

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

Platting Workshop "Diving In"



PLANNING &
DEVELOPMENT
DEPARTMENT



SESSION 3.0

DIVING INTO SITE PLAN REVIEW

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City of Houston Planning and Development Department,
Development Services



SUMMARY

- Site Plan Review**
- Site Plan Submission**
- Common Mistakes**



CHAPTER

42

“The Answer to the Ultimate Question
of Life, the Universe, and Everything”

**DEVELOPMENT
PLAT**



SITE PLAN

Any new construction greater
than 100 sq. ft





SECTION 42-22

**When a
DEVELOPMENT
PLAT is REQUIRED**

**SECTION 42-4
ENFORCEMENT AND PENALTIES**

(b) The building official shall not issue a building permit:

- (1) For construction on property that was subdivided after **March 15, 1963** unless the property is included in a recorded subdivision plat or
- (2) For a development unless there is attached to the application a **development plat**.

purpose

the reason for which something is done or created; an intention

PREVENT

Encroachments into Building Lines & Easements

Lack of Landscaping and Parking

Development Conflicts with Land Use



ENFORCE



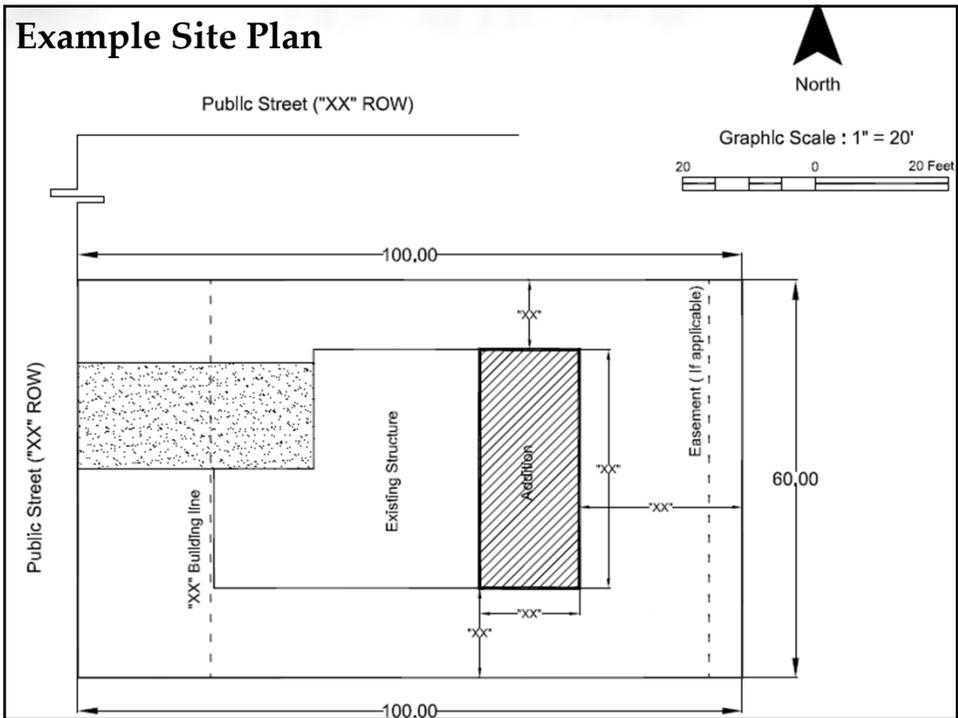
Chapter 42

Chapter 33

Chapter 26

SINGLE FAMILY







PLATS & SURVEYS

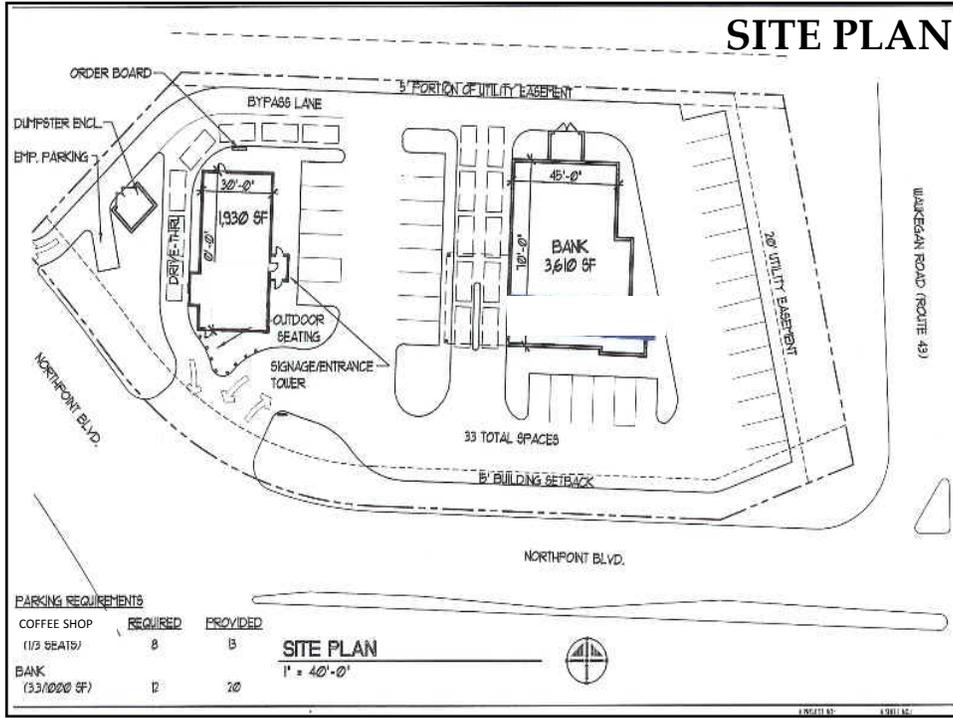
Seagrass Beach
30 LOTS, 10 RESERVES
Bolivar Peninsula, Galveston County, Texas

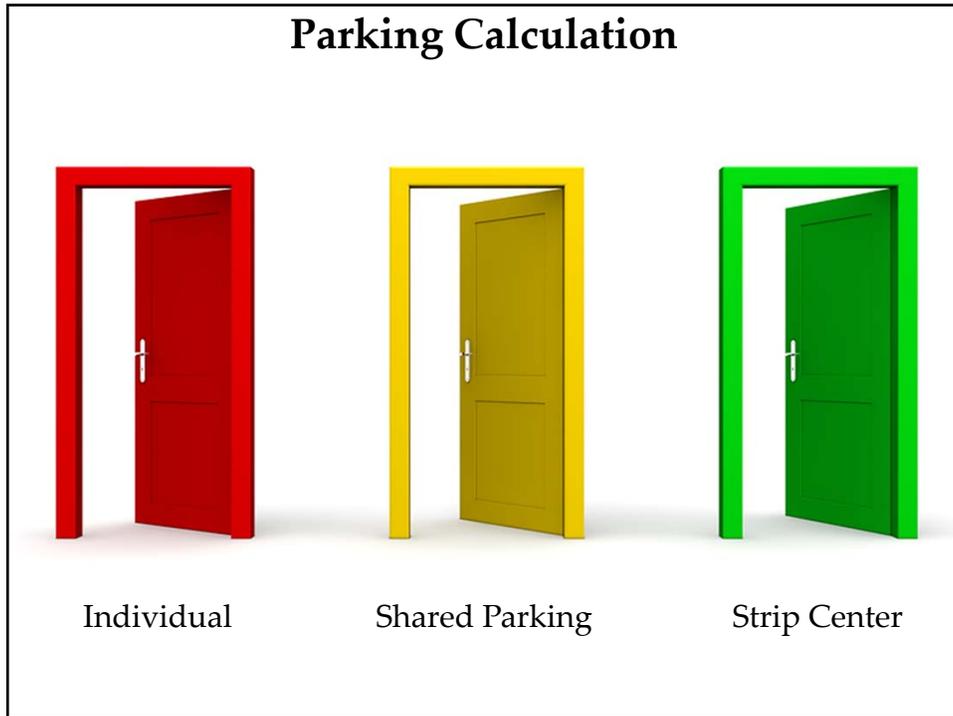
SAMUEL F. HUGHES
SURVEY
ABSTRACT NO. 90

2015036517

(Cartoon illustration of a man with glasses reading a large book)

(Background contains a survey plat map with various annotations and text blocks)



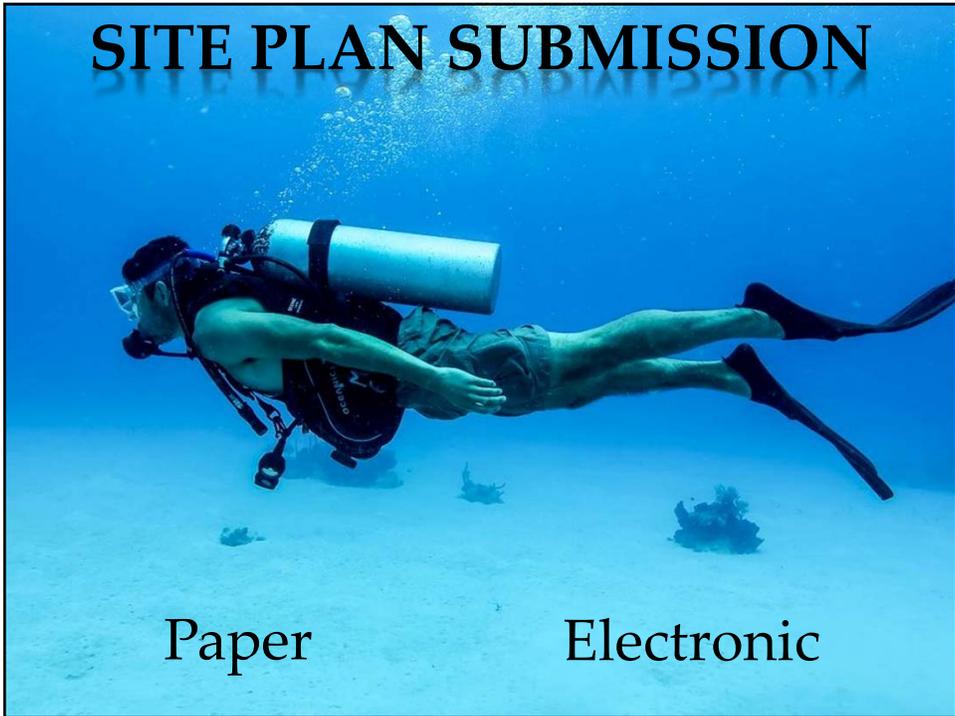


GRANDFATHERING

- Number of parking/bicycle spaces
- Change in use classification
- New construction
- Building alteration
- Take-out restaurant

A cartoon illustration of an elderly man with a large nose, wearing a green plaid shirt, brown pants, and brown shoes. He is leaning forward and holding a wooden cane with his right hand.





CORRECTIONS



RESUBMITTAL

REVISION

ONE-STOP



Residential

Commercial

ELECTRONIC PLANS

Main Contact: JACK HERNANDEZ

- CoverSheet (1 Files - 0 New)
- Documents
 - Utility Letter(s) (2 Files - 2 New)
 - Forms
 - Energy Forms (Codes)
 - Impervious Cover Calculation (1 Files - 1 New)
 - Landscape Analysis (1 Files - 1 New)
 - Deferred Submittal
 - Sound Attenuation
 - Grade and Fill (1 Files - 1 New)
 - Manufacturing Specs
 - U.L. Designs - Fire Related Designs
 - Geotechnical Reports (1 Files - 1 New)
 - Common Area Agreement
 - Construction and Maintenance Easement
 - Fire Hydrant and Cold Water Plumbing Calcs
 - Miscellaneous (3 Files - 3 New)
 - Applicant Responses
- Drawings
 - Index
 - General
 - Demo
 - Site Plan (1 Files - 1 New)
 - Architectural
 - Landscape
 - Structural
 - Electrical
 - Plumbing
 - Swimming Pool
- Civil
 - Site Work
 - Storm Drainage (if applicable)
 - Mitigation (if applicable)
- Approved
- ChangeMarkReports
- PDFDestinationFolder
- Drawings for Reference Only

- Cover Sheet (1 Files - 0 New)
- Documents
- Drawings
 - Index
 - General (3 Files - 0 New)
 - Demo
 - Site Plan (2 Files - 2 New)
 - Architectural (23 Files - 0 New)
 - Landscape
 - Structural (12 Files - 0 New)
 - Electrical (5 Files - 0 New)
 - Plumbing (5 Files - 0 New)
 - HVAC (4 Files - 0 New)
- Civil
 - Storm Drainage
 - Mitigation if applicable
 - Water WasteWater
 - Plat - Survey (2 Files - 0 New)
 - Health (Food and Beverage Services)
 - Electric Locks
- Fire Marshal
- Fire Suppression
- Approved (84 Files - 84 New)
- ChangemarkReports (1 Files - 0 New)
- PDFDestinationFolder
- Drawings For Reference Only (6 Files - 0 New)

VARIANCES PROCESSED At 1002 WASHINGTON



Landscape

Development Plat

Parking Lot

PROJECTDOX ASSISTANCE

Email: Houston.permittingcenter@houstontx.gov

Phone: 832-434-9000

Website: <https://www.houstonpermittingcenter.org/>



REMEMBER...

SUBMIT THE PLAT

PRESENTAR LA PLAT

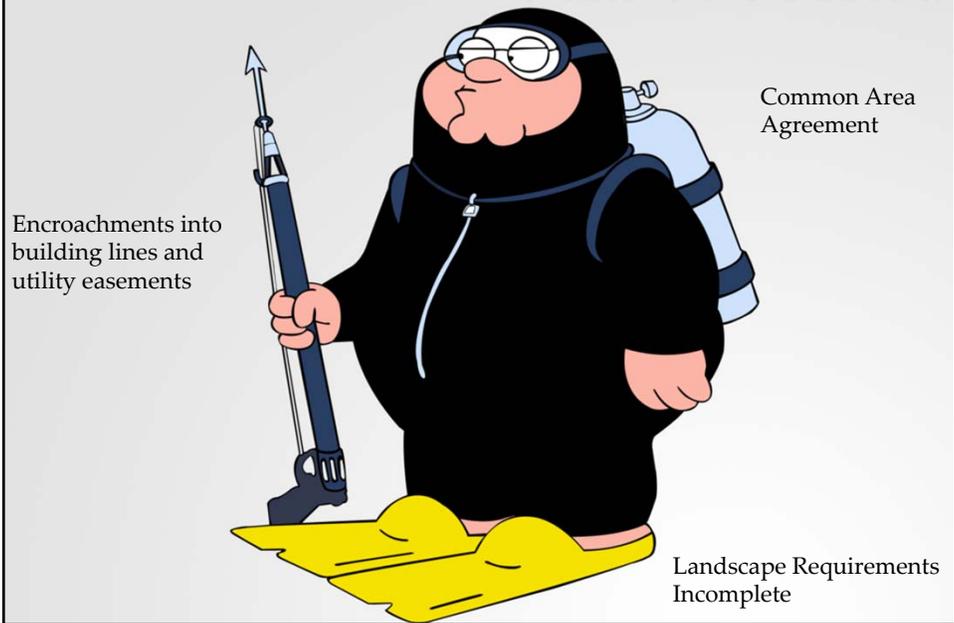
ZUSTELLEN PLAT

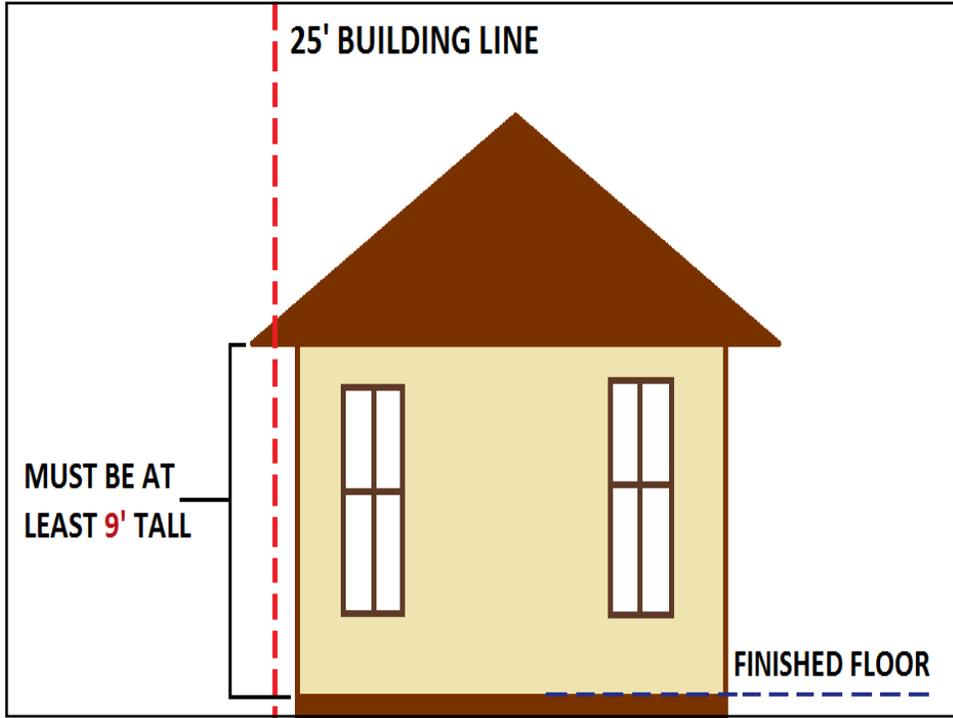
SOUMETTRE LE PLAT

COMMON MISTAKES



SINGLE FAMILY





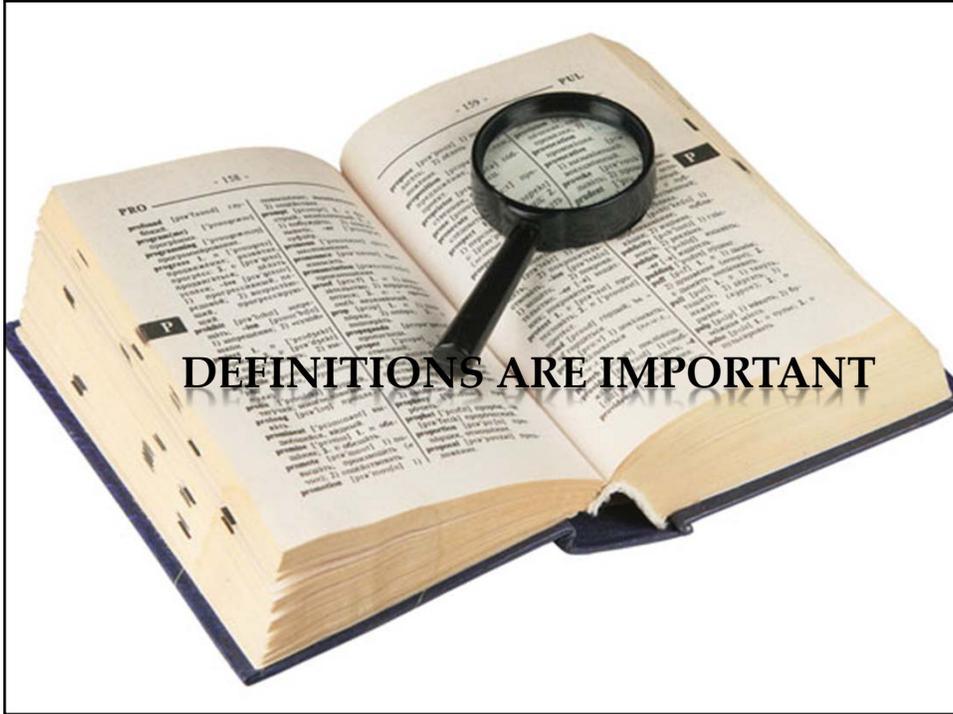
COMMERCIAL

Providing an incorrect parking analysis

Not providing bicycle parking

Providing an incorrect or incomplete landscape analysis

The illustration features a target on the left and a blindfolded archer on the right. The archer has a question mark above his head and is aiming an arrow. The background is a light blue color.



USE DICTATES PARKING

City of Houston Code of Ordinance Sec 46-292 – Class 7 Food & Beverage

Small restaurant	8.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA
Neighborhood restaurant	9.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA
Restaurant	10.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA

www.municode.com

QUESTIONS??





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Next Up: Ch 42 Optional Requests