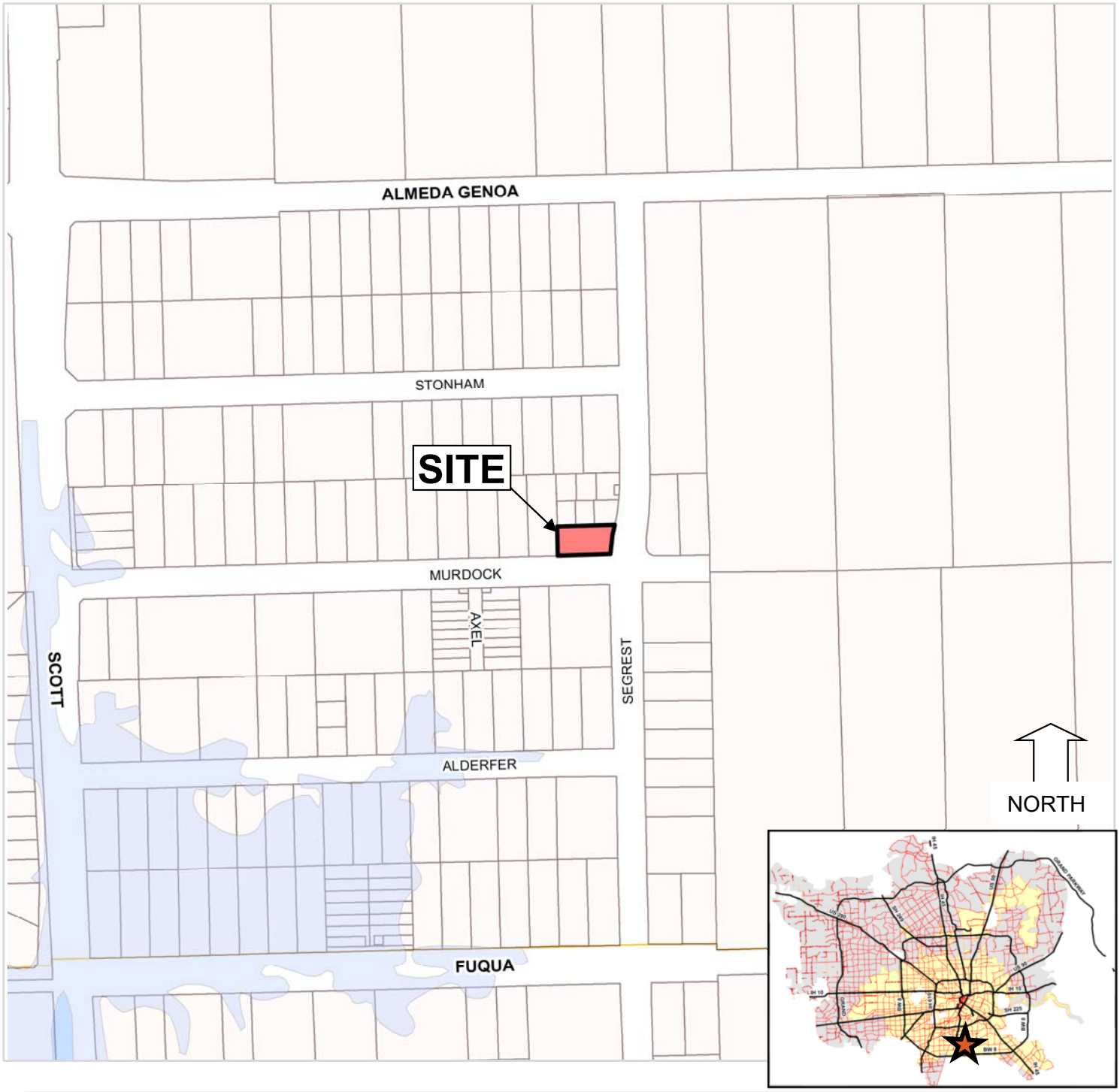
The then current fee in lieu of... add incremental (proposed minus existing) Dus.
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Houston Planning Commission ITEM:129

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Murdock Manor partial replat no 1

Applicant: CE Engineers & Development Consultants Inc.



C – Public Hearings

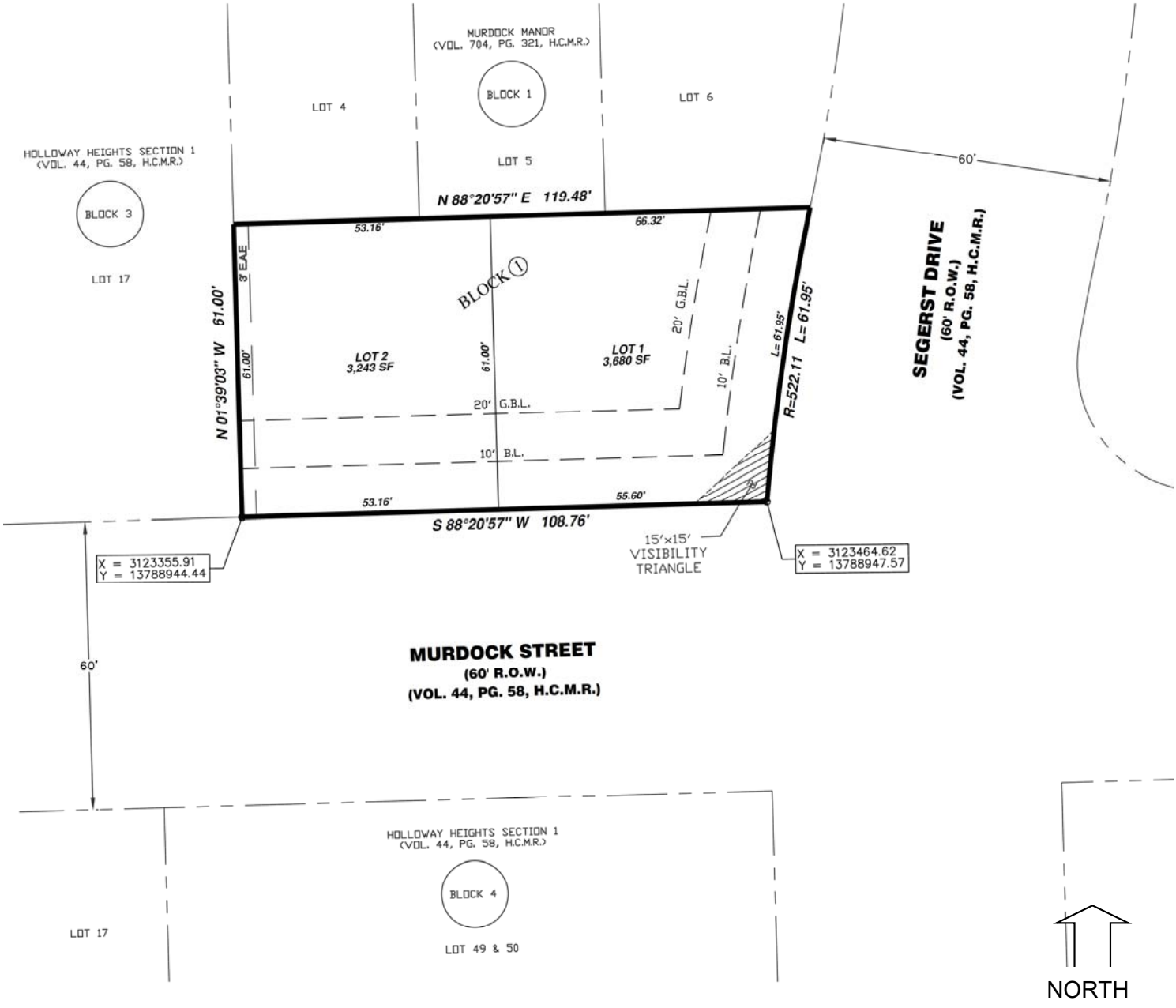
Site Location

Houston Planning Commission ITEM:129

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Murdock Manor partial replat no 1

Applicant: CE Engineers & Development Consultants Inc.



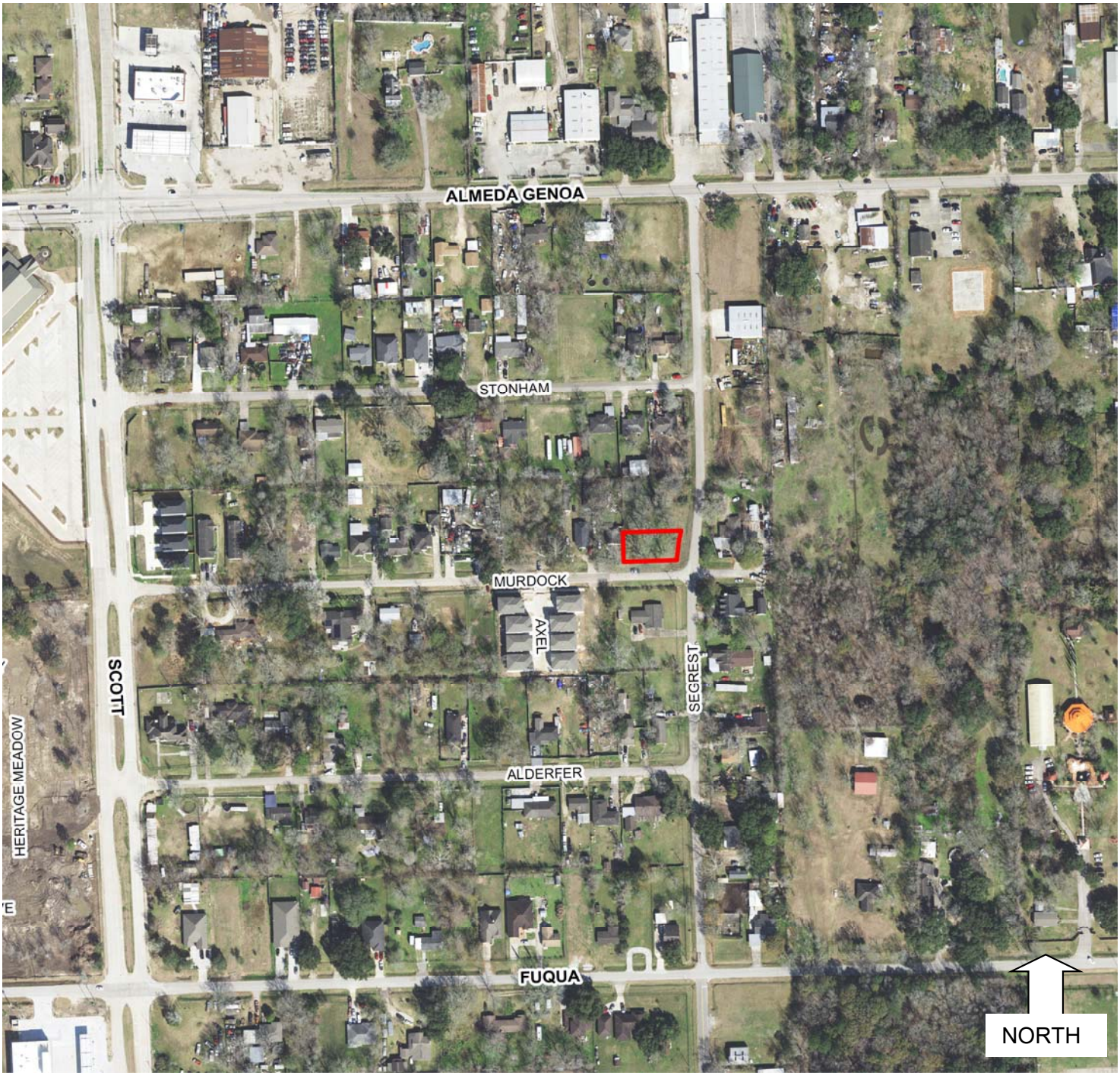
C – Public Hearings Subdivision

Houston Planning Commission ITEM:129

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Murdock Manor partial replat no 1

Applicant: CE Engineers & Development Consultants 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

September 13, 2024

Dear Property Owner:

Reference Number: 2024-1655, "**Murdock manor partial replat no 1**", a partial replat of "**Murdock Manor**", being Lots 7 and 8, in Block 1, as recorded in Volume 704, Page 321 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the northwest intersection of Segrest Drive and Murdock Street, south of Almeda Genoa Street and east of Scott Street. The purpose of the replat is to create two (2) single-family residential lots and increase the allowed density to allow duplexes on the lots. The applicant, **Melissa Lopez, with CE Engineers & Development Consultants, Inc.**, can be contacted at **726-437-3840** 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.

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City Council Chamber, Public Level, Houston, Texas

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Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
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Controller: Chris Hollins

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 130
Action Date: 10/03/2024
Plat Name: Riverside Terrace Sec 6 partial replat no 3
Developer: Craig Weinstock
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2024-1584 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4895	Total Reserve Acreage:	0.4895
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	77004	533B	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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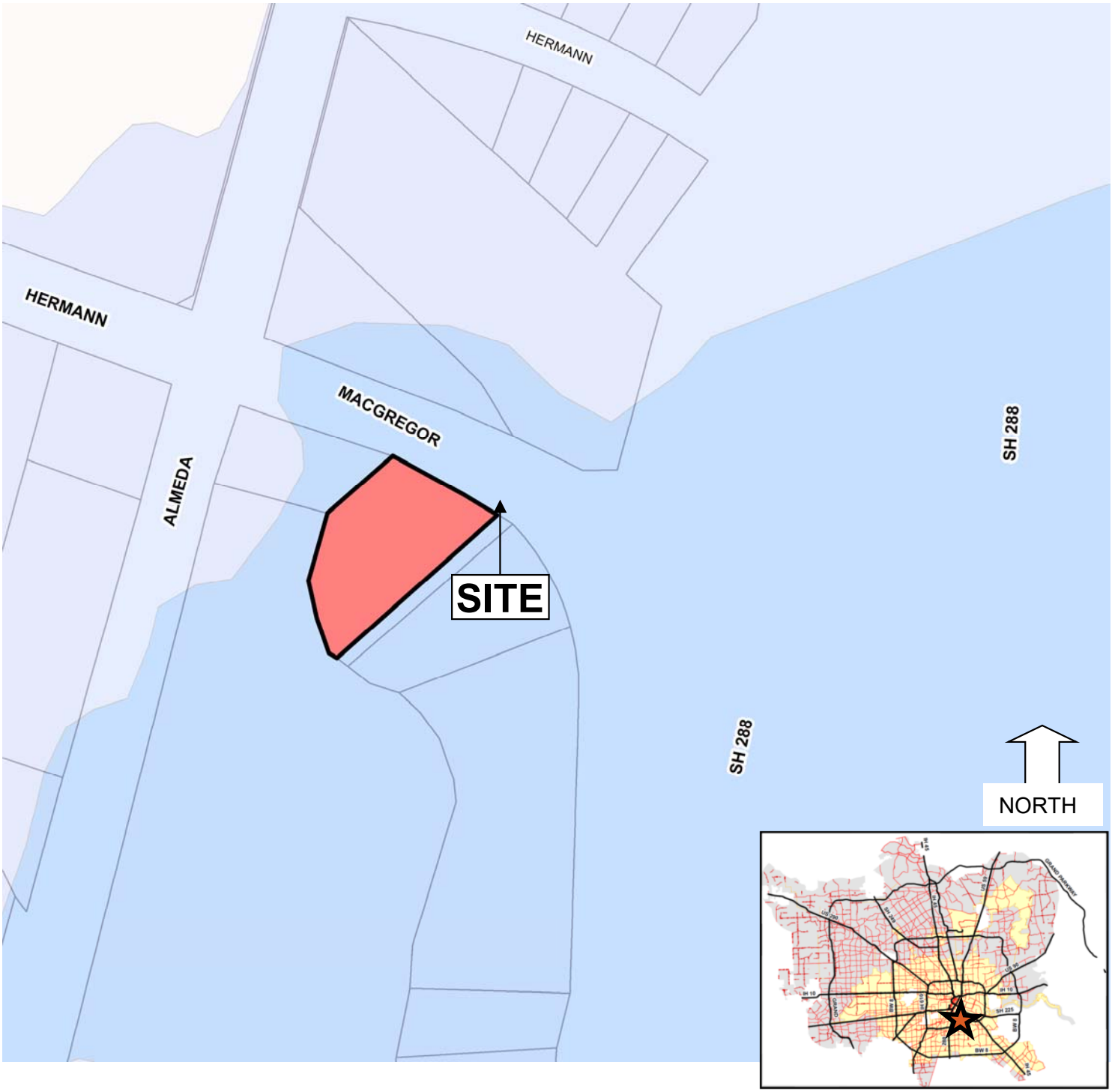
HPW- TDO- Traffic: 9/30/24
No comments
HPW-OCE- Drainage and Utility: Detention is required.
In the floodplain, need approved drainage plan. The attached approved drainage plan is already over one year and need to resubmit the drainage plan for review.
Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of a restricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.

Houston Planning Commission ITEM:130

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Riverside Terrace Sec 6 partial replat no 3

Applicant: South Texas Surveying Associates, Inc.



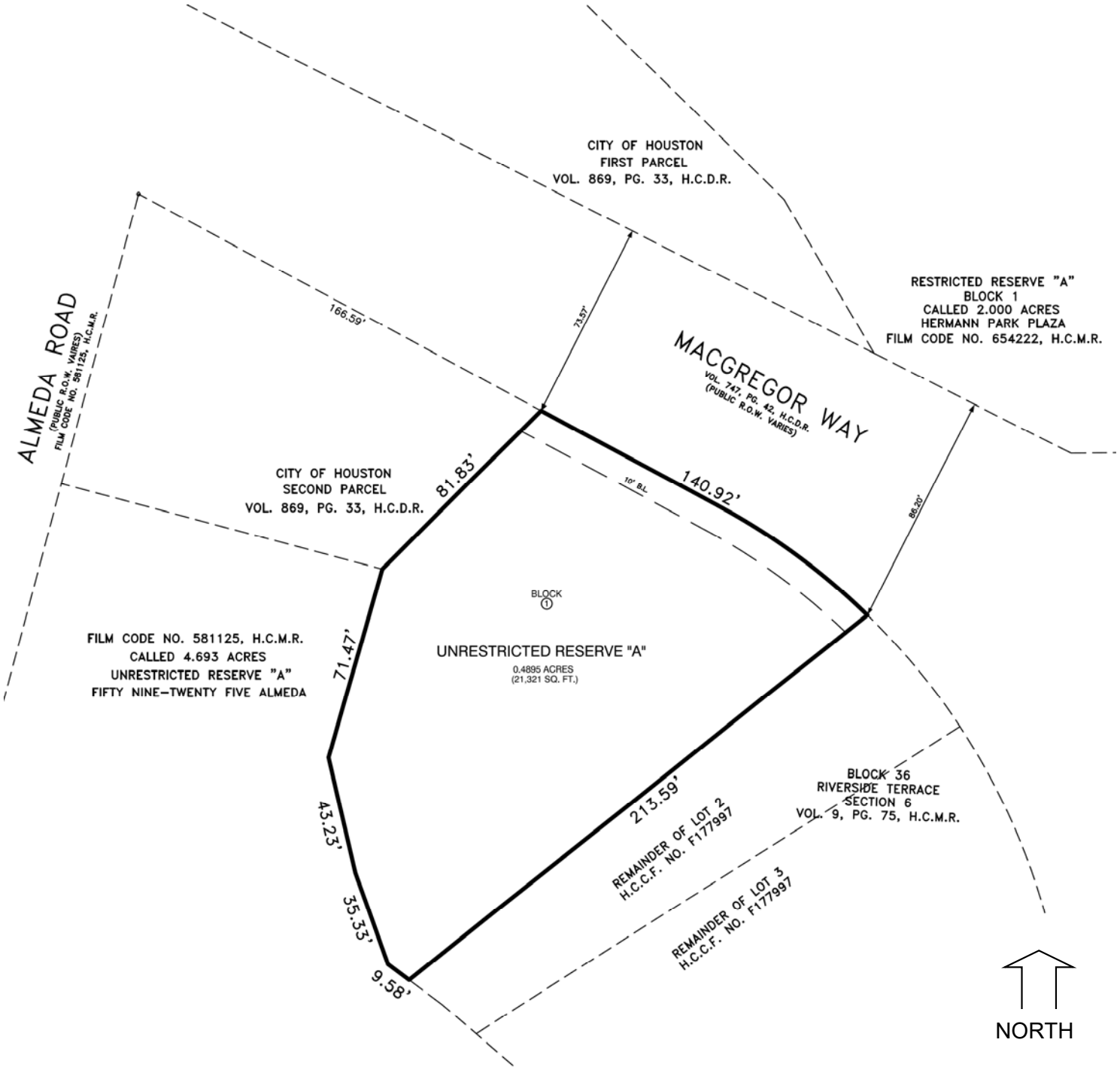
C – Public Hearings Site Location

Houston Planning Commission ITEM:130

Planning and Development Department **Meeting Date: 10/03/2024**

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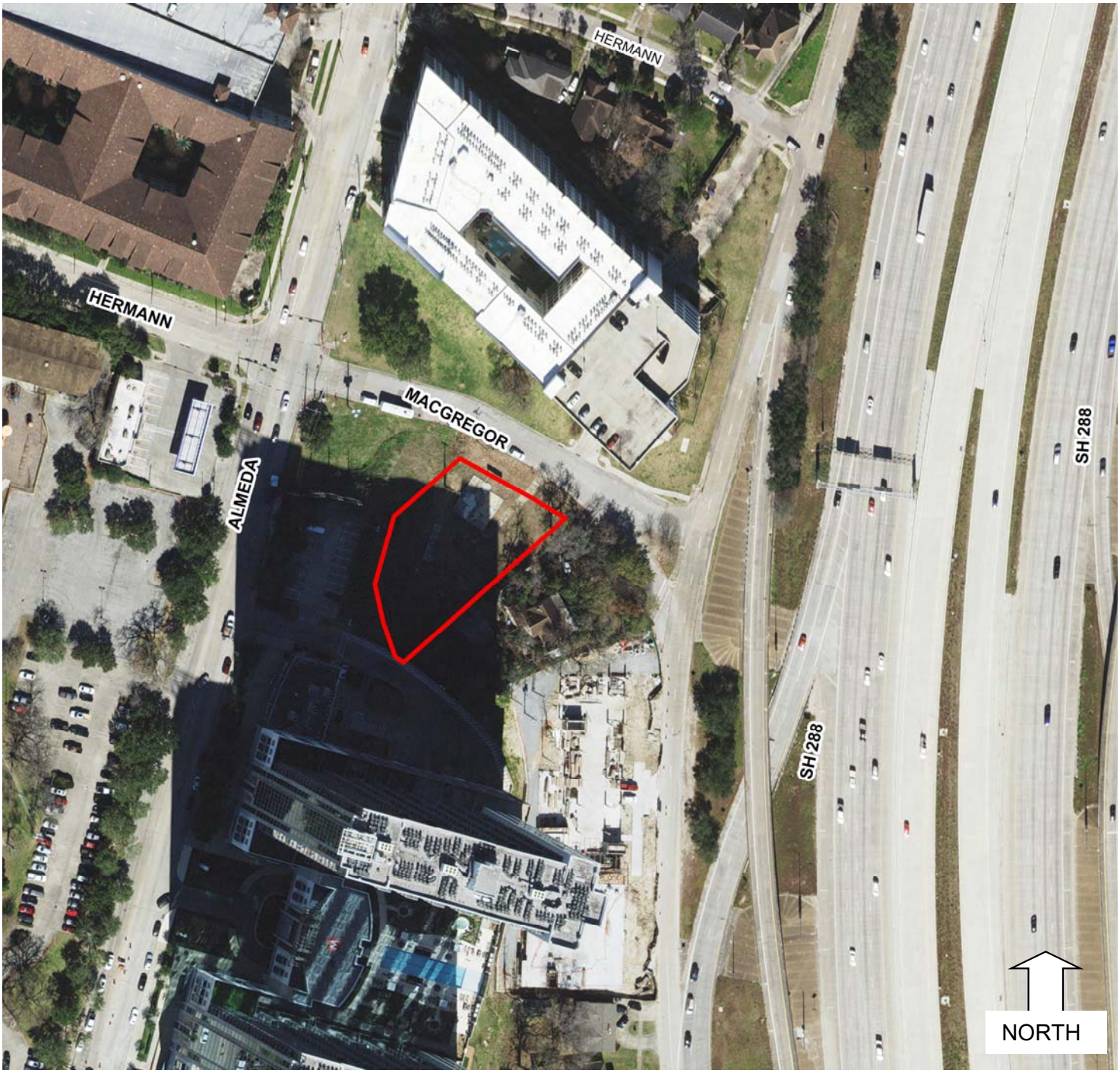
C – Public Hearings Subdivision

Houston Planning Commission ITEM:130

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Riverside Terrace Sec 6 partial replat no 3

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
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www.houstontx.gov

Public Hearing Notice

PH

September 13th, 2024

Dear Property Owner:

Reference Number: 2024-1584, **"Riverside Terrace Sec 6 partial replat no 3"**, a partial replat of "**Riverside Terrace Sec 6**", being all of Lot 1 and a portion of Lot 2 in Block 36, as recorded in Volume 9, Page 75 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located southwest along MacGregor Way and east of Almeda Road. The purpose of the replat is to create one unrestricted reserve. The applicant, **Adriana Govea** with **South Texas Surveying Associates, Inc.**, can be contacted at **281-556-6918** 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.

