Plat Tracker Glossary

PLATTRACKER©

Glossary

Action Form Completed: Planning Commission session has ended. The planner admin attaches the planning commission recommendation to the application: approved, disapproved, withdrawn, or deferred.

Address: A designation of the location of a person's residence or workplace, an organization, or a building, consisting of numerical and text elements such as a street number, street name, and city arranged in a particular format.

Application Submitted: Applicant has submitted the application to Plat Tracker. The application is awaiting check-in.

Application Types – Subdivision Plat Classification: Refer to the Chapter 42 Ordinance for the complete definition of the following plat application types:

- **Class 1 Subdivision Plat (C1)**
- **Class 2 Subdivision Plat (C2)**
- **Class 2 Subdivision Replat (C2R)**
- **Class 3 Subdivision Final Plat (C3F)**
- **Class 3 Subdivision Preliminary Plat (C3P)**
- **Class 3 Subdivision Preliminary Replat (C3R)**
- **Class 3 Subdivision Replat Public Hearing Notification (C3N)**
- **General Plan (GP)**
- **Street Dedication Plat (SP)**
- **Vacating Final (VF)**
- **Vacating Preliminary (VP)**

Airport Noise Contours: Typical departure and arrival corridors for aircraft. The configurations vary based on the prevailing wind conditions. Designated as IN

Airport Tier: Example: Hobby Tier 1

Appraisal District No: The 13-Digit Number of a taxes imposed property. The appraised value established by the appraisal district for the county in which the property is located; the exemptions, if any, to which that property may be entitled, such as the homestead exemption for owner-occupied residential property; and the tax rates set by the governing bodies of the taxing units (jurisdictions) in which the property is located.

ArcGIS Online: A Web-based system for sharing, finding, and using maps, layers, and services. ArcGIS Online includes a set of base maps, map layers, and tools published by ESRI for use inside ArcGIS products. The City of Houston ArcGIS Online Map is the ESRI's ArcGIS Online mapping

software that helps citizens to understand and visualize data to make decisions based on the best information and analysis with the data provided by City.

Awaiting Assignment: The application has been assigned/routed to the appropriate agency by the check-in planner. At this point, the application is waiting to be assigned a reviewer planner.

Awaiting Completeness: The application was viewed by the check-in planner. However, the application and/or documents did not meet Plat Tracker criteria or required documents are missing. The application remains active pending required changes.

Basemap: A map depicting background reference information such as landforms, roads, landmarks, and political boundaries, onto which other thematic information is placed. A basemap is used for locational reference and often includes a geodetic control network as part of its structure.

Being Reviewed: Reviewing planner is assigned. Review is in process.

Boundary: A line separating adjacent political entities, such as countries or districts; adjacent tracts of privately-owned land, such as parcels; or adjacent geographic zones, such as ecosystems. A boundary is a line that may or may not follow physical features, such as rivers, mountains, or walls.

Brownfields: If located in the Brownfields area, the value of IN is displayed.

Census Tract: Census tract number. Example: 1000, 2100

Chapter 42: The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.

Check-In Complete: The application was reviewed by the check-in planner. All required documents are included and meet Plat Tracker criteria. The application is tentatively promoted to the agenda for the next planning commission cycle.

City Limits: Designated as Full or Limited

City Services: Process that provides data or computing resources for client applications on city data.

COH Fire Service Area: Fire station number designated for that property (1-105)

COHGIS: City of Houston Geographic Information System division that relates in regards to COHGIS and City Limit parcels.

Coordinates: A set of values represented by the letters x, y, and optionally z or m (measure), that define a position within a spatial reference. Coordinates are used to represent locations in space relative to other locations.

Council District: City Council District (A-K)

County: Fort Bend, Harris, Liberty, Montgomery, or Waller

County Precinct: Within the County Precincts of either Fort Bend 1, 2, 3, 4; Harris 1, 2, 3, 4; Liberty 1, 2, 3, 4; Montgomery 1, 2, 3, 4 or Waller 1, 2, 3, 4.

CPC-101 (Meeting): Form created before the planning commission is scheduled to review the application during "**Updating Action Form**".

CPC-101 (Action): Form created when Planning Commission session has ended. The planner admin attaches the planning commission recommendation to the application: approved, disapproved, withdrawn, or deferred during "**Action Form Completed**".

CyFair Fire Service Area: If located with the CyFair Fire service area, designated as IN

Data source: Any data. Data sources may include coverages, shapefiles, rasters, or feature classes.

Dataset: Any collection of related data, usually grouped or stored together.

Deed restrictions: Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.

Designated area: City name and/or location (Example: City of Houston)

Draft Application: Application is in process by applicant. No action is taken by planners until the application is submitted.

Electrical Utility: If located in the Center Point Service area, or Entergy Service area.

ESRI: Environmental System Research Institute. My City mapping application is based on the ESRI Adobe Flex API. Esri's ArcGIS is a geographic information system (GIS) for working with maps and geographic information. It is used for: creating and using maps; compiling geographic data; analyzing mapped information; sharing and discovering geographic information; using maps and geographic information in a range of applications; and managing geographic information in a database. The system provides an infrastructure for making maps and geographic information available throughout an organization, across a community, and openly on the Web.

Extension of Approval (EOA): An application that has been approved by the Planning Commission. EOA can only be requested for a plat application within one (1) year after it is approved.

Extraterritorial jurisdiction (ETJ): Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.

Feature class: In ArcGIS, a collection of geographic features with the same geometry type (such as point, line, or polygon), the same attributes, and the same spatial reference. Feature classes can be stored in geodatabases, shapefiles, coverages, or other data formats. Feature classes allow homogeneous features to be grouped into a single unit for data storage purposes. For example, highways, primary roads, and secondary roads can be grouped into a line feature class named "roads." In a geodatabase, feature classes can also store annotation and dimensions.

Flex: A set of tools that allows developers to create cross-platform, browser-independent Web applications using a standards-based programming language. Created by Macromedia in 2004 and now developed by Adobe, the Flex family of products includes Flex SDK, Flex Builder, Flex Data Services, and Flex Charting.

Geocode: The process of finding associated geographic coordinates (often expressed as latitude and longitude) from other geographic data, such as street addresses, or ZIP codes (postal codes). With geographic coordinates the features can be mapped and entered into Geographic Information Systems.

Geocoding (address): A GIS operation for converting street addresses into spatial data that can be displayed as features on a map, usually by referencing address information from a street segment data layer.

Geodatabase: A database or file structure used primarily to store, query, and manipulate spatial data. Geodatabases store geometry, a spatial reference system, attributes, and behavioral rules for data. Various types of geographic datasets can be collected within a geodatabase, including feature classes, attribute tables, raster datasets, network datasets, topologies, and many others.

Geographic Information System: GIS integrates hardware, software, and data for capturing, managing, analyzing, and displaying all forms of geographically referenced information. GIS allows us to view, understand, question, interpret, and visualize data in many ways that reveal relationships, patterns, and trends in the form of maps, globes, reports, and charts.

Harris Flood Plain 100: If located in the Harris Floodplain 100 area, the value of IN is displayed.

Harris Flood Plain 500: If located in the Harris Floodplain 500 area, the value of IN is displayed.

Historic District: Designated areas that preserve valuable historic resources helps in boosting civic pride, economic prosperity and gives residents as well as visitors a visible reminder of our significant culture and heritage. Example: Audubon Place.

Inactive Application: If an application is awaiting completeness over 30 days from the submitted date, the application becomes inactive. Any future action will require a new application.

In City Limits: Designated as Full or Limited

Key Map: Key map page and location (100A, 100B, etc)

Lambert: Rectangular/regular grid numbering system. Example: 3020, 3021, etc.

Local Government Code 212.015: The state law section that describes the purpose and requirements of property owner notification for certain replats.

Locator (address): A dataset in ArcGIS that stores the address attributes, associated indexes, and rules that define the process for translating nonspatial descriptions of places, such as street addresses, into spatial data that can be displayed as features on a map. An address locator contains a snapshot of the reference data used for geocoding, and parameters for standardizing addresses, searching for match locations, and creating output.

Management District: These districts are empowered to promote, develop, encourage and maintain employment, commerce, transportation, housing, tourism, recreation, arts, entertainment, economic development, safety and the public welfare. Management Districts are given the power to finance their operations by issuing bonds or other obligations, payable in whole or in part from ad valorem taxes, assessments, impact fees, or other funds of the District to provide improvements and services.

Map Layers: The visual representation of a geographic dataset in any digital map environment. Conceptually, a layer is a slice or stratum of the geographic reality in a particular area, and is more or less equivalent to a legend item on a paper map. On a road map, for example, roads, national parks, political boundaries, and rivers might be considered different layers.

Map Server: An ArcGIS Server software component that provides programmatic access to the contents of a map document on disk and creates images of the map contents based on user requests. It is designed for use in building map-based Web services and Web applications using ArcGIS Server.

Metadata: Geospatial metadata (also geographic metadata, or simply metadata when used in a geographic context) is a type of metadata that is applicable to objects that have an explicit or implicit geographic extent, in other words, are associated with some position on the surface of the Globe. Such objects may be stored in GIS or may simply be documents, datasets, images or other objects, services, or related items that exist in some other native environment but whose features may be appropriate to describe in a (geographic) metadata catalogue.

Metro Service Area: If located in the Houston Metropolitan area, the value of IN is displayed.

Minimum Building Line (MBL): Structures must be constructed behind the minimum building line. Any new structure on the lot must conform to the established minimum building line.

Minimum Lot Size (MLS): Lots cannot be subdivided below the "special minimum" lot size in the designated area. For example, if 5,000 square feet was established as the special minimum lot size, a lot could not be divided into lots smaller than that size.

This restricts single family lots and vacant lots to single family. Commercial and multifamily lots may continue as commercial and multifamily lots. The **MLS/MBL** designation can last from 20 to 40 years.

Major Thoroughfare and Freeway Plan (MTFP): In that plan, the city identifies sections of roadways (either thoroughfares or major collectors) that are in need of expansion, either by lengthening or widening. The plan serves as notice to the public for developing land adjacent to the identified roads which is produced yearly. In compiling the MTFP, the City listens to developers and neighborhoods about such issues as congestion, mobility and future development plans.

MUD: Municipal Utility District

My City Mapping Application: An interactive mapping web site that provides the citizens of Houston a means to access the most current geographic information systems (GIS) data and aerial imagery (current and historical). These data are all hosted within the City's enterprise GIS system. Users of the web site are provided with a variety of search and identify tools to assist them in finding information relevant to their needs. Websites **http://mycity.houstontx.gov/public** and **http://mycity.houstontx.gov/mycity2**

Northwest Regional Water Authority: If located in the Northwest Regional Water Authority area, the value of IN is displayed.

Original subdivision plat: For the purpose of protest, original subdivision plat means the first recorded subdivision plat in which a single family residential restriction was included.

Other Floodplain 100: If located in the Other Floodplain 100 area, the value of IN is displayed.

Parcels: A piece or unit of land, defined by a series of measured straight or curved lines that connect to form a polygon. For all frequently asked questions that relates in regards to Enterprise GIS PARCELS within Houston/ETJ; Fort Bend, Montgomery, Waller & Liberty.

Park Sector: Park sector numbers are 0-21

Platting: A plat provides for the subdivision of land that can be legally defined (i.e. Lot 29, block 19 of the Happy Trails subdivision). Subdivision plats are required to show how land will be subdivided. The plat must reflect adequate streets and right-of-way for the project. The plat is

checked to assure it abides by all development rules as established by Chapter 42, the City's land development ordinance.

Point: A geometric element defined by a pair of x,y coordinates.

Previous Application: Plat submitted on the property in your current application. This may have been submitted by yours or another organization. Plats that have previous applications are typically a total or partial replat of the same property.

Principal Contact: The individual who registers an organization is designated as the Principal Contact for that organization. Once the organization is approved, this individual has the authority to revise their organization profile, add new users, modify user status, and delegate the role of Principal Contact to another user within the organization. He/she also may draft, review, and/or submit applications on behalf of the organization.

Recordation: An application that has been approved by the Planning Commission. Recordation can only be requested for 'C2', 'C2R', 'C3F', 'SP', and 'VF' application types.

Related Application: Plats that have a relationship to the General Plan of your project are considered to be "related". For example your properly may have a section or a street dedication in common with the related plat.

Reserves: Many plats may include tracts platted as unrestricted or restricted reserves. An unrestricted reserve can be any commercial or non-single-family residential application (i.e. retail center, apartment, office building). A restricted reserve is for non single-family residential purposes but designates the use for the property. An owner can sell off pieces of a reserve but cannot sell off pieces of a single family plat.

Reviewing Organization: Member of a reviewing agency which participates in the reviewing process of submitted plat applications. Most agency organizations are pre-registered and pre-approved by the City of Houston Planning and Development Department.

School District: Houston ISD, Pasadena ISD, etc.

Self-Service GIS: An interactive, self-service 'My City Family Apps' site that provides several GIS mapping applications to the public.

Single-Family: Single family designation under Chapter 42 can include more than one housing structure. Examples include a duplex or a house with a garage apartment under 900 square feet. If an area is deed restricted, the restrictions must restrict number of structures and type of structures on a lot to prohibit this type of development.

Shape: The characteristic appearance or visible form of a geographic object as represented on a map. A GIS uses points, lines, and polygons to represent the shapes of geographic objects.

Shapefile: A vector data storage format for storing the location, shape, and attributes of geographic features. A shapefile is stored in a set of related files and contains one feature class.

Special Request – Variance: Planning Commission does have discretionary authority if a plat requires a variance or special exception. Residents in the city limits that are within 250 feet of the proposed development will be notified of certain variances and have a chance to offer input on how the variance will affect their neighborhood or property. A variance is a deviation from the strict compliance of the rules and regulations of Chapter 42. The applicant must document a reasonable hardship for the variance. This usually means that applying the rules of Chapter 42 would make the land difficult to develop without the variance or that the rules applied to the project are contrary to sound public policy.

Special Request – Public Hearing: A public hearing for a replat is required if single-family restrictions existed within the original plat boundary. Public hearings are held before Planning Commission during the meeting. Residents within 200 feet of the property replat and within the original subdivision boundary will be mailed letters of notification and a sign will be posted announcing the public hearing date. If there are no variances requested, Planning Commission must approve the replat if it meets all the rules according to Chapter 42 and does not violate state law. If the replat violates deed restrictions, the Planning Commission must disapprove the plat.

State Plane Coordinate System (SPS or **SPCS):** A set of 126 geographic zones or coordinate systems designed for specific regions of the United States. Each state contains one or more state plane zones, the boundaries of which usually follow county lines. There are 110 zones in the continental US, with 10 more in Alaska, 5 in Hawaii, and one for Puerto Rico and US Virgin Islands. The system is widely used for geographic data by state and local governments.

Street Dedication Plat (SP): A street dedication plat is submitted in final form out of an approved general plan.

Street Width Exception Area: If located in the Street Width Exception Area, the value of IN is displayed.

Subdivision Name Change: An application that has been approved by the Planning Commission. Name change can only be requested for a plat application within one (1) year after it is approved or within two (2) years with an extension of approval -- without another Subdivision Name Change currently submitted.

Subdivision plat: A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the

development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.

Subdivision replat: Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.

Super Neighborhood: Geographically designated area where residents, civic organizations, institutions and businesses work together to identify, plan, and set priorities to address the needs and concerns of their community. Example: Acres Home

TIRZ: Tax Incentive Reinvestment Zones are special zones created by City Council to attract new investment to an area.

Transit Corridor: Coordinates of land designated for Houston's Light Rail system. Example: 115700000010.

Updating Action Form: The planning commission is scheduled to review the application.

Variance: A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship.

Vector: A coordinate-based data model that represents geographic features as points, lines, and polygons. Each point feature is represented as a single coordinate pair, while line and polygon features are represented as ordered lists of vertices. Attributes are associated with each vector feature, as opposed to a raster data model, which associates attributes with grid cells.

Visualization: The representation of data in a viewable medium or format. In GIS, visualization is used to organize spatial data and related information into layers that can be analyzed or displayed as maps, three-dimensional scenes, summary charts, tables, time-based views, and schematics.

West Regional Water Authority: If located in the West Regional Water Authority area, the value of IN is displayed.

Zipcode: Primary zipcode for the property.