



Agenda Item: 65
Action Date: 10/31/2019
Plat Name: Cook Road Plaza
Developer: Bowden Survey
Applicant: Bowden Land Services
App No / Type: 2019-1566 C2R

Total Acreage:	2.1060	Total Reserve Acreage:	2.1060
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77072	529J	City

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (Sec 42-155)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
- 059.1. Acreage in title and on plat must match at recordation.
- 073.1. Replat Legal Description should include the legal description of all of the property being replatted with lot no., block no. and correct recorded document information.
- 134.18. Add to general notes on face of plat: This property(s) is located in Park Sector number 18. (Sec 42-1, Division 7)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedictory Acknowledgements and Certifications for requirements. (Sec 42-42(5) & 44(6))
- 190.3. Add 'Margaret Wallace Brown, AICP, CNU-A., Secretary' as Secretary in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (Sec 42-45)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

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

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

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

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