

Item No. / Plat Name	Class / App	Staff Recommendation
A-Consent		
1 Aliana Sec 19	C3P	Approve subject to the conditions listed
2 Candlelight Place Sec 3 replat no 1	C3F	Approve subject to the conditions listed
3 Code Enforcement Building Site Subdivision	C2	Defer Chapt. 42 planning standards
4 Cypress Landing East Sec 3	C3P	Approve subject to the conditions listed
5 Eagle Springs Commercial Reserves Sec 2	C2	Approve subject to the conditions listed
6 Eagle Springs Sec 40	C3F	Approve subject to the conditions listed
7 Fermena GP	GP	Approve subject to the conditions listed
8 Fermena Sec 1 (DEF)	C2	Approve subject to the conditions listed
9 Houston ISD Herod Elementary School Subdivision	C2	Defer Chapt. 42 planning standards
10 Hutton GP	GP	Approve subject to the conditions listed
11 Hutton Subdivision (DEF)	C3P	Approve subject to the conditions listed
12 Langham Creek Utility District Wastewater Treatment Plant Subdivision	C2	Withdraw by the applicant
13 Memorial Park Estates Subdivision	C3P	Defer Chapt. 42 planning standards
14 Plantation Lakes Reserve A Subdivision	C2	Approve subject to the conditions listed
15 Seaboard Controls Subdivision	C2	Approve subject to the conditions listed
16 Shadow Oaks Elementary Replacement Subdivision	C2	Defer Additional information reqd
17 Silver Ranch Sec 4	C3P	Approve subject to the conditions listed
18 Spring Branch Estates no 2 partial replat no 5	C3F	Approve subject to the conditions listed
19 Summerwood Retail Center Subdivision	C3F	Approve subject to the conditions listed
20 Summerwood Sec 35	C3P	Approve subject to the conditions listed
21 Telge Place Subdivision	C2	Defer Chapt. 42 planning standards
22 Therapy Village Subdivision	C2	Approve subject to the conditions listed
23 Westgate Sec 19	C3P	Approve subject to the conditions listed
24 Westpark Meadows Subdivision (DEF)	C3F	Defer Applicant request
25 Willow Springs Sec 7 (2DEF)	C3P	Withdraw by the applicant
26 Willow Springs Sec 9	C3P	Defer Chapt. 42 planning standards
27 Willow Springs Sec 10	C3P	Defer Chapt. 42 planning standards
28 Willow Springs Sec 11	C3P	Defer Chapt. 42 planning standards
29 Willow Springs Sec 12	C3P	Defer Additional information reqd
30 Willow Springs Sec 13	C3P	Defer Additional information reqd
31 Willow Springs Sec 14	C3P	Defer Chapt. 42 planning standards
32 Willow Springs Sec 15	C3P	Defer Chapt. 42 planning standards
33 Willow Springs Sec 16	C3P	Defer Chapt. 42 planning standards
34 Winfield Lakes Sec 15	C3F	Approve subject to the conditions listed
35 Woodlands Metro Center Sec 71	C3P	Defer Applicant request
B-Replats		
36 Bellaire Fountains Subdivision	C2R	Approve subject to the conditions listed
37 Big Burger on Hardy Subdivision	C2R	Approve subject to the conditions listed
38 Blossomessence Subdivision	C2R	Approve subject to the conditions listed
39 Central Green Sec 1 partial replat no 1	C2R	Approve subject to the conditions listed
40 Cullen Plaza Subdivision	C2R	Defer Chapt. 42 planning standards
41 Enoch Mansard Subdivision	C2R	Approve subject to the conditions listed
42 Houston Heights partial replat no 5	C2R	Approve subject to the conditions listed
43 K Kies V LTD Subdivision	C2R	Approve subject to the conditions listed
44 Orchard at Oak Forest Subdivision	C2R	Approve subject to the conditions listed
45 Riverside Terrace Sec 5 partial replat no 1	C2R	Approve subject to the conditions listed
46 Sunset Heights partial replat no 1	C2R	Approve subject to the conditions listed
47 Super Lopez Subdivision	C2R	Approve subject to the conditions listed
48 Tampico Subdivision	C2R	Defer Chapt. 42 planning standards

C-Public Hearings Requiring Notification

49	Park at Meadowhill Run Sec 2 partial replat no 1 (PH090309)	C3N	Defer for further study and review
50	Remington Ranch Sec 12 amending plat no 1 partial replat no 1 and Remington Ranch sec 26 partial replat no 1 (PH090309)	C3N	Defer for further study and review
51	Remington Ranch Sec 25 partial replat no 1 and Remington Ranch Sec 26 partial replat no 2 (PH090309)	C3N	Defer for further study and review
52	Rustling Oaks Sec 1 partial replat no 1 (PH090309)	C3N	Approve subject to the conditions listed

D-Variances

53	Cypresswood Heights Lift Station Subdivision	C2	Defer Chapt. 42 planning standards
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Class/App Codes:

C1=Class 1 Plat C2=Class 2 Plat NC=Name Change EOA=Extension of Approval GP=General Plan SP=Street Pattern Only (GP)
C3P/C3F=Class 3 Plat Preliminary or Final N= Public Hearing NotificationR= ReplatSTD=Street Dedication Plat
RR=Reconsideration of Request

City of Houston

Planning and Development Department, Development Services

Item No. / Plat Name	County	Appr Req	File No.	Key Map	City/ETJ
A-Consent					
1 Aliana Sec 19	F		C3P 2009-0789	527x	ETJ
total acreage 11.951 #lots: 46 #dwell units: 0 #acres/reserve 0.73					
Applicant: USA Professional Services Gr	Developer:	Aliana Development Company			
2 Candlelight Place Sec 3 replat no 1	H		C3F 2009-0747	452E	City
total acreage 4767 #lots: 3 #dwell units: 0 #acres/reserve 0					
Applicant: W.W. Bickerstaff & Assoc., Inc.	Developer:	Candlelight Development Joint Venture			
3 Code Enforcement Building Site Subdivisi	H		C2 2009-0752	493L	City
total acreage 2.452 #lots: 0 #dwell units: 0 #acres/reserve 2.452					
Applicant: Allie Kramerdog Empire	Developer:	City of Houston			
4 Cypress Landing East Sec 3	H		C3P 2009-0748	326Q	ETJ
total acreage 20.54 #lots: 66 #dwell units: 0 #acres/reserve 6.548					
Applicant: Brown & Gay Engineers, Inc.	Developer:	Centex Homes			
5 Eagle Springs Commercial Reserves Sec 2	H		C2 2009-0707	337X	ETJ
total acreage 6.887 #lots: 0 #dwell units: 0 #acres/reserve 6.887					
Applicant: AECOM USA Group, Inc.	Developer:	TERRABROOK EAGLE SPRINGS, L.P.			
6 Eagle Springs Sec 40	H		C3F 2009-0744	377F	ETJ
total acreage 11.14 #lots: 51 #dwell units: 0 #acres/reserve 1.06					
Applicant: AECOM USA Group, Inc.	Developer:	Terrabrook Eagle Springs, L.P.			
7 Fermena GP	H		GP 2009-0761	444G	ETJ
total acreage 26.132 #lots: 0 #dwell units: 0 #acres/reserve 26.13					
Applicant: H.R.S. and Associates,	Developer:	MENA REALTY, INC.			
8 Fermena Sec 1 (DEF)	H		C2 2009-0713	444G	ETJ
total acreage 11 #lots: 0 #dwell units: 0 #acres/reserve 9.467					
Applicant: H.R.S. and Associates,	Developer:	Mena Realty Inc.			
9 Houston ISD Herod Elementary School Sub	H		C2 2009-0775	531N	City
total acreage 7.2184 #lots: 0 #dwell units: 0 #acres/reserve 7.218					
Applicant: Landtech Consultants, Inc..	Developer:	Houston ISD			

Not the sole reason for the staff recommendation defer. Refer to CPC 101 form for details.

10	Hutton GP		H	GP	2009-0753	534Z	City
	total acreage	8.0183	#lots:	0	#dwell units:	0	#acres/reserve 8.018
	Applicant:	Century Engineering		Developer:	Huttonco Development, LP		
11	Hutton Subdivision (DEF)		H	C3P	2009-0708	534Z	City
	total acreage		#lots:		#dwell units:		#acres/reserve
	Applicant:	Century Engineering		Developer:	Huttonco Development, LP		
12	Langham Creek Utility District Wastewater T		H	C2	2009-0743	407U	ETJ
	total acreage	5.252	#lots:	0	#dwell units:	0	#acres/reserve 0
	Applicant:	Jones & Carter, Inc.		Developer:	Langham Creek Utility District		
13	Memorial Park Estates Subdivision		H	C3P	2009-0751	492A	City
	total acreage	46.9782	#lots:	0	#dwell units:	0	#acres/reserve 43.06
	Applicant:	Century Engineering		Developer:	John S. Beeson, Trustee		
14	Plantation Lakes Reserve A Subdivision		H	C2	2009-0772	406U	ETJ
	total acreage	4.348	#lots:	0	#dwell units:	0	#acres/reserve 4.348
	Applicant:	AECOM USA Group, Inc.		Developer:	Bear Creek Plantation, LTD		
15	Seaboard Controls Subdivision		H	C2	2009-0702	420A	ETJ
	total acreage	1.9347	#lots:	0	#dwell units:	0	#acres/reserve 1.934
	Applicant:	Gene Carroll and Associates, L		Developer:	Seaboard Controls, Inc.		
16	Shadow Oaks Elementary Replacement Sub		H	C2	2009-0782	449Z	City
	total acreage	12.744	#lots:	0	#dwell units:	0	#acres/reserve 12.74
	Applicant:	Westbelt Surveying		Developer:	Spring Branch I.S.D.		
17	Silver Ranch Sec 4		F	C3P	2009-0771	484T	ETJ
	total acreage	31.5	#lots:	117	#dwell units:	0	#acres/reserve 3.17
	Applicant:	Kerry R. Gilbert & Associates		Developer:	Katy 309 Venture LP		
18	Spring Branch Estates no 2 partial replat no		H	C3F	2009-0749	450Q	City
	total acreage	0.6557	#lots:	0	#dwell units:	0	#acres/reserve 0.655
	Applicant:	Advance Surveys, Inc.		Developer:	WESTSIDE PERFORMANCE AND MAC		
19	Summerwood Retail Center Subdivision		H	C3F	2009-0780	377W	ETJ
	total acreage	36.084	#lots:	0	#dwell units:	0	#acres/reserve 33.96
	Applicant:	Terra Surveying Company		Developer:	VILLAGE AT SUMMERWOOD 35, LTD		
20	Summerwood Sec 35		H	C3P	2009-0719	417B	ETJ
	total acreage	17.54	#lots:	44	#dwell units:	0	#acres/reserve 5.58
	Applicant:	costello, inc.		Developer:	NEWLAND COMMUNITIES TEXAS; L.P.		

Not the sole reason for the staff recommendation defer. Refer to CPC 101 form for details.