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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 131
Action Date: 10/03/2024
Plat Name: Sunterra Sec 58 partial replat no 1
Developer: D.R. Horton - Texas LTD., a Texas Limited Partnership
Applicant: Quiddity Engineering - Katy
App No/Type: 2024-1746 C3N

Staff Recommendation:
Defer for further study and review

Total Acreage:	0.2800	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

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

For Your Information:

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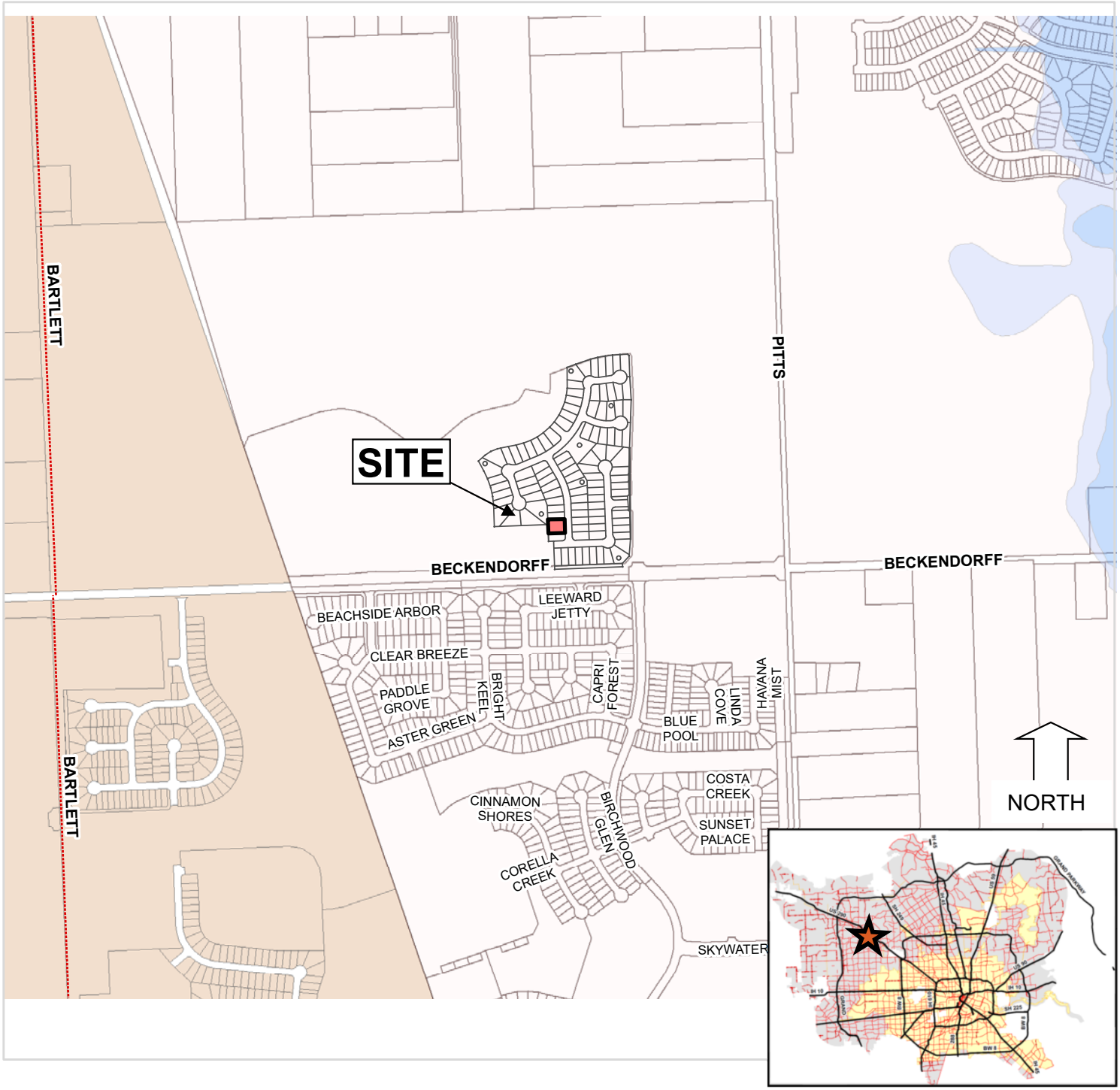
CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please check on existing easements on Title Report that affect this plat.
This plat is subject to a short form blanket easement, agreement for underground electric service and an easement for unobstructed dry public utility and aerial easement.
Dedication of Unobstructed Dry Public Utility and Aerial Easements in instrument recorded on February 6, 2024 under Clerk's File No. RP-2024-41496, Official Public Records of Harris County, Texas.
Short Form Blanket Easement for Certain Utilities in instrument recorded on May 2, 2024 under Clerk's File No. RP-2024-158646, Official Public Records of Harris County, Texas.
Sanitary Sewer Easement granted to Harris-Waller Counties Municipal Utility District No. 4 in instrument recorded on April 30, 2024 under Clerk's File No. RP-2024-153892, Official Public Records of Harris County, Texas.
Agreement for Underground Electric Service in instrument recorded on June 26, 2024 under Clerk's File No. RP-2024-231302, Official Public Records of Harris County, Texas
HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Houston Planning Commission ITEM:131

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Sunterra Sec 58 partial replat no 1

Applicant: Quiddity Engineering - Katy



C – Public Hearings

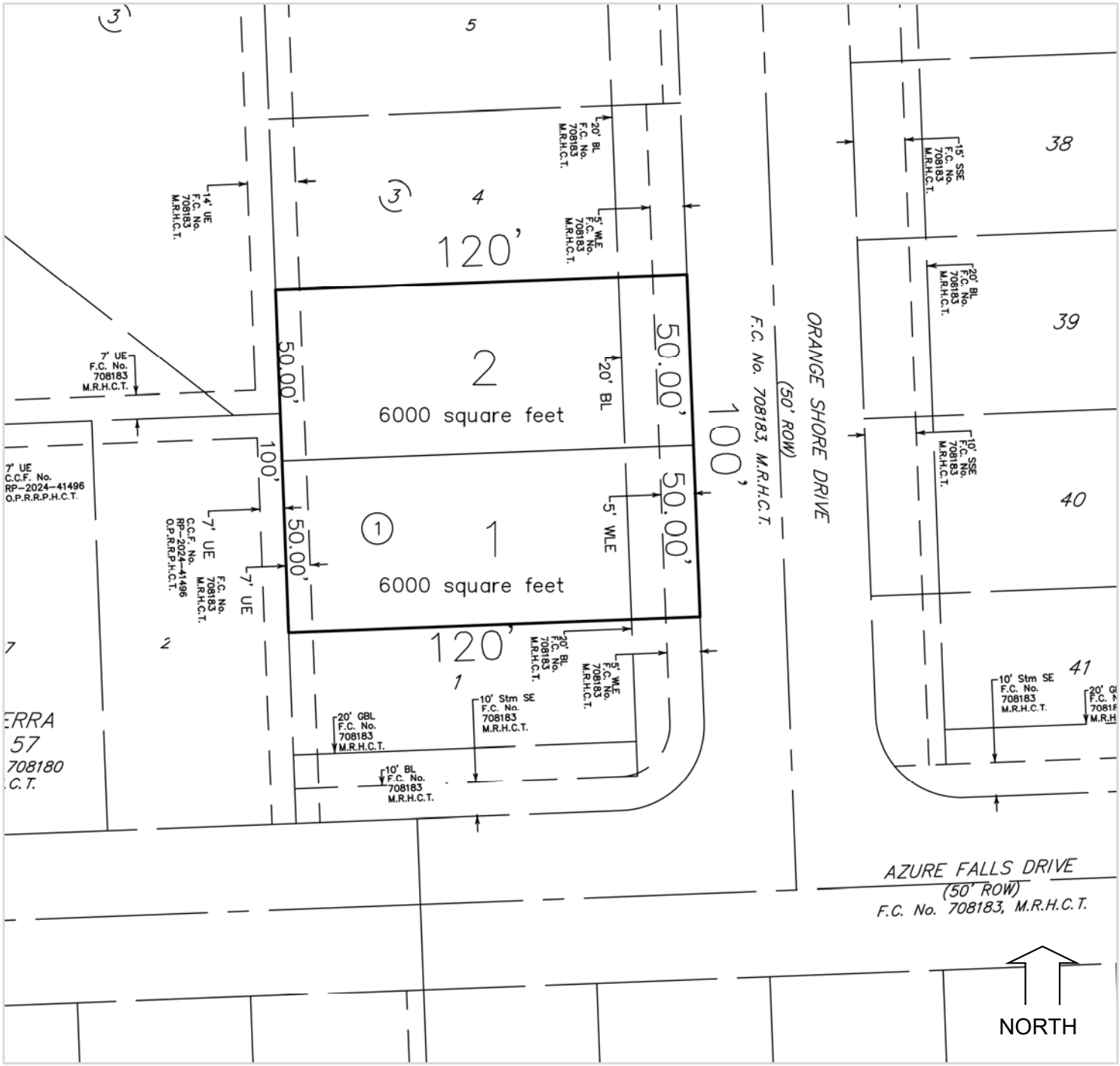
Site Location

Houston Planning Commission ITEM:131

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Sunterra Sec 58 partial replat no 1

Applicant: Quiddity Engineering - Katy



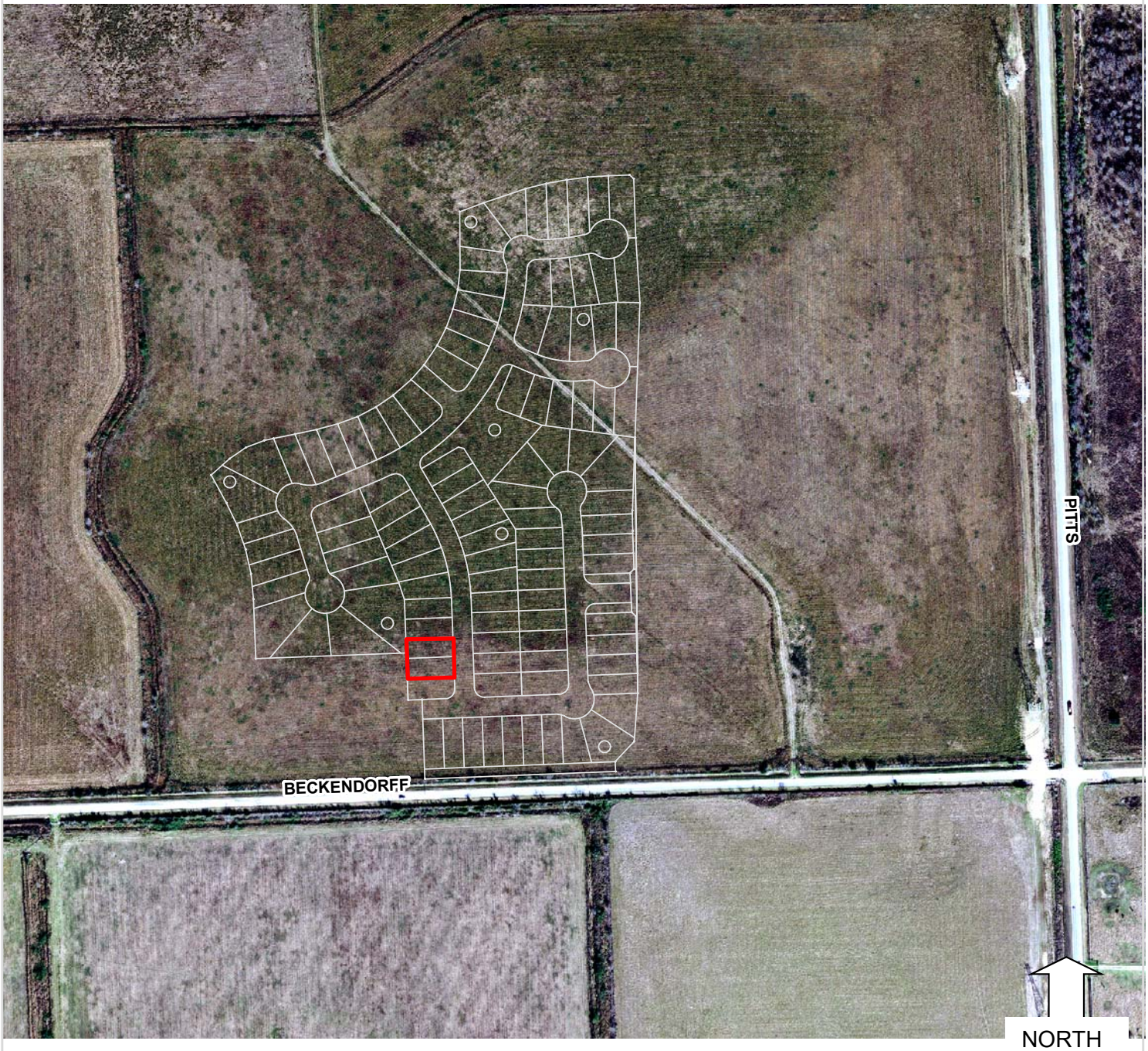
C – Public Hearings Subdivision

Houston Planning Commission ITEM:131

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Sunterra Sec 58 partial replat no 1

Applicant: Quiddity Engineering - Katy



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

September 30th, 2024

Dear Property Owner:

Reference Number: 2024-1746, "**Sunterra Sec 58 partial replat no 1**", a partial replat of "**Sunterra Sec 58**", being Lot 2 & 3, Block 3, as recorded in Film code 708183 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Orange Shore Drive and north of Azure Falls Drive. The purpose of the replat is to create two single-family residential lots. The applicant, **Mayra Hernandez, with Quiddity Engineering- Katy.**, can be contacted at **832-913-4030** 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 **Ken Calhoun** with the Planning and Development Department via email at **Ken.Calhoun@houstontx.gov or call 832-393-6625.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 3, 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: 132
Action Date: 10/03/2024
Plat Name: Trinity Gardens Views
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1611 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1861	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77016	454G	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.

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

For Your Information:

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

HPW- TDO- Traffic: 9/30/24
No comments
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.
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.

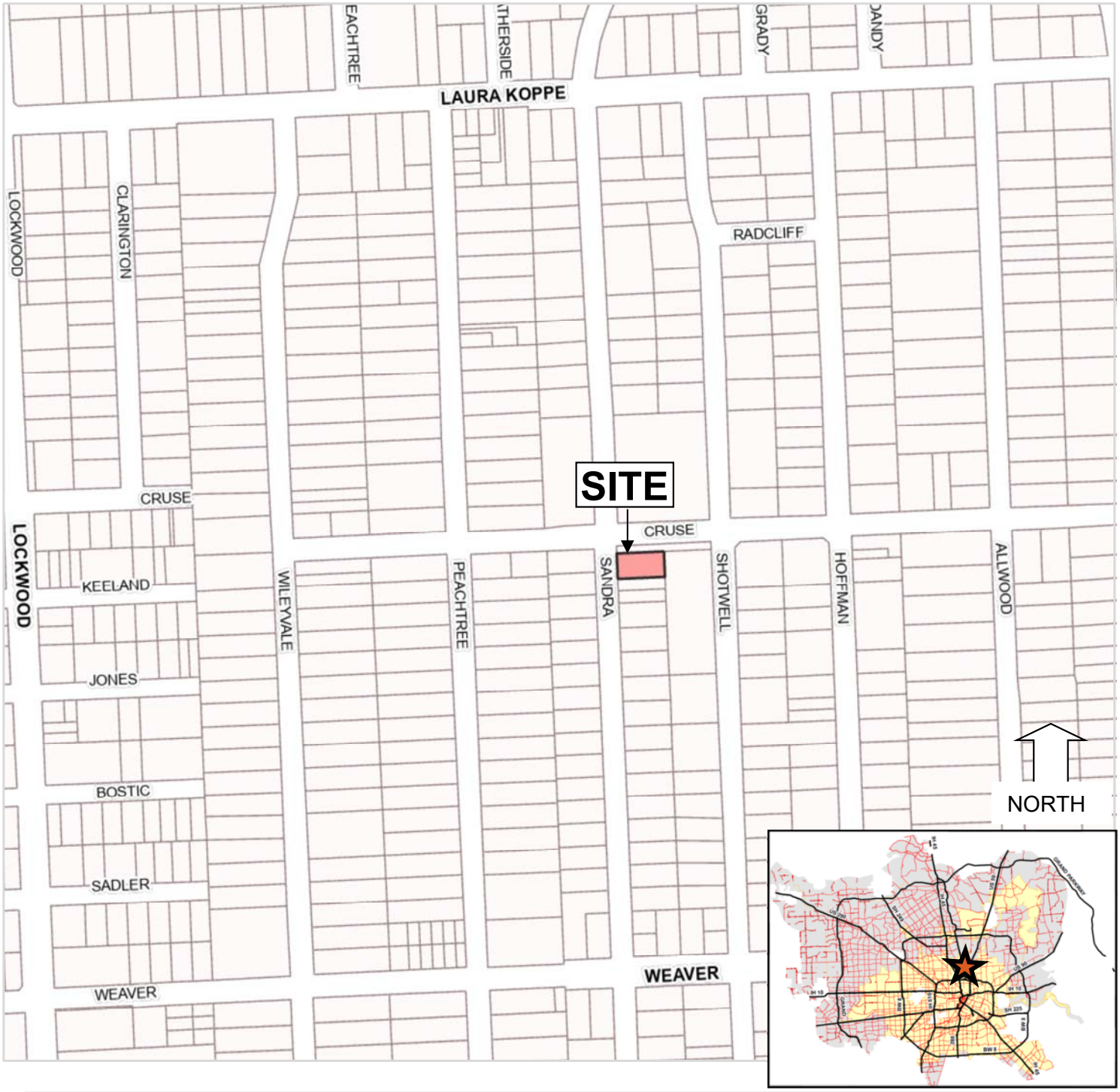
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:132

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Trinity Gardens Views

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

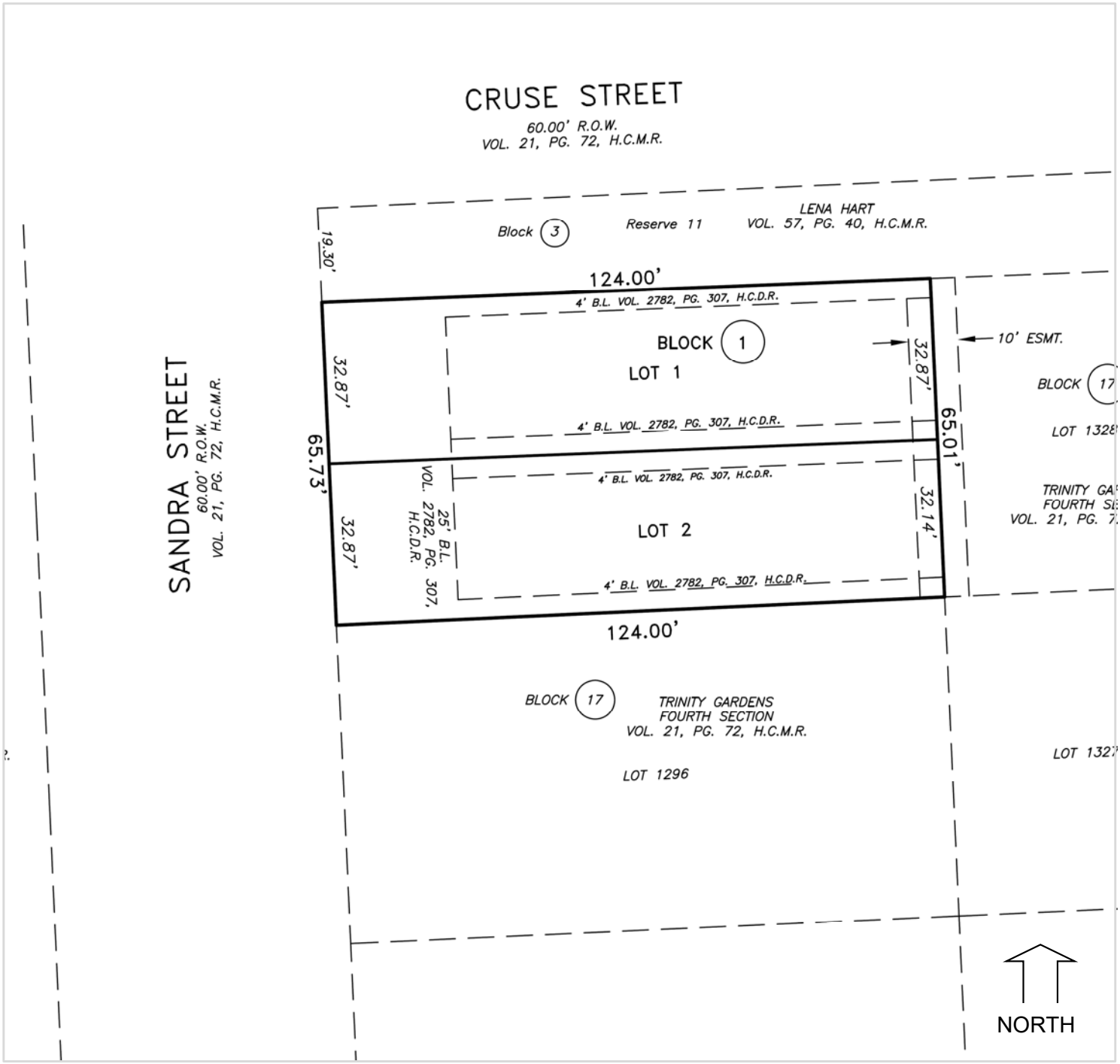
Site Location

Houston Planning Commission ITEM:132

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Trinity Gardens Views

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:132

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Trinity Gardens Views

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

September 13th, 2024

Dear Property Owner:

Reference Number: 2024-1611, "**Trinity Gardens Views**", a partial replat of "**Trinity Gardens, Fourth Section**", being all of Lot 1295 in Block 17, as recorded in Volume 21, Page 72 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located east along Sandra Street and south of Cruse Street and Laura Koppe Road. The purpose of the replat is to create two single-family residential lots. The applicant, **Uriel Figueroa, with PLS Construction Layout, Inc.**, 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.

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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.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 133
Action Date: 10/03/2024
Plat Name: Darvesh Tract GP
Developer: Darvesh Investments, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1922 GP

Staff Recommendation:
Grant the requested variances and special exception and Approve the plat subject to the conditions listed

Total Acreage:	147.9000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	286W	ETJ

Conditions and Requirements for Approval

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

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

137. Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. (Sec 42-132)

161. Provide for widening of thoroughfare Mueschke Road with adjacent section(s) if width does not meet MTFP designation. See Major Thoroughfare and Freeway Plan. (Sec 42-121 & 122)

Coordinate with JDS Hopfe Road Tract for ROW alignment to the west

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 133
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Staff Recommendation:
Grant the requested variances and special exception and Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - Drainage Channel L112-02-00 goes across the General Plan, it must be shown and labeled as such (see guidelines in uploaded PDF).
HPW-OCE- Drainage and Utility: Missing B.L.
Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.
Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation of section plats (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)
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)
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)
Per COH/HC geometric regulations, median opening distance between grand parkway frontage road and collector should be 500'. Median opening was constructed by CIP project at a lesser distance which is acceptable.

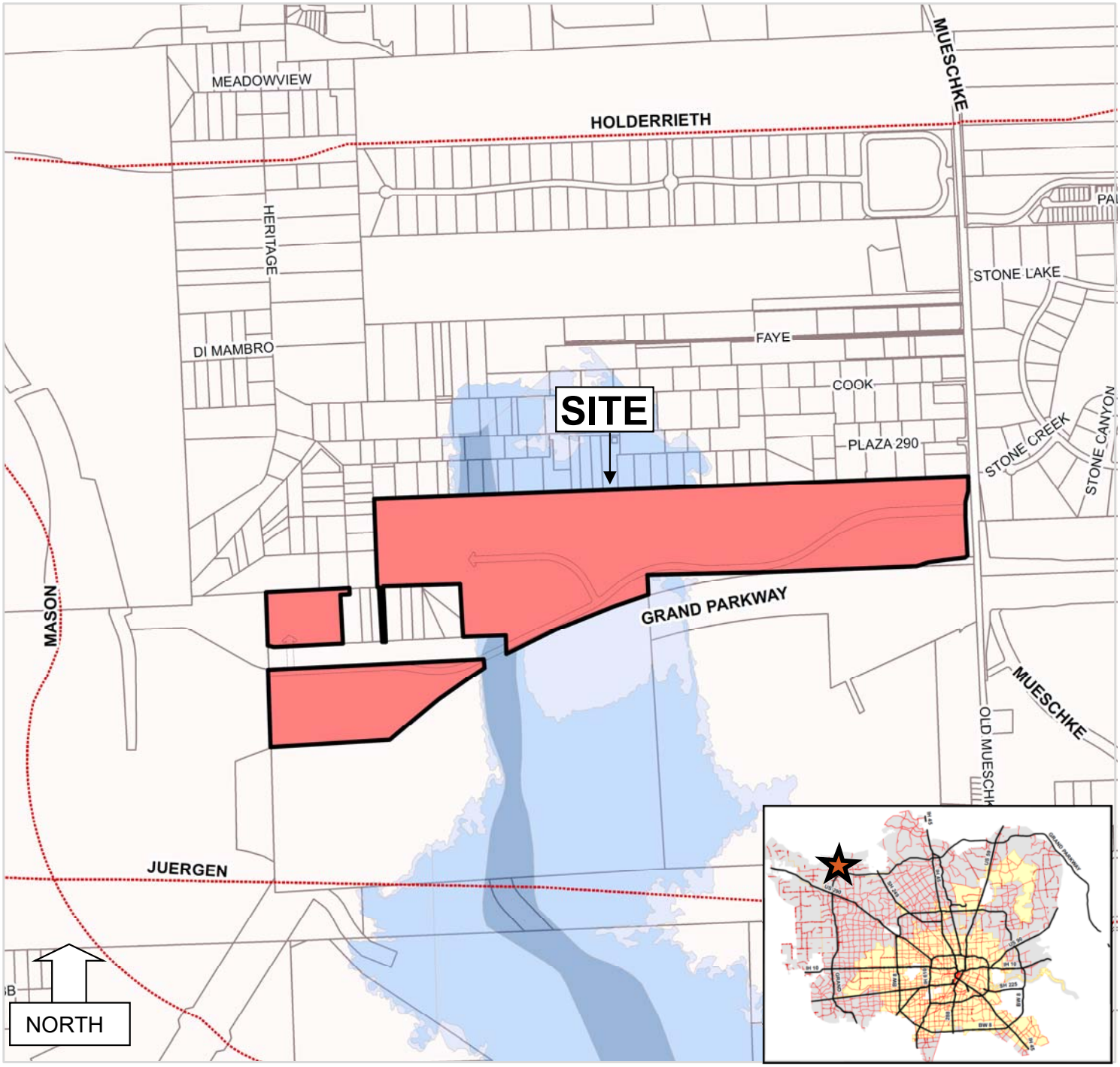
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Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Darvesh Tract GP

Applicant: Meta Planning + Design LLC



D – Variances

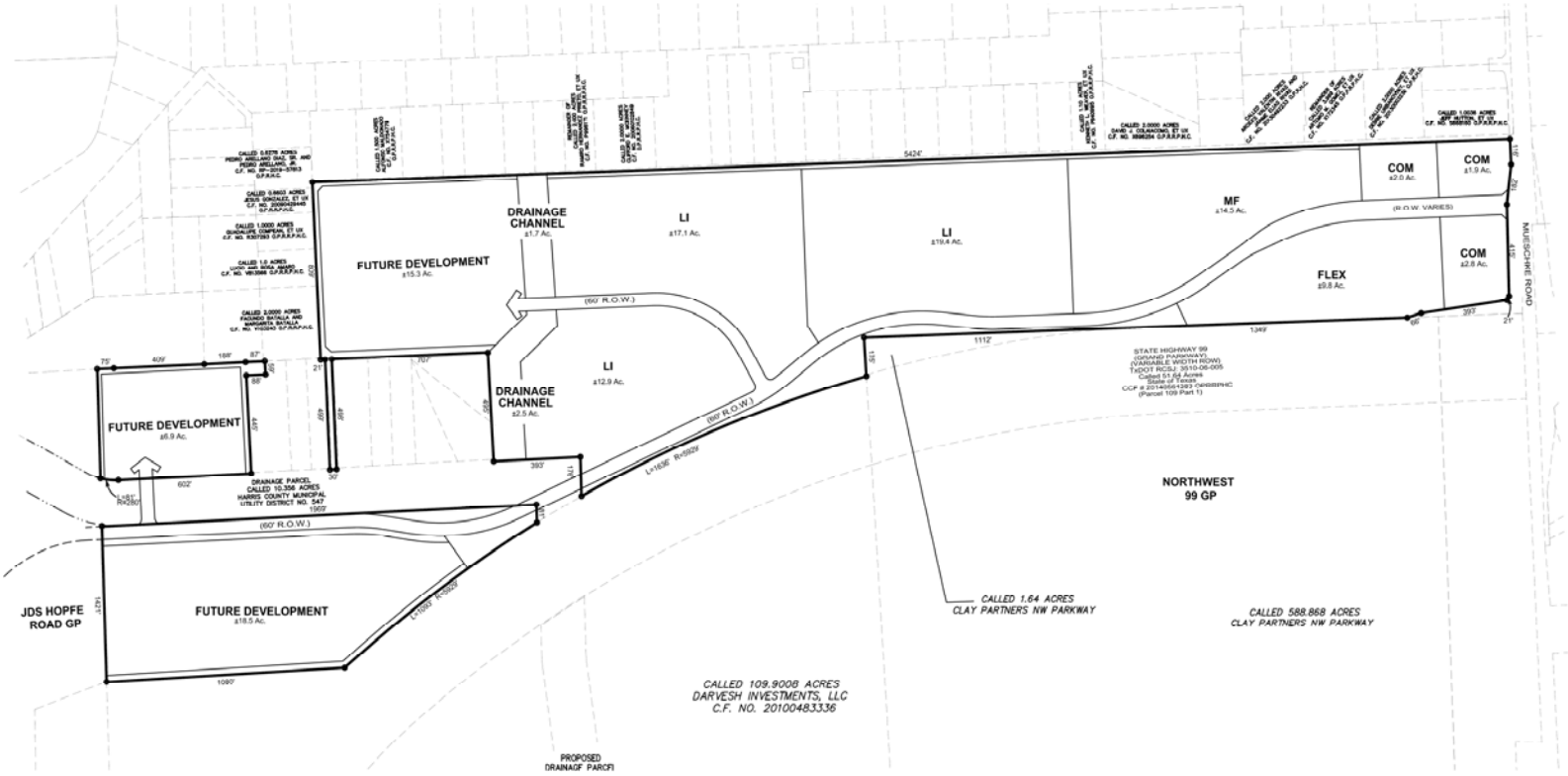
Site Location

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Darvesh Tract GP

Applicant: Meta Planning + Design LLC



NORTH

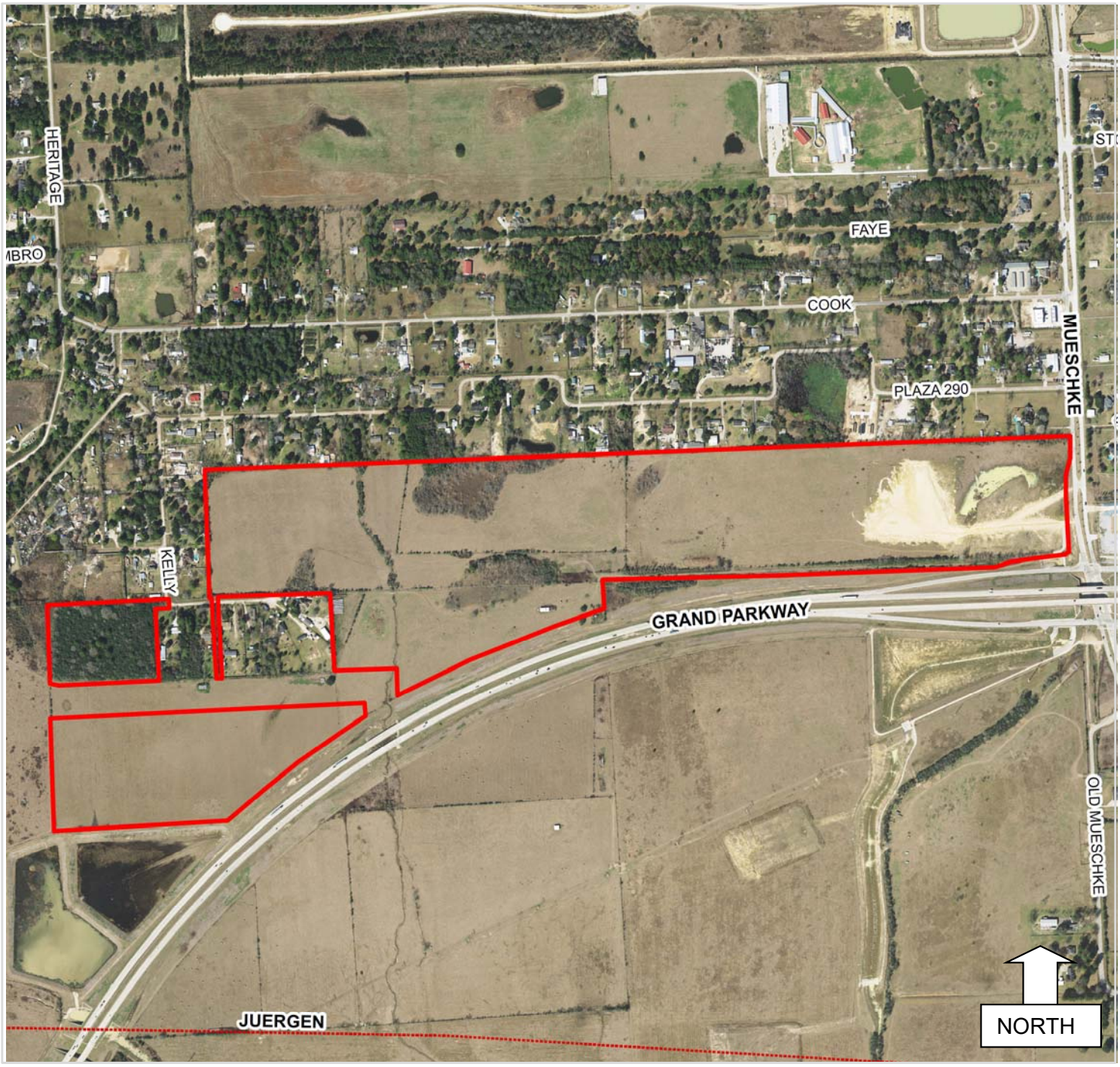
D – Variances **Subdivision**

Houston Planning Commission ITEM: 133

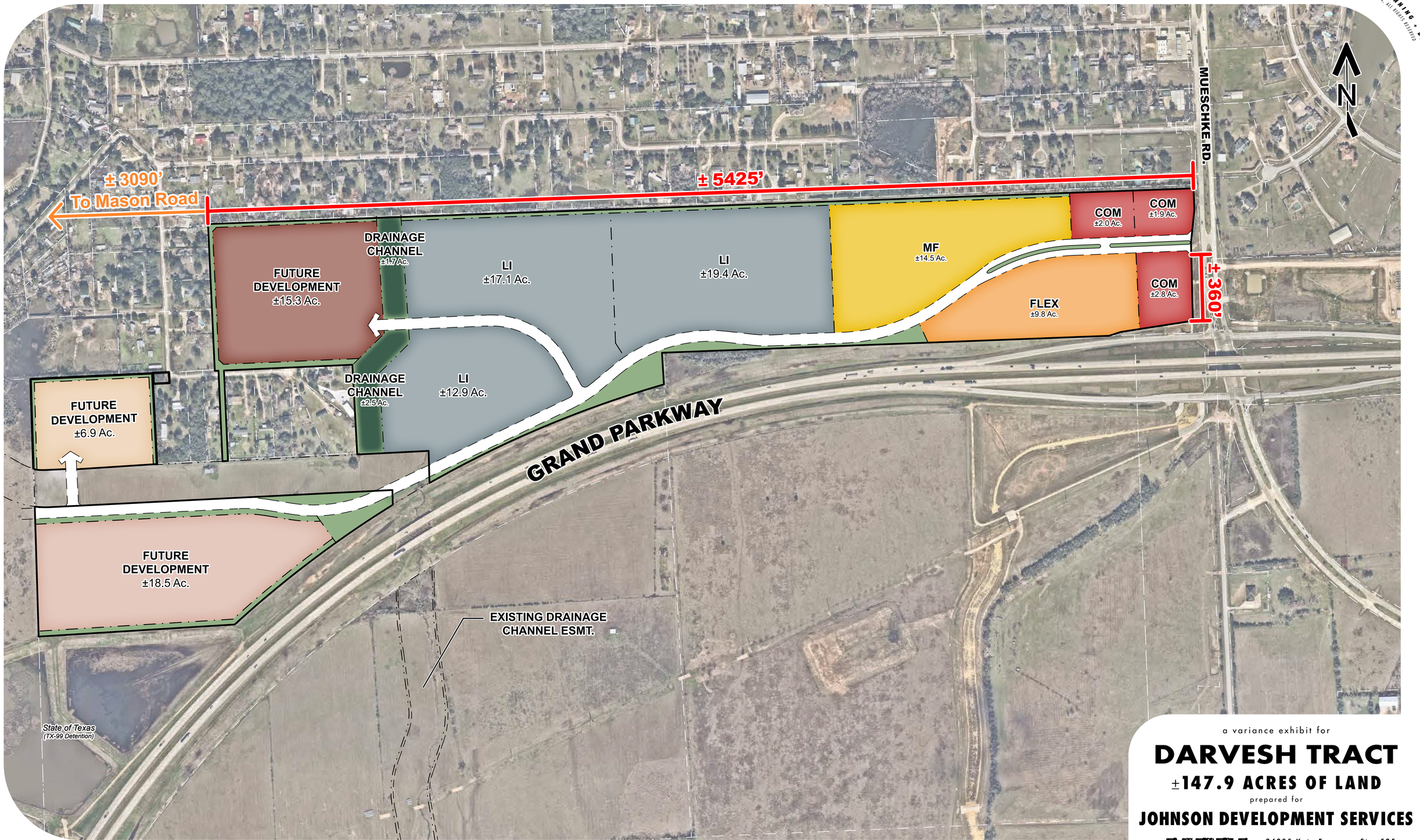
Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Darvesh Tract GP

Applicant: Meta Planning + Design LLC



D – Variances Aerial



a variance exhibit for

DARVESH TRACT

±147.9 ACRES OF LAND

prepared for

JOHNSON DEVELOPMENT SERVICES

META PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 600 700 1400

MTA-I-394D
SEPTEMBER 12,2024

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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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1922
Plat Name: Darvesh Tract GP
Applicant: Meta Planning + Design LLC
Date Submitted: 09/23/2024

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 exceed the maximum intersection spacing by approximately 5,425 feet while providing no stub streets along the northern boundary of the subject site.

Chapter 42 Section: 128

Chapter 42 Reference:

[...] (a) (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The Darvesh Tract is a proposed ±147-acre development situated in the northwest portion of Houston's ETJ in Harris County. It is located north of the Grand Parkway (TX-99), west of Mueschke Road—a major thoroughfare—and east of Mason Road, another major thoroughfare. The subject site is adjacent to a trio of existing unrecorded residential subdivisions to the north and is bounded by the Grand Parkway (with no frontage/access roads) directly to the south. The overall intent for the site includes various uses, such as commercial, light industrial, and some future residential developments. The subject development proposes not to provide any stub streets along the northern boundary into the existing residential neighborhood Plaza 290 that abuts the northern boundary. The neighborhood to the north is an unrecorded subdivision whose streets are unplatted and are not being maintained by Harris County. There are no existing stub street opportunities within the unrecorded subdivision, which means any north-south connection from the subject tract is not likely to be extended. If a stub street were proposed and constructed, it would likely remain a dead-end for an undetermined amount of time, potentially fostering issues such as illegal dumping in the area. Per Chapter 42, a local through-street or stub street is required every 1,400 feet which would necessitate at least three stub streets along the northern boundary of the subject site. By not providing any north-south stub streets as required by the ordinance this will result in an intersection spacing of ±5,425' between Mueschke Road and Mason Road. To offset the constraint, the subject tract proposes an internal east-to-west street connecting between Mason Road and Museshke Road, which will provide adequate vehicular circulation for the area without the need to provide multiple stub streets into the unrecorded subdivision. The requirement for a stub street is intended to facilitate future connectivity between neighborhoods, which is highly unlikely to be achieved in this case, so the east-to-west street will provide a benefit for the surrounding area by connecting traffic to the north-south thoroughfares on either side.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The location of the unrecorded subdivision and the formation of adjacent property boundaries are the main justifications of this variance, and this is not a result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained as traffic circulation will be contained separately of the subdivision without the need for a stub street. The addition of a stub street would not provide the desired circulation because it is not feasible to connect.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance will not create undue hardship on the proposed street pattern, nor will it create any unsafe traffic conditions, and will therefore not be injurious to the public health, safety, or welfare. The disapproval of this variance may be injurious to the public health, safety, or welfare of the community, as undesirable activities frequently occur along stub streets that are not extended.

(5) Economic hardship is not the sole justification of the variance.

The existing unrecorded subdivision to the northern boundary of the General Plan is the justification for this variance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1922
Plat Name: Darvesh Tract GP
Applicant: Meta Planning + Design LLC
Date Submitted: 09/23/2024

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 exceed the maximum intersection spacing along the Grand Parkway (TX-99) for approximately 7,775 feet by providing no stub streets along the southern boundary of the subject site.

Chapter 42 Section: 130

Chapter 42 Reference:

(b) Nothing in the intersection requirements established by sections 42-127 through 42-129 of this Code shall require the creation of a street that stubs into: [...] (3) Any grade-separated freeway that does not have a frontage road

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 Darvesh Tract is a proposed ±147-acre development situated in the northwest portion of Houston's ETJ in Harris County. It is located north of the Grand Parkway (TX-99), west of Mueschke Road—a major thoroughfare—and east of Mason Road, another major thoroughfare. The subject site is adjacent to a trio of existing unrecorded residential subdivisions to the north and is bounded by the Grand Parkway (with no frontage/access roads) directly to the south. The overall intent for the site includes various uses, such as commercial, light industrial, and some future residential developments. Per Chapter 42-128, a local through-street or stub street is required every 1,400 feet, which would necessitate at least three stub streets along the southern boundary of the subject site. Chapter 42-130 allows for certain exceptions from the typical stub street requirement, including for grade-separated freeways which do not have a frontage. The subject development proposes not to provide any stub streets along the southern boundary into the Grand Parkway (TX-99). Although the main lanes of TX-99 are built close to natural ground, the Grand Parkway does not provide any frontage roads in this location, and cross-streets are limited to the underpasses already constructed for the freeway, leaving no possibility for a stub street to be connected. A stub street would not extend beyond or across the Grand Parkway unless it were grade-separated from the main lanes of the freeway with either an overpass or a tunnel, which meets the intent of Chapter 42-130. If a stub street were still constructed, it would likely remain a dead-end forever and foster issues such as illegal dumping in the area. By not providing any south-bound stub streets into the Grand Parkway, this will result in an intersection spacing of ±7,775' between Mueschke Road and Botkins Road.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The formation of adjacent property boundaries and the existing conditions of the Grand Parkway are the main justifications of this variance, and this is not a result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained as traffic circulation will be contained separately of the subdivision without the need for a stub street. The addition of a stub street would not provide the desired circulation because it is not feasible to connect. The Grand Parkway meets the intent of the exception in Sec 42-130(b)(3).

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance will not create undue hardship on the proposed street pattern, nor will it create any unsafe traffic conditions, and will therefore not be injurious to the public health, safety, or welfare. The disapproval of this variance may be injurious to the public health, safety, or welfare of the community, as undesirable activities frequently occur along stub streets that are not extended.

(5) Economic hardship is not the sole justification of the variance.

The existing conditions of the Grand Parkway along the to the southern boundary of the General Plan is the justification for this variance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2024-1922
Plat Name: Darvesh Tract GP
Applicant: Meta Planning + Design LLC
Date Submitted: 09/23/2024

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 for an intersection spacing of ±360' and ±560' along major thoroughfare Mueschke Road, between existing Plaza 290 Road, future Everly Fields Boulevard, and the existing Grand Parkway (SH-99).

Chapter 42 Section: 127

Chapter 42 Reference:

[...] (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. (c) An intersection with a major thoroughfare shall not be within 400 feet of the intersection of two major thoroughfares.

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 Darvesh Tract is a proposed ±147-acre development situated in the northwest portion of Houston's ETJ in Harris County. It is located north of the Grand Parkway (TX-99), west of Mueschke Road—a major thoroughfare—and east of Mason Road, another major thoroughfare. The subject site is adjacent to a trio of existing unrecorded residential subdivisions to the north and is bounded by the Grand Parkway (with no frontage/access roads) directly to the south. The overall intent for the site includes various uses, such as commercial, light industrial, and some future residential developments. To promote vehicular circulation and connectivity among these uses, the proposed development includes a through-street that connects to Mueschke Road on the east and extends westward to Mason Road. According to Chapter 42, an intersection with a major thoroughfare must be located at least 400 feet from the intersection of two major thoroughfares, or 600 feet from all other public street intersections. However, the subject tract has only about 730' of frontage along Mueschke Road and there is another intersection (with Plaza 290 Road) just to the north of the subject tract as well. It is impossible to connect to Mueschke Rd from the subject site and meet all the offset requirements. The proposed street is situated approximately 360 feet north of the Grand Parkway and about 560 feet south of Plaza 290 Road along Mueschke Road. The proposed location also aligns with an existing median cut in Mueschke Road which will allow for turn movements. The proposed distance to the Grand Parkway is a 40' reduction from the 400' minimum, which is a 10% deviation from the standard and is not disproportionate. The proposed distance to Plaza 290 Road is a 40' deviation from the 600' minimum for that offset, which is a 7% deviation and also not disproportionate to the standard. This minor deviation will center the street connection as much as possible to minimize impacts to the standard in both directions, and will still allow for turn lanes in the median of Mueschke Rd. This new street connection will enhance vehicular circulation throughout the tract and improve overall traffic flow in the area, as there are currently no east-west streets connecting Mueschke Road and Mason Road for another several thousand feet.

(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 providing a future road that will improve vehicular circulation and maintaining the existing network of public streets and the proposed internal street pattern. The special exception request is a minor deviation from the standard in both directions 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 are a 10% and 7% deviation from the standard and are 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.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1922
Agenda Item: 133
PC Action Date: 10/03/2024
Plat Name: Darvesh Tract GP
Applicant: Meta Planning + Design LLC

Staff Recommendation: Grant the requested variances and special exception and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128; 130

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed the maximum intersection spacing by approximately 5,425 feet while providing no stub streets along the northern boundary of the subject site. ;
To exceed the maximum intersection spacing along the Grand Parkway (TX-99) for approximately 7,775 feet by providing no stub streets along the southern boundary of the subject site.;

Basis of Recommendation:

The site is located within Houston's Extraterritorial Jurisdiction in northwest Harris County, north and along the Grand Parkway, between Mueschke Road and Mason Road. The applicant is proposing a general plan of approximately 150 acres as a multi-use site, and is requesting a variance to exceed maximum intersection spacing along the northern and southern boundaries and a special exception to exceed minimum intersection spacing along the eastern boundary with the placement of the proposed east-west street. Staff is in support of the requests.
For the variances: the Grand Parkway (SH 99), at this location does not have any frontage/access roads but because it is not grade separated, does not meet strict interpretation of the ordinance's intersection spacing exception. However, because the Grand Parkway is controlled access, additional intersections are strictly prohibited with no possibility of connection. For the northern boundary, the applicant is proposing not to provide any stub streets to the adjacent tracts. These tracts are developed and from unrecorded subdivisions without public street frontage, so there are no north-south public streets between Mason Road (being dedicated with Cypress Green development and JDS Hopfe Tract development) and Mueschke Road, creating an intersection spacing of approximately 8000 feet. Strict interpretation of the ordinance would require three north-south public streets to stub into the northern boundary of this GP. However, nearly all of the tracts are developed, most ranging in size from 0.5 acre to 2 acres. Also, these streets from the unrecorded subdivisions are roadway easements and not fully dedicated public streets. There is no good opportunity for a north-south connection.
Harris County Engineering has no objection to the requests. Therefore, staff's recommendation is to grant the requested variances and special exception and approve the GP subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of the ordinance would require multiple stub streets into the Grand Parkway to the south and the nearly fully developed tracts from unrecorded subdivisions to the north. The Grand

Parkway does not have frontage or access roads and is controlled-access, besides where intersections are already designed/constructed. For the northern boundary, although these unrecorded tracts are lacking sufficient connectivity, there is not a good location for a stub street to be located. The abutting tracts are relatively small in area, are nearly entirely developed and only have frontage and access from roadway easements.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variances are the existing abutting properties: the Grand Parkway and the unrecorded subdivisions that created the small tracts.

(3) 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. Due to the Grand Parkway being a controlled access freeway, no additional local street intersections are permitted. The property is proposing an east-west through-street to connect Mason Road in the JDS Hopfe Tract development to Mueshke Road just north of the Grand Parkway. This will provide a needed east-west connection. Requiring a street to stub north into the developed 0.5-acre to 2-acre tracts is infeasible and unlikely to be able to connect.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the variances will not be injurious to the public health, safety, or welfare. The Plaza 290 unrecorded subdivision is an existing condition with roadway easements serving approximately 80 tracts, mostly developed, instead of public streets. Plaza 290 Boulevard, likewise, does not connect to any of the other roadway easements from the adjacent unrecorded subdivisions.

(5) Economic hardship is not the sole justification of the variance.

The primary justification for granting the variance is the existing developed unrecorded subdivision and the Grand Parkway's controlled-access.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Special Exception Request Form

Application No: 2024-1922
Agenda Item: 133
PC Action Date: 10/03/2024
Plat Name: Darvesh Tract GP
Applicant: Meta Planning + Design LLC

Staff Recommendation: Grant the requested variances and special exception and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow for an intersection spacing of ±360' and ±560' along major thoroughfare Mueschke Road, between existing Plaza 290 Road, future Everly Fields Boulevard, and the existing Grand Parkway (SH-99). ;

Basis of Recomendation:

The site is located within Houston's Extraterritorial Jurisdiction in northwest Harris County, north and along the Grand Parkway, between Mueschke Road and Mason Road. The applicant is proposing a general plan of approximately 150 acres as a multi-use site, and is requesting a variance to exceed maximum intersection spacing along the northern and southern boundaries and a special exception to exceed minimum intersection spacing along the eastern boundary with the placement of the proposed east-west street. Staff is in support of the requests.
The tract's frontage along Mueschke Road is approximately 730 feet. By locating the proposed east-west public street at the existing median opening, the intersection spacing to the Grand Parkway to the south is 360 feet, a 10% deviation from the standard requirement, which is not disproportionate. Plaza 290 Boulevard, while not technically a street, would be 560' from the proposed east-west street, which would only be a 7% deviation.
Harris County Engineering has no objection to the requests. Therefore, staff's recommendation is to grant the requested variances and special exception and approve the GP 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;

There is an existing median opening to which this development is tying. Also, the property frontage is relatively narrow where there is no location a street could be proposed that would meet the intersection spacing requirements, if Plaza 290 Boulevard is treated as a 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 safe traffic movement established by the ordinance. The intersection spacing along major thoroughfare Mueschke Road between the proposed east-west street and the Grand Parkway is 360 feet, a 10% 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 10% which is not disproportionate.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the minimum intersection spacing standards is to provide for safe traffic movement. Granting of the special exception will not hinder this. The proposed street is located at an existing median opening and is located almost 600 feet away from the roadway easement Plaza 290 Boulevard, which serves as the sole point of access for many properties.

(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 because it will not impede traffic movement, nor create an unsafe intersection location, with the median opening already constructed.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 134
Action Date: 10/03/2024
Plat Name: Falcon Ranch Preserve GP
Developer: D.R. Horton
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1821 GP

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	340.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	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

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

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

055. Add note when GP property is within floodplain: Portions of the property included in this General Plan lie within the known floodway and the 100 and 500- year floodplains. As each section or parcel is platted and developed, the then-current standards of City of Houston [or if ETJ: Harris County] drainage, elevation, and building regulations must be adhered to.

137. Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. (Sec 42-132)

142. Total number of single-family attached residential units along a cul-de-sac can not exceed 42. Add Attached Residential Lot note to face of plat. (Sec 42-131)

143. Minimum intersection spacing along a local street shall be 75 feet. (Sec 42-128)

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

150. Provide a second point of access to a public street when the total number of lots exceeds 150. (Sec 42-189)

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (Sec 42-127)

164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (Sec 42-127)

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 134
Action Date: 10/03/2024
Plat Name: Falcon Ranch Preserve GP
Developer: D.R. Horton
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1821 GP

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review - Being a General Plan, it must show Floodplain areas at the southern portion of the plat also need to add 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 general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (TLGC-232.0026)
UVE, ROW dedications/ cutbacks and corner radii will be checked when section plats are submitted. (Chapter 10-COH geometric design guidelines, 10-14,10-44)
Provide alignment data for major thoroughfares prior to section plat submittal (Chapter 42-125)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation of section plats (.TLGC-242.001h)
Verify road location with existing channel structure (chapter 42-41)
A TIA (Full or Limited) required with site plans to determine traffic impacts, including traffic flow/parking around proposed park, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
INO letter will be needed from pipeline company before section plat is approved (HC-Infrastructure Regulations, CH 5.06)
Add location of storm sewer pump station (chapter 42-41)
TxDOT may require a TIA. If so, Harris County needs to be included in any scoping meetings (HC-infrastructure regs, 12.02)
Documentation of TXDOT approval for street tie-in should be submitted with construction plans. (HC-infrastructure regs, 5.06)

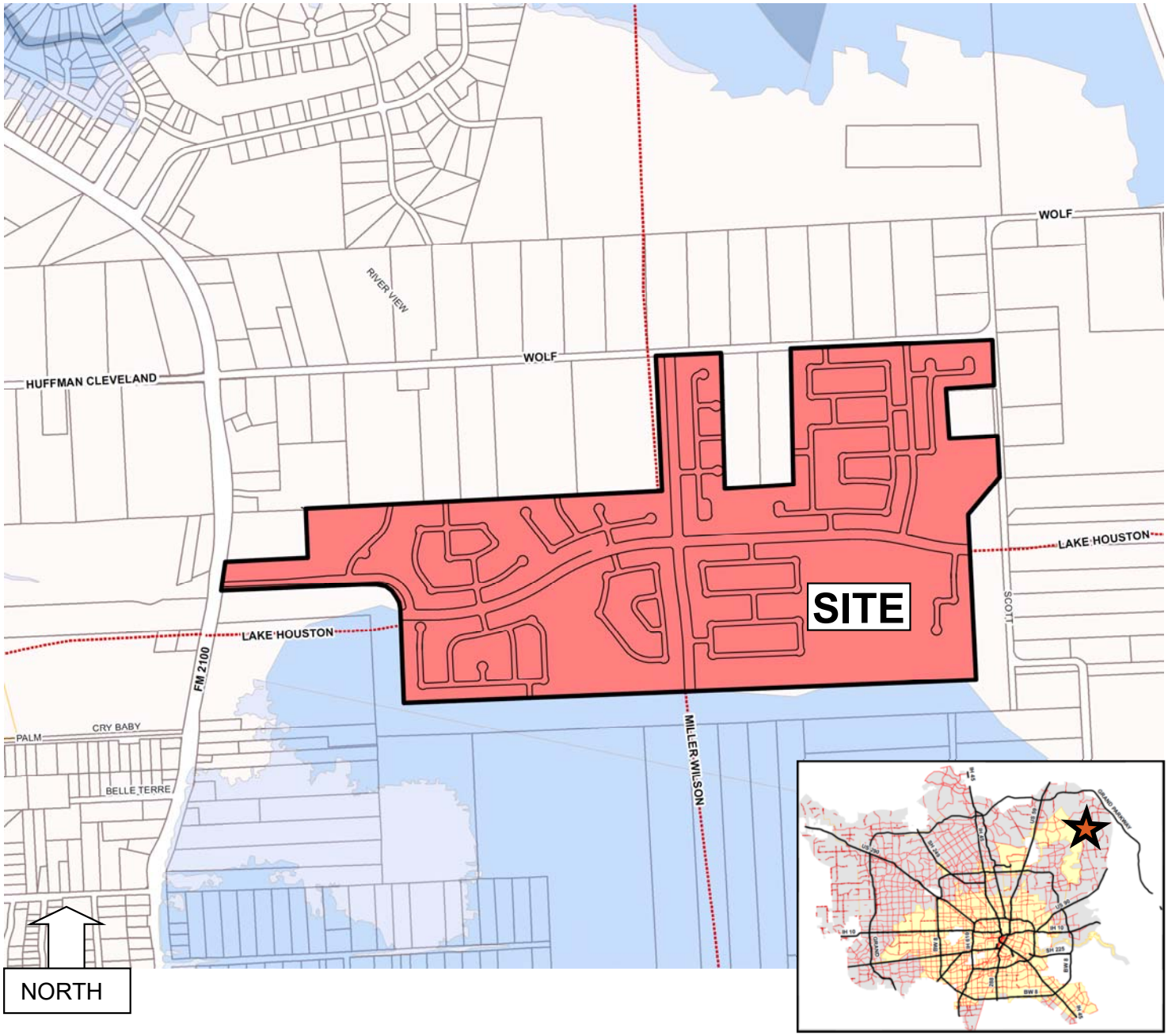
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Falcon Ranch Preserve GP

Applicant: LJA Engineering, Inc. (Houston Office)



D – Variances

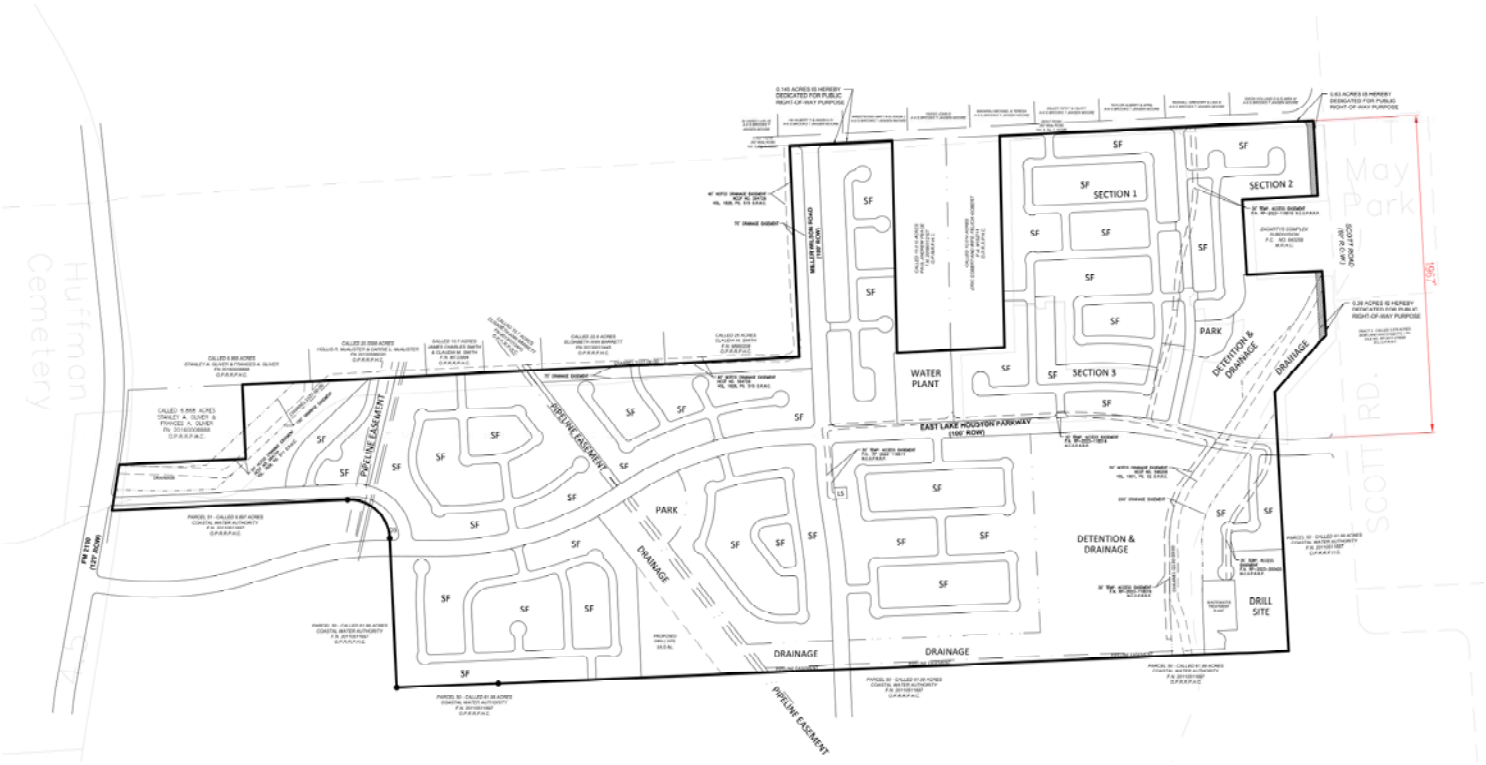
Site Location

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Falcon Ranch Preserve GP

Applicant: LJA Engineering, Inc. (Houston Office)



NORTH

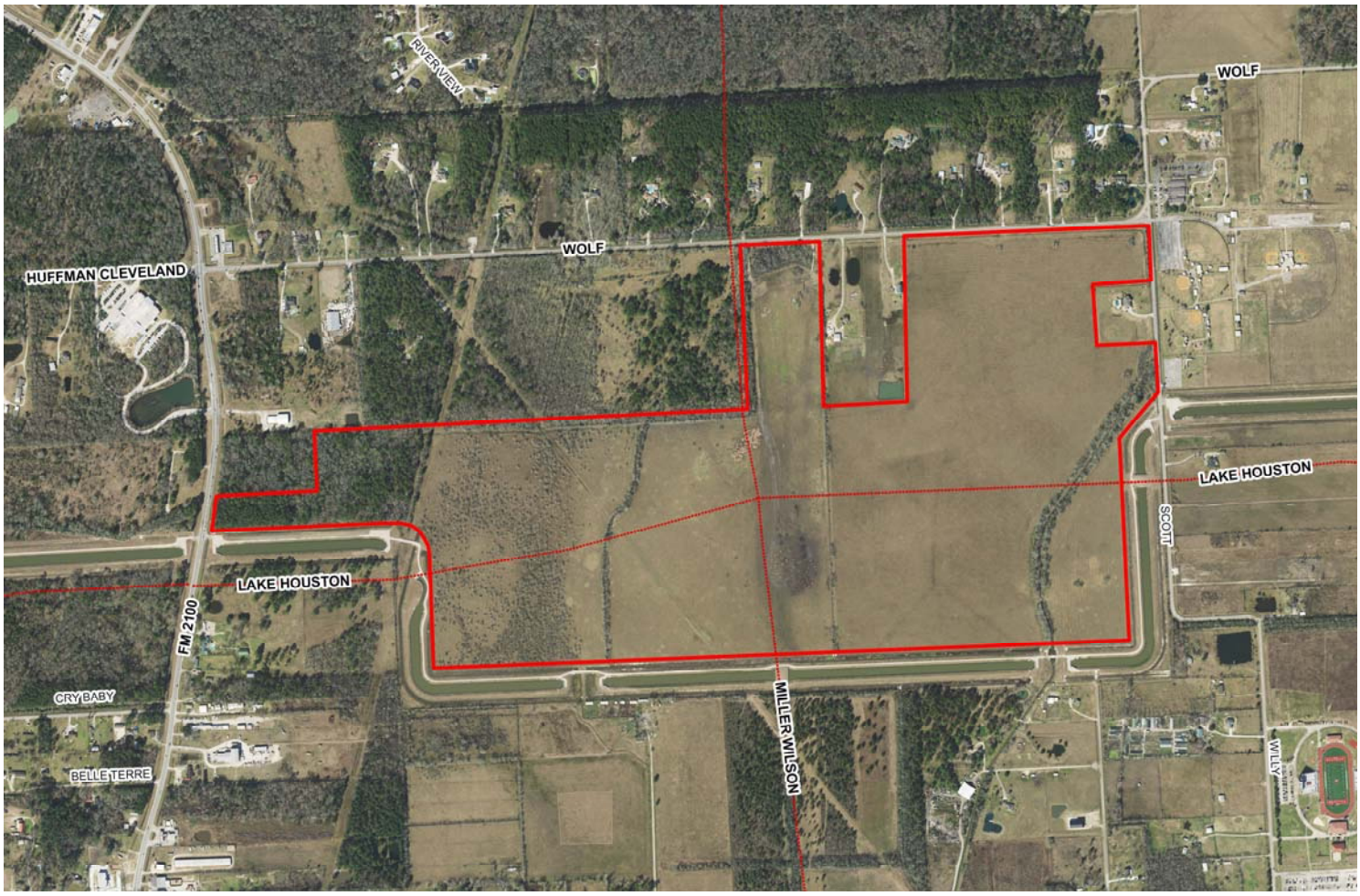
D – Variances **Subdivision**

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Falcon Ranch Preserve GP

Applicant: LJA Engineering, Inc. (Houston Office)



D – Variances **Aerial**



Reference Date: 09.19.24

Prepared for

D.R. HORTON

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A Color Exhibit for

FALCON RANCH PRESERVE

±340.1 Acres of Land

Houston, Texas

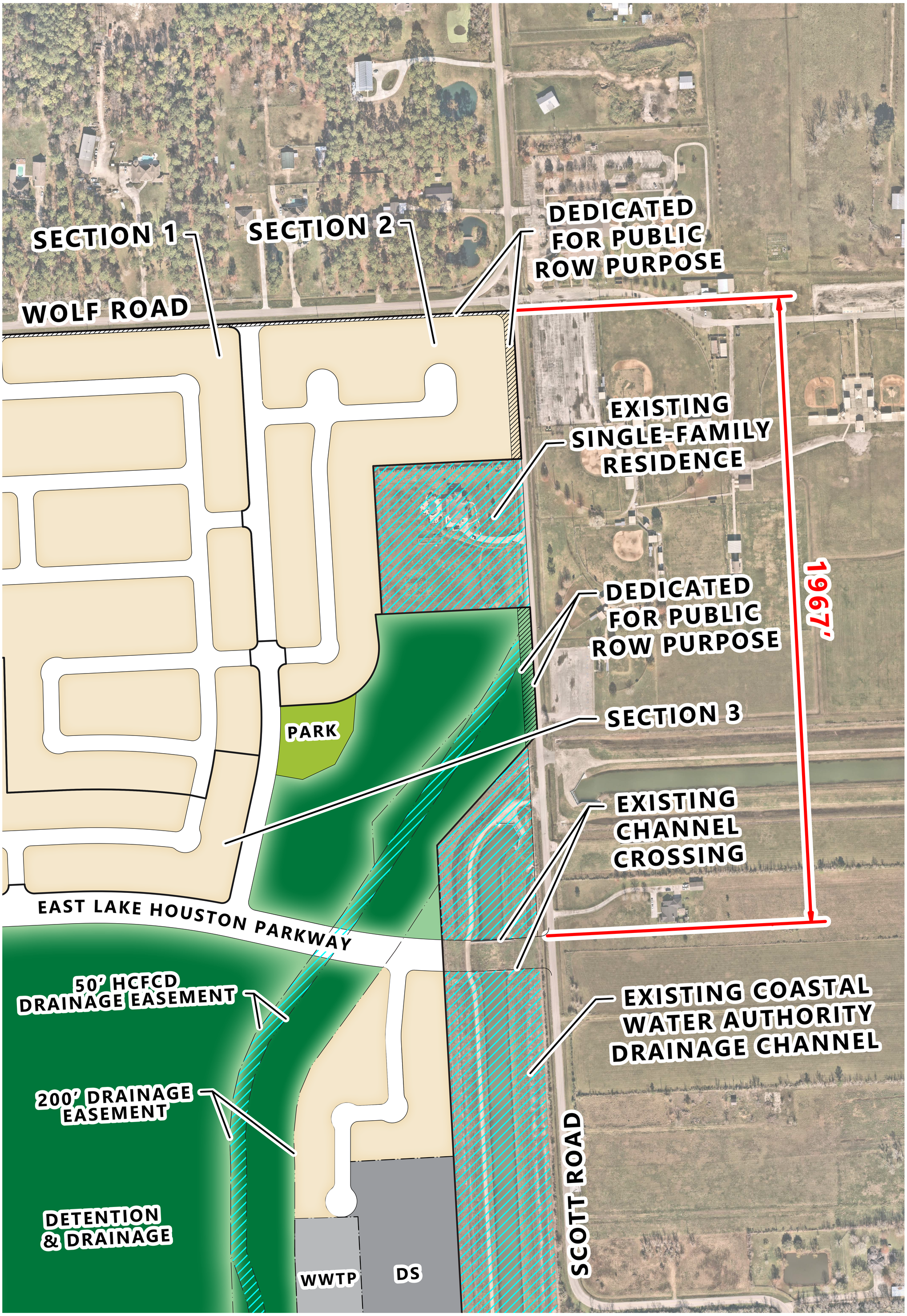
Project #: 1931-10005

NORTH

0 100 200 400

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN



Prepared for

D.R. HORTON

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A Variance Exhibit for

FALCON RANCH PRESERVE

±340.1 Acres of Land

Houston, Texas

Project #: 1931-10005

Reference Date: 09.19.24

NORTH

0 50 100 200

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1821
Plat Name: Falcon Ranch Preserve GP
Applicant: LJA Engineering, Inc.- (Houston Office)
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 exceed the local street maximum intersection spacing requirements by approximately 567 feet along the eastern boundary of the Falcon Ranch Preserve General Plan.

Chapter 42 Section: 128

Chapter 42 Reference:

(a) A local street shall intersect with a public local street, a collector street or another major thoroughfare at least every 1,400 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

Falcon Ranch Preserve is an approximately 340-acre residential community located east of Huffman Cleveland Road (FM 2100), south of Wolf Road, west of Scott Road, and north of the Coastal Water Authority Drainage Channel. The community includes many internal streets that traverse the development. Surrounding uses include single-family residential homes to the north and undeveloped acreage to the east and west. The proposed development is providing detention and drainage which will funnel water into an existing drainage channel located directly along the southern boundary of the tract. The southeastern portion of the tract is also providing a proposed drill site, and a proposed Wastewater Treatment Plant. The existing drainage channel located on the southeastern corner of the tract is owned by the Coastal Water Authority and was built before the start of the Falcon Ranch Preserve development. There is one existing channel crossing that connects to Scott Road that will provide an east-west connection. The development proposes East Lake Houston Parkway to connect to utilize the existing crossing; however, the location of this crossing does not comply with the 1,400-foot intersection spacing requirement. Additionally, north of the proposed East Lake Houston Parkway, there is an existing 50' Harris County Flood Control drainage easement connecting to Scott Road, proposed detention and drainage, and an existing single-family home that further restricts the feasibility of providing a connection along the eastern boundary. Due to the existing alignment of the drainage channel, limited number of channel crossings, and existing development it is not feasible for any additional local street connections to meet the criteria of 42-128. These physical constraints of the land present hardships and make strict application of the ordinance infeasible. The proposed collector and local roads within the development will provide adequate circulation throughout the site.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing conditions of the drainage channel, drainage easement, and surrounding development are not hardships created or imposed by the applicant, as the established crossings were imposed by the Coastal Water Authority.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The overall circulation of the area is upheld by the proposed street system, thereby preserving and maintaining the intent and general purposes of this chapter. The development is providing two major thoroughfares that provide east-west connectivity through East Lake Houston Parkway, a 100' ROW, as well as north-south connectivity through Miller Wilson Road, a 100' major thoroughfare. Additionally, there will be one other connection to Wolf Road and two stubs provided along the northern boundary of the tract and the southern boundary of the tract. With the internal street system and major thoroughfares provided within the development, the intent of Chapter 42 will be preserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance does not impede adequate circulation within the development or surrounding developments and will, therefore, not be injurious to the public health, safety, or welfare. There will be sufficient connectivity and access throughout the site and to adjacent properties.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, as the existing conditions of Harris County Flood Control's drainage easements and the Coastal Water Authority's drainage channel crossing are the supporting circumstances for this request.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1821
Agenda Item: 134
PC Action Date: 10/03/2024
Plat Name: Falcon Ranch Preserve GP
Applicant: LJA Engineering, Inc.- (Houston Office)

Staff Recommendation: Grant the requested variance(s) and 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)

To exceed the local street maximum intersection spacing requirements by approximately 567 feet along the eastern boundary of the Falcon Ranch Preserve General Plan.;

Basis of Recommendation:

The site is located within Houston's Extraterritorial Jurisdiction in northeast Harris County, east of FM 2100 and bisected by East Lake Houston Parkway and Miller Wilson Road. The applicant is proposing a general plan of approximately 340 acres as a predominately single-family residential development, and is requesting a variance to exceed maximum intersection spacing along the eastern boundary. Staff is in support of the request.
The placement of the proposed major thoroughfare East Lake Houston Parkway at Scott Road is already established with the constructed bridgeworks in the Coastal Water Authority's property for crossing the 300' wide channel. Strict interpretation of the ordinance would require an additional connection along Scott Road between East Lake Houston Parkway, a major thoroughfare, and Wolf Road, a major collector. However, the drainage easements and the out-tract make this infeasible. The development is proposing multiple points of connection: one to the west to FM 2100, three to the north to Wolf Road (one being the major thoroughfare Miller Wilson Road), one to the east to Scott Road (the major thoroughfare East Lake Houston Parkway), and two to the south for future development. This meets the intent of the ordinance requirements, providing sufficient access through the development and to the surrounding areas.
Harris County Engineering has no objection to the request. Therefore, staff's recommendation is to grant the requested variance and approve the GP subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of the ordinance would require one additional public street connection to Scott Road between Wolf Road and the proposed East Lake Houston Parkway. This is impractical to require. Less than 500' south of Wolf Road is an already platted/recorded lot and then HCFCD required drainage easements.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are the 300' Coastal Water Authority channel along the boundary, the existing bridgeworks to cross the channel, and the internal recorded HCFCD drainage easements adjacent to the eastern boundary.

(3) 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. This development is proposing multiple points of connection west, north, and south, in addition to the major thoroughfare connection to the east. The development is also proposing a sufficient internal network of local streets that connect to the two major thoroughfares within the GP.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Harris County Engineering Office reviewed this proposal and has no objection to the request.

(5) Economic hardship is not the sole justification of the variance.

The primary justification for granting the variance are the existing channel bridgework construction and the detention/drainage areas and already platted out-tract between East Lake Houston Parkway and Wolf Road.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 135
Action Date: 10/03/2024
Plat Name: Longenbaugh Estate
Developer: N/A
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2024-1726 C2

Staff Recommendation:
Withdraw

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

For Your Information:

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

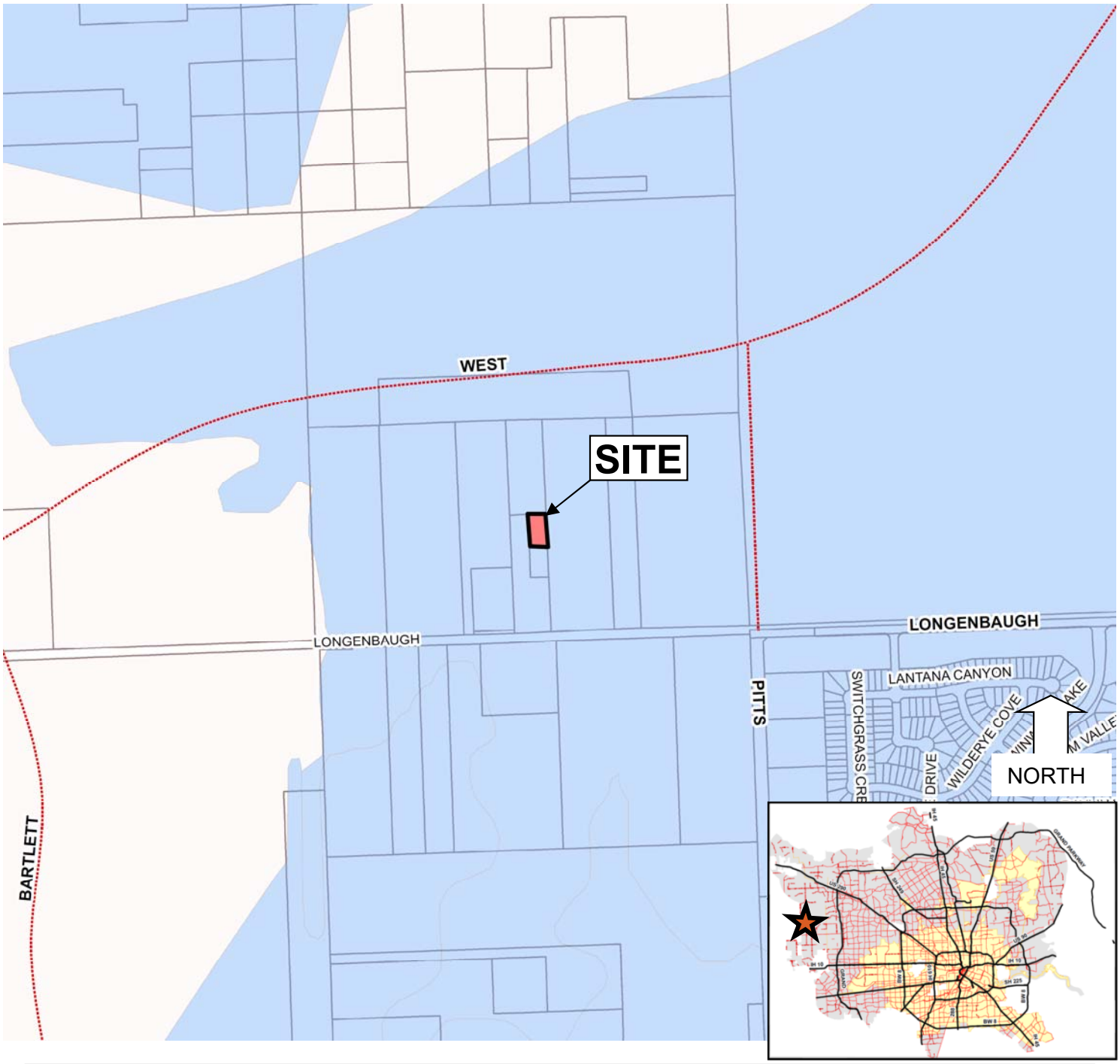
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Longenbaugh Estate (DEF 1)

Applicant: DVJ Civil Engineering And Land Surveying, LLC



D – Variances

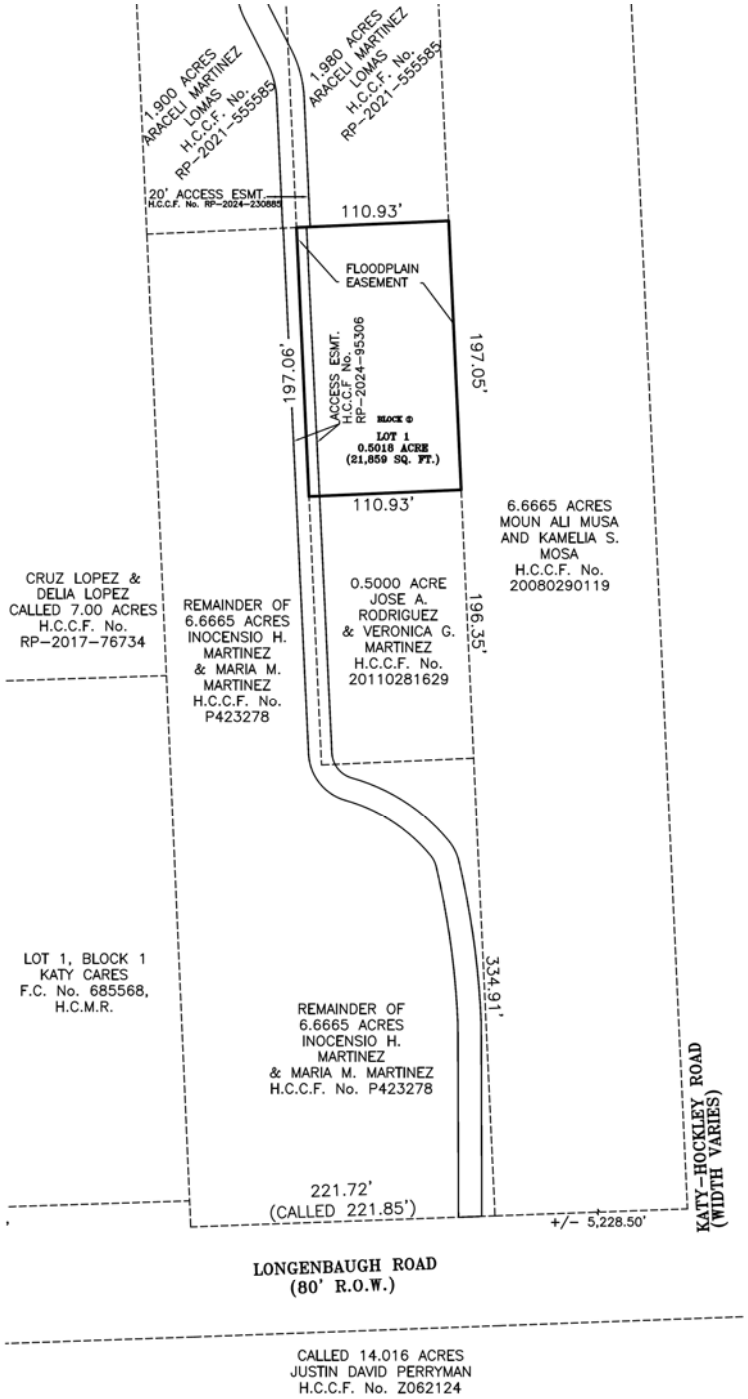
Site Location

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Longenbaugh Estate (DEF 1)

Applicant: DVJ Civil Engineering And Land Surveying, LLC



D – Variances

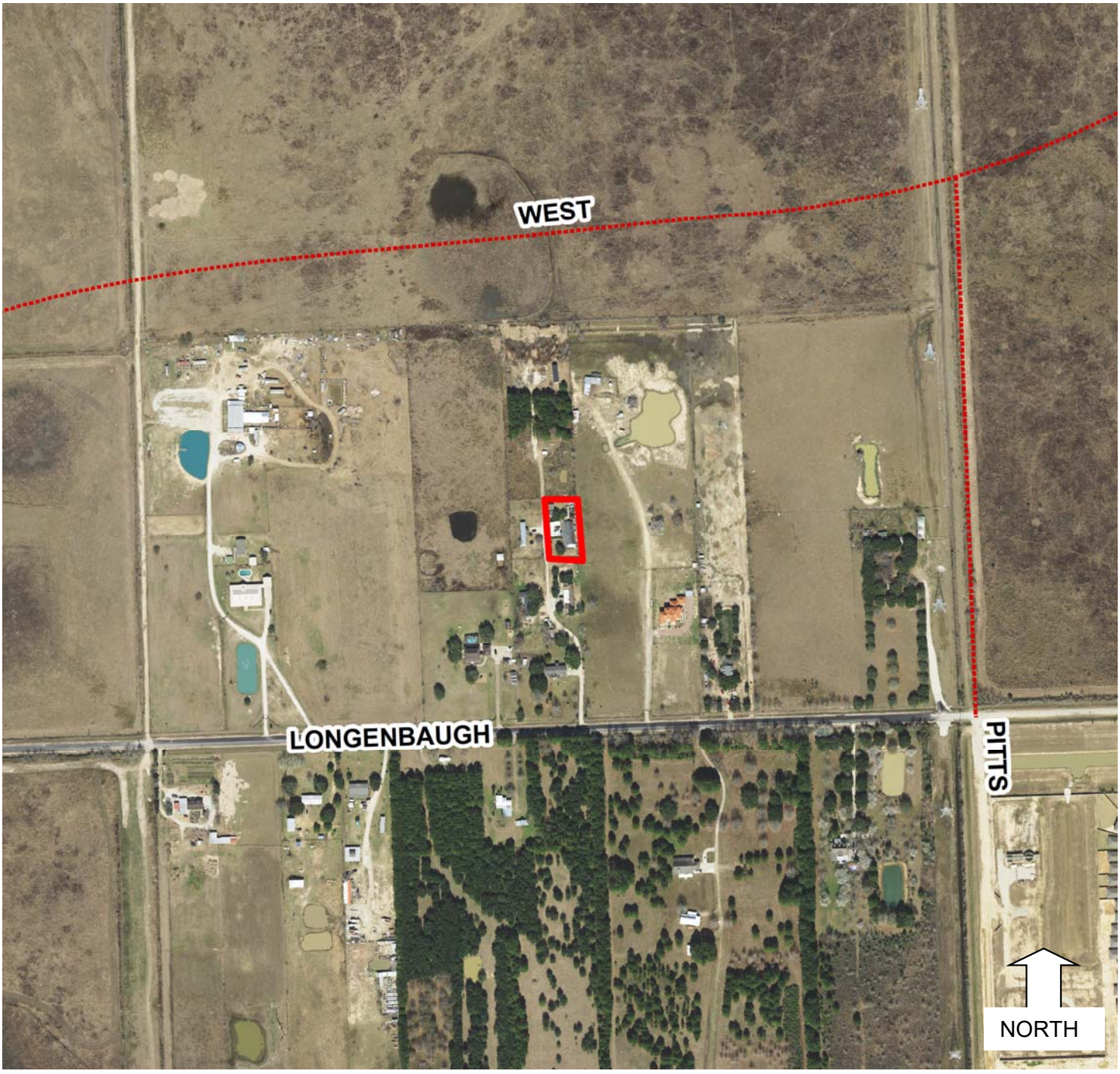
Subdivision

Houston Planning Commission ITEM: 135

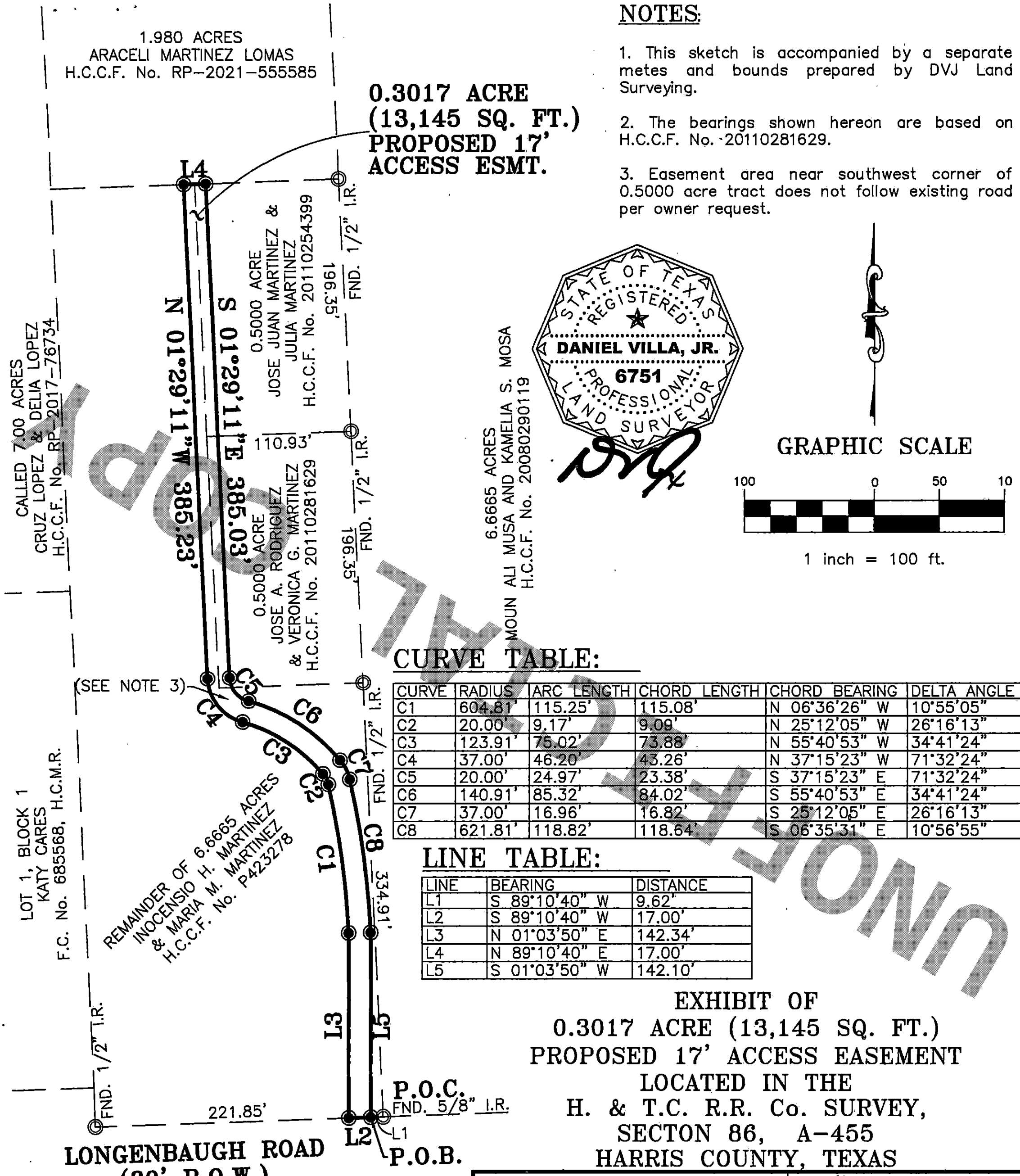
Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Longenbaugh Estate (DEF 1)

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: 135
PC Action Date: 10/03/2024
Plat Name: Longenbaugh Estate
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC

Staff Recommendation: Withdraw

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. The applicant has requested to withdraw the application at this time.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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: 136
Action Date: 10/03/2024
Plat Name: Quail Cove Commons
Developer: Norwood Builders,, Inc
Applicant: Owens Management Systems, LLC
App No/Type: 2024-1721 C2R

Staff Recommendation:
Defer Applicant 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

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)

059.1. Acreage and legal description 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)

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

Provide notice sign pictures showing 10/17/2024 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: 136
Action Date: 10/03/2024
Plat Name: Quail Cove Commons
Developer: Norwood Builders,, Inc
Applicant: Owens Management Systems, LLC
App No/Type: 2024-1721 C2R

Staff Recommendation:
Defer Applicant 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: 136

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Quail Cove Commons (DEF 1)

Applicant: Owens Management Systems, LLC



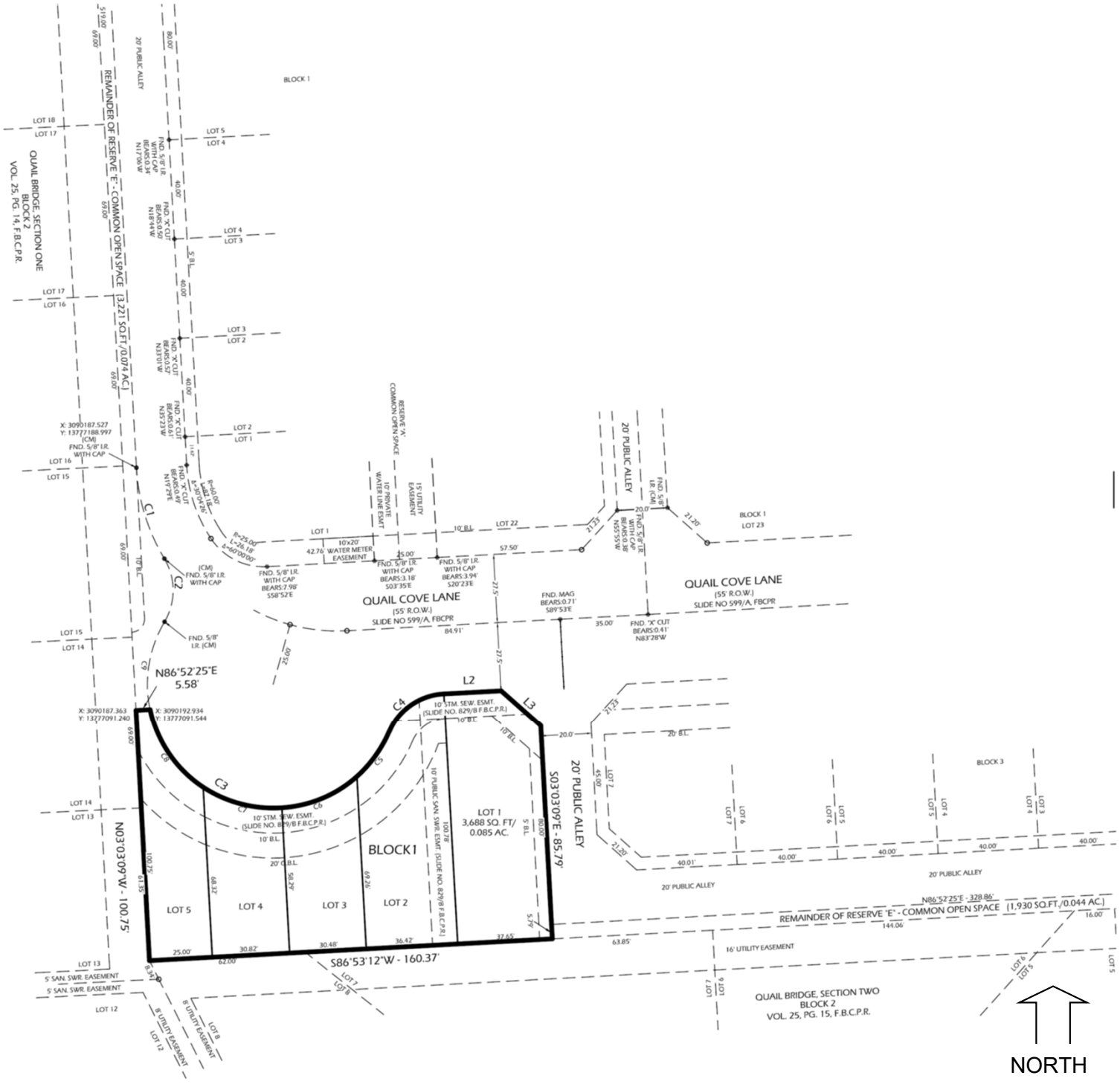
C –Variance **Site Location**

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Quail Cove Commons (DEF 1)

Applicant: Owens Management Systems, LLC



C –Variance Subdivision

Houston Planning Commission ITEM: 136

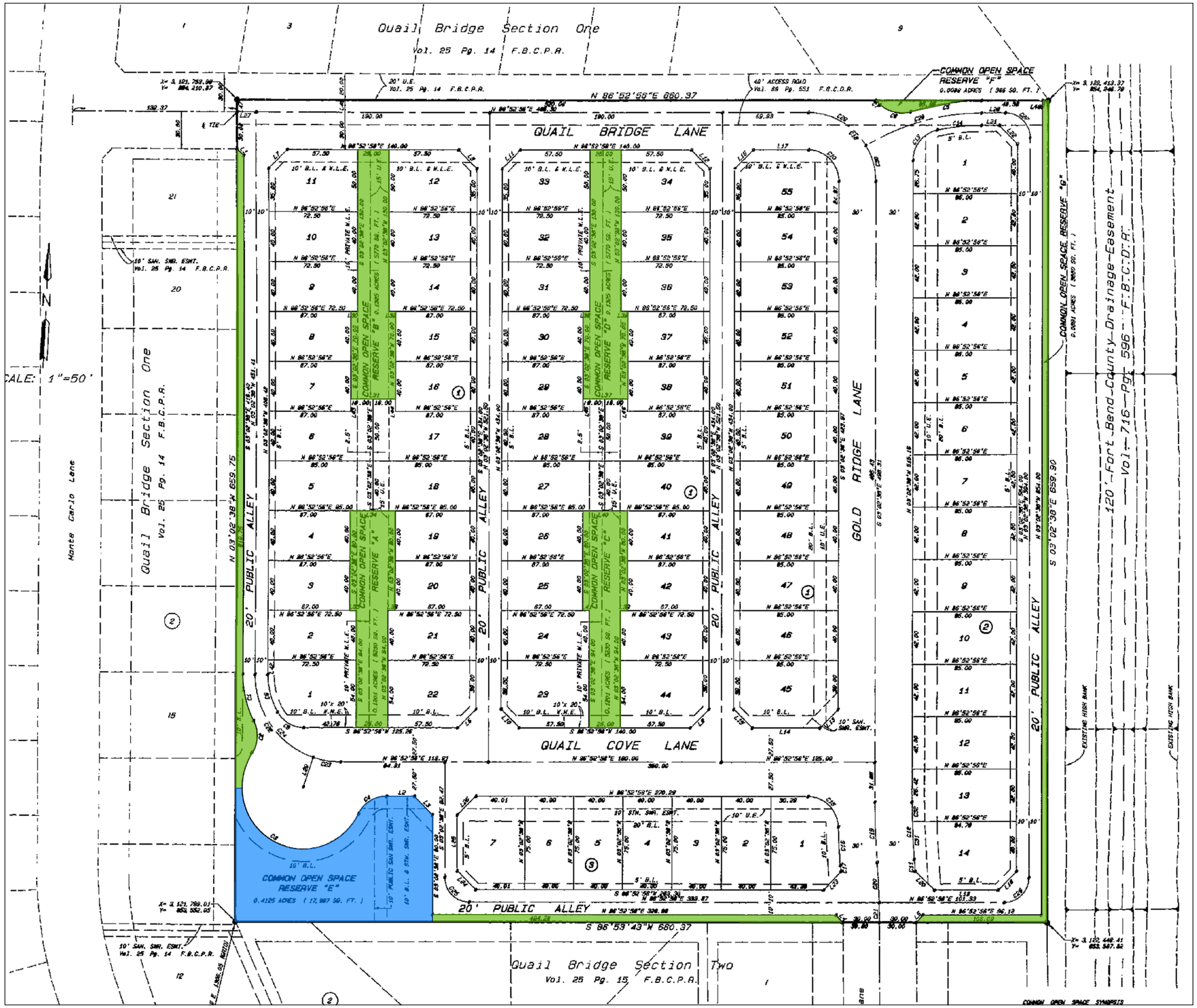
Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Quail Cove Commons (DEF 1)

Applicant: Owens Management Systems, LLC



C – Variance **Aerial**



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: 136
PC Action Date: 10/03/2024
Plat Name: Quail Cove Commons
Applicant: Owens Management Systems, LLC

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: **42-193**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
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:
Applicant has requested that this item be deferred for two weeks.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
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: 137
Action Date: 10/03/2024
Plat Name: Sheldon ISD High School GP
Developer: Sheldon ISD
Applicant: Westwood Professional Services, Inc.
App No/Type: 2024-1809 GP

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	42.0710	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77044	416V	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.

056. Sections of a subdivision shall be identified numerically and sequentially.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: Missing B.L on Beltway 8.

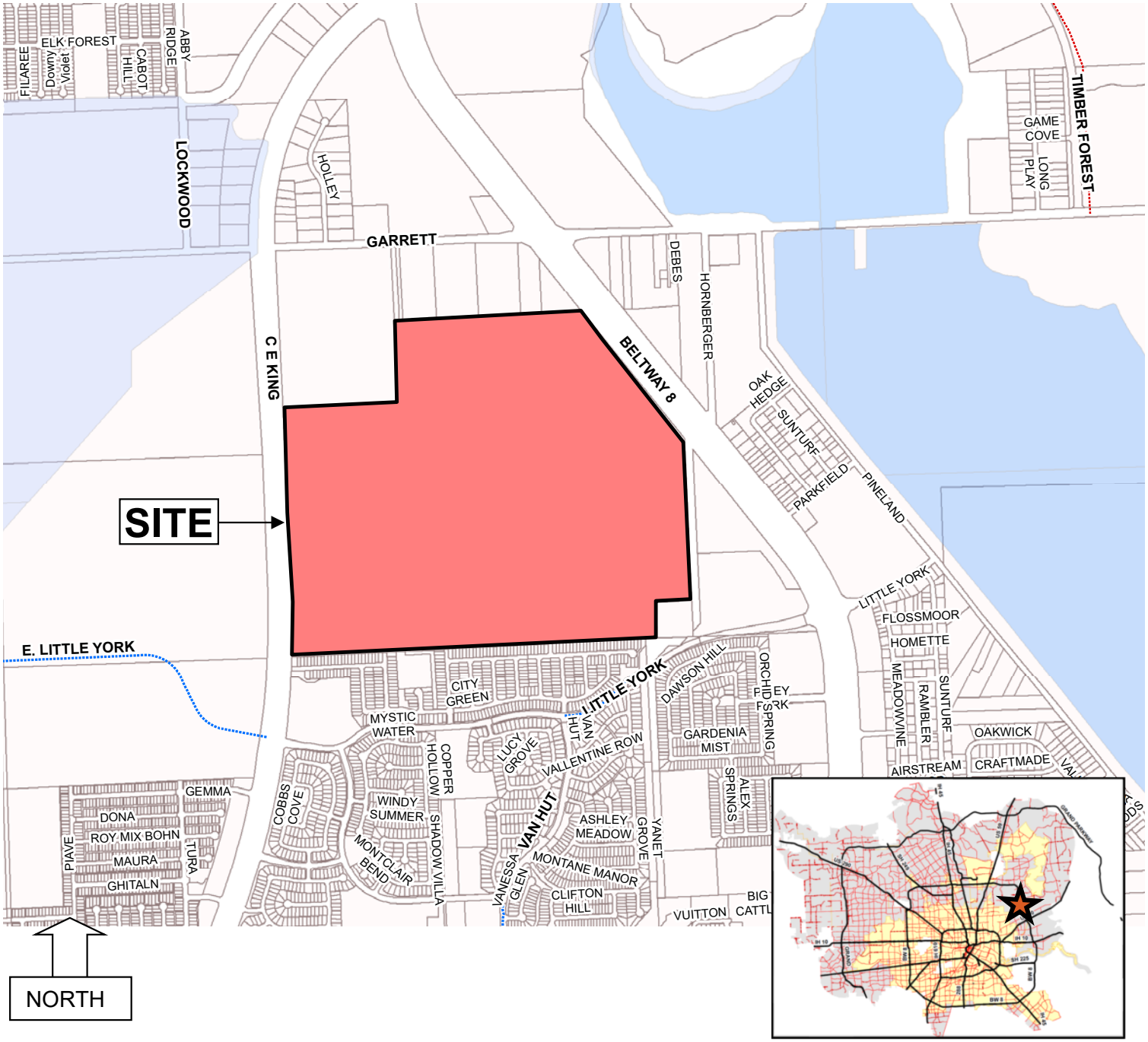
Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
UVE, ROW dedications/ cutbacks and corner radii will be checked when section plats are submitted. (Chapter 10-COH geometric design guidelines, 10-14,10-44)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, including pedestrian access from stub streets to school facilities, 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 of section plat(TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Sheldon ISD High School GP

Applicant: Westwood Professional Services, Inc.



D – Variances

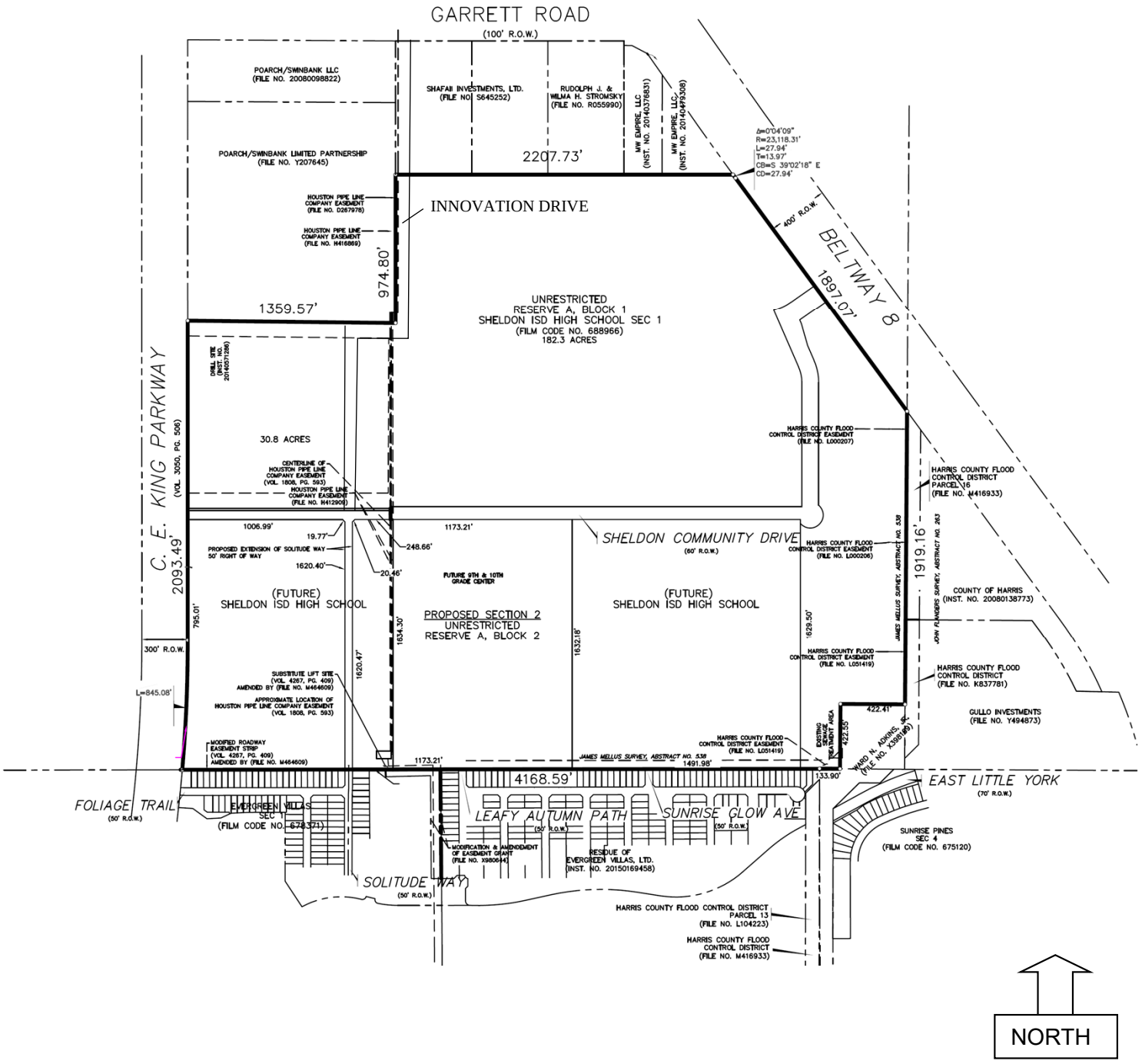
Site Location

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Sheldon ISD High School GP

Applicant: Westwood Professional Services, Inc.



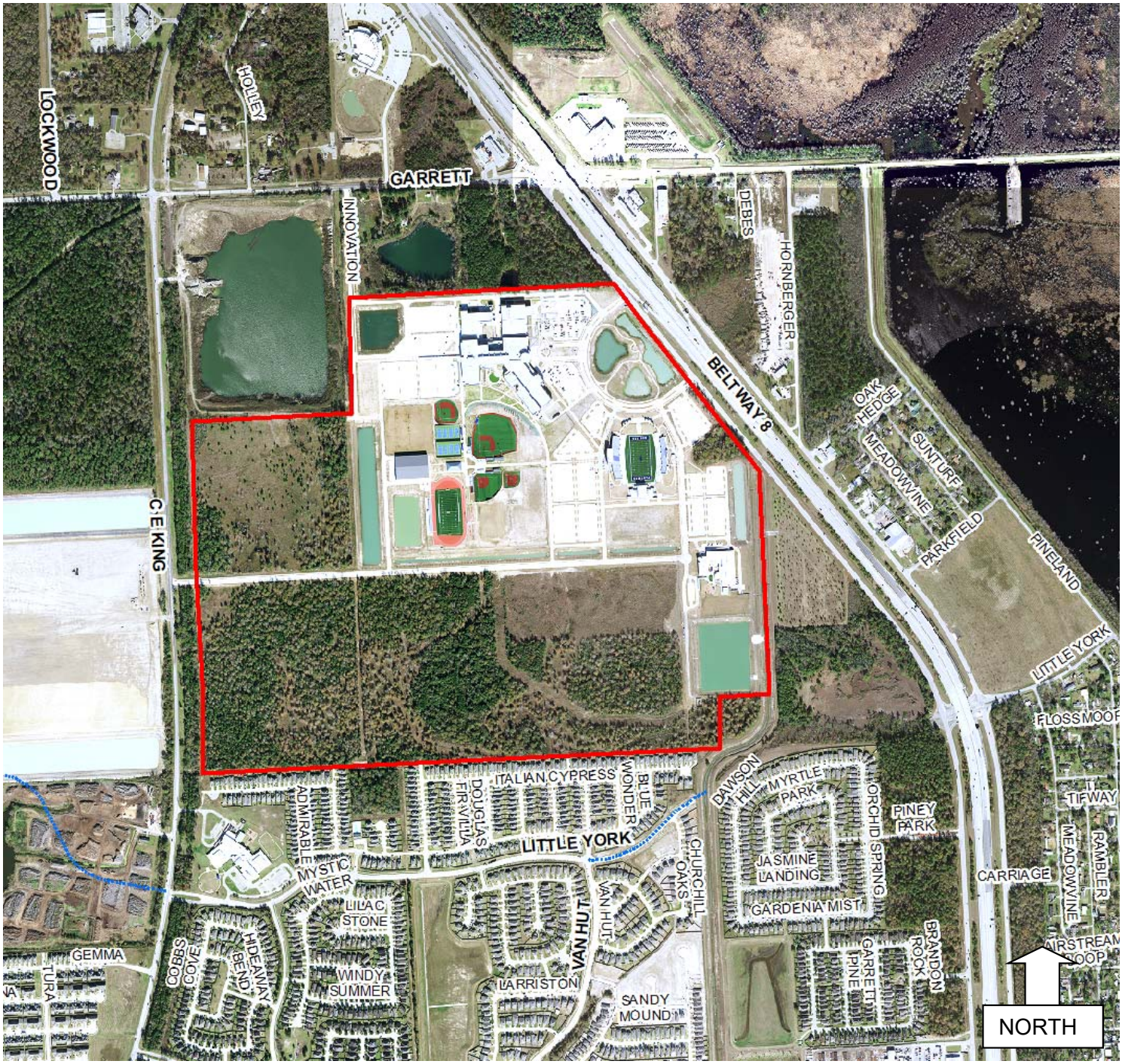
D – Variances **Subdivision**

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Sheldon ISD High School GP

Applicant: Westwood Professional Services, Inc.



D – Variances

Aerial

GARRETT ROAD
(100' R.O.W.)

POARCH/SWINBANK LLC
(FILE NO. 20080098822)

SHAFAII INVESTMENTS, LTD.
(FILE NO. S645252)

RUDOLPH J. & WILMA H. STROMSKY
(FILE NO. R055990)

MW EMPIRE, LLC
(INST. NO. 20140376831)

MW EMPIRE, LLC
(INST. NO. 20140479308)

POARCH/SWINBANK LIMITED PARTNERSHIP
(FILE NO. Y207645)

N 87°11'14" E 2207.73'

961'

Δ=0°04'09"
R=23,118.31'
L=27.94'
T=13.97'
CB=S 39°02'18" E
CD=27.94'

HOUSTON PIPE LINE COMPANY EASEMENT
(FILE NO. D267978)

HOUSTON PIPE LINE COMPANY EASEMENT
(FILE NO. H416869)

EXISTING DETENTION POND

INNOVATION DRIVE

400' R.O.W.

BELTWAY 8
(FILE NO. R402716)

S 39°04'23" E 1897.02'

EXISTING DETENTION POND

1841'

N 2°48'46" W
974.80'

UNRESTRICTED
RESERVE A, BLOCK 1
SHELDON ISD HIGH SCHOOL SEC 1
(FILM CODE NO. 688966)
182.3 ACRES

N 87°49'27" E 1359.57'

DRILL SITE
(INST. NO. 20140571286)

C. E. KING PARKWAY
(VOL. 3050, PG. 506)

PROPOSED
SECTION 2
30.8 ACRES

EXISTING DETENTION POND

EXISTING DETENTION POND

CENTERLINE OF HOUSTON PIPE LINE COMPANY EASEMENT
(VOL. 1808, PG. 593)

HOUSTON PIPE LINE COMPANY EASEMENT
(FILE NO. H412979)

EXISTING DETENTION POND

EXISTING DETENTION POND

EXISTING DETENTION POND

HARRIS COUNTY FLOOD CONTROL DISTRICT EASEMENT
(FILE NO. L000207)

EXISTING DETENTION POND

HARRIS COUNTY FLOOD CONTROL DISTRICT
PARCEL 16
(FILE NO. M416933)

PROPOSED EXTENSION OF SOLITUDE WAY
50' RIGHT OF WAY

SHELDON COMMUNITY DRIVE
(60' R.O.W.)

HARRIS COUNTY FLOOD CONTROL DISTRICT EASEMENT
(FILE NO. L000206)

JAMES MELLUS SURVEY, ABSTRACT NO. 538

S 02°24'42" E 1919.16'

JOHN FLANDERS SURVEY, ABSTRACT NO. 263

50' SETBACK BUILDING LINE
(VOL. 3050, PG. 506)

FUTURE 9TH & 10TH GRADE CENTER

(FUTURE)
SHELDON ISD HIGH SCHOOL
SECTION 3
PART OF
SHELDON INDEPENDENT SCHOOL DISTRICT
(INST. NO. RP-2017-40592)

UNRESTRICTED
RESERVE A, BLOCK 2
PART OF
SHELDON INDEPENDENT SCHOOL DISTRICT
(INST. NO. RP-2017-40592)
42.071 ACRES
(1,832,599 SF)

(FUTURE)
SHELDON ISD HIGH SCHOOL
SECTION 3
PART OF
SHELDON INDEPENDENT SCHOOL DISTRICT
(INST. NO. RP-2017-40592)

EXISTING DETENTION POND

HARRIS COUNTY FLOOD CONTROL DISTRICT EASEMENT
(FILE NO. L051419)

COUNTY OF HARRIS
(INST. NO. 20080138773)

N 02°49'29" W 2093.49'

300' R.O.W.

Δ=4°51'20"
R=9,972.14'
L=845.08'
T=422.79'
CB=N 0°22'25" W
CD=844.83'

SUBSTITUTE LIFT SITE
(VOL. 4267, PG. 409)
AMENDED BY (FILE NO. M464609)

APPROXIMATE LOCATION OF HOUSTON PIPE LINE COMPANY EASEMENT
(VOL. 1808, PG. 593)

FUTURE STORM INFRASTRUCTURE & CHANNEL

HARRIS COUNTY FLOOD CONTROL DISTRICT
(FILE NO. K837781)

FUTURE DETENTION POND

S 87°36'53" W 422.41'

EXISTING SEWAGE TREATMENT AREA

S 02°24'42" E 422.55'

GULLO INVESTMENTS
(FILE NO. Y494873)

1-FOOT RESERVE DEDICATION AT END OF SOLITUDE WAY
(FILM CODE NO. 678371)

MODIFIED ROADWAY EASEMENT STRIP
(VOL. 4267, PG. 409)
AMENDED BY (FILE NO. M464609)

HARRIS COUNTY FLOOD CONTROL DISTRICT EASEMENT
(FILE NO. L051419)

WARD N. ADKINS, JR.
(FILE NO. X398169)

JAMES MELLUS SURVEY, ABSTRACT NO. 538

S 87°05'02" W 4168.59'

WILLIAM H. STEEL SURVEY, ABSTRACT NO. 714

S 87°36'53" W 133.90'

EAST LITTLE YORK
(70' R.O.W.)

BLOCK 2

BLOCK 5

FOLIAGE TRAIL
(50' R.O.W.)

EVERGREEN VILLAS
SEC 1
(FILM CODE NO. 678371)

LEAFY AUTUMN PATH
(50' R.O.W.)

SUNRISE GLOW AVE
(50' R.O.W.)

SUNRISE PINES
SEC 4
(FILM CODE NO. 675120)

MODIFICATION & AMENDEMENT OF EASEMENT GRANT
(FILE NO. X980644)

RESIDUE OF
EVERGREEN VILLAS, LTD.
(INST. NO. 20150169458)

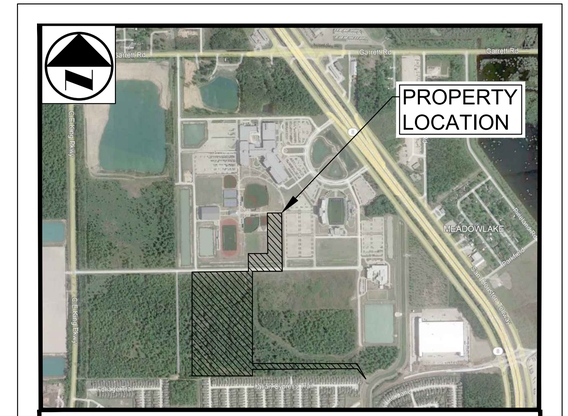
SOLITUDE WAY
(50' R.O.W.)

HARRIS COUNTY FLOOD CONTROL DISTRICT
PARCEL 13
(FILE NO. L104223)

HARRIS COUNTY FLOOD CONTROL DISTRICT
(FILE NO. M416933)

NORTH

GRAPHIC SCALE IN FEET
0 150 300 600



VICINITY MAP
N.T.S.
KEY MAP: 416V ZIP CODE: 77044
HARRIS COUNTY, TEXAS

No.	REVISIONS	DATE	BY

Kimley»Horn

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11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

KHA PROJECT 068017084
DATE 08/22/2024
SCALE AS SHOWN
DESIGNED BY RDH
DRAWN BY RDH
CHECKED BY RDH

GENERAL PLAN
SHELDON ISD HIGH SCHOOL SEC 2

GENERAL PLAN
PREPARED FOR
SHELDON ISD
HOUSTON TEXAS

SHEET NUMBER

OWNER:
SHELDON INDEPENDENT SCHOOL DISTRICT
11411 C.E. KING PARKWAY
HOUSTON, TX 77044
(281) 727-2000
CONTACT: DR. DEMETRIUS MCCALL

SURVEYOR:
WESTWOOD
211 N LOOP 1604 E SUITE 205
SAN ANTONIO, TX 78232
(210) 265-8300
CONTACT: JASON GABRIEL, RPLS

CONSULTANT:
KIMLEY-HORN
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079
(281) 597-9300
CONTACT: RASHARD HARRIS, P.E.

GENERAL PLAN
SHELDON ISD HIGH SCHOOL SEC 2

42.071 ACRES OUT OF THE JAMES MELLUS SURVEY, ABSTRACT NO. 538
HARRIS COUNTY, TEXAS

Plotted By:Mellor, Kyle Sheet Set:Kha Layout:Layout1 August 22, 2024 11:40:58am K:\HOU_Civil\068017084-Sheldon ISD 9th and 10th Grade Center\CAD\Exhibits\General Plan Exhibit.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1809
Plat Name: Sheldon ISD High School GP
Applicant: Westwood Professional Services, Inc.
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:

The purpose of this variance request is to request Leafy Autumn Path and Sunrise Glow Avenue not be extended to Sheldon Community Drive.

Chapter 42 Section: 42-134

Chapter 42 Reference:

(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The extension of Solitude Way, Leafy Autumn Path, or Sunrise Glow Avenue would place a burden on the property owned by Sheldon ISD by limiting the future development of facilities that the district will need in the future in a school district that is land constrained for future growth. There is benefit to the district from a safety and security perspective as well as an operational perspective to locate facilities in conjunction with other district facilities. Extension of public right of way will limit the amount of facilities that can be located and will introduce barriers to having these facilities be better interconnected which would benefit the students of Sheldon ISD. With that, Sheldon ISD is open to the extension of Solitude Way from its current terminus to Sheldon Community Drive and willing to dedicate the continuation of the right of way for that roadway.

(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;

These circumstances are not the result of a self-imposed hardship as there are valid safety concerns for both students and staff for Sheldon ISD as well as the general public. By extending all three public roadways through the Sheldon ISD property there will now exist an plethora of interconnects between the neighborhood to the south and the Sheldon ISD property and facilities

that include a high school, an elementary school, a football stadium, and currently proposed 9th and 10th grade center. This will introduce potential large volumes of school traffic through a residential neighborhood that is not currently experiencing this volume of traffic as parents, students, and staff will be able to utilize the neighborhood streets for access to this tract. This will also open up the Sheldon ISD property to more areas of cut through traffic during the day from neighborhood traffic looking to get to the Beltway Frontage road as the connection for East Little York Road is not constructed over the HCFCD channel. This additional traffic will be introduced into a campus where there will be interaction between the proposed 9th and 10th grade center and the existing high school facilities for practice fields, track and field events, tennis courts, etc., where students are having to cross a public street that now has an additional source of traffic introduced into it. This would increase the risk to students and staff from a safety perspective of crossing Sheldon Community Drive. Extension of Solitude Way is currently west of the proposed and existing development and would be the least objectionable to Sheldon ISD.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Sheldon ISD is committed to providing necessary improvements to the existing public infrastructure in place including turn lanes along Sheldon Community Drive and intersection improvements to the intersection of C.E. King Parkway and Sheldon Community Drive as well as any future improvements that are required to the existing roadway network as future projects are constructed. The district views this as a matter of safety for their students and staff to limit control of access to and through the site as well as that of the community from not having large volumes of traffic cut through a neighborhood that wasn't necessarily designed to accommodate it. This commitment, along with the extension of Solitude Way, works to preserve the general purposes of the chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

As noted in item 2, introduction of more public access to and through the Sheldon ISD tract could have an adverse impact on the community, the students, the staff, and the parents. The district continues to provide public infrastructure improvements with the developments on the tracts to help with potential traffic increases, however, there are safety concerns that the district has for their ability to keep secure facilities if there are additional access paths added into their campus and property. There would also be the potential for added traffic through the site during drop-off and pick-up times which would add to congestion inside of their property, potential confusion among parents on proper queueing procedures, and lead to parents or students trying to skip the queue by taking short cuts or alternate routes that could lead to delays in clearing school traffic or unsafe loading/unloading conditions. The extension of Solitude Way which is west of the general traffic and pedestrian circulation on the site would pose less challenges with the traffic queueing and circulation on the tract.

(5) Economic hardship is not the sole justification of the variance.

As stated above, economic hardship is not the sole justification. While it is a consideration as Sheldon ISD must be good stewards of their constituents tax dollars and how they spend them, as all public agencies should strive to do, the main concern and reasoning that is seen as justification is the safety element for the students, the staff, as well as the community to the south. There is an element of economic hardship included as Sheldon ISD purchased this property with the intention of consolidating facilities for the district. Loss of developable land on this tract would induce the district to spend more taxpayer money on property acquisition that could instead be utilized for serving the students of the district.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1809
Agenda Item: 137
PC Action Date: 10/03/2024
Plat Name: Sheldon ISD High School GP
Applicant: Westwood Professional Services, Inc.

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)

The purpose of this variance request is to request Leafy Autumn Path and Sunrise Glow Avenue not be extended to Sheldon Community Drive.;

Basis of Recommendation:

The site is located in Harris County west along Beltway 8 and south of Garret Road. The applicant is requesting a variance to not extend two public stub street along the southern boundary. Staff is in support of the request.
This general plan was previously submitted in 2017 and received variances to reduce the number of public streets through the site. There are multiple schools with various grade levels planner for this G.P.
There's a total of three stub street along the southern G.P boundary. The applicant is requesting to extend only one of the three stub street. Justification for supporting the request is there are multiple schools with various grade levels planner within this G.P. The area immediately north of two of the stub's street is planned for detention which requires infrastructure to be built. Also, a 9 &10 grade center is proposed where the street would be extended. Once this G.P is fully developed, there will be a public street in all directions connecting M.T.F CE King Parkway to Beltway 8 and connecting M.T.F Garret Road to the evergreen Villas subdivision to the south.

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 application of the ordinance would create an impractical development to have three public streets extending residential traffic into a school site, in the same direction.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The immediate area is planned for a 9 & 10 grade learning center. This center is located in an area that would not allow the street to connect to another public R.O.W.

(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; Once this G.P is fully developed, there will be a public street in all directions connecting M.T.F CE King Parkway to Beltway 8 and connecting M.T.F Garret Road to the evergreen Villas subdivision to the south.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

One public is street 9along the southern boundary) is proposed to be extended providing access to the school site from the neighborhood.

(5) Economic hardship is not the sole justification of the variance.

The area immediately north of two of the stub's street is planned for detention which requires infrastructure to be built.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 138
Action Date: 10/03/2024
Plat Name: Wakeforest Water Plant
Developer: City of West University Place
Applicant: IDS Engineering Group
App No/Type: 2024-1772 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	0.3967	Total Reserve Acreage:	0.3967
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77005	492X	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. (Sec 42-41(14))

185. Appendix A: Owners Acknowledgement is incomplete. Use revised language specific to City as owner. Refer to markup.

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

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

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

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

For Your Information:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 138
Action Date: 10/03/2024
Plat Name: Wakeforest Water Plant
Developer: City of West University Place
Applicant: IDS Engineering Group
App No/Type: 2024-1772 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 10/02/24 - We are concern with the corner view obstruction that vertical obstruction may cause and prevent a clear view from drivers entering Westpark from Wakeforest. Please ensure that structure allows clear view for drivers.
HPW-OCE- Drainage and Utility: Detention is required.

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

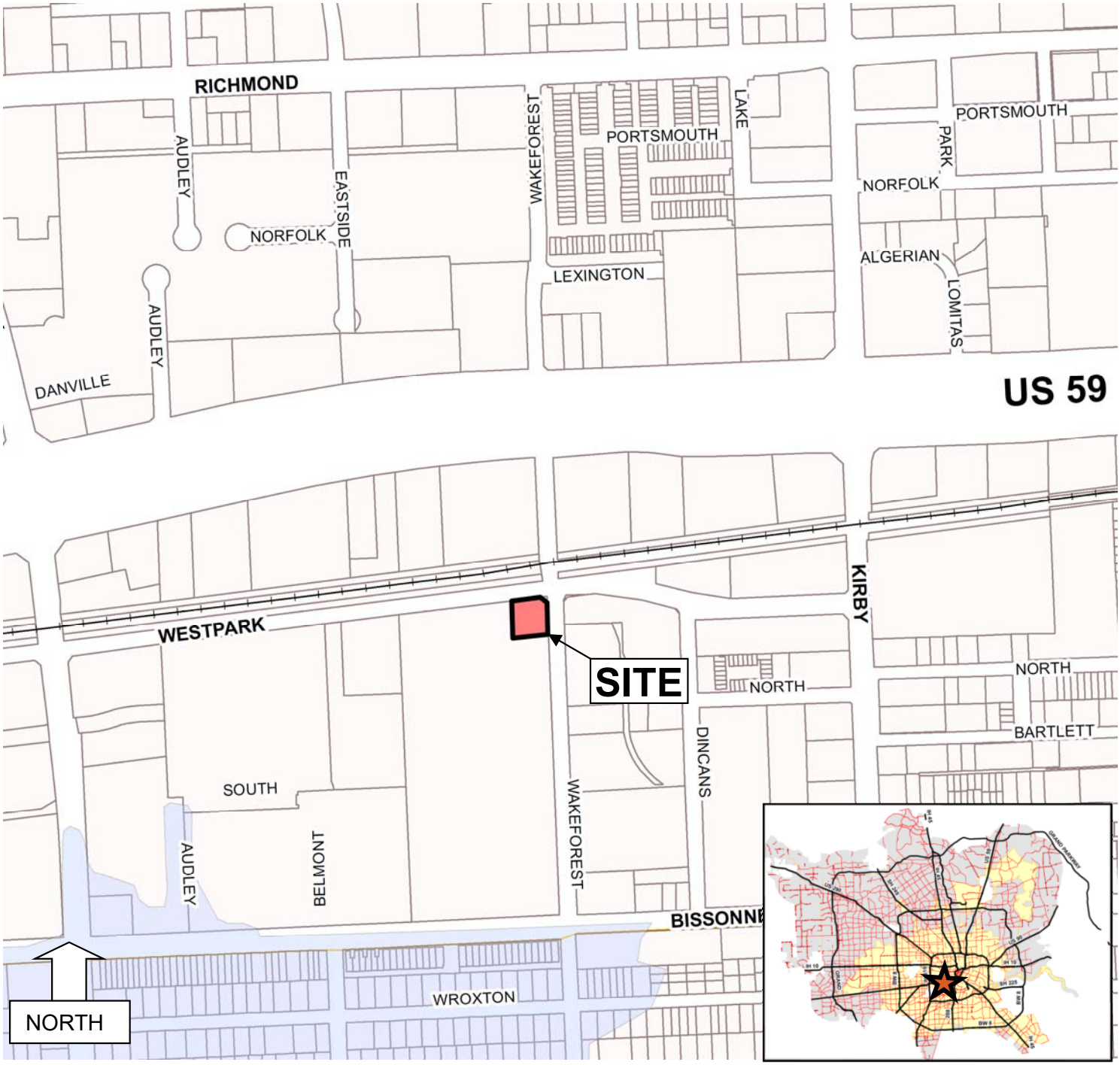
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Wakeforest Water Plant

Applicant: IDS Engineering Group



D – Variances

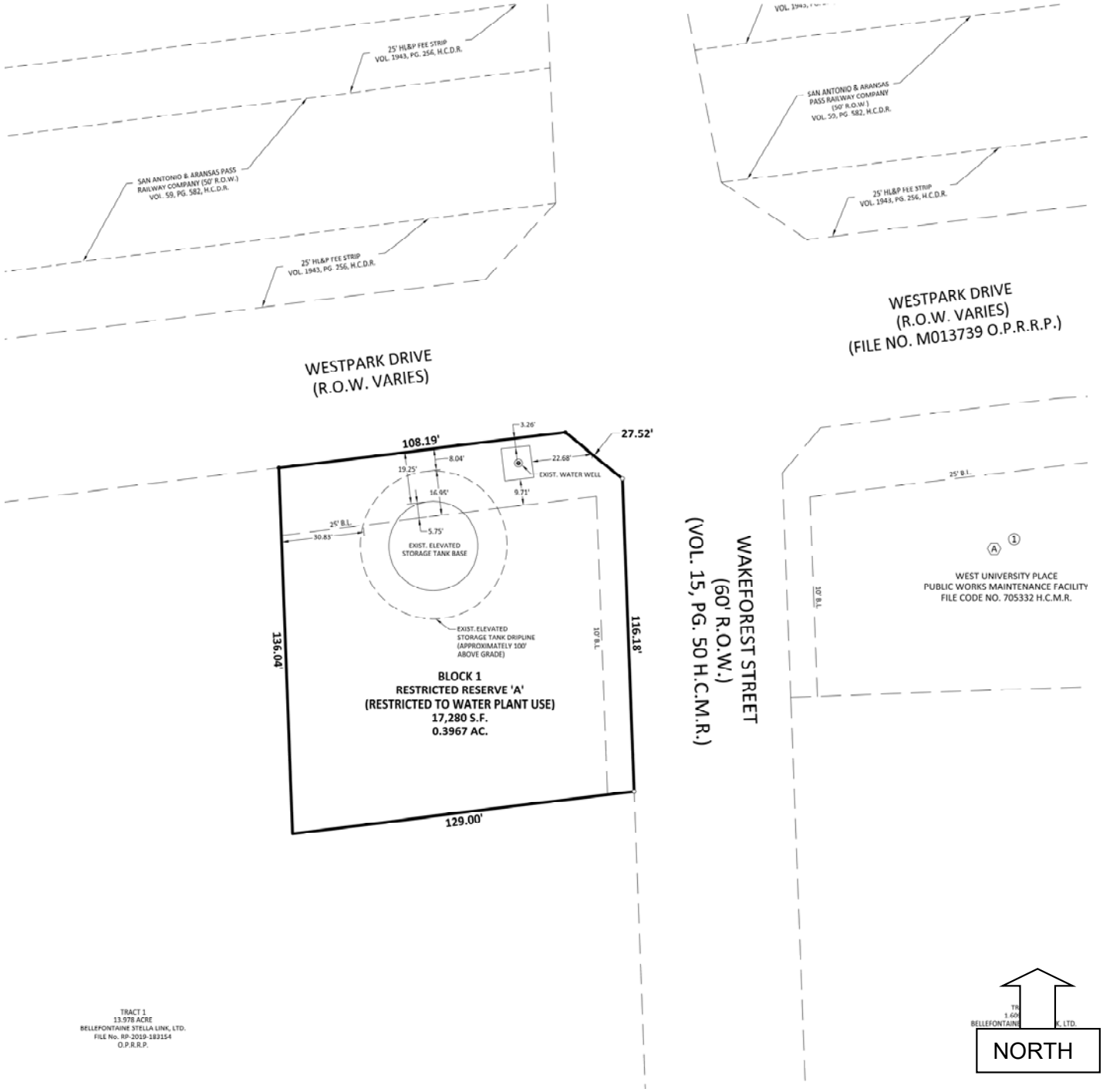
Site Location

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Wakeforest Water Plant

Applicant: IDS Engineering Group



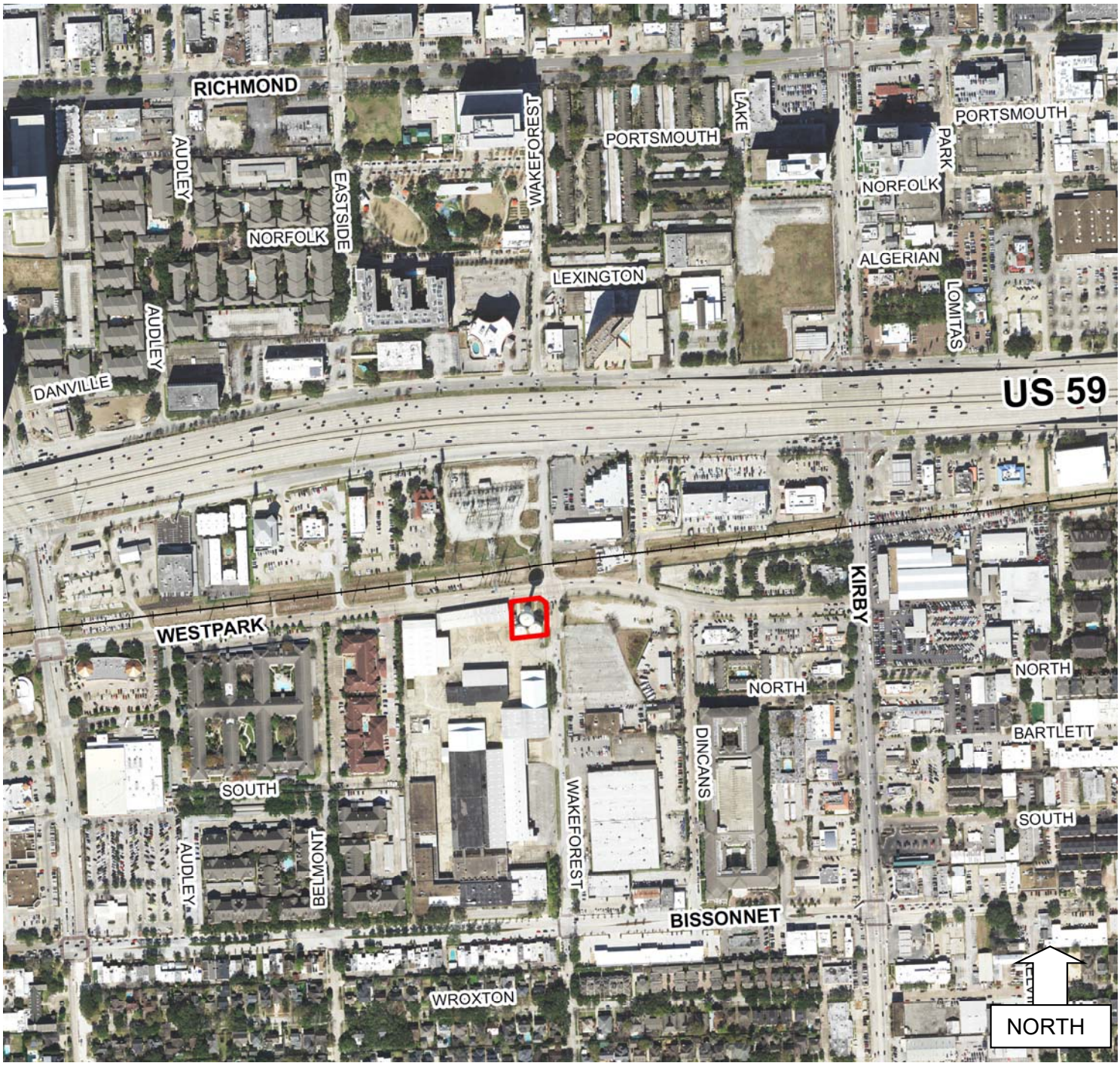
D – Variances Subdivision

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 10/03/2024**

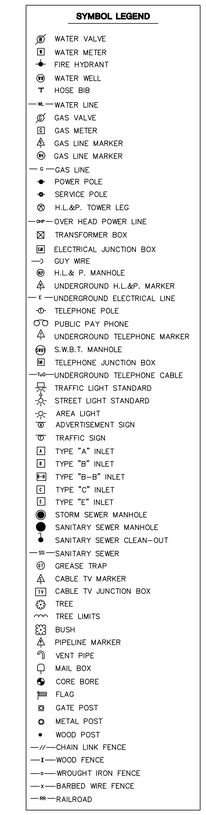
Subdivision Name: Wakeforest Water Plant

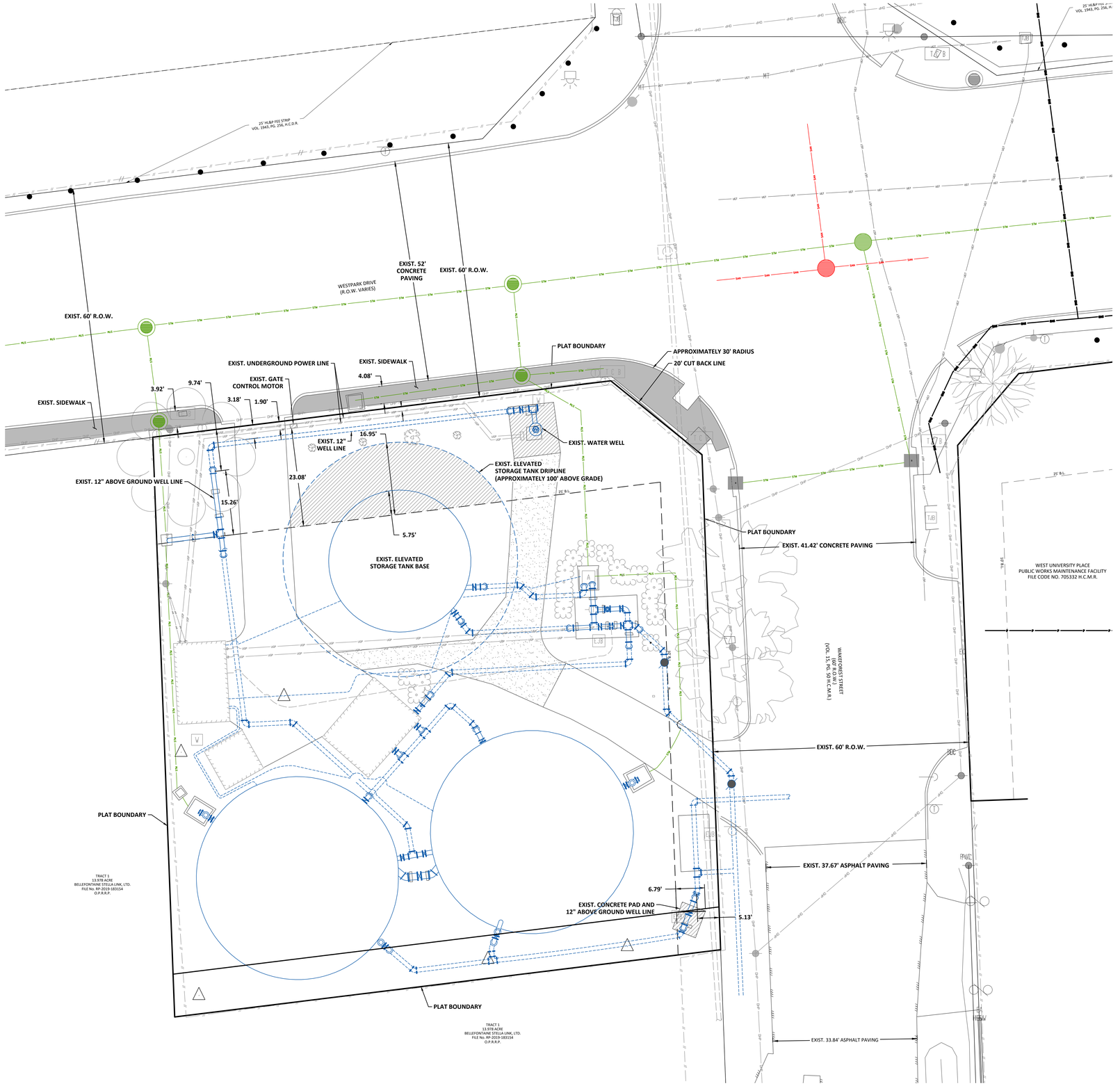
Applicant: IDS Engineering Group

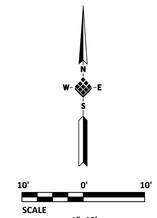


D – Variances

Aerial







WAKEFOREST WATER PLANT

ENCROACHMENT EXHIBIT

IDS Engineering Group
13430 NW. Freeway
Suite 700
Houston, Tx. 77040
713.462.3178
TxEng Firm 2726
TxSurv Firm 10110700

SCALE: 1" = 20'

DATE: APRIL 2024

PROJECT NO. 2348-013-00

V:\Eng.com\Projects\2300\2348\100\Wakefoerst Water Plant Upgrades\CAD\DWG\Exhibits\2024-04-03 Encroachment Exhibit\ENCROACHMENT2.dwg (Lance.Hill) Plotted Jun 03, 2024 at 5:50pm by ggonzalez (Last Saved by ggonzalez)


Wakeforest
Google Earth
FROM WAKEFOREST LOOKING SOUTH
4.52 ft


LANE
ENDS
Google Earth
FROM WESTPARK LOOKING EAST
3.58 ft

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1772
Plat Name: Wakeforest Water Plant
Applicant: IDS Engineering Group
Date Submitted: 09/06/2024

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:

The specific request being sought is for the Commission to waive the requirement to dedicate additional right-of-way to widen Westpark Drive and approve a dual building line which incorporates existing encroachments. The variance requests are due to the nature of the existing site which serves as one of two water plants for the City of West University Place (CoWU). The existing critical infrastructure on the site is the driving factor behind this variance request. The specific request being sought is for the Commission to (1) waive the requirement to dedicate additional right-of-way to widen Westpark Drive west of the intersection of Westpark Drive and Wakeforest Street and (2) allow for a dual building line for the plat to address existing encroachments of critical infrastructure within the 25-foot building line. The tract serves as the City of West University Place's Wakeforest Water Plant, one of two water plants serving the City of West University Place. The tract has been developed as a water plant since 1949 with various improvements to the water plant since that time. In the future, the City of West University Place intends to make additional plant improvements to address aging infrastructure and increased water demands. The City wishes to plat the tract to prepare for future improvements. It is not known why the tract was not platted prior to this time. City of West University Place is unable to dedicate 10 feet of right-of-way due to existing critical infrastructure located in the 10 feet immediately adjacent to Westpark Drive. This existing infrastructure includes a groundwater well, water well line, and underground electrical lines. Dedication of right-of-way would impact these facilities and therefore impact the ability of the City of West University Place to provide water supply for its residents and business owners. The City is also requesting a dual building line to address existing encroachments into the proposed 25-foot building line along Westpark Drive. All new improvements will adhere to the 25-foot building line; however, the plat shows encroachments of the existing groundwater well and elevated storage tank which are located within the 25-foot building line. Again, these elements are critical infrastructure which cannot be relocated without impacting the City of West University Place's ability to supply water to its residents and business owners.

Chapter 42 Section: 121 & 152

Chapter 42 Reference:

Sec 42-121. – Dedication of rights-of-way (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street. Sec. 42-152. - Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The proposed project includes improvements to the City of West University Place's Wakeforest Water Plant. The Wakeforest Water Plant is one of two water plants serving the City of West University Place. The plant was originally established in 1949 and various plant improvements have taken place since that date, including improvements in 1972, a new well in 1984, new elevated storage tank (EST) and ground storage tanks (GSTs) in 1990, and a new buildings to support pumps and chemical storage in 1991. For reasons unknown, the water plant site was never platted. As the City of West University Place is planning future improvements to the water plant site to update existing infrastructure and meet growing water system demands, CoWU desires to plat the tract. The proposed improvements are not the cause for the variance request. Rather, existing infrastructure on the site and use of the site to provide critical infrastructure restricts the ability to dedicate right-of-way (ROW) and requires the need for a dual building line to document existing encroachments. Right-of-Way Dedication Per the Major Throughfare and Freeway Plan (MTFP), Westpark Drive is a major thoroughfare with a proposed ROW width of 80 feet. The existing right-of-way is 60 feet in width with an existing roadway pavement width of 52 feet. The existing roadway pavement has 2 thru lanes and one left turn lane. Per the Code of Ordinances, City of West University Place would be required to dedicate 10 feet of ROW. City of West University Place is unable to dedicate 10 feet of right-of-way due to existing critical infrastructure located in the 10 feet immediately adjacent to Westpark Drive. The City's water well #9 (one of the City's two water wells which supplies water to the City of West University Place) is located 7.65' from the existing ROW and would be located within the 10 feet of ROW dedication. This well was constructed in 1984. There is also a 12-inch water well line running parallel to the ROW located 3'-5" from the existing ROW. Additionally, there are underground electrical lines running parallel to the ROW located 1-foot off the existing ROW. These electrical lines were constructed in 1990 and the construction plans were approved by the City of Houston. The approved construction plans are provided as supporting documentation. Furthermore, the proposed plant upgrades will not generate any additional traffic and therefore will not contribute to a significant increase in traffic on the street. Westpark Drive has been noted on the MTFP to be widened since prior to 1988. As mentioned previously, the City of West University Place received approvals from City of Houston in 1990 which included work within 10 feet of the right-of-way. The City did not request that the property be platted or that right-of-way be dedicated at that time. It should also be noted that METRO Plans for construction of Westpark Drive from Edloe to Kirby are dated May 1988 and no right-of-way acquisition was requested from CoWU's water plant tract at that time. Furthermore, numerous adjacent properties also located on the south side of Westpark Dive between Kirby and Buffalo Speedway have been redeveloped since 1988 and did not dedicate any right-of-way. A map of these locations and their plats are provided as supporting documentation. - Houston West University Hotel was o Platted in 2002 o Did not dedicate ROW - Terrace at West University o Replat No. 3 - 2004, Did not dedicate ROW o Replat No. 2 – 2003, Did not dedicate ROW o Replat No. 1 – 2002, Did not dedicate ROW - Edloe at Westpark Apartments o Platted in 1999 o Did not dedicate ROW Dual Building Line City of West University Place is also requesting a dual building line for the plat. The plat includes the required 25-foot building line on Westpark Drive which any new improvements will be subject to. However, there are existing encroachments within the 25-foot building line that are represented on the plat. These encroachments include a 500,000 gallon elevated storage tank (EST) and an existing groundwater well. - Elevated Storage Tank o The base of the tank encroaches 5.75' into the 25' building line o The tank dripline, which is elevated approximately 100' above grade, encroaches 16.95' into the 25' building line o The City of Houston approved plans in 1990 for construction of the new EST - Groundwater Well o The center of the existing well encroaches 15.85' into the 25' building line The EST and groundwater well are critical infrastructure required to maintain water supply to the City of West University Place. It is not feasible for these facilities to be abandoned or relocated.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The need for the granting of the variance is due to the use of the tract and the existing critical infrastructure located on the tract. The water plant was established in 1949, long before any improvements to the adjacent roadways and the current Westpark Drive. City of West University Place made improvements to the plant over time as is the responsibility of the City and improvements to critical water system infrastructure should not be considered hardship created by the applicant. Furthermore, City of Houston was aware of the use of the tract and approved CoWU's improvements on the tract.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The general intent and purposes of this chapter will be preserved and maintained. Westpark Drive was redesigned a certain way approximately 36 years ago in order to provide for the orderly development of the City of Houston, which is the goal of Chapter 42. At that time, no additional right-of-way was requested from the CoWU water plant site. No further redesign of Westpark Drive is planned at this time, therefore granting the variance seems consistent. The City also plans to comply with the proposed 25-foot building line along Westpark Drive for new improvements, maintaining the intent of the building line requirement.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Modern visibility triangle standards already exist at the corner of Westpark Drive and Wakeforest Avenue which protect public health and safety. The proposed improvements on the tract will not generate any additional traffic driving the need for a wider roadway section. Therefore, granting the variance will not be injurious. Furthermore, if the City of Houston does not grant the variance, it could be injurious to the public health, safety, and welfare as it would negatively impact the City of West University Place's ability to provide safe drinking water to its residents and business owners.

(5) Economic hardship is not the sole justification of the variance.

The sole reason for the variance relates to impacts to existing critical public infrastructure. Dedicating right-of-way would impact existing water system infrastructure and inhibit the City of West University Place from continuing to provide safe drinking to its residents and business owners. The City of West University Place is a governmental entity. There is no economic hardship related to this request as there is no profit motive by the City.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1772
Agenda Item: 138
PC Action Date: 10/03/2024
Plat Name: Wakeforest Water Plant
Applicant: IDS Engineering Group

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 121 & 152

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The specific request being sought is for the Commission to waive the requirement to dedicate additional right-of-way to widen Westpark Drive and approve a dual building line which incorporates existing encroachments. The variance requests are due to the nature of the existing site which serves as one of two water plants for the City of West University Place (CoWU). The existing critical infrastructure on the site is the driving factor behind this variance request. The specific request being sought is for the Commission to (1) waive the requirement to dedicate additional right-of-way to widen Westpark Drive west of the intersection of Westpark Drive and Wakeforest Street and (2) allow for a dual building line for the plat to address existing encroachments of critical infrastructure within the 25-foot building line. The tract serves as the City of West University Place's Wakeforest Water Plant, one of two water plants serving the City of West University Place. The tract has been developed as a water plant since 1949 with various improvements to the water plant since that time. In the future, the City of West University Place intends to make additional plant improvements to address aging infrastructure and increased water demands. The City wishes to plat the tract to prepare for future improvements. It is not known why the tract was not platted prior to this time. City of West University Place is unable to dedicate 10 feet of right-of-way due to existing critical infrastructure located in the 10 feet immediately adjacent to Westpark Drive. This existing infrastructure includes a groundwater well, water well line, and underground electrical lines. Dedication of right-of-way would impact these facilities and therefore impact the ability of the City of West University Place to provide water supply for its residents and business owners. The City is also requesting a dual building line to address existing encroachments into the proposed 25-foot building line along Westpark Drive. All new improvements will adhere to the 25-foot building line; however, the plat shows encroachments of the existing groundwater well and elevated storage tank which are located within the 25-foot building line. Again, these elements are critical infrastructure which cannot be relocated without impacting the City of West University Place's ability to supply water to its residents and business owners. ;

Basis of Recommendation:

The site is located within Houston's city limit at the southwest intersection of Westpark Drive and Wakeforest Street, between Buffalo Speedway and Kirby Drive. The applicant is proposing one reserve restricted to Water Plant and is requesting two variances: 1) to not dedicate widening to Westpark Drive, a major thoroughfare; and 2) to allow a dual building line for existing structures within the ordinance required 25' building line. Staff is in support of both requests.
The site is an existing water plant site for the City of West University Place, since 1949, with various stages of improvement over time. Westpark Drive is designated as a major thoroughfare with an ultimate width of 80 feet. Currently this segment from Edloe Street to Wakeforest Street, where the rail line and HL & P fee strip abut Westpark Drive, has an existing right-of-way width of only 60 feet. Strict interpretation of the ordinance would require half of the remainder width to be dedicated for right-of-way widening: 10 feet. It is unlikely that any dedication for widening will be provided by the northern properties – the HL&P fee strip and railroad. Widening on this site would result critical components of the existing water plant infrastructure to be partially within the right-of-way. None of the other properties on these two blocks have dedicated any ROW widening and most

have been platted.
For the second variance, the applicant is requesting a dual building line variance for the existing structures that are currently within the ordinance required 25' building line, which includes the existing groundwater well components and the water tower constructed in the early 1990s, after the building line requirement of the ordinance. If ever these structures are removed or if new structures are proposed, then the new construction would be required to meet the 25' building line requirement.
Houston Public Works has no objection to the request. Therefore, staff's recommendation is to grant the requested variances 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;

The site is an existing water plant site for the City of West University Place. Existing critical infrastructure components are located in both the required 10' right-of-way dedication area and the required 25' building line area. These components are extremely difficult to relocate.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variances are the existing infrastructure on the site. This site has been utilized as a water plant site for the City of West University Place since 1949 with continual improvements over time for the health of the City's infrastructure for its residents.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the right-of-way width requirements, specifically for designated streets on the Major Thoroughfare and Freeway Plan, is to ensure convenient circulation and adequate access while establishing a hierarchical system of roadway intensity. For this block of Westpark Drive and one block west, the right-of-way does not meet the MTFP designated width. However, it will be difficult to obtain dedication from the north due to the HL&P transmission corridor and railroad lines. The current pavement design was completed in 1988 with a 44' pavement section. Westpark Drive is less than 500' from the frontage lanes of US 59 and 1000' from Bissonnet Street, also a major thoroughfare. The intent of the building line ordinance is to ensure public safety and adequate street functions. The dual building line will allow for the continued use of the site, which is a critical infrastructure piece for the residents of the City of West University Place, while any new improvements will comply with the building line requirements.

(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. This is an existing condition for many decades and does not interfere with the current use of Westpark Drive.

(5) Economic hardship is not the sole justification of the variance.

The primary justification for granting the variance is the existing infrastructure components that would be extremely difficult to relocate in order to comply with current ordinance requirements.

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

September 12, 2024

NOTICE OF VARIANCE

PROJECT NAME: Wakeforest Water Plant
REFERENCE NUMBER: 2024-1772

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southwest intersection of Westpark Drive and Wakeforest 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.

IDS Engineering Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting two variances: 1) not to require right-of-way dedication to Westpark Drive; and 2) to allow a dual building line for existing water plant related infrastructure. 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, October 3, 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 Arianna Gonzalez with IDS Engineering Group at 713-462-3178. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at tammi.williamson@houstontx.gov or call (832)393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 139
Action Date: 10/03/2024
Plat Name: Springbridge Residential
Developer: Springbridge LLC
Applicant: Hussam Ghuneim
App No/Type: 2024-1592 C3R

Staff Recommendation:
Defer for further study and review

Total Acreage:	4.9900	Total Reserve Acreage:	1.7000
Number of Lots:	25	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:	

County	Zip	Key Map ©	City / ETJ
Harris	77073	332M	ETJ

Conditions and Requirements for Approval

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

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

1.) Defer to allow legal time to review deed restrictions.
2.) Coordinate with Centerpoint regarding UE requirements as UEs cannot be proposed on a PAE plat.
3.) Northwest corner may be creating a landlocked parcel that does not meet 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.

HPW-HW- IDS: APPROVE
CenterPoint: CNP Requires 14’ UE.
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)
UVE should be checked at white Gypsophila Lane Springridge Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Purple Freesia Lane and Springridge Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
Label reserve G (chapter 42-41)
Provide 20’ x 20’ corner cut at Reserve F (Chapter 10-COH geometric design guidelines, 10-22)

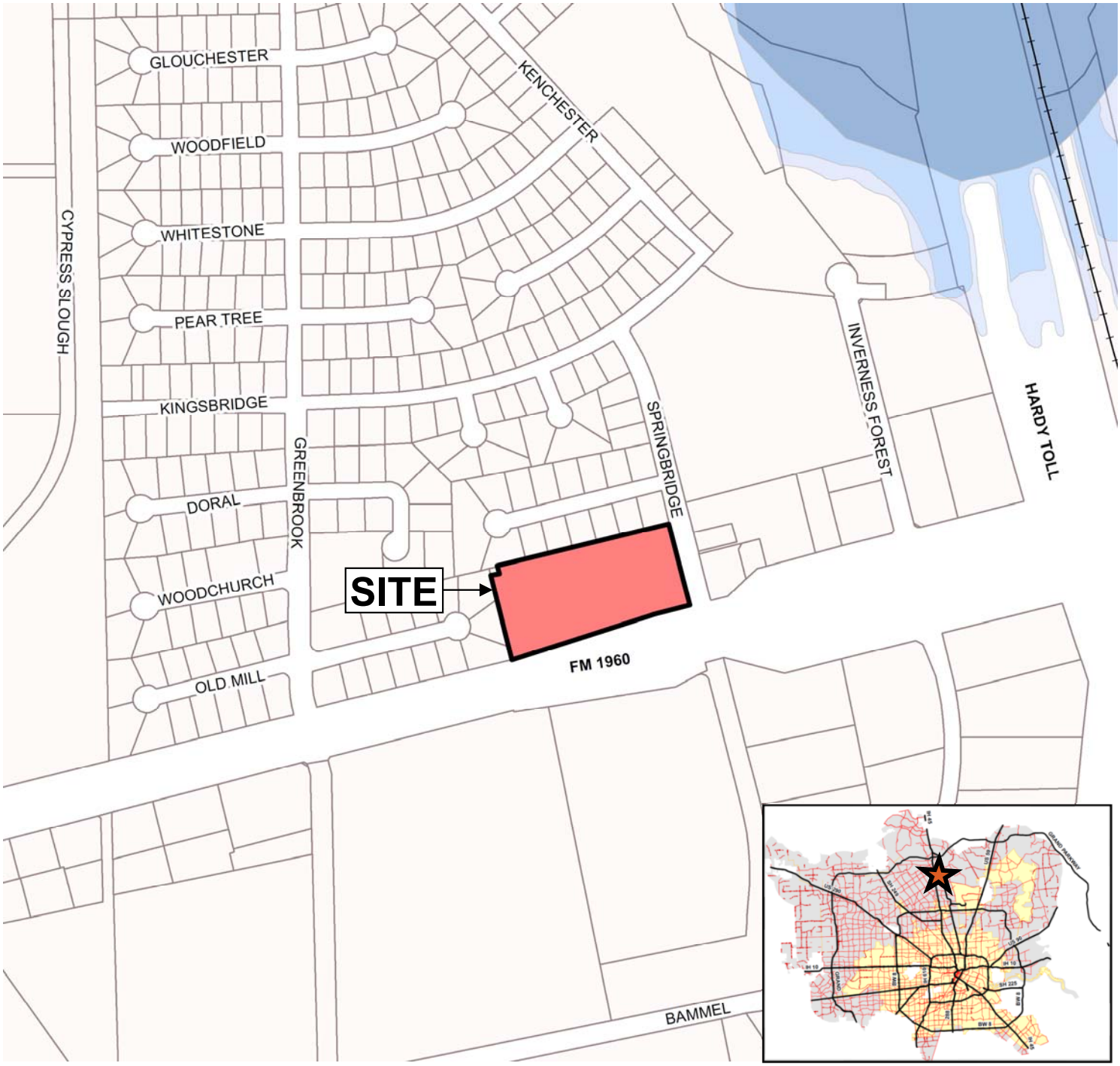
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Springbridge Residential

Applicant: Hussam Ghuneim



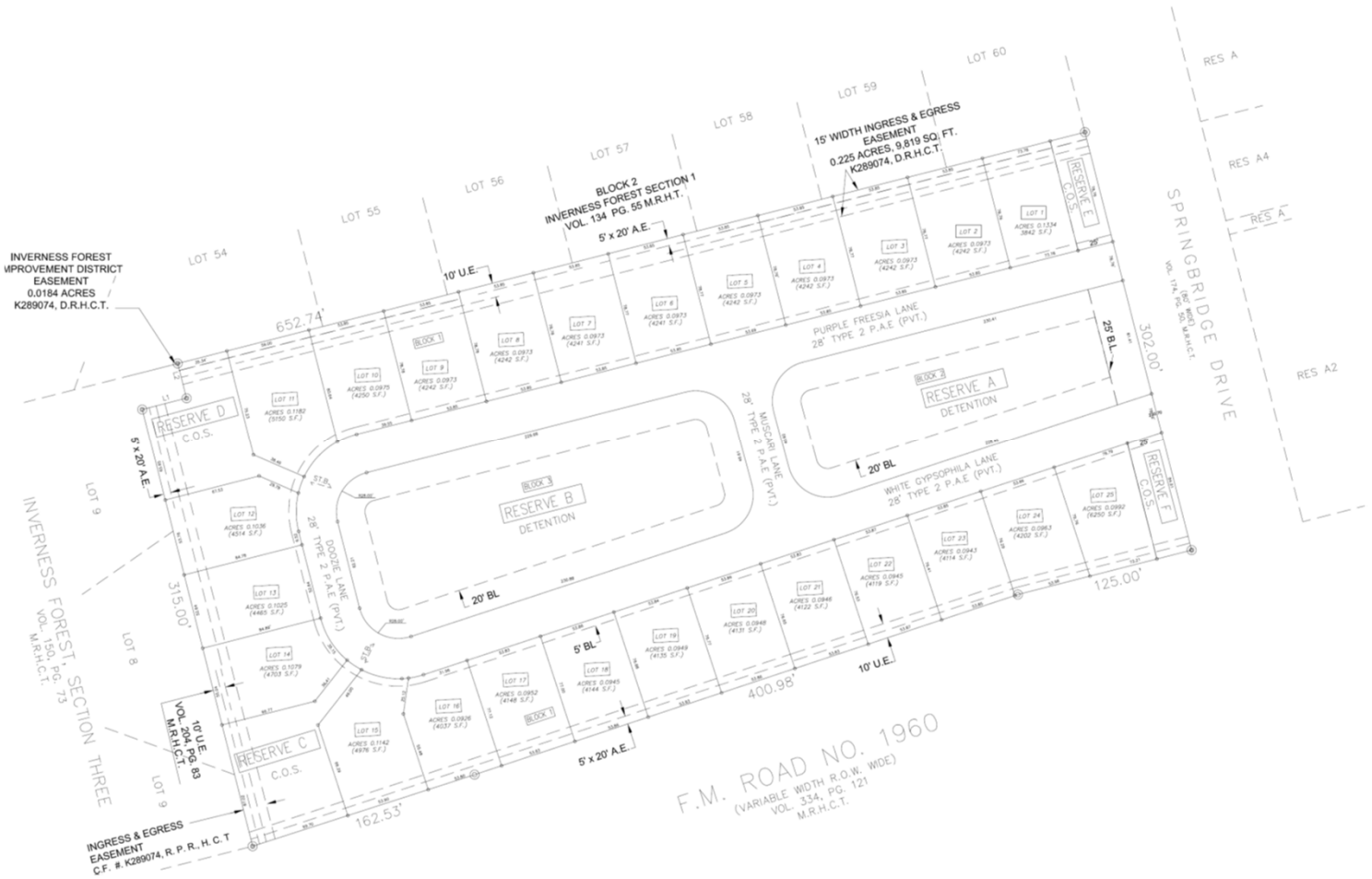
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Springbridge Residential

Applicant: Hussam Ghuneim



NORTH

F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Springbridge Residential

Applicant: Hussam Ghuneim



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-1592
Plat Name: Springbridge Residential
Applicant: Hussam Ghuneim
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:

To allow a reduced Building line of 15' in lieu of the 25' building line required along major thoroughfare FM 1960.

Chapter 42 Section: 42-150

Chapter 42 Reference:

A building line of 25' Is required along Major thoroughfares.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

The request to remove the unnecessary 25 ft. building line adjacent to F.M. 1960 is justified by the existing high wall constructed by TXDOT, which already separates the road from the lot. This adjustment is essential to optimize land use for the proposed development. Additionally, enforcing the terms, rules, conditions, policies, and standards of this chapter would impose an undue hardship, depriving the applicant of the reasonable use of the land.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1592
Plat Name: Springbridge Residential
Applicant: Hussam Ghuneim
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:
To allow a reduced Building line of 15' in lieu of the 25' building line required along major thoroughfare FM 1960.
Chapter 42 Section: 42-150

Chapter 42 Reference:
A building line of 25' Is required along Major thoroughfares.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Strict adherence to the requirements of this chapter would result in impractical development and may conflict with sound public policy. While a 25-foot building line typically enhances safety for single-family homes facing a major thoroughfare, this property is unique. The existing wall in TX-DOT right-of-way, means that the homes will face away from the thoroughfare, making the typical requirement unnecessary in this case.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances justifying the granting of the variance are not due to any hardship created or imposed by the applicant. They are mainly due to the existence of the wall in TX-DOT right-of-way.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and overall purpose of this chapter will be upheld and preserved , as we are following the guidelines outlined in Sec. 42-150.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting this variance will not harm public health, safety, or welfare, as we are requesting a shorter building line for the backyards of the single-family homes, which will be shielded by a substantial buffer wall in TX-DOT right-of-way.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship alone is not the only justification for the variance, The variance request is based mainly on the fact that there is an existing buffer wall in TX-DOT right-of-way , as well as per Sec. 42-150 - Single-family residential backing on a major thoroughfare can have a minimum of 10 feet building line.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1592
Agenda Item: 139
PC Action Date: 10/03/2024
Plat Name: Springbridge Residential
Applicant: Hussam Ghuneim

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: **42-150**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a reduced Building line of 15' in lieu of the 25' building line required along major thoroughfare FM 1960.;

Basis of Recommendation:

The subject site is a nearly 5 acre property located in the Harris County Extraterritorial Jurisdiction, at the northwest intersection of Farm to Market Road 1960 and Springbridge Drive, west of Hardy Toll Road. The applicant is proposing a type II PAE residential development composed of 25 lots and 6 reserves and is requesting a variance to allow a 15' building line in lieu of the required 25' Building line along FM Road 1960.
There is a portion of the original plat that is being left out of the replat that may potentially be landlocked and more time is needed to allow legal to review the separately filed deed restrictions. Staff recommendation is to defer the plat for 2 weeks to allow further review of the plat and the separately filed deed restrcitions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

N/A

(3) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

N/A

(5) Economic hardship is not the sole justification of the variance.

N/A

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 140
Action Date: 10/03/2024
Original Action Date: 10/05/2023
Plat Name: Bolan Heights
Developer: C & C Surveying, Inc
Applicant: C & C Surveying, Inc
App No : 2023-2011
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	12.7260	Total Reserve Acreage:	12.7260
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77375	249X	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 141
Action Date: 10/03/2024
Original Action Date: 10/19/2023
Plat Name: District 71 Ground Water Facility
Developer: M2L Associates, Inc.
Applicant: M2L Associates, Inc.
App No : 2023-2345
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	2.8710	Total Reserve Acreage:	2.8710
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	77077	489P	City

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 142
Action Date: 10/03/2024
Original Action Date: 11/16/2023
Plat Name: E4Real Business Complex
Developer: The Interfield Group
Applicant: The Interfield Group
App No : 2023-2504
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	6.0539	Total Reserve Acreage:	6.0539
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77053	611D	ETJ

Extension of Approval Notes:
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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 143
Action Date: 10/03/2024
Original Action Date: 11/02/2023
Plat Name: Forest Cove Ground Water Facility
Developer: M2L Associates, Inc.
Applicant: M2L Associates, Inc.
App No : 2023-2341
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	0.6350	Total Reserve Acreage:	0.6350
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77339	336E	City

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 144
Action Date: 10/03/2024
Original Action Date: 11/02/2023
Plat Name: Fort Bend ISD Harvest Green Sec 1
Developer: Pape-Dawson Engineers
Applicant: Pape-Dawson Engineers
App No : 2023-2463
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	16.3100	Total Reserve Acreage:	16.3100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Open Ditch	Utility District:	

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

Extension of Approval Notes:
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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 145
Action Date: 10/03/2024
Original Action Date: 11/02/2023
Plat Name: Hertegas Property
Developer: South Texas Surveying Associates, Inc.
Applicant: South Texas Surveying Associates, Inc.
App No : 2023-2389
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	1.2401	Total Reserve Acreage:	1.2401
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 166

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

Extension of Approval Notes:
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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 146
Action Date: 10/03/2024
Original Action Date: 10/19/2023
Plat Name: Luxelocker Cypress
Developer: McKim & Creed, Inc.
Applicant: McKim & Creed, Inc.
App No : 2023-2155
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	10.7078	Total Reserve Acreage:	10.7078
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Extension of Approval Notes:
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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 147
Action Date: 10/03/2024
Original Action Date: 11/16/2023
Plat Name: Plaza Estates at Willow
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No : 2023-2648
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.3417	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	412T	City

Extension of Approval Notes:
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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.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/03/2024
ITEM: 148

Applicant: ALICE HOOKER
Contact Person: AUDREY GRICE

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1749	77365	5771	296L	ETJ

EAST OF: LOOP 494 **NORTH OF:** FORD RD

ADDRESS: 22763 FORD ROAD, PORTER, TX

ACREAGE:

LEGAL DESCRIPTION:

BEING 1 ACRE OF LAND OUT OF THE J.M. EVERITT SURVEY, ABSTRACT NO. 197, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/03/2024
ITEM: 149

Applicant: JUAN F. CARRILLO
Contact Person: JUAN F. CARILLO

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1750	77447	4371	285B	ETJ

WEST OF: ROBERTS CEMETERY DR **NORTH OF:** BAUER RD

ADDRESS: 23718 BRUSHY TRAILS STREET

ACREAGE: 0.464

LEGAL DESCRIPTION:

LOT ELEVEN (11) BLOCK FOUR (4) OF BRUSHY CREEK SUBDIVISION, AN ADDITION IN MONTGOMERY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET E, SHEET 41-A, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/03/2024
ITEM: 150

Applicant: CITY OF HOUSTON PARKS AND RECREATION DEPARTMENT
Contact Person: CHARLES PELINI

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1751	77357	5974	257U	ETJ

EAST OF: BAPTIST ENCAMPMENT RD **SOUTH OF:** GRAND PKWY

ADDRESS: 25840 FM 1485, NEW CANEY, TX

ACREAGE:

LEGAL DESCRIPTION:

TRACT OF LAND OF 1,547.325 ACRES (67,401,480 SQ. FT. CONSISTING OF TRACTS A, E, AND F, OUT OF THE SEMORE GARSEE SURVEY, ABSTRACT 1724 (HARRIS), ABSTRACT 229 (MONTGOMERY) COUNTY, TEXAS AND THE MARSHALL H. SHORT SURVEY, ABSTRACT 509, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE