



PSEFI October 6, 2016
Professional Surveyors Educational Foundation, Inc.

 **PLANNING & DEVELOPMENT DEPARTMENT**

1

Platting Workshop

PSEFI 2016 SESSION TWO

2.2 General Plans and Intersection Spacing

Marlon Connley: Planner II
and
Geoff Butler: Planner II

City of Houston Planning and Development Department,
Development Services

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GENERAL PLAN OVERVIEW

- When is a General Plan required
- Review Examples of GP's
- Life of a General Plan
- Naming
- GP Submittals

CHAPTER 42-24 GP'S

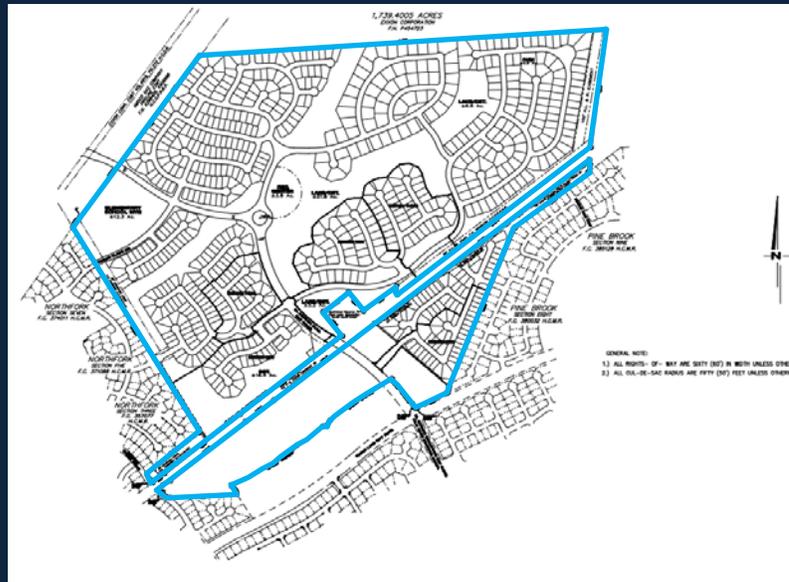
*When a property is proposed to be **subdivided in sections**, a general plan illustrating all **contiguous** property under one ownership, **legal interest**, or common control ...*

WHEN IS A GP REQUIRED?

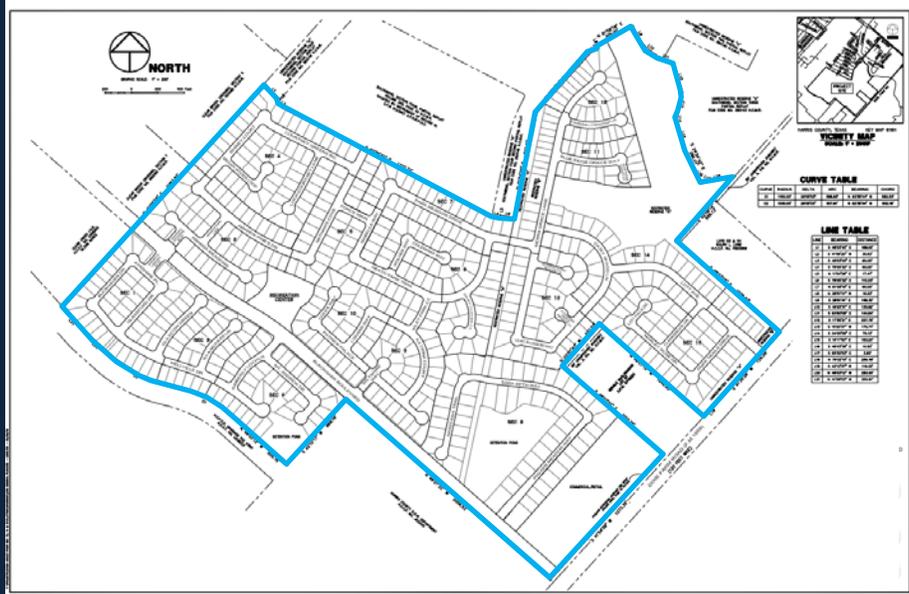
- Legal Interest
 - Common ownership
- or

OF CONTIGUOUS PROPERTY

When is a General Plan Required?



Why is a General Plan Required?



When else is a GP Required?



CASE EXAMPLE REVIEW

42-127

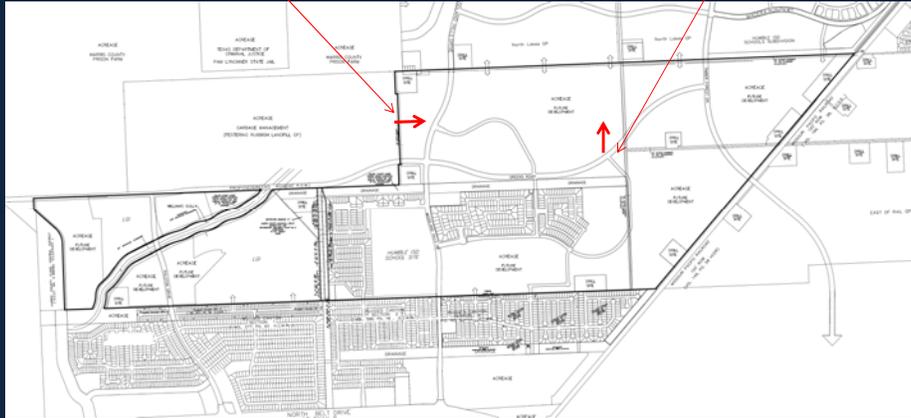
Street pattern and intersection spacing

PROCESS

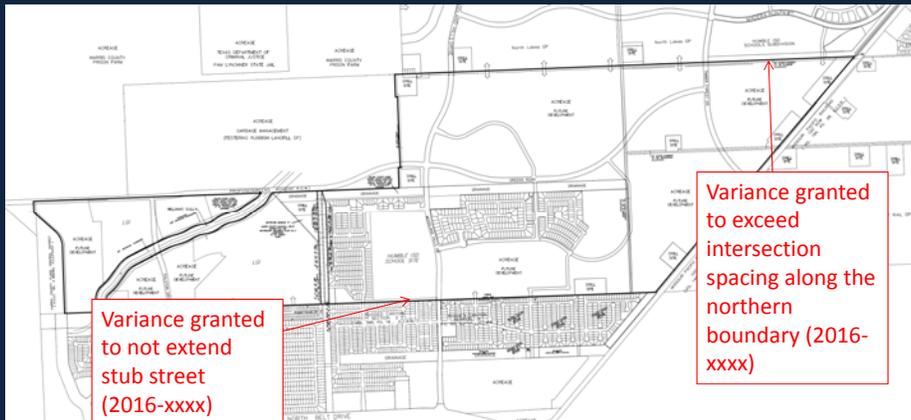


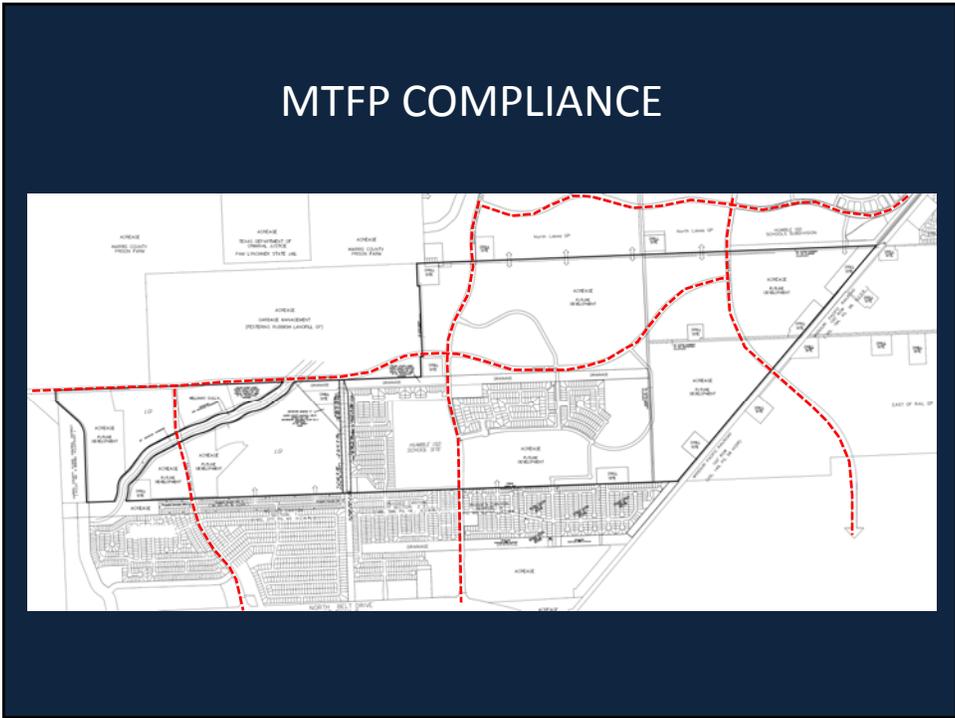
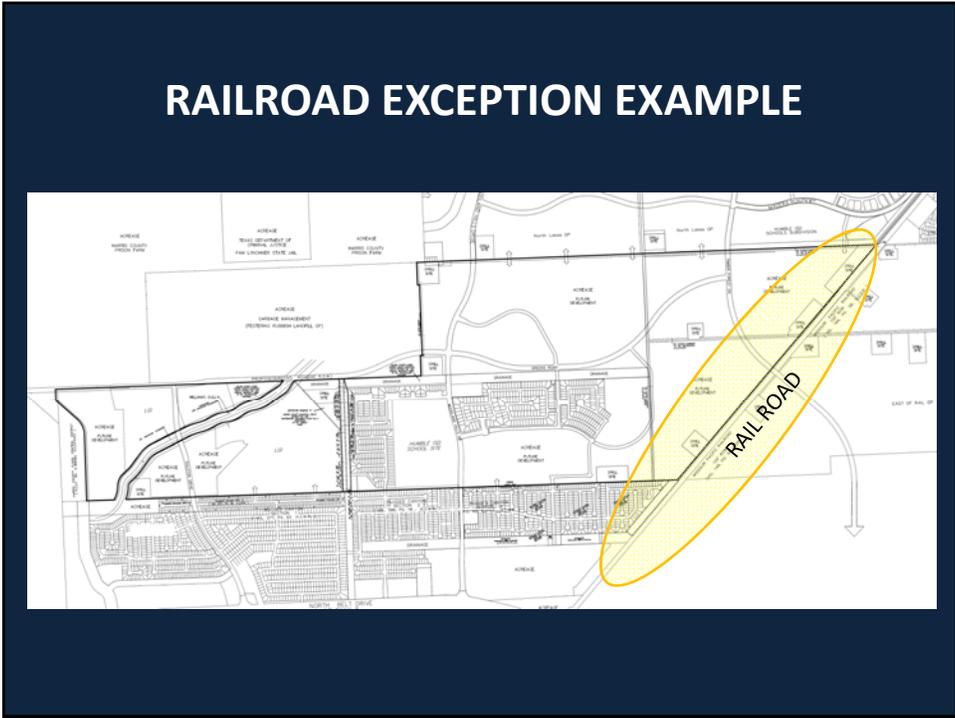
EXAMPLE 1:
Address > 1400 Intersection
spacing along western boundary

Example 2:
Address > 2600 Intersection
spacing along Greens Road

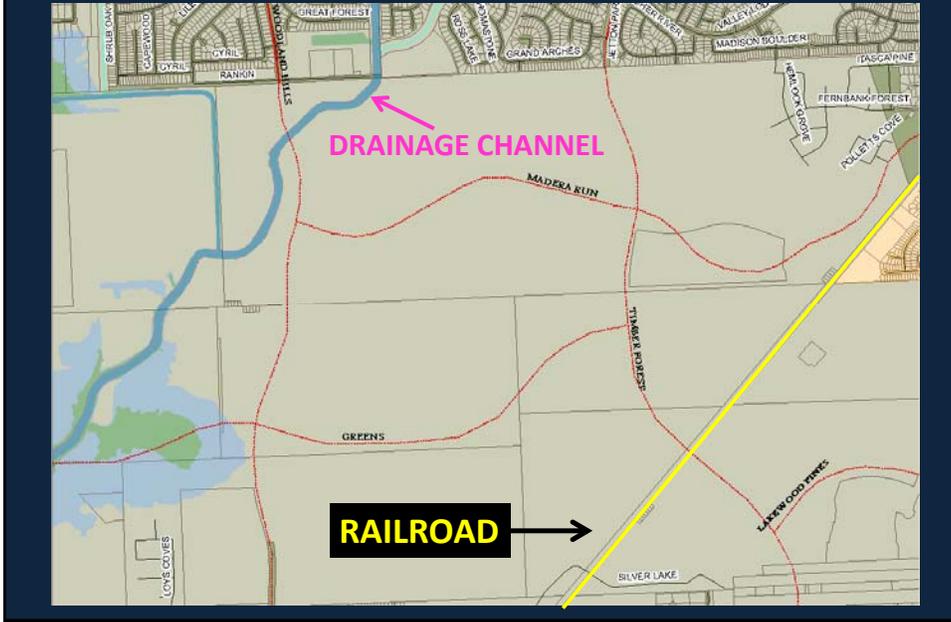


RESEARCH ADJOINING PLATS

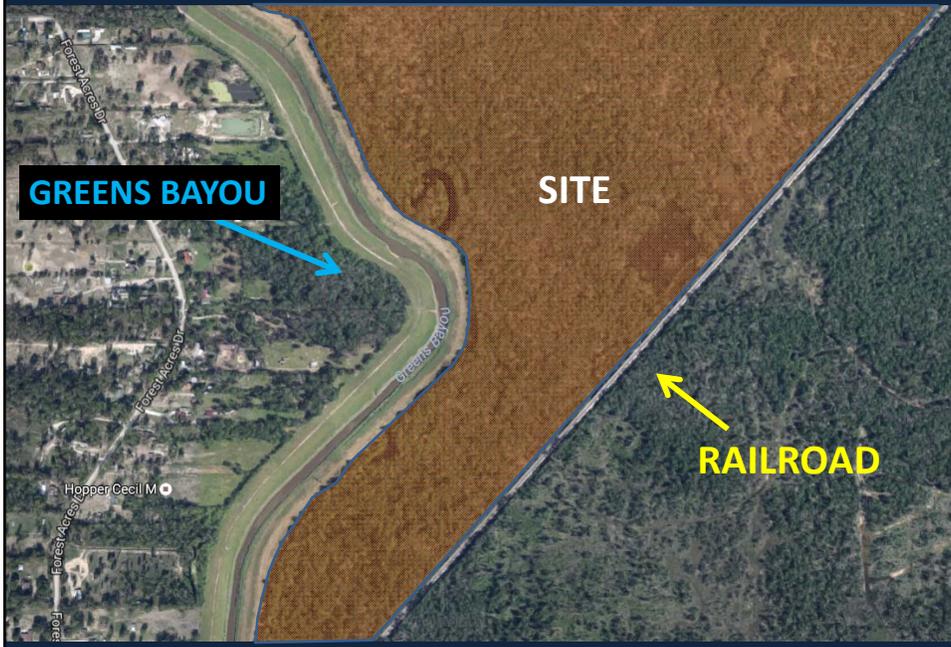




REVIEW MTFP EXAMPLE



REVIEW MORE EXCEPTIONS



LIFE OF A GP PER 42-24

- Four years
- Additional 4 years if...
 - A. 20% of property is recorded; or
 - B. 25 acres of property is platted

LIFE OF A GENERAL PLAN

- Street pattern changes will necessitate a revised General Plan
- A street dedication does not extend the life of GP

EXAMPLE Life of a General Plan

Enter AppNo, Subdivision or Company:

Total 13 applications found. Some of them might be from old DRC system.

App No	Subdivision Name	Type	Status	Submit Date
2016-0811	Aliana GP	GP	Action Form Completed	05/13/16
2015-2519	Aliana GP	GP	Action Form Completed	12/07/15
2015-1197	Aliana GP	GP	Action Form Completed	06/01/15
2014-2750	Aliana GP	GP	Action Form Completed	11/03/14
2014-1758	Aliana GP	GP	Action Form Completed	07/14/14
2014-0963	Aliana GP	GP	Action Form Completed	04/21/14
2014-0583	Aliana GP	GP	Action Form Completed	03/10/14
2013-2874	Aliana GP	GP	Action Form Completed	10/21/13
2013-2345	Aliana GP	GP	Action Form Completed	08/12/13
2011-1423	Aliana GP	GP	Action Form Completed	12/19/11

1 2

Total 13 applications found. Some of them might be from old DRC system.

App No	Subdivision Name	Type	Status	Submit Date
2011-0410	Aliana GP	GP	Action Form Completed	04/04/11
2011-0165	Aliana GP	GP	Action Form Completed	02/07/11
2006-0253	Aliana GP	GP	2	01/23/06

1 2

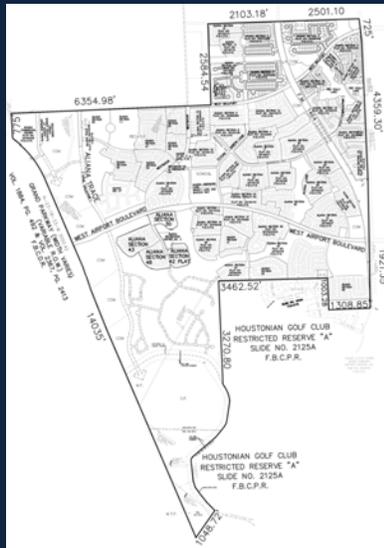
GENERAL PLAN NAMING

- Must end with 'GP'
- Subdivision sections shall begin with the approved General Plan name

EXAMPLE General Plan Naming

- Pecan Oaks GP
- Pecan Oaks Sec 1

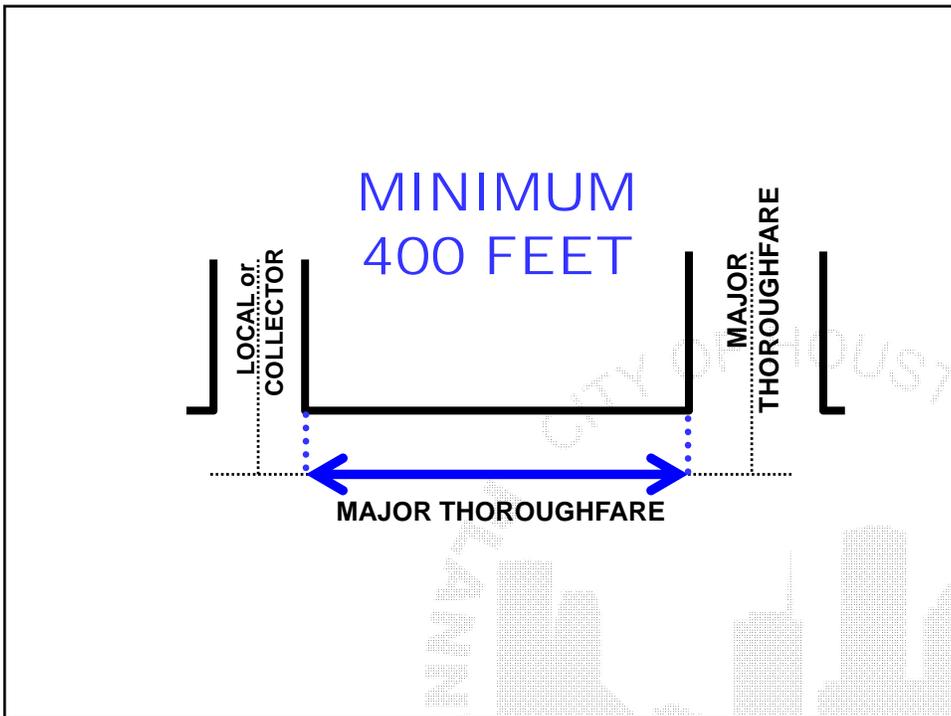
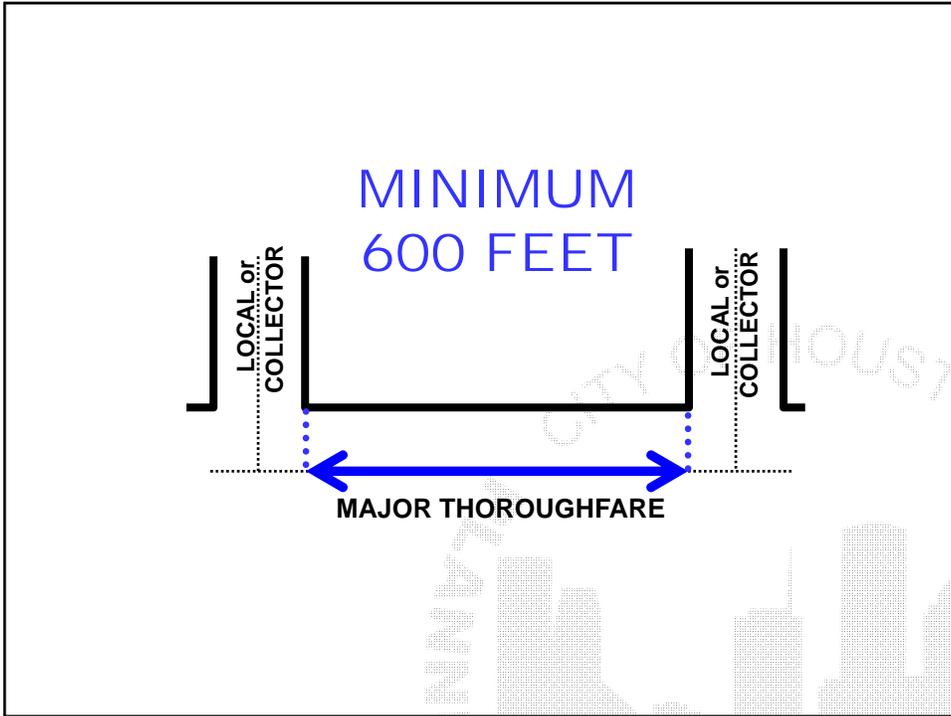
GP SUBMITTAL

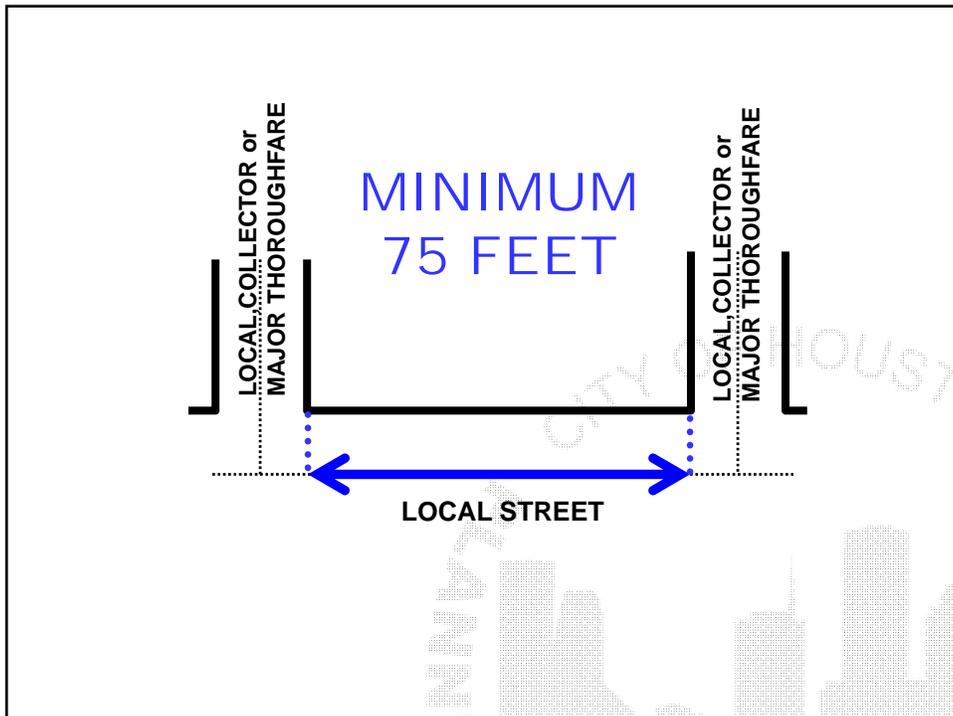
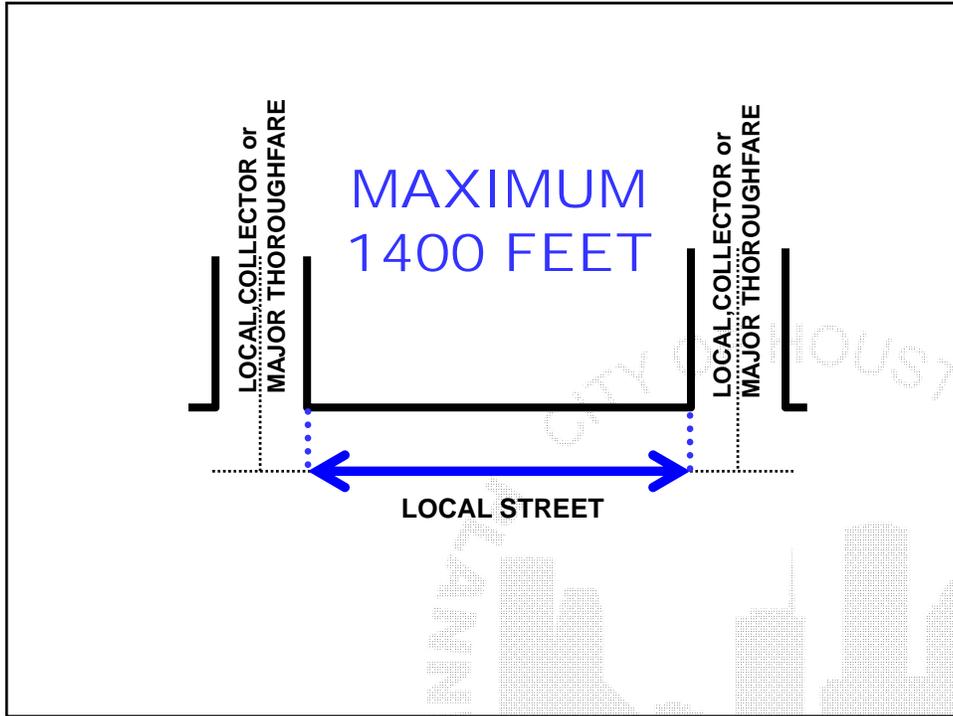


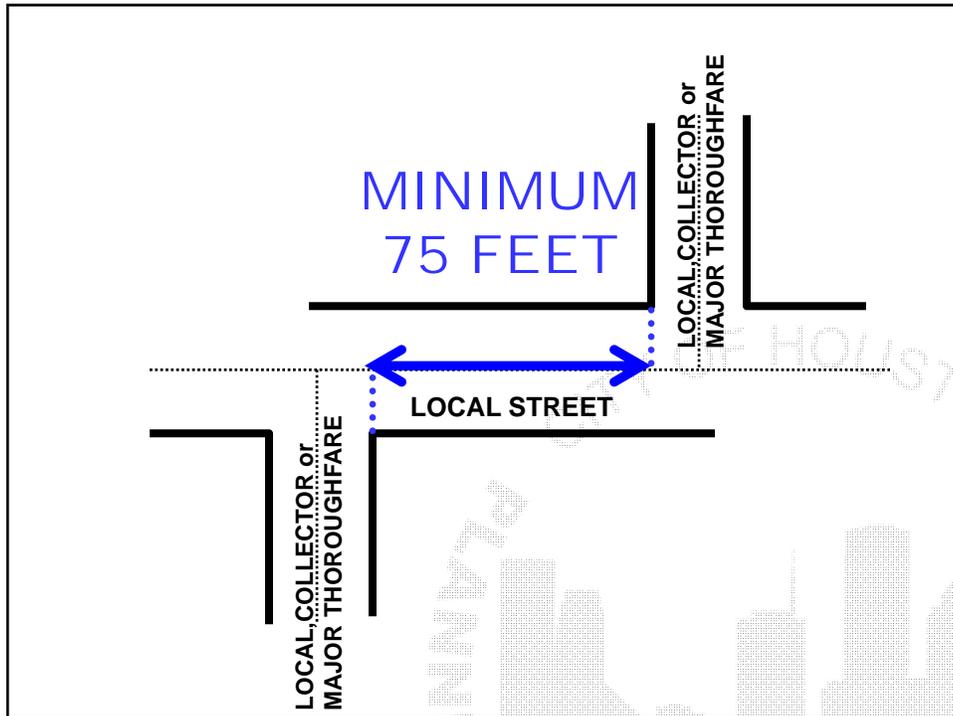
**-INTERSECTION SPACING-
&
EXCEPTIONS
42-127 THROUGH 42-130**

INTERSECTION SPACING OVERVIEW

- Maximum and minimum spacing requirements
- Major Thoroughfare and Freeway Plan
- General Plans and Platting
- Exceptions

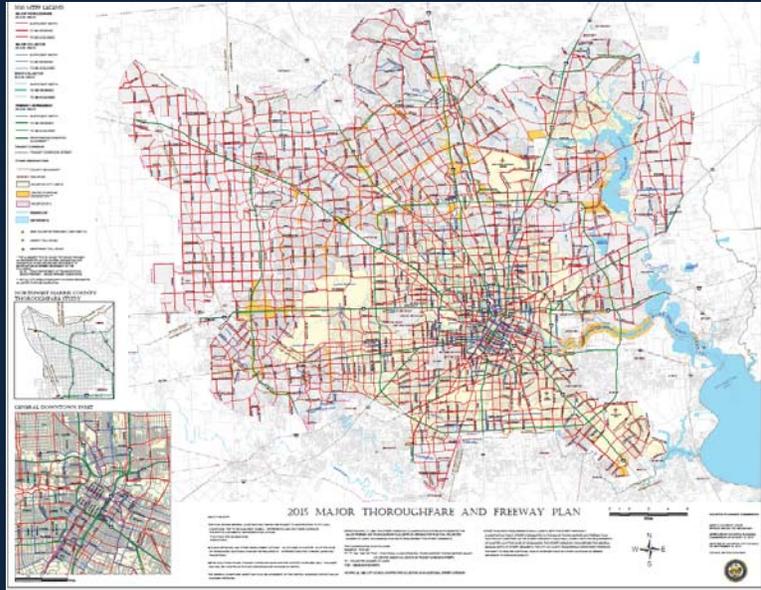






**How are
street intersection measurements
implemented?**

MTFP



General Plans



Single pipeline > 2000'
Multiple Pipelines > ½ mile



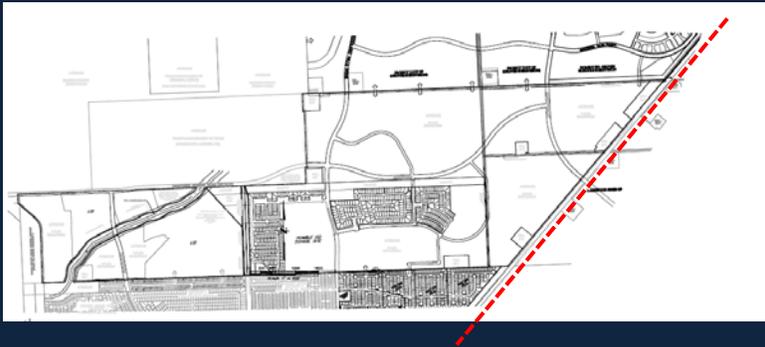
MAJOR THOROUGHFARE ONLY

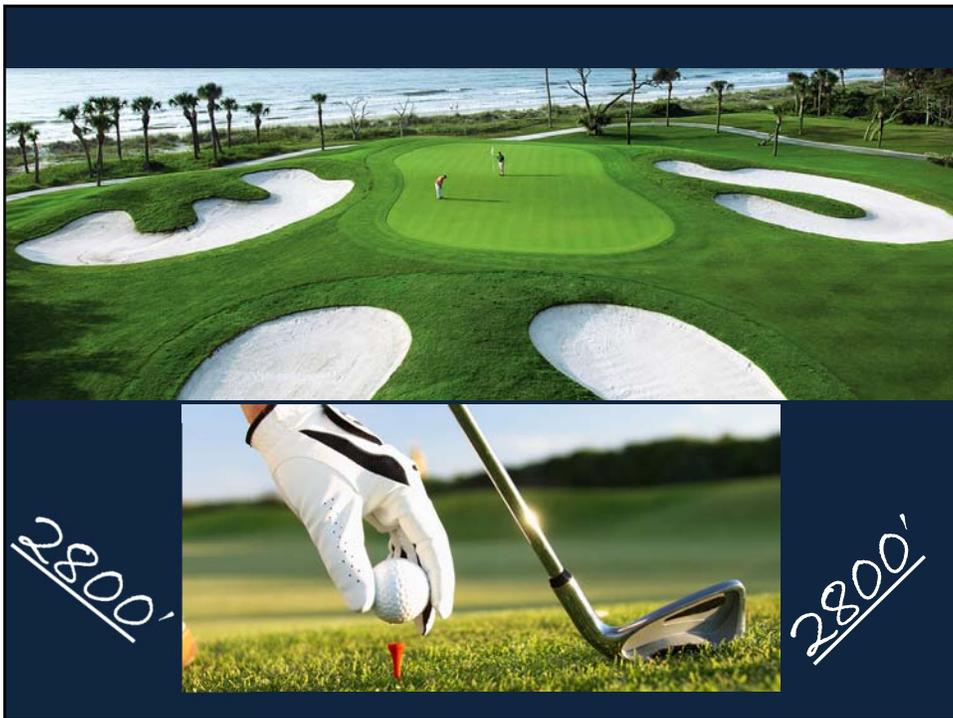


<u>STREET TYPE</u>	<u>WIDTH</u>
LOCAL → 2000'	= 100'-220'
LOCAL → ½ MILE	≤ 220'
MAJOR THOROUGHFARE ONLY	≤ 300'



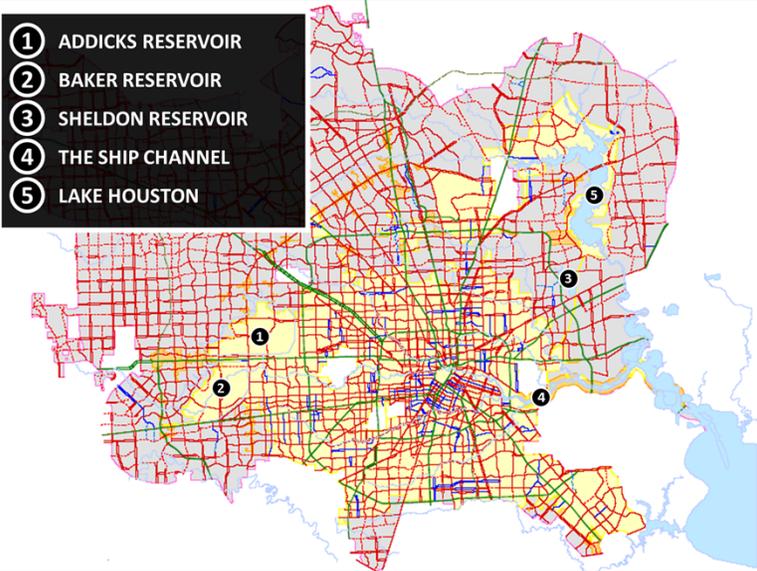
Railroad Example







CROSSING ONLY BY **MTF** > 100'
NO **LOCAL** STUB STREETS > 100'

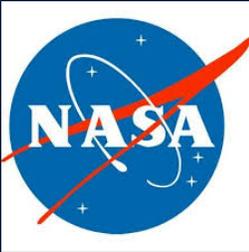


** Publicly Owned Airports **

ELLINGTON AIRFORCE BASE
BUSH
HOBBY

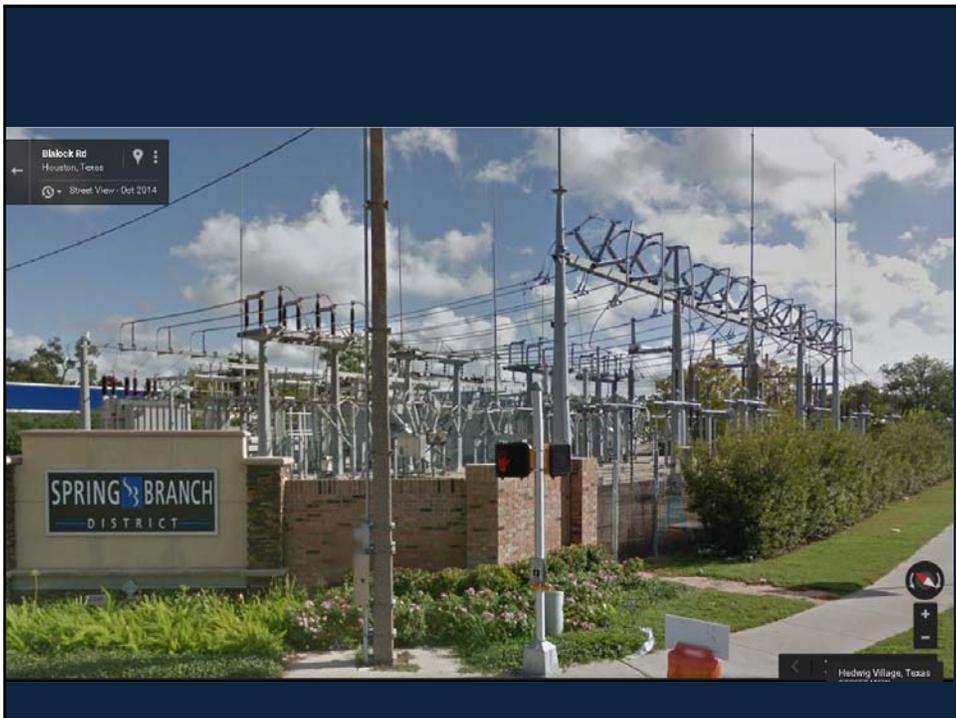


An aerial photograph of a large airport terminal with a curved roof. Several commercial aircraft are parked at gates, and one is in flight. The background shows a city skyline and mountains.



An aerial view of a NASA facility, likely the Johnson Space Center, showing a large aircraft on the tarmac and various buildings. The NASA logo is displayed in the top right, and a photograph of the Space Shuttle Columbia on the launch pad with an American flag is in the bottom right.

GRADE-SEPARATED FREEWAY WITHOUT FRONTAGE ROAD / FEEDER



FLOODING AND DRAINAGE FACILITIES



RECAP

42-50 General Plan Submittal Requirements

42-1 Definitions (General Plan)

42-126 Intersections

42-130 Intersection Exceptions

QUESTIONS?

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Professional Surveyors Educational Foundation, Inc.



PLANNING &
DEVELOPMENT
DEPARTMENT

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Platting Workshop

After Lunch: at 1 PM

- * **Q & A presented by Planner Leaders:**

- * Suvidha Bandi
- * Muxian Fang
- * Dorianne Powe-Phlegm