21	Telge Place Subdivision	H	C2	2009-0784	287R	ETJ
	total acreage 6.3994 #lots: 0	#dwell units: 0		#acres/reserve 6.309		
	Applicant: Teran Group	Developer: Denys Ortega				
22	Therapy Village Subdivision	H	C2	2009-0756	368N	ETJ
	total acreage 1.3431 #lots: 0	#dwell units: 0		#acres/reserve 1.343		
	Applicant: South Texas Platting	Developer: Jason Scott				
23	Westgate Sec 19	H	C3P	2009-0785	407J	ETJ
	total acreage 21.8278 #lots: 112	#dwell units: 0		#acres/reserve 1.268		
	Applicant: Jones & Carter, Inc.	Developer: KB HOME LONE STAR Inc., a Texas Cor				
24	Westpark Meadows Subdivision (DEF)	F	C3F	2009-0732	525E	ETJ
	total acreage 39.1391 #lots: 0	#dwell units: 360		#acres/reserve 37.99		
	Applicant: Lentz Engineering, L.C.	Developer: CR Nevada Associates, L.L.C.				
25	Willow Springs Sec 7 (2DEF)	H	C3P	2009-0683	411H	ETJ
	total acreage 14.034 #lots: 80	#dwell units: 0		#acres/reserve 2.73		
	Applicant: LJA Engineering & Surveying	Developer: KB Homes				
26	Willow Springs Sec 9	H	C3P	2009-0763	411H	ETJ
	total acreage 14.339 #lots: 76	#dwell units: 0		#acres/reserve 0.998		
	Applicant: Robert Doley, Planner	Developer: KB Home Lone Star, L.P. By: KBSA, Inc., C				
27	Willow Springs Sec 10	H	C3P	2009-0764	411H	ETJ
	total acreage 14.0281 #lots: 93	#dwell units: 0		#acres/reserve 1		
	Applicant: Robert Doley, Planner	Developer: KB Home Lone Star, L.P. By: KBSA, Inc., C				
28	Willow Springs Sec 11	H	C3P	2009-0765	411H	ETJ
	total acreage 13.223 #lots: 57	#dwell units: 0		#acres/reserve 1		
	Applicant: Robert Doley, Planner	Developer: KB Home Lone Star, L.P. By: KBSA, Inc., C				
29	Willow Springs Sec 12	H	C3P	2009-0766	411h	ETJ
	total acreage 19.9542 #lots: 64	#dwell units: 0		#acres/reserve 7		
	Applicant: Robert Doley, Planner	Developer: KB Home Lone Star, L.P. By: KBSA, Inc., C				
30	Willow Springs Sec 13	H	C3P	2009-0767	411h	ETJ
	total acreage 11.0911 #lots: 69	#dwell units: 0		#acres/reserve 0.482		
	Applicant: Robert Doley, Planner	Developer: KB Home Lone Star, L.P. By: KBSA, Inc., C				
31	Willow Springs Sec 14	H	C3P	2009-0768	411h	ETJ
	total acreage 9.5424 #lots: 50	#dwell units: 0		#acres/reserve 1		
	Applicant: Robert Doley, Planner	Developer: KB Home Lone Star, L.P. By: KBSA, Inc., C				

Not the sole reason for the staff recommendation defer. Refer to CPC 101 form for details.

32 Willow Springs Sec 15	H	C3P	2009-0769	411h	ETJ
total acreage 8.4044 #lots: 38	#dwell units: 0	#acres/reserve	0.774		
Applicant: Robert Doley, Planner	Developer:	KB Home Lone Star, L.P. By: KBSA, Inc., C			
33 Willow Springs Sec 16	H	C3P	2009-0770	411H	ETJ
total acreage 12.3456 #lots: 67	#dwell units: 0	#acres/reserve	2		
Applicant: Robert Doley, Planner	Developer:	KB Home Lone Star, L.P. By: KBSA, Inc., C			
34 Winfield Lakes Sec 15	F	C3F	2009-0740	611S	ETJ
total acreage 4.286 #lots: 22	#dwell units: 0	#acres/reserve	0.108		
Applicant: LJA Engineering & Surveying	Developer:	Friendswood Development Company			
35 Woodlands Metro Center Sec 71	M	C3P	2009-0786	251d	ETJ
total acreage 6.631 #lots: 0	#dwell units: 0	#acres/reserve	6.631		
Applicant: LJA Engineering & Surveying	Developer:	TWDC			

B-Replats

36 Bellaire Fountains Subdivision	H	C2R	2009-0774	529E	City
total acreage 7.6351 #lots: 0	#dwell units: 0	#acres/reserve	7.635		
Applicant: Owens Management Systems	Developer:	GEMCRAFT HOMES, INC			
37 Big Burger on Hardy Subdivision	H	C2R	2009-0703	413Y	City
total acreage 0.3534 #lots: 0	#dwell units: 0	#acres/reserve	0.353		
Applicant: Sandoval Eng. & Surveyors	Developer:	Environments co.			
38 Blossomessence Subdivision	H	C2R	2009-0758	492L	City
total acreage 0.2296 #lots: 6	#dwell units: 0	#acres/reserve	0		
Applicant: Karen Rose Engineering & Sur	Developer:	JHF Holdings, LLC			
39 Central Green Sec 1 partial replat no 1	H	C2R	2009-0783	373L	ETJ
total acreage 5.8983 #lots: 0	#dwell units: 0	#acres/reserve	5.898		
Applicant: John G. Thomas & Associates,	Developer:	Air Center Limited			
40 Cullen Plaza Subdivision	H	C2R	2009-0759	573V	ETJ
total acreage 16.8629 #lots: 0	#dwell units: 0	#acres/reserve	16.86		
Applicant: Tetra Surveys	Developer:	555 Properties			
41 Enoch Mansard Subdivision	H	C2R	2009-0726	533S	City
total acreage 0.8483 #lots: 0	#dwell units: 0	#acres/reserve	0.848		
Applicant: The Interfield Group	Developer:	Landmark Industries, Ltd.			
42 Houston Heights partial replat no 5	H	C2R	2009-0773	452Z	City
total acreage 0.3007 #lots: 2	#dwell units: 0	#acres/reserve	0		
Applicant: Windrose Land Services	Developer:	Pamela R. Mitschke			

Not the sole reason for the staff recommendation defer. Refer to CPC 101 form for details.

- 43 K Kies V LTD Subdivision** H C2R 2009-0778 532G City
total acreage 0.9676 #lots: 0 #dwell units: 0 #acres/reserve 0.960
Applicant: Texas Engineering And Mappin Developer: K-Kies V, Ltd
- 44 Orchard at Oak Forest Subdivision** H C2R 2009-0777 452Q City
total acreage 5.752 #lots: 0 #dwell units: 0 #acres/reserve 5.752
Applicant: Halff Associates, Inc. Developer: Label Imaging Technology, Inc.
- 45 Riverside Terrace Sec 5 partial replat no 1** H C2R 2009-0735 533B City
total acreage 0.7351 #lots: 0 #dwell units: 0 #acres/reserve 0.735
Applicant: Owens Management Systems Developer: Lorine Young
- 46 Sunset Heights partial replat no 1** H C2R 2009-0779 453n City
total acreage 1.2553 #lots: 0 #dwell units: 0 #acres/reserve 1.255
Applicant: Tri-Tech Surveying Developer: Prime Homes
- 47 Super Lopez Subdivision** H C2R 2009-0762 495w City
total acreage 1.3149 #lots: 0 #dwell units: 0 #acres/reserve 1.314
Applicant: H.R.S. and Associates, Developer: Propiedades Lopez, L.P,
- 48 Tampico Subdivision** H C2R 2009-0718 453X City
total acreage 0.3354 #lots: 0 #dwell units: 0 #acres/reserve 0.335
Applicant: Owens Management Systems Developer: San Juanita Narvaez

C-Public Hearings Requiring Notification

- 49 Park at Meadowhill Run Sec 2 partial replat** H C3N 2009-0622 291Q ETJ
total acreage 4.706 #lots: 55 #dwell units: 0 #acres/reserve 0.124
Applicant: Pate Engineers Inc. Developer: K. Hovnanian
- 50 Remington Ranch Sec 12 amending plat no** H C3N 2009-0661 372D ETJ
total acreage 5.0057 #lots: 56 #dwell units: 0 #acres/reserve 0.162
Applicant: Edminster Hinshaw Russ and A Developer: RR Houston Development, LP
- 51 Remington Ranch Sec 25 partial replat no 1** H C3N 2009-0660 372H ETJ
total acreage 8.0791 #lots: 93 #dwell units: 0 #acres/reserve 0.091
Applicant: Edminster Hinshaw Russ and A Developer: RR Houston Development, LP
- 52 Rustling Oaks Sec 1 partial replat no 1 (PH0** H C3N 2009-0585 489C City
total acreage 0.4881 #lots: 0 #dwell units: 0 #acres/reserve 0.488
Applicant: Precision Surveyors, Inc Developer: Owner

D-Variances

Not the sole reason for the staff recommendation defer. Refer to CPC 101 form for details.

53 Cypresswood Heights Lift Station Subdivi H C2 2009-0754 294w ETJ
total acreage 0.222 #lots: 0 #dwell units: 0 #acres/reserve 0.222
Applicant: Van De Wiele Engineering Inc. Developer: Bradbury Development

Not the sole reason for the staff recommendation defer. Refer to CPC 101 form for details.

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 1

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Aliana Sec 19	Ft Bend	C3P	2009-0789	77407	527x	ETJ

Total acreage: 11.951

Total number of lots: 46

Total number of multi-family units: 0

Total Reserve Acreage: .73

Developer: Aliana Development Company

Company: USA Professional Services Group, Inc.

COH Park Sector:

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 on the face of the plat.

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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 *****.

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

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

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

008.6. Areas less than 1 acre will require detention at a rate of 0.20 acre feet per acre of increased impervious cover. The subdivision of larger tracts into smaller tracts of 1.0 acre and less will require the detention volume of 0.5 acre-feet per acre of increased impervious cover. Areas between 1 acre and 50 acres will require detention at a rate of 0.50 acre-feet per acre of increased impervious cover. For further information regarding stormwater detention requirements in the City of Houston or its ETJ (other than Harris County), contact Public Works and Engineering Stormwater Division.

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 2

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Candlelight Place Sec 3 replat no 1	Harris	C3F	2009-0747	77018	452E	City

Total acreage: 4767

Total number of lots: 3

Total number of multi-family units: 0

Total Reserve Acreage: 0

Developer: Candlelight Development Joint Venture

Company: W.W. Bickerstaff & Assoc., Inc.

COH Park Sector: 1

Conditions and requirements for approval

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

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 *****.

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)

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)

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)

008.6. Areas less than 1 acre will require detention at a rate of 0.20 acre feet per acre of increased impervious cover. The subdivision of larger tracts into smaller tracts of 1.0 acre and less will require the detention volume of 0.5 acre-feet per acre of increased impervious cover. Areas between 1 acre and 50 acres will require detention at a rate of 0.50 acre-feet per acre of increased impervious cover. For further information regarding stormwater detention requirements in the City of Houston or its ETJ (other than Harris County), contact Public Works and Engineering Stormwater Division.

008.7 Add note to face of plat: Stormwater detention for Single Family Residential lots (= 15,0000 s.f. in area) are exempt from detention, if proposed impervious coverage is less than or equal to 75.0%. Detention volume of 0.20 acre feet per acre shall be provided for impervious cover over 75%. (PWE Ch 9)

008.7.1 Add note to face of plat: Existing Single Family Residential lots (= 15,0000 s.f. in area), may be subdivided

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



further and are exempt from detention, provided that the proposed impervious cover will remain less than or equal to 75.0%. (PWE Ch 9)043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

Additional Comments:

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 3

Staff Recommendation: Defer Chapt. 42 planning standards

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Code Enforcement Building Site Subdivision	Harris	C2	2009-0752	77002	493L	City
Total acreage:	2.452					
Total number of lots:	0	Developer:	City of Houston			
Total number of multi-family units:	0	Company:	Allie Kramerdog Empire			
Total Reserve Acreage:	2.452	COH Park Sector:				

Conditions and requirements for approval

AutoCAD Drawing must be attached to the application for review.

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

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

049.2. 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 *****.

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)

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

Additional Comments:

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 4

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Cypress Landing East Sec 3	Harris	C3P	2009-0748	77429	326Q	ETJ
Total acreage:	20.54					
Total number of lots:	66	Developer: Centex Homes				
Total number of multi-family units:	0	Company: Brown & Gay Engineers, Inc.				
Total Reserve Acreage:	6.5485	COH Park Sector:				

Conditions and requirements for approval

160.1. Unobstructed visibility easements (UVE) are required in addition to the visibility cutbacks.

184.2 Provide unobstructed visibility easement(s) at the street intersections identified in compliance with PWE Infrastructure Design Manual. Instructions and requirements are found in PWE IDM page 10-8.

184.3 Provide a sight distance drawing calculating the unobstructed visibility easement dimensions and location, either as a separate drawing, or as separate AutoCAD layers in your AutoCAD plat. The AutoCAD layers names should start with "Sight_Dist_" for easy reference.

184.5 The final plat must show correctly the dimensions and location of each unobstructed visibility easements.

184.6 Prior to recordation a separate instrument dedication and a metes and bounds description for the unobstructed visibility easements must be recorded. Record information must be referenced on the face of the plat.

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

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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 *****.

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

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



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

Revise Reserve C to Landscape/Open Space/Dentention.

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

Additional Comments:

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 5

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Eagle Springs Commercial Reserves Sec 2	Harris	C2	2009-0707	77346	337X	ETJ
Total acreage:	6.887					
Total number of lots:	0	Developer:	TERRABROOK EAGLE SPRINGS, L.P.			
Total number of multi-family units:	0	Company:	AECOM USA Group, Inc.			
Total Reserve Acreage:	6.887	COH Park Sector:				

Conditions and requirements for approval

160.1. An unobstructed visibility easement (UVE) is required in addition to the visibility cutback.

184.5 The final plat must show correctly the dimensions and location of each unobstructed visibility easements.

184.6 Prior to recordation a separate instrument dedication and a metes and bounds description for the unobstructed visibility easement must be recorded. Record information must be reference on 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.

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 *****.

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)

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)

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 6

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Eagle Springs Sec 40	Harris	C3F	2009-0744	77346	377F	ETJ

Total acreage: 11.14

Total number of lots: 51

Total number of multi-family units: 0

Total Reserve Acreage: 1.06

Developer: Terrabrook Eagle Springs, L.P.

Company: AECOM USA Group, Inc.

COH Park Sector:

Conditions and requirements for approval

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

All easements on the exterior of the boundary must be recorded and shown on this plat. (HE)

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

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

049.2. 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 *****.

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)

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)

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

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 7

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Fermena GP	Harris	GP	2009-0761	77493	444G	ETJ

Total acreage: 26.132

Total number of lots: 0

Total number of multi-family units: 0

Total Reserve Acreage: 26.132

Developer: MENA REALTY, INC.

Company: H.R.S. and Associates,

COH Park Sector:

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.

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

Additional Comments:

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 8

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Fermena Sec 1 (DEF)	Harris	C2	2009-0713	77493	444G	ETJ

Total acreage: 11

Total number of lots: 0

Total number of multi-family units: 0

Total Reserve Acreage: 9.467

Developer: Mena Realty Inc.

Company: H.R.S. and Associates,

COH Park Sector:

Conditions and requirements for approval

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

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

049.2. 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 *****.

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)

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)

Additional Comments:

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 9

Staff Recommendation: Defer Chapt. 42 planning standards

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Houston ISD Herod Elementary School Subdivision	Harris	C2	2009-0775	77096	531N	City
Total acreage:	7.2184					
Total number of lots:	0	Developer:	Houston ISD			
Total number of multi-family units:	0	Company:	Landtech Consultants, Inc..			
Total Reserve Acreage:	7.2184	COH Park Sector:				

Conditions and requirements for approval

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

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

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

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 *****.

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)

Additional Comments:

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 10

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Hutton GP	Harris	GP	2009-0753	77087	534Z	City

Total acreage: 8.0183

Total number of lots: 0

Total number of multi-family units: 0

Total Reserve Acreage: 8.0183

Developer: Huttonco Development, LP

Company: Century Engineering

COH Park Sector:

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.

Additional Comments:

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 11

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Hutton Subdivision (DEF)	Harris	C3P	2009-0708	77087	534Z	City

Total acreage:

Total number of lots:

Total number of multi-family units:

Total Reserve Acreage:

Developer: Huttonco Development, LP

Company: Century Engineering

COH Park Sector: 9

Conditions and requirements for approval

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

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

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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 *****.

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)

184.5 The final plat must show correctly the dimensions and location of each unobstructed visibility easements.

184.6 Prior to recordation a separate instrument dedication and a metes and bounds description for the unobstructed visibility easement must be recorded. Record information must be reference on the face of the plat.

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

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

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



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

Additional Comments:

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 12

Staff Recommendation: Withdraw by the applicant

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Langham Creek Utility District Wastewater Treatment Plant	Harris	C2	2009-0743	77084	407U	ETJ
Total acreage:	5.252					
Total number of lots:	0	Developer:	Langham Creek Utility District			
Total number of multi-family units:	0	Company:	Jones & Carter, Inc.			
Total Reserve Acreage:	0	COH Park Sector:				

Conditions and requirements for approval

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 049.2. 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 *****.
- 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)
- 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)

Additional Comments:

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 13

Staff Recommendation: Defer Chapt. 42 planning standards

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Memorial Park Estates Subdivision	Harris	C3P	2009-0751	77055	492A	City
Total acreage:	46.9782					
Total number of lots:	0	Developer:	John S. Beeson, Trustee			
Total number of multi-family units:	0	Company:	Century Engineering			
Total Reserve Acreage:	43.066	COH Park Sector:	12			

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.

Reserves do not meet public street requirement. See sec. 42-192

052. Walne St. must show within this plat.

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

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.

055. Subdivision name shall not be a duplicate. Revise subdivision name.

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

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

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

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

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

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 on the face of the

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



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)

Additional Comments:

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 14

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Plantation Lakes Reserve A Subdivision	Harris	C2	2009-0772	77449	406U	ETJ
Total acreage:	4.348					
Total number of lots:	0	Developer:	Bear Creek Plantation, LTD			
Total number of multi-family units:	0	Company:	AECOM USA Group, Inc.			
Total Reserve Acreage:	4.348	COH Park Sector:				

Conditions and requirements for approval

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

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

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

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)

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)

Additional Comments:

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 15

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Seaboard Controls Subdivision	Harris	C2	2009-0702	77532	420A	ETJ

Total acreage: 1.9347

Total number of lots: 0

Total number of multi-family units: 0

Total Reserve Acreage: 1.9347

Developer: Seaboard Controls, Inc.

Company: Gene Carroll and Associates, L.P.

COH Park Sector:

Conditions and requirements for approval

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

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

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

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)

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)

Additional Comments:

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 16

Staff Recommendation: Defer Additional information reqd

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Shadow Oaks Elementary Replacement Subdivision	Harris	C2	2009-0782	77043	449Z	City
Total acreage:	12.744					
Total number of lots:	0	Developer:	Spring Branch I.S.D.			
Total number of multi-family units:	0	Company:	Westbelt Surveying			
Total Reserve Acreage:	12.744	COH Park Sector:				

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.

184.2 Provide unobstructed visibility easement(s) at the street intersection identified in compliance with PWE Infrastructure Design Manual. Instructions and requirements are found in PWE IDM page 10-8.

184.3 Provide a sight distance drawing calculating the unobstructed visibility easement dimensions and location, either as a separate drawing, or as separate AutoCAD layers in your AutoCAD plat. The AutoCAD layers names should start with "Sight_Dist_" for easy reference.

184.6 Prior to recordation a separate instrument dedication and a metes and bounds description for the unobstructed visibility easement must be recorded. Record information must be reference on 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.

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 *****.

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)

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)

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 17

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Silver Ranch Sec 4	Ft Bend	C3P	2009-0771	77494	484T	ETJ
Total acreage:	31.5					
Total number of lots:	117	Developer: Katy 309 Venture LP				
Total number of multi-family units:	0	Company: Kerry R. Gilbert & Associates				
Total Reserve Acreage:	3.17	COH Park Sector:				

Conditions and requirements for approval

Spring Green Road and Roesner Road must be recorded prior to or simultaneously with the final plat.

008.6. Areas less than 1 acre will require detention at a rate of 0.20 acre feet per acre of increased impervious cover. The subdivision of larger tracts into smaller tracts of 1.0 acre and less will require the detention volume of 0.5 acre-feet per acre of increased impervious cover. Areas between 1 acre and 50 acres will require detention at a rate of 0.50 acre-feet per acre of increased impervious cover. For further information regarding stormwater detention requirements in the City of Houston or its ETJ (other than Harris County), contact Public Works and Engineering Stormwater Division.

041. Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation.

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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)

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 *****.

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 18

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Spring Branch Estates no 2 partial replat no 5	Harris	C3F	2009-0749	77080	450Q	City
Total acreage:	.6557					
Total number of lots:	0	Developer:	WESTSIDE PERFORMANCE AND MACHIN			
Total number of multi-family units:	0	Company:	Advance Surveys, Inc.			
Total Reserve Acreage:	.6557	COH Park Sector:				

Conditions and requirements for approval

Remove H.C.M.R. citation for both 25ft easements on the face of the plat. H.C.D.R. information for said easements are listed in the wrong order on the plat - please revise.

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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

060. Provide the person or firm who prepared the plat and the date on which the plat was drawn. (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)

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)

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 19

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Summerwood Retail Center Subdivision	Harris	C3F	2009-0780	77044	377W	ETJ
Total acreage:	36.084					
Total number of lots:	0	Developer:	VILLAGE AT SUMMERWOOD 35, LTD			
Total number of multi-family units:	0	Company:	Terra Surveying Company			
Total Reserve Acreage:	33.964	COH Park Sector:				

Conditions and requirements for approval

Note: Show all recorded CNP easement on plat. Submit for Letter of No Objection (Center Point)

008.6: All plats except for those in Harris County portion of ETJ

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

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

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

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)

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)

Additional Comments:

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 20

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Summerwood Sec 35	Harris	C3P	2009-0719	77044	417B	ETJ

Total acreage: 17.54

Total number of lots: 44

Total number of multi-family units: 0

Total Reserve Acreage: 5.58

Developer: NEWLAND COMMUNITIES TEXAS; L.P.

Company: costello, inc.

COH Park Sector:

Conditions and requirements for approval

008.6: All plats except for those in Harris County portion of ETJ

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

052. The extensions of Sandbow Lane (Sec 19), and Jordan Hills Lane (Sec 33), along with the 165 drainage channel must be recorded prior to or simultaneously with the final.

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

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

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)

012.2.1 Dead-end utility easements are not permitted.

053. Change street (Copper Creek) as indicated on the file copy to avoid duplication.

A Street Dedication for the completion of Timber Forest Drive (from Hunters Lake south to the GP boundary) must be submitted, simultaneously to the final plat submittal for Summerwood Section 35.

Timber Forest Drive street dedication must be recorded prior to or simultaneously to Summerwood Section 35.

160.1. An unobstructed visibility easement (UVE) is required in addition to the visibility cutback.

184.7. At the option of the applicant, an unobstructed visibility easement may be dedicated on the face of a Class 3 subdivision application. Add UVE plat note: An unobstructed visibility easement is hereby dedicated to the public. (PWE 10-8)

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 21

Staff Recommendation: Defer Chapt. 42 planning standards

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Telge Place Subdivision	Harris	C2	2009-0784	77375	287R	ETJ
Total acreage:	6.3994					
Total number of lots:	0	Developer:	Denys Ortega			
Total number of multi-family units:	0	Company:	Teran Group			
Total Reserve Acreage:	6.3098	COH Park Sector:				

Conditions and requirements for approval

055. Subdivision name shall not be a duplicate. Revise subdivision name.

Recommend approval w/ no objection by Harris Engineer on 08/27/2009 03:30 PM

Provide recordation information for: Waller-Tomball Road. (HE)

Revise County Clerk's paragraphs and signature blocks in all appropriate places. (HE)

Recommend disapproval (explanation below) by Center Point on 08/28/2009 09:48 AM. NOTE: Recorded CNP easements need to show on plat. Please submit for Letter of No Objection. Coordinate with Center Point regarding easements.

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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

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)

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)

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 22

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Therapy Village Subdivision	Harris	C2	2009-0756	77429	368N	ETJ
Total acreage:	1.3431					
Total number of lots:	0	Developer: Jason Scott				
Total number of multi-family units:	0	Company: South Texas Platting				
Total Reserve Acreage:	1.3431	COH Park Sector:				

Conditions and requirements for approval

Recommend approval w/ no objection by Center Point on 08/28/2009 08:49 AM

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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

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)

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)

Additional Comments:

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 23

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Westgate Sec 19	Harris	C3P	2009-0785	77433	407J	ETJ

Total acreage: 21.8278

Total number of lots: 112

Total number of multi-family units: 0

Total Reserve Acreage: 1.2686

Developer: KB HOME LONE STAR Inc., a Texas Corp

Company: Jones & Carter, Inc.

COH Park Sector:

Conditions and requirements for approval

Recommend approval w/ no objection by Center Point on 08/28/2009 08:35 AM

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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.

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 *****.

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)

184.2 Provide unobstructed visibility easement(s) at the street intersection identified in compliance with PWE Infrastructure Design Manual. Instructions and requirements are found in PWE IDM page 10-8.

184.5 The final plat must show correctly the dimensions and location of each unobstructed visibility easements.

184.3 Provide a sight distance drawing calculating the unobstructed visibility easement dimensions and location, either as a separate drawing, or as separate AutoCAD layers in your AutoCAD plat. The AutoCAD layers names should start with "Sight_Dist_" for easy reference.

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 24

Staff Recommendation: Defer Applicant request

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Westpark Meadows Subdivision (DEF)	Ft Bend	C3F	2009-0732	77494	525E	ETJ
Total acreage:	39.1391					
Total number of lots:	0	Developer:	CR Nevada Associates, L.L.C.			
Total number of multi-family units:	360	Company:	Lentz Engineering, L.C.			
Total Reserve Acreage:	37.9995	COH Park Sector:				

Conditions and requirements for approval

- 047.1. Make corrections and additions as indicated on scanned image file attached to the application. Remove private water line easement and dumpsters, gates, etc. from plat prior to recordation.
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. Show recordation information for any separately filed easements or private building lines.
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)
095. The Fire Chief's office has approved this plat for compliance with Chapter 42 access, hose lay and fire hydrant placement subject to the revisions identified. (233) Add 1-2 hydrants within 100' of entry(s).
098. Requirements for a private street entry with dual paving sections is two paving sections of not less than 20 feet separated by a curb section of not less than 5 feet and not more than 20 feet for a distance of not more than 100 feet from the public ROW. (230) Coordinate curves with County Engineers office.
102. 80-degree to 89-degree private street intersections shall provide a 25-foot radius at the intersection. (231) Label or note.
- 102.1. 90-degree private street intersections shall provide a 20-foot radius at the intersection. (231) Label or note.
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)

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 25

Staff Recommendation: Withdraw by the applicant

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Willow Springs Sec 7 (2DEF)	Harris	C3P	2009-0683	77038	411H	ETJ

Total acreage: 14.034

Total number of lots: 80

Total number of multi-family units: 0

Total Reserve Acreage: 2.73

Developer: KB Homes

Company: LJA Engineering & Surveying

COH Park Sector:

Conditions and requirements for approval

Provide an Amenities Plan. See Sec. 42-195

003. Provide written approval of plat from Harris County Flood Control with Recordation Package.

161. Provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (122) (20' for West Road)

Provide a revised drawing with new COS and amenities plan after

Shows the limits of TC Jester Blvd as recorded in D-235031 as they relate to this plat .(HE)

Provide 20' of ROW for the widening of West Road.(HE)

Provide "unobstructed visibility easement" as enacted on July 31, 2009. (HE)

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

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

049.2. 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 *****.

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)

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 26

Staff Recommendation: Defer Chapt. 42 planning standards

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Willow Springs Sec 9	Harris	C3P	2009-0763	77449	411H	ETJ

Total acreage: 14.339

Total number of lots: 76

Total number of multi-family units: 0

Total Reserve Acreage: .9983

Developer: KB Home Lone Star, L.P. By: KBSA, Inc., Ge

Company: Robert Doley, Planner

COH Park Sector:

Conditions and requirements for approval

161. Provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (122) (West Road) Verify providing 20' widening of West Road (per HE.)

037. COS reserves shall be reasonably dry and flat. (185) Compensating open space in floodplain requires Amenity Plan (and Drainage Plan.) Recent LOMR map revision information to be reviewed to verify if these requirements are applicable at this time. Elevation certificates may be required.

Change street name of Basil Brook Court to a non-duplicate name.

Add note to plat: This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in "Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure." (HE)

Depict R-O-W centerline and distances. (HE)

Verify that the name(s), officer(s)/title(s) and owner/entity is shown correctly in dedicatory language, signature block(s) and notary statement(s). (HE)

Label street inside of boundary or provide an arrow from Cabin Cove Court to inside the boundary. (HE)

012.2. Coordinate utility easements with CenterPoint Energy. Note: UE's may not be in reserves restricted to drainage or detention use of any kind. (CP)

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)

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)

184.5 The final plat must show correctly the dimensions and location of each unobstructed visibility easements.

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



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

Additional Comments:

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 27

Staff Recommendation: Defer Chapt. 42 planning standards

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Willow Springs Sec 10	Harris	C3P	2009-0764	77449	411H	ETJ

Total acreage: 14.0281

Total number of lots: 93

Total number of multi-family units: 0

Total Reserve Acreage: 1

Developer: KB Home Lone Star, L.P. By: KBSA, Inc., Ge

Company: Robert Doley, Planner

COH Park Sector:

Conditions and requirements for approval

037. COS reserves shall be reasonably dry and flat. (185) Compensating Open Space in floodplain requires Amenity plan (and drainage Plan.) Verify floodplain map revisions.

052. Sec 9 must be recorded prior to or simultaneously with this plat.

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

Dedicatory language and appropriate certifications must be submittal with final submittal. (HE)

Add note to plat: This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in "Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure." (HE)

Depict R-O-W centerline and distances. (HE)

Verify that the name(s), officer(s)/title(s) and owner/entity is shown correctly in dedicatory language, signature block(s) and notary statement(s). If one person is authorized to sign on behalf of an entity, provide written authorization at recordation. (HE)

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)

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 ties.

184.5 The final plat must show correctly the dimensions and location of each unobstructed visibility easements.

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

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 28

Staff Recommendation: Defer Chapt. 42 planning standards

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Willow Springs Sec 11	Harris	C3P	2009-0765	77449	411H	ETJ

Total acreage: 13.223

Total number of lots: 57

Total number of multi-family units: 0

Total Reserve Acreage: 1

Developer: KB Home Lone Star, L.P. By: KBSA, Inc., Ge

Company: Robert Doley, Planner

COH Park Sector:

Conditions and requirements for approval

Dedicatory language and appropriate certifications must be submittal with final submittal. (HE)

Add note to plat: This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in "Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure." (HE)

Depict R-O-W centerline and distances. (HE)

Verify that the name(s), officer(s)/title(s) and owner/entity is shown correctly in dedicatory language, signature block(s) and notary statement(s). If one person is authorized to sign on behalf of an entity, provide written authorization at recordation. (HE)

037. COS reserves shall be reasonably dry and flat. (185)

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)

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)

184.5 The final plat must show correctly the dimensions and location of each unobstructed visibility easements.

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

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 29

Staff Recommendation: Defer Additional information reqd

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Willow Springs Sec 12	Harris	C3P	2009-0766	77449	411h	ETJ
Total acreage:	19.9542					
Total number of lots:	64	Developer:	KB Home Lone Star, L.P. By: KBSA, Inc., Ge			
Total number of multi-family units:	0	Company:	Robert Doley, Planner			
Total Reserve Acreage:	7	COH Park Sector:				

Conditions and requirements for approval

Applicant must provide a corrected Letter of Map Revision Based on Fill Determination Document that provides information plat has been removed from the 100 year flood plain.

036. COS reserves shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision. (185)

035. COS reserves shall be accessible to all the residents of the subdivision. Redesign accessibility. (185)

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

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

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

008.7 Add note to face of plat: Stormwater detention for Single Family Residential lots (= 15,0000 s.f. in area) are exempt from detention, if proposed impervious coverage is less than or equal to 75.0%. Detention volume of 0.20 acre feet per acre shall be provided for impervious cover over 75%. (PWE IDM Ch 9)

008.6. Areas less than 1 acre will require detention at a rate of 0.20 acre feet per acre of increased impervious cover. The subdivision of larger tracts into smaller tracts of 1.0 acre and less will require the detention volume of 0.5 acre-feet per acre of increased impervious cover. Areas between 1 acre and 50 acres will require detention at a rate of 0.50 acre-feet per acre of increased impervious cover. For further information regarding stormwater detention requirements in the City of Houston or its ETJ (other than Harris County), contact PWE Stormwater Division.

184.5 The final plat must show correctly the dimensions and location of each unobstructed visibility easements.

184.6 Prior to recordation a separate instrument dedication and a metes and bounds description for the unobstructed visibility easement must be recorded. Record information must be reference on the face of the plat.

184.7. At the option of the applicant, an unobstructed visibility easement may be dedicated on the face of a Class 3

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



subdivision application. Add UVE plat note to face of plat: An unobstructed visibility easement is hereby dedicated to the public. (PWE IDM 10-8)

Additional Comments:

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 30

Staff Recommendation: Defer Additional information reqd

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Willow Springs Sec 13	Harris	C3P	2009-0767	77449	411h	ETJ
Total acreage:	11.0911					
Total number of lots:	69	Developer:	KB Home Lone Star, L.P. By: KBSA, Inc., Ge			
Total number of multi-family units:	0	Company:	Robert Doley, Planner			
Total Reserve Acreage:	.4827	COH Park Sector:				

Conditions and requirements for approval

Applicant must provide a corrected Letter of Map Revision Based on Fill Determination Document that provides information plat has been removed from the 100 year flood plain.

036. COS reserves shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision. (185)

035. COS reserves shall be accessible to all the residents of the subdivision. Redesign accessibility. (185)

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

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

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

008.7 Add note to face of plat: Stormwater detention for Single Family Residential lots (= 15,000 s.f. in area) are exempt from detention, if proposed impervious coverage is less than or equal to 75.0%. Detention volume of 0.20 acre feet per acre shall be provided for impervious cover over 75%. (PWE IDM Ch 9)

008.6. Areas less than 1 acre will require detention at a rate of 0.20 acre feet per acre of increased impervious cover. The subdivision of larger tracts into smaller tracts of 1.0 acre and less will require the detention volume of 0.5 acre-feet per acre of increased impervious cover. Areas between 1 acre and 50 acres will require detention at a rate of 0.50 acre-feet per acre of increased impervious cover. For further information regarding stormwater detention requirements in the City of Houston or its ETJ (other than Harris County), contact PWE Stormwater Division.

184.5 The final plat must show correctly the dimensions and location of each unobstructed visibility easements.

184.6 Prior to recordation a separate instrument dedication and a metes and bounds description for the unobstructed visibility easement must be recorded. Record information must be reference on the face of the plat.

184.7. At the option of the applicant, an unobstructed visibility easement may be dedicated on the face of a Class 3

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



subdivision application. Add UVE plat note to face of plat: An unobstructed visibility easement is hereby dedicated to the public. (PWE IDM 10-8)

Additional Comments:

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 31

Staff Recommendation: Defer Chapt. 42 planning standards

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Willow Springs Sec 14	Harris	C3P	2009-0768	77449	411h	ETJ

Total acreage: 9.5424

Total number of lots: 50

Total number of multi-family units: 0

Total Reserve Acreage: 1

Developer: KB Home Lone Star, L.P. By: KBSA, Inc., Ge

Company: Robert Doley, Planner

COH Park Sector:

Conditions and requirements for approval

Dedicatory language and appropriate certifications must be submittal with final submittal. (HE)

Add note to plat: This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in "Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure." (HE)

Depict R-O-W centerline and distances. (HE)

Verify that the name(s), officer(s)/title(s) and owner/entity is shown correctly in dedicatory language, signature block(s) and notary statement(s). If one person is authorized to sign on behalf of an entity, provide written authorization at recordation. (HE)

Show Recordation information for McKinley Street for the adjoining section. (HE)

Show all streets names within the plat boundary or use an arrow for Quiet Pine St. and Reading Fair Lane. (HE)

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

037. COS reserves shall be reasonably dry and flat. (185)

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)

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)

184.5 The final plat must show correctly the dimensions and location of each unobstructed visibility easements.

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

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Wednesday.

Additional Comments:

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 32

Staff Recommendation: Defer Chapt. 42 planning standards

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Willow Springs Sec 15	Harris	C3P	2009-0769	77449	411h	ETJ

Total acreage: 8.4044

Total number of lots: 38

Total number of multi-family units: 0

Total Reserve Acreage: .7742

Developer: KB Home Lone Star, L.P. By: KBSA, Inc., Ge

Company: Robert Doley, Planner

COH Park Sector:

Conditions and requirements for approval

037. COS reserves shall be reasonably dry and flat. (185)

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)

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)

184.5 The final plat must show correctly the dimensions and location of each unobstructed visibility easements.

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

Additional Comments:

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 33

Staff Recommendation: Defer Chapt. 42 planning standards

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Willow Springs Sec 16	Harris	C3P	2009-0770	77449	411H	ETJ

Total acreage: 12.3456

Total number of lots: 67

Total number of multi-family units: 0

Total Reserve Acreage: 2

Developer: KB Home Lone Star, L.P. By: KBSA, Inc., Ge

Company: Robert Doley, Planner

COH Park Sector:

Conditions and requirements for approval

Applicant must provide a corrected Letter of Map Revision Based on Fill Determination Document that provides information plat has been removed from the 100 year flood plain.

036. COS reserves shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision. (185)

035. COS reserves shall be accessible to all the residents of the subdivision. Redesign accessibility. (185)

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

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

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

008.7 Add note to face of plat: Stormwater detention for Single Family Residential lots (= 15,0000 s.f. in area) are exempt from detention, if proposed impervious coverage is less than or equal to 75.0%. Detention volume of 0.20 acre feet per acre shall be provided for impervious cover over 75%. (PWE IDM Ch 9)

008.6. Areas less than 1 acre will require detention at a rate of 0.20 acre feet per acre of increased impervious cover. The subdivision of larger tracts into smaller tracts of 1.0 acre and less will require the detention volume of 0.5 acre-feet per acre of increased impervious cover. Areas between 1 acre and 50 acres will require detention at a rate of 0.50 acre-feet per acre of increased impervious cover. For further information regarding stormwater detention requirements in the City of Houston or its ETJ (other than Harris County), contact PWE Stormwater Division.

184.5 The final plat must show correctly the dimensions and location of each unobstructed visibility easements.

184.6 Prior to recordation a separate instrument dedication and a metes and bounds description for the unobstructed visibility easement must be recorded. Record information must be reference on the face of the plat.

184.7. At the option of the applicant, an unobstructed visibility easement may be dedicated on the face of a Class 3

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subdivision application. Add UVE plat note to face of plat: An unobstructed visibility easement is hereby dedicated to the public. (PWE IDM 10-8)

Additional Comments:

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 34

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Winfield Lakes Sec 15	Ft Bend	C3F	2009-0740	77545	611S	ETJ
Total acreage:	4.286					
Total number of lots:	22	Developer:	Friendswood Development Company			
Total number of multi-family units:	0	Company:	LJA Engineering & Surveying			
Total Reserve Acreage:	.108	COH Park Sector:				

Conditions and requirements for approval

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

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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

049.2. 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 *****.

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)

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)

Houston Planning Commission



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Agenda Item: 35

Staff Recommendation: Defer Applicant request

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Woodlands Metro Center Sec 71	Mont	C3P	2009-0786	77380	251d	ETJ

Total acreage: 6.631

Total number of lots: 0

Total number of multi-family units: 0

Total Reserve Acreage: 6.631

Developer: TWDC

Company: LJA Engineering & Surveying

COH Park Sector:

Conditions and requirements for approval

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

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

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

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)

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

Additional Comments:

Houston Planning Commission



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Agenda Item: 36

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Bellaire Fountains Subdivision	Harris	C2R	2009-0774	77072	529E	City
Total acreage:	7.6351					
Total number of lots:	0	Developer:	GEMCRAFT HOMES, INC			
Total number of multi-family units:	0	Company:	Owens Management Systems			
Total Reserve Acreage:	7.6351	COH Park Sector:	9			

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)

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

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

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

008.1. (Inside COH only, >5 ac.) Plat Release is required by the Storm Water Quality Engineer prior to plat recordation. This plat must meet the requirements Chapter 47, Sec. XII, and include a SWQ Management Plan and purchase of a SWQ Permit, or meet one of the exemption criteria described therein. Please apply for an availability letter for this site. Plats that are required to have a SWQ Permit, are required to have an availability letter. Applications for the SWQ Permit or the exemption must be submitted to the SWQ Engineer, at SWQ Engineer, COH, 611 Walker, Second Floor Annex, Houston, TX 77002. Appointments for meeting with the SWQ Engineer can be made by calling 713-837-7383. No walk-in plat releases can be done at the present time.

008.5. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management Office prior to recordation. This is consistent w/ Chapter 19-13. Contact FMO at 713-535-7666.043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

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Agenda Item: 37

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Big Burger on Hardy Subdivision	Harris	C2R	2009-0703	77076	413Y	City

Total acreage: .3534

Total number of lots: 0

Total number of multi-family units: 0

Total Reserve Acreage: .3534

Developer: Environments co.

Company: Sandoval Eng. & Surveyors

COH Park Sector:

Conditions and requirements for approval

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

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

049.2. 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 *****.

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)

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)

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

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

008.6. Areas less than 1 acre will require detention at a rate of 0.20 acre feet per acre of increased impervious cover. The subdivision of larger tracts into smaller tracts of 1.0 acre and less will require the detention volume of 0.5 acre-feet per acre of increased impervious cover. Areas between 1 acre and 50 acres will require detention at a rate of 0.50 acre-feet per acre of increased impervious cover. For further information regarding stormwater detention requirements in the City of Houston or its ETJ (other than Harris County), contact Public Works and Engineering Stormwater Division.

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Agenda Item: 38

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Blossomessence Subdivision	Harris	C2R	2009-0758	77007	492L	City
Total acreage:	.2296					
Total number of lots:	6	Developer:	JHF Holdings, LLC			
Total number of multi-family units:	0	Company:	Karen Rose Engineering & Surveying			
Total Reserve Acreage:	0	COH Park Sector:	14			

Conditions and requirements for approval

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

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 *****.

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)

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)

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)

008.6. Areas less than 1 acre will require detention at a rate of 0.20 acre feet per acre of increased impervious cover. The subdivision of larger tracts into smaller tracts of 1.0 acre and less will require the detention volume of 0.5 acre-feet per acre of increased impervious cover. Areas between 1 acre and 50 acres will require detention at a rate of 0.50 acre-feet per acre of increased impervious cover. For further information regarding stormwater detention requirements in the City of Houston or its ETJ (other than Harris County), contact Public Works and Engineering Stormwater Division.

008.7 Add note to face of plat: Stormwater detention for Single Family Residential lots (= 15,0000 s.f. in area) are exempt from detention, if proposed impervious coverage is less than or equal to 75.0%. Detention volume of 0.20 acre feet per acre shall be provided for impervious cover over 75%. (PWE Ch 9)

008.7.1 Add note to face of plat: Existing Single Family Residential lots (= 15,0000 s.f. in area), may be subdivided

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further and are exempt from detention, provided that the proposed impervious cover will remain less than or equal to 75.0%. (PWE Ch 9)043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

Additional Comments:

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 39

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Central Green Sec 1 partial replat no 1	Harris	C2R	2009-0783	77032	373L	ETJ
Total acreage:	5.8983					
Total number of lots:	0	Developer:	Air Center Limited			
Total number of multi-family units:	0	Company:	John G. Thomas & Associates, Inc.			
Total Reserve Acreage:	5.8983	COH Park Sector:				

Conditions and requirements for approval

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

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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

049.2. 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 *****.

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)

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)

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Agenda Item: 40

Staff Recommendation: Defer Chapt. 42 planning standards

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Cullen Plaza Subdivision	Harris	C2R	2009-0759	77047	573V	ETJ
Total acreage:	16.8629					
Total number of lots:	0	Developer:	555 Properties			
Total number of multi-family units:	0	Company:	Tetra Surveys			
Total Reserve Acreage:	16.8629	COH Park Sector:				

Conditions and requirements for approval

055. Subdivision name shall not be a duplicate. Revise subdivision name.

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.

184.6 Prior to recordation a separate instrument dedication and a metes and bounds description for the unobstructed visibility easement must be recorded. Record information must be reference on the face of the plat.

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other pvt easements dedicated by separate inst must be shown on this plat. All easements dedicated by separate inst that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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

049.2. 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 *****.

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)

191. Appendix G:Harris County Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and

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Platting Approval Conditions - CPC 101 Form



Certifications for requirements. (Record.doc)

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

202. Include Harris Co Rd Law certificate to Appendix A: Owners Acknmnt. (Record.doc)

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

Additional Comments:

Houston Planning Commission

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Agenda Item: 41

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Enoch Mansard Subdivision	Harris	C2R	2009-0726	77054	533S	City
Total acreage:	.8483					
Total number of lots:	0	Developer:	Landmark Industries, Ltd.			
Total number of multi-family units:	0	Company:	The Interfield Group			
Total Reserve Acreage:	.8483	COH Park Sector:	8			

Conditions and requirements for approval

184.7. At the option of the applicant, an unobstructed visibility easement may be dedicated on the face of a Class 3 subdivision application. Add UVE plat note: An unobstructed visibility easement is hereby dedicated to the public. (PWE 10-8)

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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.

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)

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)

008.6. Areas less than 1 acre will require detention at a rate of 0.20 acre feet per acre of increased impervious cover. The subdivision of larger tracts into smaller tracts of 1.0 acre and less will require the detention volume of 0.5 acre-feet per acre of increased impervious cover. Areas between 1 acre and 50 acres will require detention at a rate of 0.50 acre-feet per acre of increased impervious cover.

008.7 Add note to face of plat: Stormwater detention for Single Family Residential lots (= 15,0000 s.f. in area) are exempt from detention, if proposed impervious coverage is less than or equal to 75.0%. Detention volume of 0.20 acre feet per acre shall be provided for impervious cover over 75%. (PWE Ch 9)

Houston Planning Commission

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008.7.1 Add note to face of plat: Existing Single Family Residential lots (= 15,000 s.f. in area), may be subdivided further and are exempt from detention, provided that the proposed impervious cover will remain less than or equal to 75.0%. (PWE Ch 9)

Additional Comments:

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 42

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Houston Heights partial replat no 5	Harris	C2R	2009-0773	77008	452Z	City

Total acreage: .3007

Total number of lots: 2

Total number of multi-family units: 0

Total Reserve Acreage: 0

Developer: Pamela R. Mitschke

Company: Windrose Land Services

COH Park Sector:

Conditions and requirements for approval

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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 *****.

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)

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)

008.6. Areas less than 1 acre will require detention at a rate of 0.20 acre feet per acre of increased impervious cover. The subdivision of larger tracts into smaller tracts of 1.0 acre and less will require the detention volume of 0.5 acre-feet per acre of increased impervious cover. Areas between 1 acre and 50 acres will require detention at a rate of 0.50 acre-feet per acre of increased impervious cover. For further information regarding stormwater detention requirements in the City of Houston or its ETJ (other than Harris County), contact Public Works and Engineering Stormwater Division.

008.7 Add note to face of plat: Stormwater detention for Single Family Residential lots (= 15,000 s.f. in area) are exempt from detention, if proposed impervious coverage is less than or equal to 75.0%. Detention volume of 0.20 acre feet per acre shall be provided for impervious cover over 75%. (PWE Ch 9)

Houston Planning Commission

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008.7.1 Add note to face of plat: Existing Single Family Residential lots (= 15,000 s.f. in area), may be subdivided further and are exempt from detention, provided that the proposed impervious cover will remain less than or equal to 75.0%. (PWE Ch 9)

Additional Comments:

Houston Planning Commission

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Agenda Item: 43

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
K Kies V LTD Subdivision	Harris	C2R	2009-0778	77030	532G	City
Total acreage:	.9676					
Total number of lots:	0	Developer:	K-Kies V, Ltd			
Total number of multi-family units:	0	Company:	Texas Engineering And Mapping			
Total Reserve Acreage:	.9608	COH Park Sector:	13			

Conditions and requirements for approval

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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

049.2. 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 *****.

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)

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)

Additional Comments:

Houston Planning Commission

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Agenda Item: 44

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Orchard at Oak Forest Subdivision	Harris	C2R	2009-0777	77018	452Q	City
Total acreage:	5.752					
Total number of lots:	0	Developer:	Label Imaging Technology, Inc.			
Total number of multi-family units:	0	Company:	Halff Associates, Inc.			
Total Reserve Acreage:	5.752	COH Park Sector:	1			

Conditions and requirements for approval

This Plat is Approved as a Class 3 Preliminary Replat

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.

184.2 Provide unobstructed visibility easement(s) at the street intersection identified in compliance with PWE Infrastructure Design Manual. Instructions and requirements are found in PWE IDM page 10-8.

184.5 The final plat must show correctly the dimensions and location of each unobstructed visibility easements.

008.6. Areas less than 1 acre will require detention at a rate of 0.20 acre feet per acre of increased impervious cover. The subdivision of larger tracts into smaller tracts of 1.0 acre and less will require the detention volume of 0.5 acre-feet per acre of increased impervious cover. Areas between 1 acre and 50 acres will require detention at a rate of 0.50 acre-feet per acre of increased impervious cover. For further information regarding stormwater detention requirements in the City of Houston or its ETJ (other than Harris County), contact Public Works and Engineering Stormwater Division.

041. Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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

049.2. 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 *****.

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

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

Additional Comments:

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 45

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Riverside Terrace Sec 5 partial replat no 1	Harris	C2R	2009-0735	77004	533B	City
Total acreage:	.7351					
Total number of lots:	0	Developer:	Lorine Young			
Total number of multi-family units:	0	Company:	Owens Management Systems			
Total Reserve Acreage:	.7351	COH Park Sector:	15			

Conditions and requirements for approval

Final recorded name shall be Amended Plat of Riverside Terrace Fifth Section partial replat no 1.

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

008.1. (Inside COH only, >5 ac.) Plat Release is required by the Storm Water Quality Engineer prior to plat approval. This plat must meet the requirements Chapter 47, Appointments for meeting with the SWQ Engineer can be made by calling 713-837-7383. No walk-in plat releases can be done at the present time.

008.5. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management Office prior to recordation. This is consistent w/ Chapter 19-13. Contact FMO at 713-535-7666.

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.

Add note: Unrestricted reserve tracts must be served by wastewater collection service. (192)

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 *****.

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

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

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

Houston Planning Commission

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plat at this time.

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

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

Additional Comments:

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 46

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Sunset Heights partial replat no 1	Harris	C2R	2009-0779	77008	453n	City
Total acreage:	1.2553					
Total number of lots:	0	Developer: Prime Homes				
Total number of multi-family units:	0	Company: Tri-Tech Surveying				
Total Reserve Acreage:	1.2553	COH Park Sector:	12			

Conditions and requirements for approval

Standard HPARD notes have been added to sheet '24x36'.(HPARD)

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

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

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

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)

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)

008.6: All plats except for those in Harris County portion of ETJ

Visibility triangles at the street intersections must be dedicated, which will effect the total acreage. Must be addressed prior to recordation.

Additional Comments:

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 47

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Super Lopez Subdivision	Harris	C2R	2009-0762	77011	495w	City

Total acreage: 1.3149

Total number of lots: 0

Total number of multi-family units: 0

Total Reserve Acreage: 1.3149

Developer: Propiedades Lopez, L.P,

Company: H.R.S. and Associates,

COH Park Sector:

Conditions and requirements for approval

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

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

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

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)

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)

008.6: All plats except for those in Harris County portion of ETJ

Additional Comments:

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 48

Staff Recommendation: Defer Chapt. 42 planning standards

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Tampico Subdivision	Harris	C2R	2009-0718	77009	453X	City
Total acreage:	.3354					
Total number of lots:	0	Developer:	San Juanita Narvaez			
Total number of multi-family units:	0	Company:	Owens Management Systems			
Total Reserve Acreage:	.3354	COH Park Sector:	12			

Conditions and requirements for approval

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

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

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)

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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)

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 *****.

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

159. Provide centerline tie for Moss Street.

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.

184.2 Provide unobstructed visibility easement(s) at the street intersection identified in compliance with PWE Infrastructure Design Manual. Instructions and requirements are found in PWE IDM page 10-8.

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



184.5 The final plat must show correctly the dimensions and location of each unobstructed visibility easements.

184.6 Prior to recordation a separate instrument dedication and a metes and bounds description for the unobstructed visibility easement must be recorded. Record information must be reference on the face of the plat.

184.4 It has been determined that your unobstructed visibility easement calculation is incorrect. Coordinate with staff before sending the corrected calculation on next Wednesday before noon.

Additional Comments:

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 49

Staff Recommendation: Defer for further study and review

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Park at Meadowhill Run Sec 2 partial replat no 1 (PH090309)	Harris	C3N	2009-0622	77388	291Q	ETJ
Total acreage:	4.706					
Total number of lots:	55	Developer: K. Hovnanian				
Total number of multi-family units:	0	Company: Pate Engineers Inc.				
Total Reserve Acreage:	.1247	COH Park Sector:				

Conditions and requirements for approval

Staff requests a two week deferral for further study and review.

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 on 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.

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

Centerpoint comments: "Split 14' UE's along lot lines."

Additional Comments:

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 50

Staff Recommendation: Defer for further study and review

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Remington Ranch Sec 12 amending plat no 1 partial replat no 1 and	Harris	C3N	2009-0661	77073	372D	ETJ
Total acreage:	5.0057					
Total number of lots:	56	Developer:				RR Houston Development, LP
Total number of multi-family units:	0	Company:				Edminster Hinshaw Russ and Associates
Total Reserve Acreage:	.1623	COH Park Sector:				

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)

040.2. Provide a copy of the mutual use agreement for the shared use of COS between Sections ___ and ___ prior to recordation.

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

041. Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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

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

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

Additional Comments:

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 51

Staff Recommendation: Defer for further study and review

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Remington Ranch Sec 25 partial replat no 1 and Remington Ranch	Harris	C3N	2009-0660	77073	372H	ETJ
Total acreage:	8.0791					
Total number of lots:	93	Developer:	RR Houston Development, LP			
Total number of multi-family units:	0	Company:	Edminster Hinshaw Russ and Associates			
Total Reserve Acreage:	.0916	COH Park Sector:				

Conditions and requirements for approval

Split UE's along rear lot lines.

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

040.2. Provide a copy of the mutual use agreement for the shared use of COS between Sections ___ and ___ prior to recordation.

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

041. Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

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

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

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

Additional Comments:

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 52

Staff Recommendation: Approve subject to the conditions listed

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Rustling Oaks Sec 1 partial replat no 1 (PH090309)	Harris	C3N	2009-0585	77079	489C	City
Total acreage:	.4881					
Total number of lots:	0	Developer: Owner				
Total number of multi-family units:	0	Company: Precision Surveyors, Inc				
Total Reserve Acreage:	.4881	COH Park Sector:	9			

Conditions and requirements for approval

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

007.2.1. Public Works and Engineering's review has determined that a wastewater capacity reservation application must be submitted. Contact Public Works and Engineering, Wastewater Design Division.015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)

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 on the face of the plat.

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)

088.0.1. Add note: Unrestricted reserve tracts must be served by wastewater collection service. (192)

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

Additional Comments:

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 53

Staff Recommendation: Defer Chapt. 42 planning standards

Action Date: 9/3/2009

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Cypresswood Heights Lift Station Subdivision	Harris	C2	2009-0754	77373	294w	ETJ
Total acreage:	.222					
Total number of lots:	0	Developer: Bradbury Development				
Total number of multi-family units:	0	Company: Van De Wiele Engineering Inc.				
Total Reserve Acreage:	.222	COH Park Sector:				

Conditions and requirements for approval

Current Title Report- title report must be scanned and attached to the application . Please email scanned title to staff.

Street pattern shown on the face of the plat does not match with the General Plan. Submit a revised general plan application.

A revised varinace request form must be submitted to include any changes in the plat boundary and frontage along the access easement.

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

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

049.2. 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 *****.

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)

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



VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@cityofhouston.net prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Ethos Design Group	Jonathan Williams	979-575-2967	Jonathan.C.Williams@fluor.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
401 East 5 th Street	9016746	77007	5358	493A	H

HCAD ACCOUNT NUMBER(S):	0210190000026
PROPERTY LEGAL DESCRIPTION:	Tracts 13A and 14A, Block 287, Houston Heights
PROPERTY OWNER OF RECORD:	Jonathan Williams and Anna Sims
ACREAGE (SQUARE FEET):	4,700 sq.ft.
WIDTH OF RIGHTS-OF-WAY:	E 5 th Street (70'); Arlington Street (70')
EXISTING PAVING SECTION(S):	E 5 th Street (28'); Arlington Street (24')
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	complies
LANDSCAPING REQUIREMENTS:	1 Tree
LANDSCAPING PROVIDED:	complies

EXISTING STRUCTURE(S) [SQ. FT.]:	1232 sq. ft. Residential Dwelling Unit
PROPOSED STRUCTURE(S) [SQ. FT.]:	400 sq. ft Porch Addition

PURPOSE OF VARIANCE REQUEST: The applicant is requesting a variance to allow a porch addition to be constructed within the building setback line along Arlington Street, a local street. Chapter 42 requires a 10 foot building line along Arlington Street for this type of development.

DEVELOPMENT PLAT VARIANCE



CHAPTER 42 REFERENCE(S): Sec 42-159 (b)

- (b) The building line requirement for a subdivision or development in an urban area restricted to single-family residential use adjacent to a collector street or a local street shall be:
- (1) Ten feet for the principal structure; and
 - (2) Seventeen feet for any carport or garage facing the collector street or local street unless otherwise required or authorized by this article. A building above the garage or carport may overhang the building line up to seven feet.

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS: To beautify the west façade of the residence with the addition of a covered porch/ pergola. As existing the residence's garage is built out to the property line on the same west façade. The proposed structure is set back from the property line and is less of an impediment than that which is existing. The three adjacent residences, built in the past 10 years, have a front porch set 3 feet from the property line, similar to our proposal. The intent is not to impeded, but to enhance our property in a manner consistent with the neighborhood.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@cityofhouston.net.

- (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;**
- No undue financial hardship, but the restriction creates a functional hardship for the property. The proposed project will add an entry on the west side of the residence and add to the general aesthetic of the property.
- (1b) **Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**
- Application of the general setback regulation would not allow a structure to be built out or behind that which is existing on the property and in the surrounding area.
- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

DEVELOPMENT PLAT VARIANCE



No financial hardship, but secondary hardships would be created (See 1a).

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**
Yes. The purpose of the project is to develop a residence in need of rehabilitation, with consciousness and respect for local planning and development code.
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
No. The proposed structure will be sufficiently set back from the property line to ensure public safety. Being a corner lot, the proposed structure will not encroach on any visibility triangle (Reference Code of Ordinances Sec 42-162) ensuring adequate sight lines for vehicular traffic.
- (5) **Economic hardship is not the sole justification of the variance.**
No, there also exists a functional hardship that bears justification of the variance. The proposed addition would provide greater accessibility to the residence, which is a common hindrance in an old home. It will also visibly open up both facades of the residence to the street, typical to a corner lot. The result will be a benefit to both the form and function of the property, holding to the character of the neighborhood. Economic hardship will, in fact, be a justification in part, since the architectural/engineering design of the project has already been completed. The associated fees are obviously non-refundable, nor is the design variable in application to the existing structure.

DEVELOPMENT PLAT VARIANCE



STAFF REPORT

Staff Recommendation: Approve the Requested Variance

Basis of Recommendation:

The site is located at 401 E. 5th Street, west of Columbia Street and east of Arlington Street. The applicant proposes to construct a 400 square foot covered porch and pergola addition to an existing residential home. The addition would result in a two-foot building setback line along Arlington Street. Chapter 42 requires a 10 foot building line along Arlington Street for this type of development.

Arlington Street, a local street, was platted in 1905 with the Houston Heights subdivision and has an existing right-of-way width of 70-feet. The existing residential structure on the site sets back 7.9-feet from the property line along Arlington. The open-ditched street has approximately 22-feet between the current paving section and the property line of the subject site. The porch and pergola addition would therefore be set back from the roadway approximately 24-feet. This distance, along with the existing 70' right-of-way width for Arlington Street justify the granting of the variance request.

Multiple structures within the surrounding neighborhood are built beyond the current Chapter 42 building setback requirements. In addition, similar building setback variances have been granted by the Planning Commission within the area as recently as April 2009.

As a condition for granting the variance, the applicant must contact the Houston Parks & Recreation Department to coordinate the preservation of the large street tree located within the Arlington Street right-of-way. Based on this condition and the circumstances surrounding the subject site, the Planning Department and the Department of Public Works & Engineering recommend that the Commission grant the requested variance.

- 1a) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application of the requirements of Chapter 42 would require the new construction to set back 10-feet from the property line along Arlington Street. Arlington, a local street, has existing right-of-way width of 70-feet (greater than the 50' required by Chapter 42). The resulting distance between the paving section and the property line is 22-feet. The new construction would therefore set back approximately 24-feet from the Arlington paving section.

- (1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

DEVELOPMENT PLAT VARIANCE



The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; instead they are the result of existing building setback conditions within the surrounding area and the width of Arlington's right-of-way.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of Chapter 42 will be preserved and maintained. There will be approximately 24-feet between the paving section of Arlington and the proposed porch/ pergola addition. This distance provides space for public utilities and Chapter 33 required landscaping.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare as the proposed setback distance will not impact visibility sightlines along Arlington or encroach into the chapter 42 required visibility triangles.

(5) Economic hardship is not the sole justification of the variance.

The justification for granting the variance is not solely based on an economic hardship; rather it is based on existing conditions within the site and surrounding area, as well as the current right-of-way width of Arlington Street.

PLANNING COMMISSION ACTION:

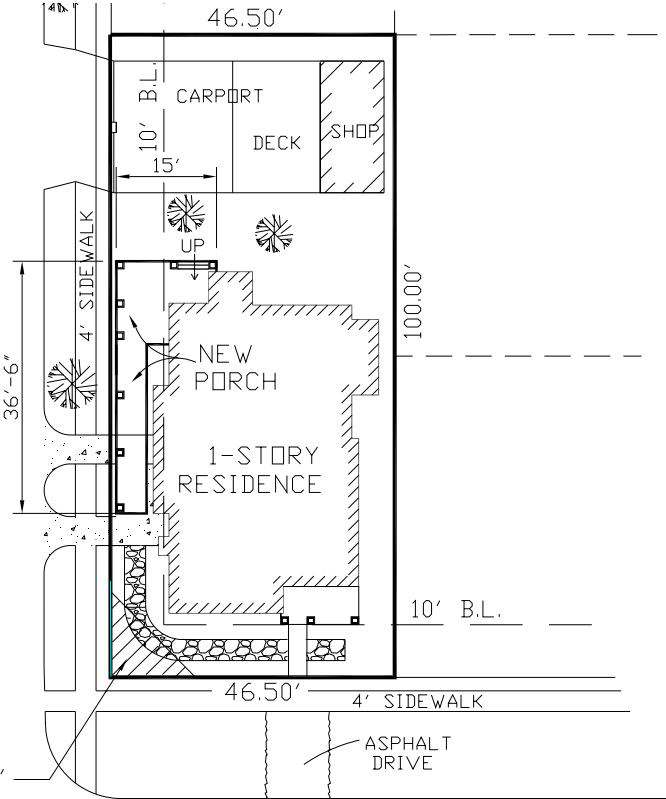
BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE



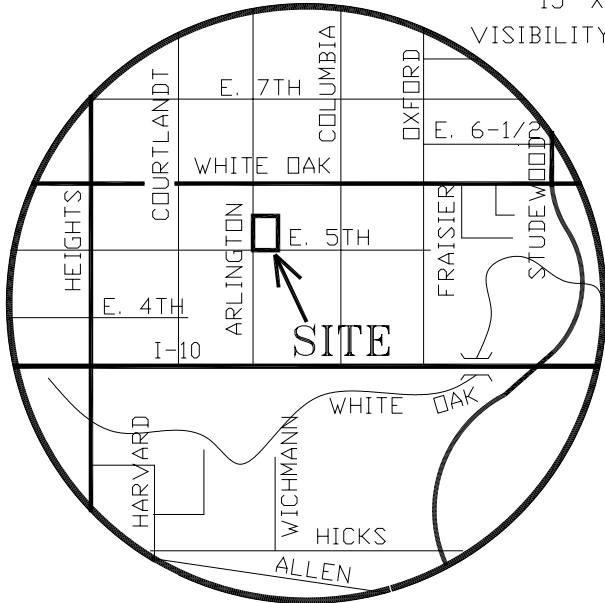
ARLINGTON STREET
 (<70' R.O.W.>)



KEY MAP 493 A

15' x 15' VISIBILITY TRIANGLE

E. 5TH STREET
 (<70' R.O.W.>)



DEVELOPMENT PLAT VARIANCE



VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@cityofhouston.net prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	TELEPHONE NUMBER	EMAIL ADDRESS		
Framework Design LLC	Marisa Janusz	713-426-3640			
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	CITY/ETJ
2017 Kane St	9069703	77007	5357	493k	City

PROPERTY LEGAL DESCRIPTION: TR 11 BLK 416, Baker W R NSBB

ACREAGE (SQUARE FEET): 3300 SF

WIDTH OF RIGHTS-OF-WAY: 70' (Kane Street)

EXISTING PAVING SECTION(S):

EXISTING STRUCTURE(S): Existing 1 story house with 93 SF existing porch

PROPOSED STRUCTURE(S): New 128 SF front porch

APPLICANT'S PURPOSE OF VARIANCE REQUEST: Construct a more historically appropriate porch than the existing non-original porch. Increase curb-appeal for resale value.

CHAPTER 42 REFERENCE(S): 42-150

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@cityofhouston.net.

APPLICANT'S STATEMENT OF FACTS:

DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department



ITEM: 55

Meeting Date: 09/03/09

(1a) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

(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 front of the existing house sits on the 10' building line. Any renovation of the front porch will be over the building line.

(2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

No, the building line is creating the hardship and not the applicant.

(3) **The intent and general purposes of this chapter will be preserved and maintained;**

Yes, 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;**

No, it does not encroach the public right-of-way and the adjacent residence currently extends into the building setback.

(5) **Economic hardship is not the sole justification of the variance.**

No, construction of the porch is more historically appropriate and maintains the historic character of the neighborhood.

DEVELOPMENT PLAT VARIANCE



STAFF REPORT

Staff Recommendation: Grant the Requested Variance

Basis of Recommendation: The site is located north of Memorial and east of Sawyer St. The applicant has requested a variance to encroach into the 10' building line. Should the Planning Commission grant the requested variance, the Commission would be acting in compliance with 42-81(b) of the Houston Code of Ordinances. This article states that:

The commission shall grant a variance from the building line requirement of division 3 of article III of this Code to an applicant who presents a certificate of appropriateness issued pursuant to article VI, chapter 33, of this Code, relating to historic preservation, evidencing approval of a building line other than the setback required by division 3 of article III of this chapter. In addition, the commission shall grant the applicant a variance from one or more requirements of this chapter when the commission determines that the granting of the variance is consistent with a certificate of appropriateness issued pursuant to article VI, chapter 33, of this Code, relating to historic preservation. (42-81(b), Houston Code of Ordinances)

The new porch will be constructed at the same setback as the existing porch, with the distinction being that the width of the new porch will span the entire façade of the existing structure. The property is located within the boundary of the Old Sixth Ward Protected Historic District which was created when the Historic Preservation Ordinance was amended by City Council on August 1, 2007. The property is also located within the Old Sixth Ward Historic District listed in the National Register of Historic Places on January 23, 1978.

The historic dwelling located on the site was described in the inventory for the historic district as potentially contributing, built circa 1890, due to alterations that have happened to the structure since it was originally built. Staff finds that granting the variance will preserve and maintain the general purpose of this chapter.

Staff recommends granting the requested variance and approving the development plat, subject to the planting of a 4" caliper street tree pursuant to Chapter 33 species and spacing requirements.

- 1a) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The historic nature of the subject tract presents unique challenges.

- (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;**

DEVELOPMENT PLAT VARIANCE



- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The original building was constructed far in advance of the ordinance requirements.

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**

Chapter 42-81(e) provides the basis for granting this request.

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**

Staff finds that 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.**

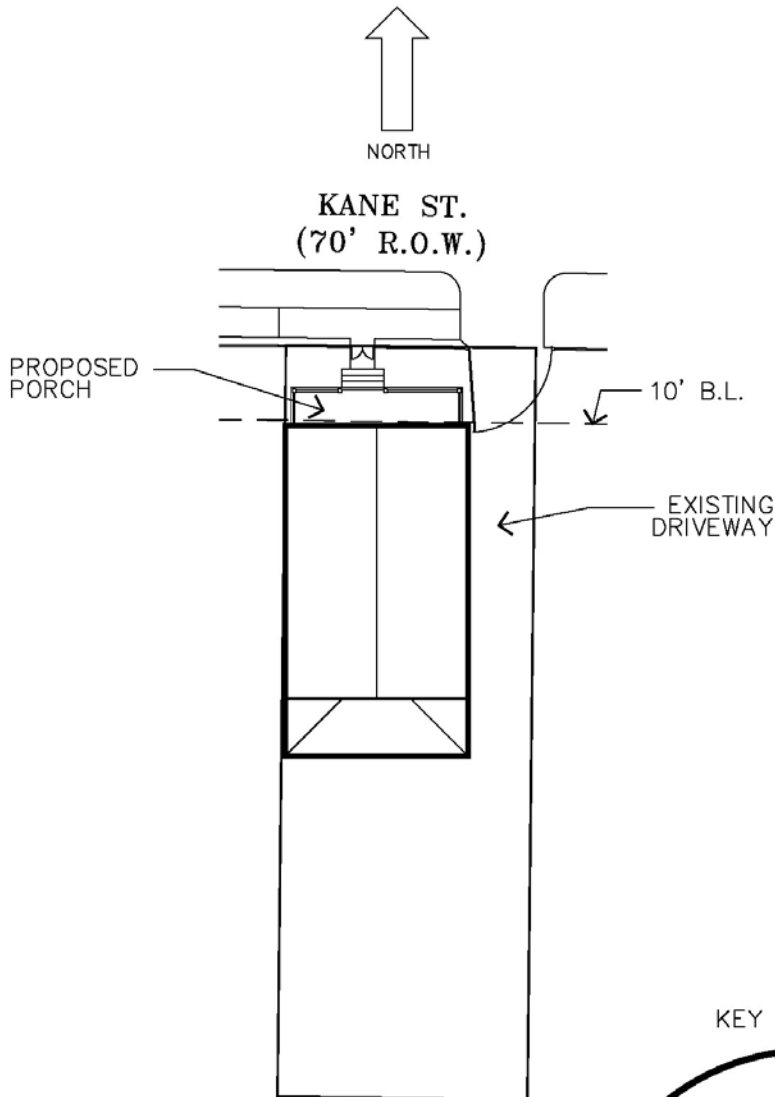
Historic conditions are the primary justification for granting this request.

PLANNING COMMISSION ACTION:

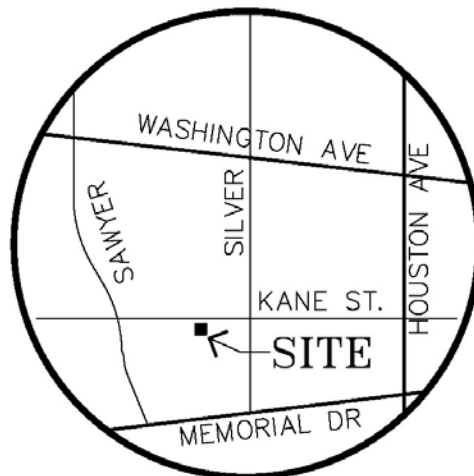
BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE



KEY MAP 493K



DEVELOPMENT PLAT VARIANCE



EXISTING ELEVATION



PROPOSED ELEVATION

DEVELOPMENT PLAT VARIANCE

Minutes of the Houston Planning Commission

(A CD/DVD of the full proceedings is on file in the Planning and Development Department)

August 20, 2009
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, Mark Kilkenny, called the meeting to order at 2:34 p.m. with a quorum present.

Carol Abel Lewis, Chair	Absent
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	Absent
Kay Crooker	Absent
Sonny Garza	
Jim Jard	
D. Fred Martinez	Left at 3:38 p.m. during item II
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	
Algenita Segars	Arrived at 2:49 p.m. during item 38
Talmadge Sharp, Sr.	Arrived at 2:58 p. m. during item 39
Jon N. Strange	
Beth Wolff	Absent
Shaukat Zakaria	
Mark J. Mooney for The Honorable Ed Chance	Arrived at 2:50 p.m. during item 38; left at.3:38 p.m. during item II
Jackie L. Freeman for The Honorable Ed Emmett	
The Honorable Grady Prestage	Absent

EXOFFICIO MEMBERS

M. Marvin Katz	Absent
Mark Loethen	
Mike Marcotte	Absent
Dawn Ullrich	Absent
Frank Wilson	Absent

**CHAIRMAN'S REPORT
NONE**

DIRECTOR'S REPORT

The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department.

APPROVAL OF THE AUGUST 6, 2009 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 6, 2009 Planning Commission Meeting Minutes.

Motion: **Garza** Second: **Chiang** Vote: **Unanimous** Opposed: **None**

APPROVAL OF THE JULY 30, 2009 PLANNING COMMISSION'S MAJOR THOROUGHFARE AND FREEWAY PLAN PUBLIC HEARING MEETING MINUTES

Commission action: Approved the July 30, 2009 Planning Commission Meeting Minutes.

Motion: **Rice** Second: **Ross** Vote: **Unanimous** Opposed: **None**

I. PLATTING ACTIVITY (Consent items A and B, 1- 37)

Items removed for separate consideration: **2** and **33**. Item **35** was changed from disapprove to approve.

Staff recommendation: Approve staff's recommendation for items **1 - 37** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 37** subject to the CPC 101 form conditions.

Motion: **Ross** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

Commissioners Chiang and Ross abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **2** and **33** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **2** and **33** subject to the CPC 101 form conditions.

Motion: **Reed** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

Commissioners Chiang and Ross returned.

C PUBLIC HEARINGS

38 Windsor Park Estates Sec. 2 Partial C3N Approve
Replat No. 1

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Reed** Second: **Freeman** Vote: **Carries** Opposed: **Jard, Robinson, Ross and Zakaria**

Speakers for item 38: Jim Andrew, Roy Dotson, Mary Beth Frazee, Laura Hughes and Mary McKenzie – supportive.

D VARIANCES

39 Graebel Houston Facility Subdivision C2 Withdrawn

40 Gugu Plaza Subdivision

C2R

Approve

Staff recommendation: Grant the requested variances for the existing building, but deny the requested variances for the newly constructed building and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variances for the existing building, granted the requested variances for the newly constructed building, and approved the plat subject to the CPC 101 form conditions.

Motion: **Segars** Second: **Martinez Reed, Robinson, Ross, and Zakaria**

Vote: **Carries** Abstaining: **Schlanger**

Opposed: **Garza,**

***Please note that the motion was amended by Commissioner Ross to include that the future 10' building line would be in addition to 2.5' of right-of-way dedication along avenue L, should the structures ever be demolished and rebuilt.**

Speaker for item 40: Olga Valenzuela – applicant.

41 Iglesia De Fe Y Poder Subdivision

C2R

Approve

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Rice** Second: **Jard**

Vote: **Unanimous** Abstaining: **None**

42 Pecan Estates

C3P

Approve

Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Strange** Second: **Reed**

Vote: **Unanimous** Abstaining: **None**

43 South Park Addition Sec. 2 Partial Replat No. 1

C2R

Approve

Staff recommendation: Grant the requested variance and approved the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Strange**

Vote: **Unanimous** Abstaining: **None**

44 Waste Corp of Texas Tuffli Company Inc. GP

GP

Approve

45 T S Upset and Thread Subdivision

C2

Approve

Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.

Motion: **Sharp** Second: **Jard**

Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

46	2004 Kane Street	DPV	Omit
47	3460 Meadow Lake Lane	DVP	Withdrawn

**I CERTIFICATES OF COMPLIANCE
NONE**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

48	Beamer Villas Subdivision	EOA	Approve
49	Brooke Smith Second Addition Partial Replat No. 1 (previously Brooke Smith Partial Replat No 1)	NC	Approve
50	Cabot Subdivision	EOA	Approve
51	Cinco Ranch Southwest Sec. 35	EOA	Approve
52	Cypress Creek Lakes Sec. 11	EOA	Approve
53	Cypress Creek Lakes Sec. 12	EOA	Approve
54	Fountains at New Forest Apartments	EOA	Approve
55	Merchants Park Shopping Center	EOA	Approve
56	Sheldon Ridge Sec. 3	EOA	Approve
57	Tielin Sun Reserve (previously Taelin Sun Reserve)	NC	Approve
58	Valley Ranch Sec. 7	EOA	Approve
59	Water Haven Bridgeland Sec. 2	EOA	Approve

Staff recommendation: Approve staff's recommendation for items **48-59**.

Commission action: Approved staff's recommendation for items **48-59**.

Motion: **Martinez** Second: **Sharp** Vote: **Unanimous** Abstaining: **Kilkenny**
on items **52 and 53 and Ross on item 56**.

II. CONSIDERATION OF STAFF'S RECOMMENDATION FOR 2009 MAJOR THOROUGHFARE AND FREEWAY PLAN REQUEST AMENDMENT FOR HOLLISTER DRIVE:

Staff recommendation: Withdraw the application at the applicant's request.

Commission action: Denied the requested application.

Motion: **Ross** Second: **Strange** Vote: **Carries** Abstaining: **Jard**

III. CONTINUATION AND CONSIDERATION OF STAFF'S RECOMMENDATION FOR 2009 MAJOR THOROUGHFARE AND FREEWAY PLAN REQUEST AMENDMENT FOR EAST END CORRIDOR:

Staff recommendation: Consider staff's recommendation to reclassify a portion of Harrisburg Boulevard between Dowling Street and 72nd Street as a Transit Corridor Street and forward to City Council for approval.

Commission action: Considered staff's recommendation to reclassify a portion of Harrisburg Boulevard between Dowling Street and 72nd Street as a Transit Corridor Street and forwarded to City Council for approval.

Motion: **Robinson** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

IV. CONTINUATION AND CONSIDERATION OF STAFF'S RECOMMENDATION FOR 2009 MAJOR THOROUGHFARE AND FREEWAY PLAN REQUEST AMENDMENT FOR SAN JACINTO/FULTON:

Staff recommendation: Consider staff's recommendation to classify proposed San Jacinto extension between the Central Business District and Burnett Street as a major thoroughfare and to classify Fulton Street between Burnett Street and Hogan Street as a major thoroughfare and forward to City Council for approval.

Commission action: Considered staff's recommendation to classify proposed San Jacinto extension between the Central Business District and Burnett Street as a major thoroughfare and to classify Fulton Street between Burnett Street and Hogan Street as a major thoroughfare and forwarded to City Council for approval.

Motion: **Robinson** Second: **Strange** Vote: **Carries** Abstaining: **Jard**
Speaker for this item: Marlene Gafrick, Director, Planning and Development Department

V. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 17, 2009 FOR:

- a. **Airport Gardens Partial Replat No. 1**
- b. **Bobbitt Heights Replat No. 1**
- c. **Fall Creek Sec. 11 Partial Replat No. 1**
- d. **Morningside Place Sec. 1 Amending Plat of Partial Replat No. 2**

Staff's recommendation: Establish a public hearing date of September 17, 2009 for items **V a-d**.

Commission action: Established a public hearing date of September 17, 2009 for items **V a-d**.

Motion: **Sharp** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

VI. EXCUSE THE ABSENCES OF COMMISSIONERS SEGARS AND PRESTAGE

Commissioners Segars and Prestage absences are excused.

Motion: **Sharp** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

VII. PUBLIC COMMENT

Commissioner Ross commented on agenda item 38 Windsor Park Estates.

VIII. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair Mark Kilkenny, adjourned the meeting at 3:53 p.m.

Motion: **Jard** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

Mark A. Kilkenny, Vice Chair

Marlene L. Gafrick, Secretary

Minutes of the Houston Planning Commission

2009 Major Thoroughfare and Freeway Plan Requested Amendments

Recommendations

(An audio/video tape of the full proceedings is on file in the Planning and Development Department)

August 13, 2009
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p. m.

Call to order:

Chair, Carol Abel Lewis, called the meeting to order at 2: 32 p.m. with a quorum present.

Carol Abel Lewis, Chair

Mark A. Kilkenny, Vice Chair

John W. H. Chiang

David Collins

Absent

Kay Crooker

Sonny Garza

Arrived at 3:26 p. m. during discussion on establishing a public hearing continuance date

Jim Jard

Absent

D. Fred Martinez

Left at 3:33 p. m. during discussion on establishing a public hearing continuance date

Robin Reed

Arrived at 2:45 p.m. during item 4

Richard A. Rice

David Robinson

Jeff Ross

Lee Schlanger

Absent

Algenita Segars

Talmadge Sharp, Sr.

Jon N. Strange

Arrived at 2:41 p.m. during item 3

Beth Wolff

Absent

Shaukat Zakaria

The Honorable Ed Chance

Absent

The Honorable Ed Emmett

Absent

The Honorable Grady Prestage

Absent

2009

**MAJOR THOROUGHFARE AND FREEWAY PLAN
RECOMMENDATIONS**

August 13, 2009

I. Presentation of staff's recommendation for each requested amendment.

CASE NO. NAME APPLICANT

Commissioner Ross abstained and left the room.

2009-1 Brandt Road Parke Patterson

Staff recommendation: Deny the request to delete Brandt Road from the Major Thoroughfare and Freeway Plan.

Commission action: Denied the request to delete Brandt Road from the Major Thoroughfare and Freeway Plan.

Motion: **Crooker** Second: **Martinez** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross returned.

**2009-2 Hollister Drive City of Houston Planning &
Development Department**

Staff recommendation: Defer the proposed recommendation until August 20, 2009 Planning Commission Meeting.

Commission action: Deferred the proposed recommendation until August 20, 2009 Planning Commission meeting.

Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**2009-3 Mercury Drive City of Houston Planning &
Development Department**

Staff recommendation: Preserve the existing Mercury Drive alignment as a major thoroughfare on the Major Thoroughfare and Freeway Plan.

Commission action: Preserved the existing Mercury Drive alignment as a major thoroughfare on the Major Thoroughfare and Freeway Plan.

Motion: **Rice** Second: **Segars** Vote: **Carries** Opposed: **Crooker**

2009-4

West Road

**Binkley & Barfield, Inc. and
City of Houston Planning and
Development Department**

Staff recommendation: Approve the realignment of West Road subject to the modifications indicated on the attached exhibit.

Commission action: Approved the realignment of West Road subject to the modifications indicated on the attached exhibit.

Motion: **Rice** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Speaker for item 2009-4: Glen Carlson - Applicant

2009-5

East End Corridor

Marsh Darcy Partners

Carlos Doroteo, on behalf of Council Member Edward Gonzalez, requested that the Planning Commission continue the public hearing to allow additional time for further study of the proposal.

Commission action: Deferred the public hearing for to allow additional time for further study of the proposal.

Motion: **Ross** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

Speakers: Carlos Doroteo, Council Member Edward Gonzalez's office;
Percy Gonzalez – Opposed.

2009-6

Southeast Corridor (Phase 1)

Marsh Darcy Partners

Staff recommendation: Approve the requested designations as Transit Corridor Streets.

Commission action: Approved the requested designations as Transit Corridor Streets.

Motion: **Kilkenny** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

2009-7

Uptown Corridor

**City of Houston Planning &
Development Department**

Staff recommendation: Approve the requested designations as Transit Corridor Streets.

Commission action: Approved the requested designations as Transit Corridor Streets.

Motion: **Kilkenny** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

2009-8

Main Street Rail

**City of Houston Planning &
Development Department**

Staff recommendation: Approve the requested designations as Transit Corridor Streets (Phase 1).

Commission action: Approved the requested designations as Transit Corridor Streets (Phase 1).

Motion: **Crooker** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

2009-9

San Jacinto/Fulton

**City of Houston Planning &
Development Department**

Carlos Doroteo, on behalf of Council Member Edward Gonzalez, requested that the Planning Commission continue the public hearing to allow additional time for further study of the proposal.

Commission action: Deferred the public hearing for to allow additional time for further study of the proposal.

Motion: **Ross** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

The Planning Commission voted to consider staff's recommendation for the **2009 Major Thoroughfare and Freeway Plan Request Amendment for Hollister Drive** and to continue the Public Hearing for items **2009- 6 (East End Corridor)** and **2009-9 (San Jacinto/Fulton)** at the next Planning Commission meeting on Thursday August 20, 2009.

Motion: **Zakaria** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

II. Adjournment

There being no further business to come before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 3:33 p.m.

Motion: **Kilkenny** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary