HOUSTON PLANNING COMMISSION

AGENDA

APRIL 17, 2014

COUNCIL CHAMBER
CITY HALL ANNEX
2:30 P.M.

PLANNING COMMISSION MEMBERS

Mark A. Kilkenny, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Keiji Asakura
Kenneth J. Bohan
Fernando L. Brave
Antoine Bryant
Lisa Clark
Truman C. Edminster, III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Scott Segars
Mark Sikes
Martha Stein
Eileen Subinsky
Blake Tartt III
Shaukat Zakaria

The Honorable Grady Prestage, P. E.
Fort Bend County
The Honorable Ed Emmett
Harris County
Commissioner James Noack
Montgomery County

ALTERNATE MEMBERS
Richard W. Stolleis, P. E.
Fort Bend County
Raymond J. Anderson, P. E.
Harris County
Mark J. Mooney, P.E.
Montgomery County

EX- OFFICIO MEMBERS
Carol Lewis, Ph.D.
Daniel Krueger, P.E.
Dawn Ullrich
George Greanias

SECRETARY
Patrick Walsh, P.E.

Meeting Policies and Regulations

Order of Agenda

Planning Commission may alter the order of the agenda to consider variances first, followed by replats requiring a public hearing second and consent agenda last. Any contested consent item will be moved to the end of the agenda.

Public Participation

The public is encouraged to take an active interest in matters that come before the Planning Commission. Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation:

1. Anyone wishing to speak before the Commission must sign-up on a designated form located at the entrance to the Council Chamber.

2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted on the sign-up form.

3. If the speaker wishes to discuss any subject not otherwise on the agenda of the Commission, time will be allowed after all agenda items have been completed and "public comments" are taken.

4. The applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.

5. Speakers will be allowed two minutes for specially called hearing items, replats with notice, variances, and special exceptions.

6. Speakers will be allowed 1 minute for all consent agenda items.

7. Time limits will not apply to elected officials.

8. No speaker is permitted to accumulate speaking time from another person.

9. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.

10. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive.

11. The Commission reserves the right to stop speakers who are unruly or abusive.

Limitations on the Authority of the Planning Commission

By law, the Commission is required to approve subdivision and development plats that meet the requirements of Chapter 42 of the Code of Ordinances of the City of Houston. The Commission cannot exercise discretion nor can it set conditions when granting approvals that are not specifically authorized by law. If the Commission does not act upon a Sec. I agenda item within 30 days, the item is automatically approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because it objects to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements, e.g., water, sewer, drainage, or other public agencies.

Contacting the Planning Commission

Should you have materials or information that you would like for the Planning Commission members to have pertaining to a particular item on their agenda, contact staff at 713-837-7758. Staff can either incorporate materials within the members Agenda packets, or can forward to the members messages and information.

Contacting the Planning Department

The Planning and Development Department is located at 611 Walker Street on the Sixth Floor. Code Enforcement is located at 1002 Washington Street.

The Departments mailing address is:
P.O. Box 1562
Houston, Texas 77251-1562

The Departments website is:
www.houstonplanning.com

E-mail us at:
Planning and Development
Suzy.Hartgrove@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org

Speakers Sign In Form

Instructions:

1. So that the Commission's Chairperson can call on those wishing to address the Commission, please provide the information below. Make sure the information is legible. If you have questions about the form or a particular item while filling out this form Planning and Development Department staff members are available at the front of the room to answer any questions. Hand the completed form to a staff member prior to the meeting's Call to Order.
2. It is important to include your "position" so that the Chairperson can group the speakers by position.
3. If you are a part of an organized group of speakers and want to address the Commission in a particular order please let a staff member know prior to the beginning of the meeting.
4. The Chairperson will call each speaker's name when it is his or her turn to speak. The Chairperson will also call out the speaker to follow.
5. As the called speaker you should move forward to the podium, state your name for the record, and then deliver your comments.
6. If you have materials to distribute to the Commission hand them to a staff member at the beginning of your presentation. Staff will distribute the information to Commission members on both sides of the table as you begin your comments.

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

Your Position Regarding the Item (supportive, opposed, undecided): _____

Speakers Sign In Form

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6. If you have materials to distribute to the Commission hand them to a staff member at the beginning of your presentation. Staff will distribute the information to Commission members on both sides of the table as you begin your comments.

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

Your Position Regarding the Item (supportive, opposed, undecided): _____

This online document is preliminary and not official. It may not contain all the relevant materials and information that the Planning Commission will consider at its meeting. The official agenda is posted at City Hall 72 hours prior to the Planning Commission meeting. Final detailed packets are available online at the time of the Planning Commission meeting.

Houston Planning Commission

AGENDA

April 17, 2014

Meeting to be held in
Council Chamber, City Hall Annex
2:30 p.m.

Call to Order

Director's Report

- **Approval of the April 3, 2014 Planning Commission Meeting Minutes**

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (Peter Klomparens)
b. Replats (Peter Klomparens)
c. Replats requiring Public Hearings with Notification (Kimberly Bowie, Teresa Geisheker, Dorianne Powe-Phlegm and Aracely Rodriguez)
d. Subdivision Plats with Variance Requests (Muxian Fang, Mikalla Hodges and Dipti Mathur)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement (Muxian Fang, Mikalla Hodges and Pete Klomparens)
g. Extension of Approvals (Marlon Connley)
h. Name Changes (Marlon Connley)
i. Certificates of Compliance (Marlon Connley)
j. Administrative
k. Development Plats with Variance Requests (Muxian Fang and Mikalla Hodges)

II. Establish a public hearing date of May 15, 2014

a. Bradford Place partial replat no 2
b. Commons WaterwaySec 4 partial replat no 1
c. First Amended Replat of Block 1 Woodshire Sec 1 partial replat no 1
d. Melody Oaks partial replat no 7
e. Melody Oaks partial replat no 8
f. Rockhurst replat no 1
g. Simms Woods replat no 1 and extension
h. Tanglewood Sec 11 partial replat no 2

III. Consideration for an Off-Street Parking Varaince for a property located at 2736 Virginia Street (Muxian Fang)

IV. Public Hearing and Consideration of a Hotel Motel Variance for a Willowbrook Home 2 by Hilton located at 7815 Willowchase Blvd (Peter Klomparens)

V. Public Comment

VI. Adjournment

Minutes of the Houston Planning Commission

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

April 3, 2014
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Mark Kilkenny called the meeting to order at 2:33 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
M. Sonny Garza	
Susan Alleman	Absent
Keiji Asakura	
Fernando Brave	
Kenneth Bohan	
Antoine Bryant	
Lisa Clark	
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	
Linda Porras-Pirtle	
Algenita Davis	Arrived at 2:40 during Consent and Replat items
Mike Sikes	
Martha Stein	Arrived at 2:40 during Consent and Replat items
Eileen Subinsky	
Blake Tartt III	
Shaukat Zakaria	
Mark Mooney for James Noack	
Richard Stolleis for The Honorable Grady Prestage	
Raymond Anderson for The Honorable Ed Emmett	

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.

DIRECTOR'S REPORT
The Director's report was given by Patrick Walsh, Director of the Planning and Development Department.

APPROVAL OF THE MARCH 6, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 6, 2014 Planning Commission meeting minutes.
Motion: **Clark** Second: **Subinsky** Vote: **Carries** Abstaining: **Garza and Porras-Pirtle**

APPROVAL OF THE MARCH 20, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 20, 2014 Planning Commission meeting minutes.
Motion: **Clark** Second: **Tartt** Vote: **Carries** Abstaining: **Porras-Pirtle, Sikes, Garza and Bryant**

I. PLATTING ACTIVITY (Consent items A and B, 1- 122)
Items removed for separate consideration: **16, 34, 39, 40, 68, 71, 78, 79 and 93.**
Staff recommendation: Approve staff's recommendations for items **1 – 122** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items **1 – 122** subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioners Edminster and Sikes abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **16, 34, 39, 40, 68, 71, 78, 79 and 93.** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approve items **16, 34, 39, 40, 68, 71, 78, 79 and 93.** subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

Commissioners Edminster and Sikes returned.

C PUBLIC HEARINGS

123 Ammar Estates C3N Defer
Staff recommendation: Defer the plat per applicant's request.
Commission action: Deferred the plat per applicant's request and continue the public hearing at that time.
Motion: **Bryant** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Agenda item 125 was taken out of order and acted on at this time.

125 Chevy Chase partial replat no 2 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jard** Second: **Tart** Vote: **Unanimous** Abstaining: **None**

124 Audubon Hollow partial replat no 1 C3N Defer
Staff recommendation: Grant the requested variances and approve plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for further study and review and continue the public hearing at that time.
Motion: **Edminster** Second: **Jard** Vote: **Unanimous** Abstaining: **None**
Speakers for item 124: Mary Lou Henry, applicant and John Butler – supportive; Malcom Gibson, Ann Reardon, Richard Klein, and Muhieddine Samadi – opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department

126 Commons of Lake Houston sec 8 partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Edminster** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

127 Craig Woods partial replat no 2 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

128 Elgin Landing C3N 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: **Jard** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster abstained and left the room.

129 Estates of Teal Run sec 5 partial replat no 1 C3N Defer
Staff recommendation: Defer the plat per applicant's request.
Commission action: Deferred the plat per applicant's request.
Motion: **Brave** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster returned.

130 Fannin Station Sec 2 replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

131 Hollywood Gardens partial replat no 2 C3N Defer
Staff recommendation: Defer the plat per applicant's request.
Commission action: Deferred the plat per applicant's request.
Motion: **Zakaria** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

132 MacGregor Area CDC C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

133 Pine Shadows partial replat no 3 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Subinsky** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**
Speakers for item 133: Fred Dunlap - opposed and William Manuel - undecided

134 West Court partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

135 Westhaven Estates Sec 1 partial replat no 2 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

136 Wilson Green Court partial replat no 1 C3N Defer
Staff recommendation: Defer the plat per applicant's request.
Commission action: Deferred the plat per applicant's request.
Motion: **Bohan** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

137 Brunner Addition partial replat no 2 C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit new and revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to submit new and revised information.
Motion: **Garza** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

138 Dowling Place C2R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the following conditions and to the CPC 101 form conditions:
1. Any fencing along Dowling Street must be decorative and wrought iron in nature
2. Provide 6' sidewalk along Dowling Street
3. Provide 3" caliper street trees along Dowling Street
4. Provide a front door and pedestrian gate along Dowling Street and subject to the CPC 101 form conditions.

Commission action: Grant the requested variance and approve the plat subject to the following conditions and subject to the CPC 101 form conditions:
1. Any fencing along Dowling Street must be decorative and wrought iron in nature
2. Provide 6' sidewalk along Dowling Street
3. Provide 3" caliper street trees along Dowling Street
4. Provide a front door and pedestrian gate along Dowling Street

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

Items 139, 140, 141, 143, 146, and 147 were taken together at this time with staff requesting a two week deferral on all items for the reasons stated.

139 Enclave at Northpointe GP GP Defer
140 Enclave at Northpointe Sec 4 C3P Defer
141 Falls at Dry Creek GP GP Defer
143 Pearl on Smith C2R Defer
146 Falls at Dry Creek Sec 1 C3P Defer
147 Shady Acres partial replat no 10 C3R Defer

Staff recommendation: Defer the plats for two weeks for the reasons stated.
Commission action: Deferred the plats for two weeks for the reasons stated.
Motion: **Tartt** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

142 La Ville Saint Emanuel C2 Approve

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

1. Provide 6' sidewalk along all the adjacent public streets
2. Provide 3" caliper street trees along all the adjacent public streets pursuant to Chapter 33 species and spaces requirements.
3. Provide a maximum 8' high wrought iron fence with front door and pedestrian gates along all the adjacent public streets.

Commission action: Grant the requested variances and approve the plat subject to the conditions stated and subject to the CPC 101 form conditions:

4. Provide 6' sidewalk along all the adjacent public streets
5. Provide 3" caliper street trees along all the adjacent public streets pursuant to Chapter 33 species and spaces requirements.
6. Provide a maximum 8' high wrought iron fence with front door and pedestrian gates along all the adjacent public streets.

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

144 Tan Oak Business Park GP GP Approve

Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the CPC 101 form conditions.
Motion: **Edminster** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

145 Energy Park South C3P Defer

Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks.
Motion: **Stolleis** Second: **Jard** Vote: **Unanimous** Abstaining: **None**
Speaker for item 145: Russell Plank, owner - supportive

Items 146 and 147 were taken with the deferred items earlier in the agenda.

Items G (Extensions of Approval), H (Name Changes), and I (Certificates of Compliance) were taken together at this time.

G EXTENSIONS OF APPROVAL

148	**Atascocita Forest Model Sec 1 replat no 1**	**EOA**	**Approve**
149	**Brigeland Creek Parkway from Creekside**	**EOA**	**Approve**
	Crossing Drive to Josey Ranch Road and Drill Site Reserve		**Approve**
150	**Bridgeland Hidden Creek Sec 13**	**EOA**	**Approve**
151	**Bridgeland Hidden Creek Sec 28**	**EOA**	**Approve**
152	**Buffalo Fountains Reserves**	**EOA**	**Approve**
153	**Grand Parkway Industrial Park**	**EOA**	**Approve**
154	**Lawrance Estates**	**EOA**	**Approve**
155	**Spring Cypress Church**	**EOA**	**Approve**

H NAME CHANGES

156	**Cinco Village Center Sec 3 partial replat no 8 (prev. Cinco Village Center Luby's Fuddruckers)**	**NC**	**Approve**

I CERTIFICATES OF COMPLIANCE

157	**22488 East Knox Drive**	**COC**	**Approve**
158	**18774 Gooseberry Lane**	**COC**	**Approve**
159	**15112 Welcome Lane**	**COC**	**Approve**

Staff recommendation: Approve staff's recommendation for items **148-159.**
Commission action: Approved staff's recommendation for items **148-159.**
Motion: **Bohan** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUEST

160	**1134 Bayland Street**	**DPV**	**Approve**

Staff recommendation: Grant the requested variance subject to the following conditions:
1. The applicant shall coordinate with Public Works and Engineering Department regarding the demolition of the existing driveway and the construction of a new sidewalk on Studewood Street.

Commission action: Granted the requested variance subject to the following conditions:
1. The applicant shall coordinate with Public Works and Engineering Department regarding the demolition of the existing driveway and the construction of a new sidewalk on Studewood Street.

Motion: **Davis** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

Items 161, 163, and 164 were taken together at this time with staff recommending a two week deferral for the reasons stated.

161	**1215 Bingham Street**	**DPV**	**Defer**
163	**3471 Locke Land**	**DPV**	**Defer**
164	**730 Omar Street**	**DPV**	**Defer**

Staff recommendation: Defer the plat for two weeks for the reasons stated.
Commission action: Deferred the plat for two weeks for the reasons stated.
Motion: **Tartt** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

162	**1603 Fulton Street**	**DPV**	**Approve**

Staff recommendation: Grant the requested variance to allow 15' building line along Fulton Street.
Commission action: Granted the requested variance to allow 15' building line along Fulton Street.
Motion: **Davis** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 1, 2014

a. **Cadagan Place**
b. **Craig Woods partial replat no 5**
c. **Craig Woods partial replat no 6**
d. **David Crockett Second Replat partial replat no 4**
e. **Gillespie Street Sec 2 replat no 2**
f. **Lamar Terrace partial replat no 3**
g. **Ridgecrest Addition Sec 3 partial replat no 1**
h. **Riverside Terrace Sec 1 partial replat no 1**
i. **Walden on Lake Houston Olympic Village Sec 2 partial replat no 1**
j. **Walden on Lake Houston Olympic Village Sec 2 partial replat no 2**
k. **Willowcreek Ranch Sec**

Staff recommendation: Establish a public hearing date of May 1, 2014 for items **II a-k.**
Commission action: Established a public hearing date of May 1, 2014 for items **II a-k.**
Motion: **Bohan** Second: **Garza** Vote: **Carries** Abstaining: **Tartt**

III. CONSIDERATION FOR AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2736 VIRGINIA STREET

Staff recommendation: Grant the requested parking variance.
Commission action: Deferred the plat for four weeks to allow time for staff, Planning Commissioners, and applicant to meet and for further study and review.
Motion: **Zakaria** Second: **Garza** Vote: **Carries** Abstaining: **None**
Opposed: **Brave, Porras-Pirtle, and Stein**
Speakers for item III: Craig Garcia and Darla Lexington – supportive; Bob Myers and Libby Buell – no position stated; Bill Sharman, Phillippa Gard, Ryan Morris, and Gary Ruby – opposed

IV. CONSIDERATION FOR A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 5906 ARMOUR DRIVE

Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: **Jard** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

V. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR A COURTYARD BY MARRIOTT ON INTERSTATE 10 AT COLUMBIA STREET

Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: **Zakaria** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

VI. PUBLIC HEARING AND CONSIDERATION OF A HOTEL MOTEL VARIANCE FIR A COUNTRY INN AND SUITES ON HAYES ROAD NORTH OF WESTHEIMER

Staff recommendation: Grant the requested variances.
Commission action: Granted the requested variances.
Motion: **Garza** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 1900 BLOCK OF WYCLIFFE DRIVE (EAST SIDE), BETWEEN SHADOW WOOD DRIVE AND TIMBEROAK DRIVE

Staff recommendation: Forward the application to City Council for approval.
Commission action: Forwarded the application to City Council for approval.
Motion: **Bohan** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

VIII. PUBLIC COMMENT
NONE

VII. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 5:31 p.m.
Motion: **Garza** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

_____ _____

Mark A. Kilkenny, Chair **Patrick Walsh, Secretary**

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
1	Aliana Sec 30	C3F		Approve the plat subject to the conditions listed
2	Aliana Sec 31	C3F		Approve the plat subject to the conditions listed
3	Aliana Sec 32	C3F		Defer Chapter 42 planning standards
4	Aliana Sec 33	C3P		Defer Chapter 42 planning standards
5	Anserra Sec 5	C3P		Approve the plat subject to the conditions listed
6	Ashton Gardens West Houston	C2		Defer Chapter 42 planning standards
7	Birnham Woods Drive Reserves	C3F		Approve the plat subject to the conditions listed
8	Bridges on Lake Houston Sec 3	C3F		Defer Additional information reqd
9	Broadstone Woodland Creek Apartments	C2		Approve the plat subject to the conditions listed
10	Brookwood Forest Recreation Center	C3F		Approve the plat subject to the conditions listed
11	Brookwood Forest Sec 1	C3F		Approve the plat subject to the conditions listed
12	Brookwood Forest Sec 2	C3F		Approve the plat subject to the conditions listed
13	Brookwood Forest Sec 3	C3F		Approve the plat subject to the conditions listed
14	Brookwood Forest Wastewater Treatment Plant	C3F		Approve the plat subject to the conditions listed
15	Cedarpost Square	C3F		Defer Additional information reqd
16	Cinco Ranch Northwest Sec 15	C3P		Approve the plat subject to the conditions listed
17	Cinco Trace Drive Street Dedication Sec 6	C3P		Defer Applicant request
18	Commercial Reserves at Blue Creek	C2		Defer Chapter 42 planning standards
19	Cottage Grove Green GP	GP		Approve the plat subject to the conditions listed
20	Deer Trail Drive and Greens Crossing Boulevard Street Dedication and Reserves	C3P		Approve the plat subject to the conditions listed
21	Enclave at Northpointe Sec 3	C3F	DEF1	Approve the plat subject to the conditions listed
22	Fieldstone Sec 5 partial replat no 1	C3F		Approve the plat subject to the conditions listed
23	Flores Addition on Gillespie	C3F		Defer Chapter 42 planning standards
24	Four Seasons Breen	C2		Approve the plat subject to the conditions listed
25	Hadley Townhomes	C2		Approve the plat subject to the conditions listed
26	Hampton Creek Sec 3	C3F		Defer Chapter 42 planning standards
27	Hollywood Gardens partial replat no 1	C3F		Defer Chapter 42 planning standards
28	Houston ISD Lee High School	C2		Approve the plat subject to the conditions listed
29	Houston WC Holdings	C2		Approve the plat subject to the conditions listed
30	Imperial Trace Sec 2	C3F		Defer Chapter 42 planning standards
31	Jose Maria replat no 1	C3F		Approve the plat subject to the conditions listed
32	King Crossing Sec 1	C3F		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
33	King Crossing Sec 2	C3F		Defer Additional information reqd
34	King Crossing Sec 3	C3F		Defer Chapter 42 planning standards
35	Kings Mill Sec 9	C3F		Approve the plat subject to the conditions listed
36	Klein ISD French Elementary School	C2		Approve the plat subject to the conditions listed
37	Lakepointe Estates	C3P	DEF1	Defer Applicant request
38	Lakes of Bella Terra Sec 10	C3F		Approve the plat subject to the conditions listed
39	Lakes of Bella Terra Sec 29	C3F		Approve the plat subject to the conditions listed
40	MacGregor Area CDC	C3F		Approve the plat subject to the conditions listed
41	Marquette Place	C2		Approve the plat subject to the conditions listed
42	Medical Development at FM 2920 Sec 1	C3F		Defer Chapter 42 planning standards
43	Mirabella Sec 4	C3F		Approve the plat subject to the conditions listed
44	Northpointe Ridge Lane Street Dedication Sec 1	SP	DEF1	Approve the plat subject to the conditions listed
45	Northpointe Ridge Lane Street Dedication Sec 2	SP	DEF1	Approve the plat subject to the conditions listed
46	Northwest Cullen Plaza no 2	C3P		Approve the plat subject to the conditions listed
47	Omar Tract	C2		Approve the plat subject to the conditions listed
48	PFL Supply	C2		Approve the plat subject to the conditions listed
49	Pine Creek at Canyon Lakes West Sec 10	C3F		Approve the plat subject to the conditions listed
50	Pine Shadows partial replat no 3	C3F		Approve the plat subject to the conditions listed
51	Pine Valley Development Sec 1	C3F		Defer Chapter 42 planning standards
52	Preserve at Cypresswood	C3F		Approve the plat subject to the conditions listed
53	Reserve at Washington	C3F	DEF1	Withdraw
54	Sayli Retail Plaza	C2		Approve the plat subject to the conditions listed
55	Speedy Stop 305	C2		Defer Chapter 42 planning standards
56	Sunset Ridge Sec 5	C3F		Defer Additional information reqd
57	Talia Village	C3P		Approve the plat subject to the conditions listed
58	Towne Lake Central GP	GP		Approve the plat subject to the conditions listed
59	Towne Lake Sec 32	C3F	DEF2	Approve the plat subject to the conditions listed
60	Townhomes on Hickory	C2		Approve the plat subject to the conditions listed
61	Valley Ranch Sec 11	C3F		Approve the plat subject to the conditions listed
62	Ventana Lakes Sec 5	C3F		Approve the plat subject to the conditions listed
63	Ventana Lakes Sec 6	C3F		Approve the plat subject to the conditions listed
64	Waterstone Sec 11	C3P		Approve the plat subject to the conditions listed
65	Waterview Estate Sec 14	C3P		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
66	Wes Fairbanks 8	C2		Approve the plat subject to the conditions listed
67	West Ventana Parkway at Ventana Meadows Drive Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
68	Willowcreek Ranch Sec 4	C3P	DEF1	Approve the plat subject to the conditions listed
69	Winning Way	C2		Approve the plat subject to the conditions listed
70	Woodridge Forest Sec 4	C3F		Defer Chapter 42 planning standards
71	Woodridge Forest Sec 5	C3F		Approve the plat subject to the conditions listed
72	Wyman Gordon Complex Sec 1	C2		Defer for further study and review

B-Replats

73	Abundantly Blessed Church	C2R		Defer further deed rests review reqd
74	Andrews Townhomes	C2R		Approve the plat subject to the conditions listed
75	Argos	C2R		Approve the plat subject to the conditions listed
76	Argos Villas	C2R		Approve the plat subject to the conditions listed
77	Artesian Eclipse	C2R		Approve the plat subject to the conditions listed
78	Austin Terrace	C2R		Approve the plat subject to the conditions listed
79	Bajio Industrial partial replat no 1	C2R		Approve the plat subject to the conditions listed
80	Brooke Smith Square	C2R		Defer Additional information reqd
81	Court and Clay Townhomes	C2R		Approve the plat subject to the conditions listed
82	Craighead Reserve	C2R	DEF1	Approve the plat subject to the conditions listed
83	Crockett Creekside	C2R		Approve the plat subject to the conditions listed
84	Easthaven Court	C2R		Approve the plat subject to the conditions listed
85	Glenview Addition East	C2R		Approve the plat subject to the conditions listed
86	Glenview Addition West	C2R		Approve the plat subject to the conditions listed
87	GR Business Plaza	C2R		Approve the plat subject to the conditions listed
88	Guild Shop of the Church of St John the Devine	C2R		Approve the plat subject to the conditions listed
89	Hadi Development	C2R		Approve the plat subject to the conditions listed
90	Harmouch Center	C2R		Approve the plat subject to the conditions listed
91	Hazard Terrace	C2R		Approve the plat subject to the conditions listed
92	Keystone at Jackson Hill	C2R		Approve the plat subject to the conditions listed
93	Keystone at North Cornish Street	C2R		Defer Additional information reqd
94	La Mesita Homes	C2R	DEF1	Approve the plat subject to the conditions listed
95	Leawoods	C3R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
96	Lofts at McGowen	C2R		Defer Additional information reqd
97	Long HOA Temple	C2R		Approve the plat subject to the conditions listed
98	Midtown Park Place	C2R	DEF1	Defer Chapter 42 planning standards
99	Miller Crossing	C2R		Approve the plat subject to the conditions listed
100	Modern Colquitt	C2R	DEF1	Approve the plat subject to the conditions listed
101	Monona Court partial replat no 1	C2R		Approve the plat subject to the conditions listed
102	Montrose Addition partial replat no 5	C2R		Defer Chapter 42 planning standards
103	Ovid Street Gardens	C2R		Defer Chapter 42 planning standards
104	Pad Homes of Shady Acres	C2R		Approve the plat subject to the conditions listed
105	Reserve at the Park	C2R		Approve the plat subject to the conditions listed
106	Saint Charles Square	C2R		Approve the plat subject to the conditions listed
107	Saint Charles Villas	C2R		Approve the plat subject to the conditions listed
108	Trails On West 26th Street	C2R		Defer Chapter 42 planning standards
109	Tricons Haskell Street Villas	C2R		Approve the plat subject to the conditions listed
110	Tricons Morse Enclave	C2R	DEF1	Approve the plat subject to the conditions listed
111	Victory Store	C2R		Defer Additional information reqd
112	Views on Mason	C2R		Approve the plat subject to the conditions listed
113	West Side Villas	C3R	DEF1	Defer Chapter 42 planning standards
114	WS Equity LLC	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

115	Ammar Estates	C3N	DEF2	Approve the plat subject to the conditions listed
116	Audubon Hollow partial replat no 1	C3N	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
117	Central Gardens Sec 2 partial replat no 1	C3N		Defer Applicant request
118	Combre Parkview Villas	C3N		Approve the plat subject to the conditions listed
119	Contemporary Main Plaza partial replat no 1	C3N		Defer Chapter 42 planning standards
120	Craig Woods partial replat no 3	C3N		Defer Chapter 42 planning standards
121	Craig Woods partial replat no 4	C3N		Approve the plat subject to the conditions listed
122	Estates of Teal Run Sec 5 partial replat no 1	C3N	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
123	Green Mint Museum	C3N		Approve the plat subject to the conditions listed
124	Highland Village partial replat no 2	C3N		Approve the plat subject to the conditions listed
125	Hollywood Gardens partial replat no 2	C3N	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
126	Mandell Courts replat no 1	C3N		Defer Applicant request
127	Oak Estates Sec 1 partial replat no 1	C3N		Approve the plat subject to the conditions listed
128	Park Court partial replat no 1	C3N		Defer Applicant request
129	Waldrons Grant Sec 2 replat no 1	C3N		Approve the plat subject to the conditions listed
130	Whispering Pines Estates partial replat no 7	C3N		Approve the plat subject to the conditions listed
131	Wilson Green Court partial replat no 1	C3N	DEF2	Withdraw

D-Variances

132	Brunner Addition partial replat no 2	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
133	Crouch Teetshorn	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
134	Dowling Park	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
135	Enclave at Northpointe GP	GP	DEF2	Grant the requested variance to allow excessive block length along the northern property boundary, deny the requested variance to allow excessive block length along the western property boundary and Approve the plat subject to the conditions listed
136	Enclave at Northpointe Sec 4	C3P	DEF2	Approve the plat subject to the conditions listed
137	Falls at Dry Creek GP	GP	DEF2	Deny the requested variance(s) and Disapprove the plat
138	Lilly Mae Gardens	C2		Defer Additional information reqd
139	Montrose Addition partial replat no 6	C2R		Defer Additional information reqd
140	Mustang CAT Northwest Houston	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
141	Pearl on Smith	C2R	DEF1	Withdraw
142	Southwest Plating	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
143	Village at Palm Center	C3P		Defer for further study and review

E-Special Exceptions

None

F-Reconsideration of Requirements

144	Bauer Landing Water Plant	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
145	Energy Park South	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
146	Falls at Dry Creek Sec 1	C3P	DEF2	Deny the requested variance(s) and Disapprove the plat
147	Shady Acres Partial Replat No 10	C3R	DEF1	Defer for further study and review

G-Extensions of Approval

148	Generation Park West Sec 1	EOA		Approve
149	Harris County Mud no 402 Water Plant no 1	EOA		Approve

H-Name Changes

150	Lawrence Estates (prev. Lawrance Estates)	NC		Approve

I-Certification of Compliance

151	18663 Kita Court	COC		Approve

J-Administrative

None

K-Development Plats with Variance Requests

152	1215 Bingham Street	DPV		Deny
153	3471 Locke Lane	DPV		Approve
154	730 Omar Street	DPV		Approve

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 04/17/2014
Plat Name: Aliana Sec 30
Developer: Aliana Development
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2014-0701 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.9470	Total Reserve Acreage:	1.0720
Number of Lots:	21	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 B

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	566D	ETJ

Conditions and Requirements for Approval

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

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

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)

Coordinate all right-of-way transitions with Fort Bend County Engineer.

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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Fort Bend Engineer: No Objection

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 04/17/2014
Plat Name: Aliana Sec 31
Developer: Aliana Development
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2014-0846 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	30.4710	Total Reserve Acreage:	4.3220
Number of Lots:	104	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Fort Bend County MUD 134 C

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	567A	ETJ

Conditions and Requirements for Approval

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

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)

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.

Fort Bend Engineer: Applicant has satified the County's Concern
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 04/17/2014
Plat Name: Aliana Sec 32
Developer: Aliana Development
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2014-0850 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	20.4000	Total Reserve Acreage:	1.1550
Number of Lots:	88	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Fort Bend County MUD 134 C

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	567B	ETJ

Conditions and Requirements for Approval

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

053. Change street name(s) as indicated on the file copy to avoid duplication.

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

Dustan Hill Court needs to match the suffix from Aliana Sec 31 and match Dustan Hill Drive.

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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Fort Bend Engineer: No objection

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 04/17/2014
Plat Name: Aliana Sec 33
Developer: Aliana Development
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2014-0831 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	16.0400	Total Reserve Acreage:	1.1370
Number of Lots:	52	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Fort Bend County MUD 134 C

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	567A	ETJ

Conditions and Requirements for Approval

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

053. Change street name(s) as indicated on the file copy to avoid duplication.

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

213. Subdivision plat submitted does not conform to the last approved General Plan. Submit a revised GP. (24)

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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Fort Bend Engineer: No Objection
CenterPoint: Pertaining to the 7' non-exclusive easement (back of lots 1-9 block 4) CenterPoint prefers 16' (8' split) if and when shared with wet utilities.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 04/17/2014
Plat Name: Anserra Sec 5
Developer: KB Home Lonestar Inc., a Texas Corporation
Applicant: Jones & Carter, Inc.
App No/Type: 2014-0755 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	17.4621	Total Reserve Acreage:	11.4040
Number of Lots:	21	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	483G	ETJ

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)

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 ********.

052. Anserra Sec 4 and Kingsland Blvd Street Dedication Sec 1 must be recorded prior to or simultaneously with this 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)

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)

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.

Fort Bend Engineer: Change Front building line from 20’ to 25’ adjacent to all 50’ right o ways
CenterPoint: No easement language shown on plat.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 04/17/2014
Plat Name: Ashton Gardens West Houston
Developer: AG-WHP,LLC
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2014-0751 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	3.6726	Total Reserve Acreage:	3.6726
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	CY Fair Community Improvement District

County	Zip	Key Map ©	City / ETJ
Harris	77084	447F	ETJ

Conditions and Requirements for Approval

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)

059.1. Acreage in title and on plat must match at recordation.

073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.

189. Appendix E:Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

Provide recording instruments for Windsong Trail Road and Clay Road to verify right-of-way widths.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 04/17/2014
Plat Name: Ashton Gardens West Houston
Developer: AG-WHP,LLC
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2014-0751 C2

Staff Recommendation:
Defer Chapter 42 planning standards

City Engineer: DETENTION IS REQUIRED

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Provide correct plat name throughout plat boundary.(HC)
UVE should be checked at Windsong Trail Road and Clay Road (Traffic)
Provide recording information for property just south and west of proposed plat.(HC)
20 ft x 20 ft corner clip at Clay Road.(Traffic)
Provide HCMR recorded document to confirm complete ROW for Clay Road.(HC)
No Flood Control comments.(HCFCD)

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 04/17/2014
Plat Name: Birnham Woods Drive Reserves
Developer: 830 Investors, Ltd.
Applicant: IDS Engineering Group
App No/Type: 2014-0747 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	27.5500	Total Reserve Acreage:	16.9500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Montgomery County MUD 115

County	Zip	Key Map ©	City / ETJ
Montgomery	77386	253P	ETJ

Conditions and Requirements for Approval

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

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

190. Appendix F:Certification for Planning Commission 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)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

Revise is for Harris County ETJ only.

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.

City Engineer: DETENTION IS REQUIRED

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 04/17/2014
Plat Name: Bridges on Lake Houston Sec 3
Developer: Marlin Atlantis
Applicant: Marsh Darcy Partners, Inc.
App No/Type: 2014-0814 C3F

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	31.3600	Total Reserve Acreage:	1.2500
Number of Lots:	105	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 494

County	Zip	Key Map ©	City / ETJ
Harris	77346	377D	ETJ

Conditions and Requirements for Approval

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

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.

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.

052. Will Clayton Parkway Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

091. If Sec 1 is not recorded prior to or simultaneously with this plat, provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)

148. Change street name(s) as indicated on the marked file copy. (133-134)

188. Appendix D:Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

189. Appendix E:Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

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

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 04/17/2014
Plat Name: Bridges on Lake Houston Sec 3
Developer: Marlin Atlantis
Applicant: Marsh Darcy Partners, Inc.
App No/Type: 2014-0814 C3F

Staff Recommendation:
Defer Additional information reqd

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division. Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
use new surveyor's certification (HC)
add remainder of notary language (HC)
easements outside of plat boundary need to dedicated by separate instrument or remove (HC)
label lots south of will clayton parkway, if applicable (HC)
label recording information for sec 1,sec 2 and will clayton parkway (HC)
label Van Berkel Lane (HC)
label Svensson Slade Lane (HC)

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 04/17/2014
Plat Name: Broadstone Woodland Creek Apartments
Developer: Woodland Creek Apartment Investors LLC
Applicant: KM Surveying LLC
App No/Type: 2014-0651 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.0000	Total Reserve Acreage:	6.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Montgomery	77380	251Y	ETJ

Conditions and Requirements for Approval

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

052. Woodland Forest Crossing must be recorded prior to or simultaneously with this plat.

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)

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

188. Appendix D:Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

190.3. Add 'Patrick Walsh, P.E., Secretary' as Secretary in the Planning Commission certificate.

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)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

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.

City Engineer: DETENTION IS REQUIRED

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 04/17/2014
Plat Name: Brookwood Forest Recreation Center
Developer: KB Home
Applicant: Pape-Dawson Engineers
App No/Type: 2014-0812 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.3990	Total Reserve Acreage:	4.3990
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Montgomery	77365	295R	ETJ

Conditions and Requirements for Approval

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 ********.

052. Brookwood Forest Recreation Center must be recorded prior to or simultaneously with this plat.

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)

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)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

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.

City Engineer: DETENTION IS PROVIDED

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 04/17/2014
Plat Name: Brookwood Forest Sec 1
Developer: KB Home
Applicant: Pape-Dawson Engineers
App No/Type: 2014-0805 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.5690	Total Reserve Acreage:	0.3040
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Montgomery	77365	295Q	ETJ

Conditions and Requirements for Approval

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

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 ********.

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)

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)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 04/17/2014
Plat Name: Brookwood Forest Sec 2
Developer: KB Home
Applicant: Pape-Dawson Engineers
App No/Type: 2014-0806 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	22.5020	Total Reserve Acreage:	8.4560
Number of Lots:	64	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Montgomery	77365	295V	ETJ

Conditions and Requirements for Approval

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

012.2.1 Dead-end utility easements are not permitted.

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 ********.

052. Brookwood Forest Sec 1 must be recorded prior to or simultaneously with this plat.

157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.

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)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

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.

CenterPoint: Reserve "B" may not be restricted to utilities as well as detention and drainage. Utilities will not be installed in this Reserve. Remove utility dedication.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 04/17/2014
Plat Name: Brookwood Forest Sec 3
Developer: KB Home
Applicant: Pape-Dawson Engineers
App No/Type: 2014-0808 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.8880	Total Reserve Acreage:	0.9490
Number of Lots:	41	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Montgomery	77365	295Q	ETJ

Conditions and Requirements for Approval

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

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 ********.

052. Brookwood Forest Sec 1 must be recorded prior to or simultaneously with this plat.

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)

059.1. Acreage in title and on plat must match at recordation.

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)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

Label all stub streets inside and outside of the plat boundary.

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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 04/17/2014
Plat Name: Brookwood Forest Wastewater Treatment Plant
Developer: KB Home
Applicant: Pape-Dawson Engineers
App No/Type: 2014-0810 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.4460	Total Reserve Acreage:	3.4160
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Montgomery	77365	295V	ETJ

Conditions and Requirements for Approval

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 ********.

059.1. Acreage and legal description in title and on plat must match at recordation.

146. Identify, dimension and provide square footage for all right-of-way dedications. “xx s.f. are hereby dedicated to the public for right-of-way purposes.

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)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

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.

City Engineer: DETENTION IS REQUIRED

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 04/17/2014
Plat Name: Cedarpost Square
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2014-0774 C3F

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	2.2819	Total Reserve Acreage:	0.4479
Number of Lots:	31	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	Spring Branch Management District

County	Zip	Key Map ©	City / ETJ
Harris	77055	450X	City

Conditions and Requirements for Approval

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

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 ********.

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)

062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)

132. Add COS plat note: Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision. (184)

134.6. The then-current fee in lieu of dedication shall be applied to this number (31 units) of dwelling units.

149. Change street name ending(s) as indicated on the marked file copy. (133-134)

185.2. Appendix A: Provide an attesting individual in the dedicatory language.

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

189. Appendix E:Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) Updated paragraph can be found on Plat Tracker home page

190.3. Add 'Patrick Walsh, P.E., Secretary' as Secretary in the Planning Commission certificate.

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 04/17/2014
Plat Name: Cedarpost Square
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2014-0774 C3F

Staff Recommendation:
Defer Additional information reqd

Address the required amenities plan make all corrections indicated on markup from preliminary. PAE must terminate before the edge of the plat boundary. Revise COS calculations. Correct the number of blocks and reserves in title block. Provide a reserve table indicating the square footage, acreage, and restrictions for each reserve. Add Open Space Amenities Plan plat note. Revise all dedication language so that it matches the examples verbatim. All markups must be addressed.

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.
Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (31 units) of dwelling units.

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 04/17/2014
Plat Name: Cinco Ranch Northwest Sec 15
Developer: Newland Communities
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2014-0766 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	26.0000	Total Reserve Acreage:	6.2700
Number of Lots:	66	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484N	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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.

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

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

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 ********.

052. Cinco Trace Drive Street Dedication Sec 6 must be recorded prior to or simultaneously with this 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)

073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.

146. Identify, dimension and provide square footage for all right-of-way dedications. “xx s.f. are hereby dedicated to the public for right-of-way purposes.

148. Change street name(s) as indicated on the marked file copy. (133-134)

157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.

Coordinate ROW width with Fort Bend County (MTFP shows Cinco Trace should be 100’).

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 04/17/2014
Plat Name: Cinco Ranch Northwest Sec 15
Developer: Newland Communities
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2014-0766 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

Fort Bend Engineer: NO objection
CenterPoint: Prove ownership to west where split 14 u.e. exists

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 04/17/2014
Plat Name: Cinco Trace Drive Street Dedication Sec 6
Developer: Newland Communities
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2014-0764 C3P

Staff Recommendation:
Defer Applicant request

Total Acreage:	5.1000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484N	ETJ

Conditions and Requirements for Approval

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

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

073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.

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

Coordinate the abandonment of Katy- Flewellen and the design geometrics of roundabout with Ft. Bend County. Provide a 100' ROW for MTF Cinco Trace Drive

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.

CenterPoint: .
Fort Bend Engineer: Dedicate 100' right of way in lieu of the proposed 90' right of way

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 04/17/2014
Plat Name: Commercial Reserves at Blue Creek
Developer: Bull & Bear Partners One Through Seven, L.P.
Applicant: EHRA
App No/Type: 2014-0834 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	13.8100	Total Reserve Acreage:	13.8100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Northwest Park MUD

County	Zip	Key Map ©	City / ETJ
Harris	77086	370V	ETJ

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.

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

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)

185. Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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.

City Engineer: DETENTION IS REQUIRED

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 04/17/2014
Plat Name: Cottage Grove Green GP
Developer: Belt Line Partners, LP
Applicant: Windrose Land Services, Inc.
App No/Type: 2014-0836 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	24.8238	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492B	City

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.

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

Katy St is a 20’ ROW that falls within the plat boundary. Streets created by a subdivision plat may be removed with future replats of the corresponding sections provided that a letter of no objection is submitted from PWE utilities division. If the street contains utilities, you must abandon with the Joint Referral Committee prior to submitting sections

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 BEFORE REPLAT.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20

Action Date: 04/17/2014

Plat Name: Deer Trail Drive and Greens Crossing Boulevard Street Dedication and Reserves

Developer: Harris County MUD 321

Applicant: Brown & Gay Engineers, Inc.

App No/Type: 2014-0799 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.8400	Total Reserve Acreage:	0.6340
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 321

County	Zip	Key Map ©	City / ETJ
Harris	77038	372Y	ETJ

Conditions and Requirements for Approval

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

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

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

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)

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

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)

091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20

Action Date: 04/17/2014

Plat Name: Deer Trail Drive and Greens Crossing Boulevard Street Dedication and Reserves

Developer: Harris County MUD 321

Applicant: Brown & Gay Engineers, Inc.

App No/Type: 2014-0799 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division. Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
TIA approval required before plan approval (HC-Traffic)
UVE Greens Landing at Reserve A (HC-Traffic)
label recording information for turnaround easement for Greens Crossing Drive (HC)
owner's name does not match on plat (HC)
callout existing turnaround right-of-way (HC)
If this is a replat, label name of existing plat and give reason for replat (HC)
verify length of L7, existing ROW of Deer Trail Drive is 60 feet per recorded plat. (HC)
label existing recording information and ROW width for Greens Crossing blvd and Deer Trail Drive (HC)

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 04/17/2014
Plat Name: Enclave at Northpointe Sec 3
Developer: Northpointe Development Partners
Applicant: Benchmark Engineering Corp.
App No/Type: 2014-0719 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.4950	Total Reserve Acreage:	0.7300
Number of Lots:	42	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 5

County	Zip	Key Map ©	City / ETJ
Harris	77429	328P	ETJ

Conditions and Requirements for Approval

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

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

052. Northpointe Ridge Lane must be recorded to the Enclave at Northpointe GP boundary prior to or simultaneously with this plat.

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

157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.

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)

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 04/17/2014
Plat Name: Enclave at Northpointe Sec 3
Developer: Northpointe Development Partners
Applicant: Benchmark Engineering Corp.
App No/Type: 2014-0719 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
dedicate Northpointe Ridge Lane as part of plat or record street dedication plat prior before or simultaneously with this plat (HC)
No comments from Flood Control.(HC)
Turn around space will be required at Bristol Cliff Blvd, if gated. (Traffic)

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 04/17/2014
Plat Name: Fieldstone Sec 5 partial replat no 1
Developer: Fieldstone (Houston) ASLI VI, L.L.L.P.
Applicant: Jones & Carter, Inc.
App No/Type: 2014-0757 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.9831	Total Reserve Acreage:	0.0000
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County LID 12

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526S	ETJ

Conditions and Requirements for Approval

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)

123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

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)

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.

Fort Bend Engineer: lot 22 needs to face one street or the other, no room for driveway
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

CenterPoint: No easement language shown on plat.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 04/17/2014
Plat Name: Flores Addition on Gillespie
Developer: none
Applicant: PROSURV
App No/Type: 2014-0763 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.1350	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77020	494J	City

Conditions and Requirements for Approval

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 04/17/2014
Plat Name: Flores Addition on Gillespie
Developer: none
Applicant: PROSURV
App No/Type: 2014-0763 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

025. Single family residential lots in the urban area adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Add BL 159 A illustration and notes to the plat. (159)

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

059.1. Acreage in title and on plat must match at recordation.

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

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

146. Identify, dimension and provide square footage for all right-of-way dedications. “xx s.f. are hereby dedicated to the public for right-of-way purposes.

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

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

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

215. Add shared driveway plat notes: 1) Each lot shall be restricted to single family use.

216. Add shared driveway plat notes: 2) Vehicular access to lot 1 is provided for by a shared driveway only.

217. Add shared driveway plat notes: 3) The garage portion of each single-family residential unit is setback from the edge of the shared driveway at least 4 feet. Each garage entry is parallel to the shared driveway.

218. Add shared driveway plat notes: 4) Any fence or wall up to eight feet high shall be located at least two feet from the property line along the collector street or local street. This area shall be planted and maintained with landscaping.

220. Add shared driveway plat notes: 5) This subdivision contains one or more shared driveways that have not been dedicated to or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

221. Fully dimension all shared driveways. (44)

223. Indicate the direction of vehicular entry to each garage from the shared driveway (>).

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 04/17/2014
Plat Name: Flores Addition on Gillespie
Developer: none
Applicant: PROSURV
App No/Type: 2014-0763 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

CenterPoint: 10’ bldg line required
PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.
City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

Parks and Recreation: To be corrected on the general notes on face of plat: 1) This property(s) is located in Park Sector number 11. 2) The then-current fee in lieu of dedication shall be applied to this number (1 units) of dwelling units.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 04/17/2014
Plat Name: Four Seasons Breen
Developer: Four Seasons Development
Applicant: Gruller Surveying
App No/Type: 2014-0707 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.6804	Total Reserve Acreage:	5.6804
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 6

County	Zip	Key Map ©	City / ETJ
Harris	77064	410H	ETJ

Conditions and Requirements for Approval

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

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)

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.

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Project is adjacent to HCFCD interests, applicant must directly contact Harris County Flood Control District for requirements, including right-of-way dedication. A plat release letter is required. (HC)
Label Key Map info. at vicinity map.(HC)
Coordinate with Harris County Traffic prior to recordation. (HC)
Label street name, width and recording information. Hollister Drive.(HC)
Include underdeveloped Hollister Road within plat boundary and build to county standards.(HC)
Provide recorded document for Hollister Road not developed. Easement or in fee. (HC)
Provide complete ROW recording information for Breen Road. Check HCMR 605119 for discrepancy.(HC)

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 04/17/2014
Plat Name: Hadley Townhomes
Developer: Dan investments, LLC
Applicant: Tetra Surveys
App No/Type: 2014-0859 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1435	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Greater Southeast Management District

County	Zip	Key Map ©	City / ETJ
Harris	77003	493U	City

Conditions and Requirements for Approval

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

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

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)

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 wasstewater capacity reservation letter is required for this project.
City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75% , ALSO MAKE SURE THAT 10’ CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

CenterPoint: need 10’ building line along street right of way

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 04/17/2014
Plat Name: Hampton Creek Sec 3
Developer: D.R. Horton
Applicant: Jones & Carter, Inc.
App No/Type: 2014-0807 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	15.3390	Total Reserve Acreage:	7.8800
Number of Lots:	21	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	Northampton MUD

County	Zip	Key Map ©	City / ETJ
Harris	77389	251W	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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

052. Hampton Creek Sec 1 must be recorded prior to or simultaneously with this plat.

157. Provide streets names for each street. (133-134)

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

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.

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division.
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Coordinate with Harris County Traffic prior to recordation. (HC)
see markups on dedicatory language and certificates (HC)
show cross hatched line for 1-foot reserve (HC)
label volume and page number for adjacent recorded plats (HC)
plat boundary should be in bold (HC)
label street name for stub street (HC)
record easements by separate instrument prior to plat recordation (HC)
label coordinates on a few corners (HC)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 04/17/2014
Plat Name: Hollywood Gardens partial replat no 1
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2014-0789 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	1.6500	Total Reserve Acreage:	0.3001
Number of Lots:	22	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	Spring Branch Management District

County	Zip	Key Map ©	City / ETJ
Harris	77080	450V	City

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)

146. Identify, dimension and provide square footage for all right-of-way dedications. “xx s.f. are hereby dedicated to the public for right-of-way purposes.

155. All streets must have a name followed by a suffix. In addition, permanent access easements must have a suffix of “Private” or “PVT.” (133-134)

178. The intersection angle created by two type 2 PAEs or private streets shall be between 80- and 90-degrees. With a 90-degree angle the intersection shall have a 20-ft. radius. With an angle less than a 90-degree the intersection shall have a 25-ft. radius. (129, 231)

198. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Harris County. Contact staff Recordation Section for appropriate statements and requirements.

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

1) Additional COS is required. Applicant must provide 720 SF of COS per lot, totaling 15,840 SF - an additional 2,737 SF of COS is required.

2) Make corrections to the dedication langauge. Dedication language must follow template exactly.

3) Amenities plan must include either a cut diagram showing the bike rack can hold 5 bicycles or all trees must be 4" caliper. Additionally, the slope of the amenities plan does not meet the standards of 42-192(c).

4) Add guest parking table.

5) Provide revised title report that lists all deed restrictions. Title report does not list restrictions that were previously identified in the C3N application.

ADDRESS ALL COMMENTS TO ALLOW STAFF TO CONTINUE REVIEW ON THIS APPLICATION APPROPRIATELY.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 04/17/2014
Plat Name: Hollywood Gardens partial replat no 1
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2014-0789 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

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.
CenterPoint: CenterPoint Energy prefers 10' BL
City Engineer: DETENTION IS PROVIDED

Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (21 units) of dwelling units.

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 04/17/2014
Plat Name: Houston ISD Lee High School
Developer: Houston Indepent School District
Applicant: Jones & Carter, Inc.
App No/Type: 2014-0820 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	17.6200	Total Reserve Acreage:	17.6200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77057	490Z	City

Conditions and Requirements for Approval

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

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

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)

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. Recorded or Prescriptive easements must be respected or abandoned through the Joint referral Committee.
Please, obtain a Wastewater Capacity Reservation letter befopre replat.
City Engineer: DETENTION IS REQUIRED AND MAKE SURE THAT 10’ CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 04/17/2014
Plat Name: Houston WC Holdings
Developer: Houston WC Holdings, LLC
Applicant: Halff Associates, Inc.
App No/Type: 2014-0744 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	58.2104	Total Reserve Acreage:	58.2104
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77338	375A	City

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.

143.1. Along a local or collector street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)

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)

1) Additional submittal is required to address streets and block length prior to recordation.

2) Prior to future submittal of this plat. The drainage plan must be approved by PWE drainage. You may meet with them at 1002 Washington or contact Sam Habibi, Vincent Moneke, or Tara Tuttle at (832)394-8899 for information on review procedure.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 04/17/2014
Plat Name: Houston WC Holdings
Developer: Houston WC Holdings, LLC
Applicant: Halff Associates, Inc.
App No/Type: 2014-0744 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Harris County Flood Control District: 170 ft wide drainage ROW is needed along HCFCD Unit P130-00-00 label channel as HCFCD Unit P130-00-00, show existing channel high banks.
PWE Utility Analysis: A WASTEWATERCAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.
City Engineer: DETENTION IS REQUIRED, ALSO NEED DRAINAGE PLAN AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

Parks and Recreation: To be added to general notes on face of plat:
1) 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.
2) This property(s) is located in Park Sector number 20.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 04/17/2014
Plat Name: Imperial Trace Sec 2
Developer: Elan Development, L.P.
Applicant: McDonough Engineering Corporation
App No/Type: 2014-0765 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	8.5284	Total Reserve Acreage:	0.6937
Number of Lots:	50	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77073	332R	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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

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

148. Change street name(s) as indicated on the marked file copy. (133-134)

198. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Harris County. Contact staff Recordation Section for appropriate statements and requirements.

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

General plan was submitted in 2004 and only one section greater than 25 acres has since been recorded, meaning the General Plan expired in 2012. Submit an d general plan. This section must be approved simultaneously with a new or renewed general plan.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 04/17/2014
Plat Name: Imperial Trace Sec 2
Developer: Elan Development, L.P.
Applicant: McDonough Engineering Corporation
App No/Type: 2014-0765 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

CenterPoint: prove ownership of property to the north where 7' split easement is located
Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Label channel as HCFCD Unit K111-08-00.(HCFCD)
An additional 10 ft of drainage ROW is needed on each side of the existing ROW for Unit K111-08-00.(HCFCD)
No Traffic issues. (HC)
Label recorded stub Mablethorpe Ln just outside plat boundary.(HC)
Call out ROW width and recording info for North Vista Dr & West Hardy Rd. (HC)
Street name break that divides Norwich Trace Ln from Brighton Fort Dr. must align with shared property lines. (HC)
Provide d correct survey certificate.(HC)

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 04/17/2014
Plat Name: Jose Maria replat no 1
Developer: 832 & 834 E 28th LLC
Applicant: Jalayer And Associates, Inc.
App No/Type: 2014-0782 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2039	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	Greater Northside Management District

County	Zip	Key Map ©	City / ETJ
Harris	77009	453S	City

Conditions and Requirements for Approval

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

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

198. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Harris County. Contact staff Recordation Section for appropriate statements and requirements.

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)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 04/17/2014
Plat Name: King Crossing Sec 1
Developer: Pulte Group
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2014-0804 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.5760	Total Reserve Acreage:	0.3610
Number of Lots:	42	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 495

County	Zip	Key Map ©	City / ETJ
Harris	77493	445A	ETJ

Conditions and Requirements for Approval

022. Single-family residential lots in a suburban area shall have minimum 20-foot front building lines along the local street. Should a lot side or back a local street a 10-foot side or rear building line will be required. (158)

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

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)

1) Remove all 1' reserves, except for the area specified. See markup.

2) Provide reason for replat.

3) Legal description must match title.

4) Provide intersection tie.

5) Access to Lot 5, Block 2 shall be denied from 40' ROW at western plat boundary. Provide access denied note.

6) Provide 10' BL where reserves abut ROW.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 04/17/2014
Plat Name: King Crossing Sec 1
Developer: Pulte Group
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2014-0804 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Include block and lot being replatted within legal at title block.(HC)
Provide reason for replat at or near title block abandoning or disclaiming ROW, etc...(HC)
No Flood Control comments.(HCFCD)
Label stub street "Heirloom Lane".(HC)
ROW corner radii 30 ft at Clay Road.(Traffic)
Establish building lines along proposed King Crossing Blvd.(HC)
Provide complete recording information for Stockdick School Road.(HC)
LTL will be required along Stockdick School Road at King Crossing Blvd. Storage of LTL will be determined by TIA (Traffic)
Sec 2 plat calls out King Crossing as 100 foot ROW. Clarify.(Traffic)

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 04/17/2014
Plat Name: King Crossing Sec 2
Developer: Pulte Group
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2014-0811 C3F

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	28.8380	Total Reserve Acreage:	8.6560
Number of Lots:	77	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 495

County	Zip	Key Map ©	City / ETJ
Harris	77493	444D	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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.

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

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)

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

1) Coordinate all ROW transitions with county engineer.

2) Provide warranty deed info for unrecorded property.

3) Legal description on plat must match title.

4) All street names should be within the boundaries of the ROW.

5) Show the configuration of a portion of Ceremonial Lane in Sec 3 on this plat.

6) Provide pipeline release letter for the crossing of Ceremonial Lane at recordation.

7) Remove all 1' reserves.

8) Record Sections 1 and 3 prior to or simultaneously (for general access, and, for 2 points of access for over 150 lots).

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 04/17/2014
Plat Name: King Crossing Sec 2
Developer: Pulte Group
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2014-0811 C3F

Staff Recommendation:
Defer Additional information reqd

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division.
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Coordinate with Harris County Traffic prior to recordation. (HC)
label recording info south of Stockdick School Road
Label complete recording info for 60' existing ROW of Stockdick School Rd. (HC)
easements dedicated by plat can only be within plat boundary
Remove lot lines and roads within Reserve C. (HC)
Corner ROW radius at C12 is 30 ft.(HC-CIP)
label building line along Stock dick school road (HC)
sec 1 needs to be recorded prior to or simultaneously with this plat (HC)
label reason for replat (HC)
nsection 1 plat calls out King Crossing as 90 feet of ROW (HC)
menttion that existing 30 foot and 40 foot public road easements will be disclaimed by this plat.(HC)
label suffix for King Crossing (HC)
label future section plat (HC)
label building lines along ceremonial Lane and King crossing (HC)
add replat note to dedicatory language (HC)
remove note 6 (HC)

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 04/17/2014
Plat Name: King Crossing Sec 3
Developer: Pulte Group
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2014-0824 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	17.2910	Total Reserve Acreage:	0.8840
Number of Lots:	67	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 495

County	Zip	Key Map ©	City / ETJ
Harris	77493	404Z	City/ETJ

Conditions and Requirements for Approval

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)

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.

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

155. All streets must have a name followed by a suffix. In addition, permanent access easements must have a suffix of "Private" or "PVT." (133-134)

157. Provide streets names for each street. (133-134)

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

1) Provide 10' BL where reserves abut ROW,

2) ID all stub streets.

3) Provide reason for replat.

4) Provide intersection tie.

5) Provide street names for all existing ROW.

6) Legal Description must match title.

7) Remove all 1' reserves.

7) Coordinate all ROW transitions with county engineer.

8) Coordinate the intersection of Ceremonial Lane with existing 40' ROW.

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 04/17/2014
Plat Name: King Crossing Sec 3
Developer: Pulte Group
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2014-0824 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Include block and lot being replatted within legal at title block.(HC)
If Katy-Hockley Cut Off Rd will not be built with this subdivision, add "Access Denied" note to all adjacent property within this plat boundary. (HC)
Record Sec 2 prior to or simultaneously with this plat.(HC)
Provide reason for replat at or near title block abandoning or disclaiming ROW, etc...(HC)
No Flood Control comments.(HCFCD)
Provide name for stub streets just south of Ceremonial Lane.(HC)
Ceremonial corner should be 30' radius (Traffic)
Establish building lines along proposed Ceremonial and Katy-Hockley Cut.(HC)
Provide recording information for Katy-Hockley Cut Off Road.(HC)
If Katy-Hockley Cut Off Rd will not be built with this subdivision, add "Access Denied" note to all adjacent property within this plat boundary. (HC)
SB LTL will be required along Katy Hockley Cut Off Road at Ceremonial Lane. LTL storage length will be determined by TIA (Traffic)

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 04/17/2014
Plat Name: Kings Mill Sec 9
Developer: Sam Yager, Inc.
Applicant: EHRA
App No/Type: 2014-0832 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	10.1020	Total Reserve Acreage:	0.9700
Number of Lots:	54	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Montgomery	77339	296W	ETJ

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 of the face of the plat.

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

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

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)

1) Record Section 7 and Section 8 prior to or simultaneously.

2) Provide street name break at the intersection of Normandy Glen Street and Lambeth Ridge Lane.

3) All easements listed in title must match all easements shown.

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.

CenterPoint: CenterPoint Energy cannot move forward on this project until it has determined that there will be no adverse impact of water flow to our transmission right of way. Please submit a drainage plan revealing water flow and shed for further review. Email will be sent to Jorge De La Rosa with Costello, Inc. with further instructions.
City Engineer: PDF FILE IN TRACKER IS NOT CORRECT CAD DRAWING

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 04/17/2014
Plat Name: Klein ISD French Elementary School
Developer: Klein ISD
Applicant: American-Lupher Land Surveyors, Inc.
App No/Type: 2014-0800 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	17.9201	Total Reserve Acreage:	17.9201
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77389	250V	ETJ

Conditions and Requirements for Approval

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

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)

1) Dash lines outside plat boundary.

2) Increase font size.

3) Remove note #12.

4) Remove easements, building lines, and engineering data outside plat boundary.

5) Update commission secretary.

6) All easement reference numbers must match title.

7) Affix seal to Appendix E.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36

Action Date: 04/17/2014

Plat Name: Klein ISD French Elementary School

Developer: Klein ISD

Applicant: American-Lupher Land Surveyors, Inc.

App No/Type: 2014-0800 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
FIRE and EMS Legend (table) needed for[First Responder's Station Information] and [Address and Telephone Number](HC)
No Flood Control comments.(HCFCD)
LTL'sTIA corner clipUVEMissing gosling ROW dedication (may require work by A&E to define ultimate ROW) (Traffic)
Provide complete ROW recording information for Gosling Road.(HC)
Provide complete recording information along with recorded document and exhibit for West Rayford Road. Refer to HCMR 534218.(HC)
Provide bold outline for plat boundary.(HC)
Remove existing pond just west of plat boundary.(HC)

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 04/17/2014
Plat Name: Lakepointe Estates
Developer: SATEX Investment Group, Ltd.
Applicant: Jones & Carter, Inc.
App No/Type: 2014-0674 C3P

Staff Recommendation:
Defer Applicant request

Total Acreage:	107.0900	Total Reserve Acreage:	17.1592
Number of Lots:	73	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	444B	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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

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

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

146. Identify, dimension and provide square footage for all right-of-way dedications. “xx s.f. are hereby dedicated to the public for right-of-way purposes.

148. Change street name(s) as indicated on the marked file copy. (133-134)

153. Intersection spacing is not permitted. (126-129) Revise drawing for compliance. Provide a north/south street to connect to Stockdick

157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.

158. Provide for the dedication of widening for Stockdick and Katy Hockley Rd as indicated on the marked file copy. Provide deed record of ownership to staff

161. Provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (122) (MTF name)

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

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 04/17/2014
Plat Name: Lakepointe Estates
Developer: SATEX Investment Group, Ltd.
Applicant: Jones & Carter, Inc.
App No/Type: 2014-0674 C3P

Staff Recommendation:
Defer Applicant request

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division.
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HE)
Coordinate with Harris County Traffic prior to recordation. (HE)
Include Key Map information on the Vicinity Map.
(HCFCD).
label recording information for katy hockley road
dedicate 20 feet of ROW on west side of katy Hockley road
label ownership information for properties on east side of katy hockley road
secretary is Pat Walsh

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 04/17/2014
Plat Name: Lakes of Bella Terra Sec 10
Developer: LOB Limited Partnership
Applicant: Benchmark Engineering Corp.
App No/Type: 2014-0742 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.1240	Total Reserve Acreage:	1.0340
Number of Lots:	17	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 133

County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	525J	ETJ

Conditions and Requirements for Approval

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)

1) Choose zone in Appendix E.

2) For reserves B and C, wet and dry utilities should not mix.

3) Revised GP required with future sections to show internal street pattern.

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.

CenterPoint: All perimeter lots require minimum 14 ft. U.E.
Fort Bend Engineer: No Objection

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 04/17/2014
Plat Name: Lakes of Bella Terra Sec 29
Developer: LOB Limited Partnership
Applicant: Benchmark Engineering Corp.
App No/Type: 2014-0841 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.9880	Total Reserve Acreage:	0.7360
Number of Lots:	40	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 133

County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	525K	ETJ

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 of the face of the plat.

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

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)

1) Show U.E. on final plat as was presented on the preliminary application.

2) Sec 28 must be recorded prior to / simultaneously.

3) Remove building lines and easements outside plat boundary.

4) Revised GP required prior to platting any future sections to show internal street pattern.

5) Identify site within vicinity map.

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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

CenterPoint: No easement have been dedicated along the back of the lots. 14’ for the back lots and 5’ for side lots are preferred.
Fort Bend Engineer: No Objection

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 04/17/2014
Plat Name: MacGregor Area CDC
Developer: MacGregor Area CDC
Applicant: Owens Management Systems, LLC
App No/Type: 2014-0830 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4270	Total Reserve Acreage:	0.4270
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Greater Southeast Management District

County	Zip	Key Map ©	City / ETJ
Harris	77021	533G	City

Conditions and Requirements for Approval

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)

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.

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)

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)

All dedication language must be verbatim, including punctuation. Reference www.houstonplanning.com. See Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications.

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 BEFORE REPLAT.
City Engineer: NEED 10' B.L. ON DIXIE DRIVE AND DETENTION IS REQUIRED

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 04/17/2014
Plat Name: Marquette Place
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No/Type: 2014-0786 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.4601	Total Reserve Acreage:	1.4601
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	16	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77002	493R	City

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.

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)

All dedication language must be verbatim, including punctuation. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements.

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.

City Engineer: DETENTION IS REQUIRED AND MAKE SURE THAT 10’ CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 04/17/2014
Plat Name: Medical Development at FM 2920 Sec 1
Developer: 2920 MED DEV Partners, LLC.
Applicant: IDS Engineering Group
App No/Type: 2014-0855 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	1.6057	Total Reserve Acreage:	1.4457
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Meadowhill Regional MUD

County	Zip	Key Map ©	City / ETJ
Harris	77388	291V	ETJ

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.

053. Change street name(s) as indicated on the file copy to avoid duplication.

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)

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

All dedication language must be verbatim, including punctuation. Reference Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications for requirements.

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.

City Engineer: DETENTION IS REQUIRED

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division.
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Copy of TxDOT TIA should be submitted with construction plan for tie-in to FM 2920. (HC-Traffic)
label ownership information across fm 2920 (HC)
callout XX acres is dedicated to the public for ROW purposes (HC)
remove note 8 (HC)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 04/17/2014
Plat Name: Mirabella Sec 4
Developer: MREC LT STERLING CANYON, LLC
Applicant: Jones & Carter, Inc. - The Woodlands
App No/Type: 2014-0826 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	59.8200	Total Reserve Acreage:	27.1370
Number of Lots:	147	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	CY Fair Community Improvement District

County	Zip	Key Map ©	City / ETJ
Harris	77433	406C	ETJ

Conditions and Requirements for Approval

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 04/17/2014
Plat Name: Mirabella Sec 4
Developer: MREC LT STERLING CANYON, LLC
Applicant: Jones & Carter, Inc. - The Woodlands
App No/Type: 2014-0826 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

013. Provide written approval of plat with Recordation Package from the following pipeline company(s).

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

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.

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.

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

052. Mirabella Drive Street Dedication Sec 1 (2013-1987) and West Road and Mirabella Drive east of Fry Road STD (2013-1019) must be recorded prior to or simultaneously with this plat.

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)

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

126. Add Single Family Residential plat notes: 1) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

185.3. Appendix A: Add single family paragraph in the dedicatory language.

186. Appendix B:Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

All dedication language must be verbatim, including punctuation. Reference Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications for requirements.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 04/17/2014
Plat Name: Mirabella Sec 4
Developer: MREC LT STERLING CANYON, LLC
Applicant: Jones & Carter, Inc. - The Woodlands
App No/Type: 2014-0826 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

City Engineer: DETENTION IS PROVIDED

CenterPoint: Please contact Centerpoint Energy for the crossing of the Transmission Right of Way
Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division. Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
use official language for owners acknowledgement (HC)
add paragraph about lots (HC)
west road at mirabella lane must be recorded prior to or simultaneously with this plat (HC)
label ditch as Unit U132-00-00 (HCFCD)
show existing drainage ROW (HCFCD)
Show exist ditch - Unit U132-00-00 (HCFCD)
Project is adjacent to HCFCD interests, applicant must directly contact Harris County Flood Control District for requirements, including right-of-way dedication. A plat release letter is required. (HC)
easements outside of plat boundary will need to be recorded by separate instrument prior to plat recordation or remove (HC)
provide note for single family residences in general notes (HC)
remove notes 7 and 8 (HC)
Verify if note 3 is applicable for this plat (HC)
UVE should be checked at Whistle Creek Lane and Mirabella Drive (HC-Traffic)
make west ROW line of Mirabella a dashed line (HC)
mirabella drive std sec 1 will need to be recorded prior to or simultaneously wit this plat (HC)
label building line along Whistle Creek Lane (HC)
UVE should be checked at Jayci Hills Lane and Whistle Creek Lane (HC-Traffic)

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 04/17/2014
Plat Name: Northpointe Ridge Lane Street Dedication Sec 1
Developer: Northpointe Development Partners
Applicant: Benchmark Engineering Corp.
App No/Type: 2014-0717 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.1040	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 5

County	Zip	Key Map ©	City / ETJ
Harris	77429	328K	ETJ

Conditions and Requirements for Approval

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

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)

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

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)

1) Plat legal description must match title at recordation.

2) Easements shown on plat and listed in title must match.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 04/17/2014
Plat Name: Northpointe Ridge Lane Street Dedication Sec 1
Developer: Northpointe Development Partners
Applicant: Benchmark Engineering Corp.
App No/Type: 2014-0717 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
No Flood Control Comments.(HC)
Depict/show plat "Northpointe Ridge Lane Street Dedication Section 1", just north of Faulky Gully.(HC)
Provide complete plat name by adding, "Sec 1" throughout plat boundary.(HC)
Depict future street "Haven Point Ridge Lane" in gray scale.(HC)
Label 1' reserve at stub street aka Haven Point Ridge Lane.(HC)
Record all adjacent easement or remove prior to recordation.(HC)
Traffic review and approval.(HC)

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 04/17/2014
Plat Name: Northpointe Ridge Lane Street Dedication Sec 2
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2014-0716 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5130	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 282

County	Zip	Key Map ©	City / ETJ
Harris	77377	328K	ETJ

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.

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)

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

073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.

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)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 04/17/2014
Plat Name: Northpointe Ridge Lane Street Dedication Sec 2
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2014-0716 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Depict new street name iwthin plat boundary: NORTHPOINTE RIDGE LANE.(HC)
Verify Street Name south of Faulky Gully and check if street name coordination is needed (Traffic)
Depict plat name "Northpointe Ridge Lane Street Dedication Section 2", just south of Faulky Gully.(HC)
Show existing drainage ROW - HCFCD records show an existing 60 ft drainage easement recorded at HCCF#B685555.(HCFCD)
Label channel as HCFCD Unit K142-00-00.(HCFCD)
Depict new name throughout plat boundary: NORTHPOINTE RIDGE LANE STREET DEDICATION SEC 2(HC)

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 04/17/2014
Plat Name: Northwest Cullen Plaza no 2
Developer: MJP Commercial Properties, LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2014-0745 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.4060	Total Reserve Acreage:	11.3820
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County WCID 89

County	Zip	Key Map ©	City / ETJ
Harris	77047	573Y	ETJ

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.

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

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

159. Provide centerline tie.

184.9. Unobstructed visibility easements (UVE) may be required in addition to the visibility cutbacks. Coordinate with Harris County Engineers Office to provide UVE(s) at the street intersections identified in compliance with City of Houston PWE Infrastructure Design Manual. Instructions and requirements are found in PWE IDM page 10-8. (Harris County only)

All dedication language must be verbatim, including punctuation. Reference www.houstonplanning.com. See Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications.

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.

City Engineer: DETENTION IS REQUIRED

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 04/17/2014
Plat Name: Omar Tract
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2014-0746 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.0000	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	286T	ETJ

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)

075. Add Single Family Residential note to the plat. (42-1)

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)

If the lot takes access from Muscheke Road, a turn-around is required.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 04/17/2014
Plat Name: Omar Tract
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2014-0746 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

City Engineer: DETENTION IS REQUIRED

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Provide correct spelling for 1 of 2 owners.(HC)
Remove all unnecessary lines shown within Faye Way street and Mueschke.(HC)
UVE should be checked at Faye Way (private) and Mueschke Road (Traffic)
Provide a dashed line for building line.(HC)
ROW Dedication to read: "Hereby dedicated to the public for ROW purpose".(HC)
Misspelled street name, "Mueschke".(HC)
Provide complete recording information at or near Mueschke Road.(HC)
Coordination with CIP Project ROW acquisitions is required. Approval should be obtained from CIP Manager Mike Turner. (Traffic)
No Flood Control comments.(HCFCD)

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 04/17/2014
Plat Name: PFL Supply
Developer: Alpine Engineering and Construction, LLC
Applicant: Gruller Surveying
App No/Type: 2014-0590 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.0000	Total Reserve Acreage:	1.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County WCID 133

County	Zip	Key Map ©	City / ETJ
Harris	77086	370Z	ETJ

Conditions and Requirements for Approval

047.1. Make minor corrections and additions as indicated on scanned image file attached to the application. Label Block 1.

198. Recordation dedicatory acknowledgements and certificates do not exactly conform to those requirements by Harris County, including punctuation. Contact staff Recordation Section for appropriate statements and requirements.

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)

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.

City Engineer: DETENTION IS REQUIRED

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division.
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
LTL is required along Fallbrook Driveway at driveway in line with median opening. (HC)
plat name needs to match application (HC)
Incorrect Page and Block it is 370 Z, please correct. (HCFCD)
use proper owner's acknowledgement for an individual (HC)

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 04/17/2014
Plat Name: Pine Creek at Canyon Lakes West Sec 10
Developer: beazer homes
Applicant: AGS CONULTANTS LLC
App No/Type: 2014-0844 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.0500	Total Reserve Acreage:	0.7640
Number of Lots:	42	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	CY Fair Community Improvement District

County	Zip	Key Map ©	City / ETJ
Harris	77433	406F	ETJ

Conditions and Requirements for Approval

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

052. Sec 8 and 9, including Longenbaugh, must be recorded prior to or simultaneously with this plat.

198. Recordation dedicatory acknowledgements and certificates do not exactly conform to those requirements by Harris County. Contact staff Recordation Section for appropriate statements and requirements.

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)

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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division.
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
UVE should be checked at Airybrook Cove Lane and Parker Mill Lane (Traffic)
UVE should be checked at Parker MIll Lane and Longenbaugh Road (Traffic)
street name break needs to align with lot line (HC)
sec 8 and 9 will need to be recorded prior to or simultaneously with this plat (HC)
label recording callouts for sections 8 and 9 (HC)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 04/17/2014
Plat Name: Pine Shadows partial replat no 3
Developer: 210 Pine Shadows LLC.
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2014-0854 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.7790	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77056	491G	City

Conditions and Requirements for Approval

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

198. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Harris County. Contact staff Recordation Section for appropriate statements and requirements.

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)

Dedicatory language must exactly match templates, including punctuation. Also see markup.

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.
City Engineer: DETENTION IS REQUIRED

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 04/17/2014
Plat Name: Pine Valley Development Sec 1
Developer: Aldine ISD & Mount Houston Road MUD
Applicant: TBG Partners
App No/Type: 2014-0817 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	36.0449	Total Reserve Acreage:	31.8000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Mount Houston Road MUD

County	Zip	Key Map ©	City / ETJ
Harris	77088	412J	ETJ

Conditions and Requirements for Approval

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

063. All appropriate engineering and surveying data shall be shown. (42 & 44) Provide standard engineered dimensions of all public ROW's, including all tangents and curves.

198. Recordation dedicatory acknowledgements and certificates are incomplete, and do not conform to those requirements by Harris County. Please complete all dedication language, and please adhere to all punctuations per current dedicatory guidelines.

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)

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 04/17/2014
Plat Name: Pine Valley Development Sec 1
Developer: Aldine ISD & Mount Houston Road MUD
Applicant: TBG Partners
App No/Type: 2014-0817 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

City Engineer: DETENTION IS REQUIRED

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division.
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Rosslyn storm sewer and half-boulevard pavement (minimum) to be included in Section One plans, from SH 249 to west plat boundary.(HC-Traffic)
Rosslyn profile grade line at SH 249 to be based on 45 mph design speed, future roadway extension across SH 249 (HC-Traffic)
Provide copy of TxDOT TIA / road permit data with site plans (HC-Traffic)
fill in information for dedication language and certificates for recordation (HC)
add additional county paragraph (HC)
lalabel all correct recordation information for FM 249 (HC)

label recordation information across FM 249 (HC)
20 ft x 20 ft ROW corner clips at Hilbert Street.(HC-CIP)
add harris county clerk certificate of CC approval (HC)
add county landscaping paragraph (HC)
add single family residential note (HC)

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 04/17/2014
Plat Name: Preserve at Cypresswood
Developer: LPUSA, Inc.
Applicant: Jones & Carter, Inc. - The Woodlands
App No/Type: 2014-0847 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.9680	Total Reserve Acreage:	1.4900
Number of Lots:	33	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77388	331G	ETJ

Conditions and Requirements for Approval

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

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

198. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Harris County. Contact staff Recordation Section for appropriate statements and requirements.

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)

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.

CenterPoint: Dedication page is required.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Depict correct plat name at first dedicatory language.(HC)
Depict correct plat name at city certificate.(HC)
Correct by redoing both county clerk's certificates. Out of alignment.(HC)
Parking analysis will be required for site development of recreational facilities at Reserve A (Traffic)
No Flood Control comments.(HCFCD)
Prelim. plat was never sent to Harris County for review.(HC)

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 04/17/2014
Plat Name: Reserve at Washington
Developer: David Weekly Homes
Applicant: Windrose Land Services, Inc.
App No/Type: 2014-0738 C3F

Staff Recommendation:
Withdraw

Total Acreage:	4.9824	Total Reserve Acreage:	0.5587
Number of Lots:	84	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	492A	City

Conditions and Requirements for Approval

1) Show fire hydrants per ordinance requirements.

2) Specify tracts being replatted in legal description.

3) Provide entire deed record for replat.

4) Remove building line from streets.

5) Provide record info for Hempstead Rd.

6) Provide diagram of parking for Reserve D. Show that 20 parking spaces can be accounted for. Staff has verified 14 parking spaces.

7) Easements listed in title must match easements shown.

8) Remove notes 9, 8, 6.

9) Plat note #10 must provide for 12,600 feet of permeable area.

10) Provide 10' water line easement or provide private water system note.

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.

CenterPoint: Coordinate easements and closure of Hurst Road with CenterPoint Energy
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

PWE Utility Analysis: OBTAIN A WASTEWATER CAPACITY RESERVATION LETTER BEFORE REPLAT.
Parks and Recreation: The applicant has not provided a Parks and Open Space table or notes on the face of the plat.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 04/17/2014
Plat Name: Sayli Retail Plaza
Developer: Noor Jan Mohammad
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
App No/Type: 2014-0758 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.1670	Total Reserve Acreage:	1.1670
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	CY Fair Community Improvement District

County	Zip	Key Map ©	City / ETJ
Harris	77429	328S	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. Label Block 1; dash and ID all adjoiners.

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)

198. Recordation dedicatory acknowledgements and certificates do not exactly conform to those requirements by Harris County, including punctuation. Contact staff Recordation Section for appropriate statements and requirements.

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)

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.

City Engineer: DETENTION IS REQUIRED

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Label street, ROW, width and recording information for Spring Cypress Rd just west of Louetta Rd.(HC)
Show width for ROW cross-section. See markup.(HC)
UVE should be checked for making right turn on red by SB traffic on Louetta Road at Spring Cypress Road (Traffic)
No Flood Control comments.(HCFCD)
Label Block # within plat boundary.(HC)

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 04/17/2014
Plat Name: Speedy Stop 305
Developer: CIVILCORP LLC
Applicant: Civilcorp LLC
App No/Type: 2014-0606 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.9197	Total Reserve Acreage:	0.9197
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	N/A

County | Zip | Key Map © | City / ETJ

Conditions and Requirements for Approval

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

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

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

049.6. The drawing file surveying information must conform to the info available at www.houstonplanning.com.

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)

059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)

059.1. Acreage in title and on plat must match at recordation.

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

069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat_Legend.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)

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

31.1. Add the following building line note to the face of the plat. The building lines, whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat plat was approved, which may be amended from time to time.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 04/17/2014
Plat Name: Speedy Stop 305
Developer: CIVILCORP LLC
Applicant: Civilcorp LLC
App No/Type: 2014-0606 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Also per phone call/message, please provide registry drawing that meets template standards on line. Revised plat cad and plat PDF must include all standard plat notes and labelling.

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.

City Engineer: PLAT NOT COMPLETE IN TRACKER, MIISING B.L.'S, ROW WIDTHS

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Provide 2 county clerk certificates.(HC)
Provide correct plat name throughout plat boundary.(HC)
25 ft x 25 ft corner clip at major/major intersection.(Traffic)
Depict recording information for recorded plat shown just south of FM 1960.(HC)
UVE should be checked for making right turn on red by EB traffic on FM 1960 at Stuebner Airline Road (Traffic)
Show entire ROW for entire cross section.(HC)
Provide space and signature line for attest.(HC)
Establish building line setbacks along FM 1960 and Stuebner Airline.(HC)
Include Key Map information on the Vicinity Map.(HCFCD)
Provide complete recording information for adjacent ROWs.(HC)

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 04/17/2014
Plat Name: Sunset Ridge Sec 5
Developer: SSR-185 Investments, Ltd.
Applicant: Benchmark Engineering Corp.
App No/Type: 2014-0819 C3F

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	8.6770	Total Reserve Acreage:	3.2030
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 49

County	Zip	Key Map ©	City / ETJ
Harris	77346	376V	ETJ

Conditions and Requirements for Approval

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. Demonstrate that GP is current, ID recorded sections by reference number and dates.

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

052. Public street access to reserve D must be recorded prior to or simultaneously with this plat.

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

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

Demonstrate how 150 lots have 2 points of access. Provide exhibit of recorded sections, and/or GP .

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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division. Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 04/17/2014
Plat Name: Talia Village
Developer: Talia Village, LLC @ Leeland at Ennis Properties, LP
Applicant: TBG Partners
App No/Type: 2014-0823 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.1401	Total Reserve Acreage:	0.0900
Number of Lots:	75	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	East Downtown Mgmt District

County	Zip	Key Map ©	City / ETJ
Harris	77003	493V	City

Conditions and Requirements for Approval

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

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

090. A landscape or open space reserve shall also indicate "vehicular access denied" where marked.

224. Maximum length of a shared driveway from the intersection of a public street shall not exceed 200 feet. (1)

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 IS REQUIRED FOR THIS PROJECT.
WATER AND WASTEWATER ACCESS MUST BE ADDRESSED FOR THIS PROJECT.
ATTACH A COPY OF THE PROPOSED PLAT TO THE WCR APPLICATION.
CenterPoint: Need 10’ BL abutting Ennis Street
City Engineer: W.M.E. MAYBE REQUIRED, DETENTION IS REQUIRED AND MAKE SURE THAT 10’ CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 04/17/2014
Plat Name: Towne Lake Central GP
Developer: Caldwell Companies
Applicant: EHRA
App No/Type: 2014-0845 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1114.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	CY Fair Community Improvement District

County	Zip	Key Map ©	City / ETJ
Harris	77433	367S	ETJ

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.

136. 50-foot right-of-way width for local street is allowed only if the street is adjacent to single-family residential lots exclusively. (122)

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

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)

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.

City Engineer: DETENTION IS PROVIDED

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Traffic Impact Analysis has not been provided.(Traffic)
No comments from CIP.(HC)
Project is adjacent to HCFCD interests, applicant must directly contact Harris County Flood Control District for requirements, including right-of-way dedication. A plat release letter is required. (HC)

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 04/17/2014
Plat Name: Towne Lake Sec 32
Developer: Caldwell Companies
Applicant: EHRA
App No/Type: 2014-0555 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	16.4550	Total Reserve Acreage:	5.2768
Number of Lots:	27	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	CY Fair Community Improvement District

County	Zip	Key Map ©	City / ETJ
Harris	77433	366V	ETJ

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the following pipeline company(s).

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.

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.

052. Towne Lake Sec 30 must be recorded prior to or simultaneously with this 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)

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

All dedication language must be verbatim, including punctuation. Reference Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications for requirements.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 04/17/2014
Plat Name: Towne Lake Sec 32
Developer: Caldwell Companies
Applicant: EHRA
App No/Type: 2014-0555 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division.
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HE)
Coordinate with Harris County Traffic prior to recordation. (HE)
callout sec 30 with recording information on this plat if recorded before this plat
sec 30 will need to be recorded prior to or simultaneosuly with this plat
easements outside of plat boundary will need to be recorded prior to plat recordation or remove
verify number of blocks and reserves

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 04/17/2014
Plat Name: Townhomes on Hickory
Developer: ICI Construction
Applicant: Richard Grothues Designs
App No/Type: 2014-0660 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0060
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	493G	City

Conditions and Requirements for Approval

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

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

068. Provide a vicinity map that correctly locates the subdivision site within the boundaries of an existing major thoroughfare grid.

198. Recordation dedicatory acknowledgements and certificates do not exactly conform to those requirements by Harris County, including punctuation. Contact staff Recordation Section (on line) for appropriate statements and requirements.

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)

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

CenterPoint: Coordinate for Lots 1,2,6, prefer 10' B.L.
Parks and Recreation: To be corrected on the general notes on face of plat: 1) This property(s) is located in Park Sector number 14. 2) The then-current fee in lieu of dedication shall be applied to this number (5 units) of dwelling units.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 04/17/2014
Plat Name: Valley Ranch Sec 11
Developer: Sig Valley Ranch LTD
Applicant: Town and Country Surveyors
App No/Type: 2014-0761 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.9100	Total Reserve Acreage:	0.0000
Number of Lots:	36	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Valley Ranch MUD 1

County	Zip	Key Map ©	City / ETJ
Montgomery	77365	256W	ETJ

Conditions and Requirements for Approval

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

075. Add Single Family Residential note to the plat. (42-1)

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)

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.

CenterPoint: .
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 04/17/2014
Plat Name: Ventana Lakes Sec 5
Developer: D. R. Horton - Texas, Ltd.
Applicant: EHRA
App No/Type: 2014-0853 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	32.0400	Total Reserve Acreage:	17.1388
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	445F	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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

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)

record South Ventana Parkway at Prairie street dedication Sec 1 prior to or simultaneously with this section.

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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
No Flood Control comments.(HCFCD)
L3 should be 28.28' for 20'x20' cutback (Traffic)
Exhibit is required to confirm UVE (Traffic)
SOUTH VENTANA PARKWAY AT VENTANA PRAIRIE DRIVE STREET DEDICATION SEC 1, must be recorded prior to or simultaneously with this plat. (HC)
Label name and ROW width of adjancent stub street Sabitini Ct outisde plat boundary. (HC)
Street suffix"Court" on both sides of "South Ventana Parkway" should be confirmed with city of Houston.(HC)

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 04/17/2014
Plat Name: Ventana Lakes Sec 6
Developer: D. R. Horton -- Texas, Ltd.
Applicant: EHRA
App No/Type: 2014-0857 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	28.9800	Total Reserve Acreage:	3.7000
Number of Lots:	109	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 449

County	Zip	Key Map ©	City / ETJ
Harris	77493	445F	City/ETJ

Conditions and Requirements for Approval

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

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)

record South Ventana Parkway at Prairie street dedication Sec 1 (2013-3160)
prior to or simultaneously with this section.

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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division.
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Coordinate with Harris County Traffic prior to recordation. (HC)

South Ventana Parkway at Ventana Prairie STD will need to be recorded before or simultaneously with this plat (HC)
label South Ventana Parkway (HC)
label distance to Porter Road (HC)

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 04/17/2014
Plat Name: Waterstone Sec 11
Developer: KB Home
Applicant: Pape-Dawson Engineers
App No/Type: 2014-0748 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.2270	Total Reserve Acreage:	5.2880
Number of Lots:	40	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 287

County	Zip	Key Map ©	City / ETJ
Harris	77449	445L	ETJ

Conditions and Requirements for Approval

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

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)

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.

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Align county engineer title with name.(HC)
Double check acreage as it appears on the application.(HC)
Confirm with city of Houston as to whether building setbacks are required along proposed Grand Parkway.(HC)
Provide recording information for all depicted easements that appear to be recorded or schedule to establish easements by this plat.(HC)
Provide HCMR for adjacent recorded plats Sec 9.(HC)
No Flood Control comments.(HCFCD)
Provide label stating "Future R.O.W." for Waterstone Crest Drive just south of proposed plat.(HC)
Grand Parkway Assn: this is adjacent to an existing section of road and detention ponds.

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 04/17/2014
Plat Name: Waterview Estate Sec 14
Developer: Ventana Development Mortin, Ltd.
Applicant: Jones & Carter, Inc.
App No/Type: 2014-0629 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	15.5397	Total Reserve Acreage:	2.8619
Number of Lots:	56	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 143

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526T	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

013. Provide written approval of plat with Recordation Package from the Magnolia Petroleum Company

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

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

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

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

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)

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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Fort Bend Engineer: No Objection
CenterPoint: subdivision abuts CNP property. Needs review by transmission engineering.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 04/17/2014
Plat Name: Wes Fairbanks 8
Developer: Fairbanks 8 Holdings, L.P.
Applicant: E.I.C. Surveying Company
App No/Type: 2014-0767 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	13.1470	Total Reserve Acreage:	13.1470
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	CY Fair Community Improvement District

County	Zip	Key Map ©	City / ETJ
Harris	77064	370T	City/ETJ

Conditions and Requirements for Approval

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

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

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

189. Appendix E:Certificate for Engineer or Surveyor 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)

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 04/17/2014
Plat Name: Wes Fairbanks 8
Developer: Fairbanks 8 Holdings, L.P.
Applicant: E.I.C. Surveying Company
App No/Type: 2014-0767 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: Defer to transmission
City Engineer: DETENTION IS REQUIRED

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division.
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Copy of TxDOT TIA should be submitted with site development plan (HC-Traffic)
acreages need to match on plat (HC)
use new surveyor's certification (HC)
remove "subdivision" from plat title (HC)
provide legend for O.P.R.O.R.P. (HC)
verify if building line was previously dedicated by plat (HC)
add "by this plat"for 25' building line (HC)

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 04/17/2014
Plat Name: West Ventana Parkway at Ventana Meadows Drive Street Dedication Sec 1
Developer: D. R. Horton - Texas, LTD.
Applicant: EHRA
App No/Type: 2014-0842 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.3880	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 449

County	Zip	Key Map ©	City / ETJ
Harris	77493	445E	ETJ

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the following pipeline company(s). (Teppco Crude, United Gas and Humble Oil and Refining Pipeline Companies.)

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

143.1. When sections come in provide a local street, collector street or major thoroughfare at least every 1400 feet. (128)

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)

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.

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division.
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Coordinate with Harris County Traffic prior to recordation. (HC)
label name of stub street (HC)
sec 6 plat calls out Nestra Drive (HC)
acreages need to match on plat (HC)

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 04/17/2014
Plat Name: Willowcreek Ranch Sec 4
Developer: CC Telge Road
Applicant: EHRA
App No/Type: 2014-0733 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	58.4300	Total Reserve Acreage:	6.1200
Number of Lots:	17	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	288W	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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.

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

Provide the line and curve data for Willowcreek Ranch Road to ensure the reverse curves meet the requirements.

Establish a minimum 10’ building line for Reserve B as indicated on the marked file copy.

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.

CenterPoint: Easement (HCCF #20130577682) must be acceptable to CenterPoint Energy requirments. Page two (2) is not included for review.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County’s marked file copy in City of Houston’s plat tracker. (HC)
Label "PAE/PUE" for all proposed private streets.(HC)
Verify street ROW width (80.02’) with Section 2 recorded plat.(HC)
Coordinate with Harris County Traffic prior to recordation. (HC)
Add Landscaping paragraph.(HC)
No Flood Control comments(HCFCD)

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 04/17/2014
Plat Name: Winning Way
Developer: No Developer
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2014-0783 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.3500	Total Reserve Acreage:	2.3500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Greenspoint District

County	Zip	Key Map ©	City / ETJ
Harris	77073	372H	ETJ

Conditions and Requirements for Approval

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

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

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

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

059.1. Acreage in title and on plat must match at recordation.

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

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)

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 04/17/2014
Plat Name: Winning Way
Developer: No Developer
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2014-0783 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

City Engineer: DETENTION IS REQUIRED.
Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Include certificate needed at dedicatory language in order to list developer's name.(HC)
Recording information for Rankin Circle North J616131. Clarify.(HC)
Establish building line along Rankin Circle North by this plat.(HC)
Tye plat boundary to nearest public ROW.(HC)
Include Key Map information on the Vicinity Map.(HCFCD)
Provide landscaping paragraph under notes.(HC)
No traffic issues.(HC)
If proposing a replat then provide recording information for original plat at title block.(HC)
City Engineer: DETENTION IS REQUIRED
Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Include certificate needed at dedicatory language in order to list developer's name.(HC
Recording information for Rankin Circle North J616131. Clarify.(HC)
Establish building line along Rankin Circle North by this plat.(HC)
Tye plat boundary to nearest public ROW.(HC)
Include Key Map information on the Vicinity Map.(HCFCD)
Provide landscaping paragraph under notes.(HC)
No traffic issues.(HC)
If proposing a replat then provide recording information for original plat at title block.(HC)

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 04/17/2014
Plat Name: Woodridge Forest Sec 4
Developer: Cernus
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2014-0768 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	38.5130	Total Reserve Acreage:	13.9350
Number of Lots:	68	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Woodridge MUD

County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296Q	City/ETJ

Conditions and Requirements for Approval

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152) Provide a 25' BL within Reserve I and/or Lots 16-19 , Blk 5 due to proximity along Woodland Hills Drive

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

088. Minimum reserve size shall be 5000 square feet having 60' frontage along at least one public street with a right-of-way not less than 60 feet. (192) Reserve A (restricted to Pipeline) has no frontage on a public street.

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.
CenterPoint: No overlapping SSE or wet utility within U.E. see Res. E. Most northeasterly SSE is mismarked. If they overlap, must be 16 feet.

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 04/17/2014
Plat Name: Woodridge Forest Sec 5
Developer: Cernus
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2014-0769 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.7460	Total Reserve Acreage:	0.0000
Number of Lots:	38	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Woodridge MUD

County	Zip	Key Map ©	City / ETJ
Montgomery	77339	296U	ETJ

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 of 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.

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

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)

Portion of Soaring Woods Lane and detention to be platted with future section adjacent to Sec 5.

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.

CenterPoint: Easement taken by separate instrument will need to meet CNP standards and can not be withih any drainage.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 04/17/2014
Plat Name: Wyman Gordon Complex Sec 1
Developer: Wyman Gordon Forgings, Inc.
Applicant: Baseline Corporation
App No/Type: 2014-0795 C2

Staff Recommendation:
Defer for further study and review

Total Acreage:	1.9680	Total Reserve Acreage:	1.9680
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	CY Fair Community Improvement District

County	Zip	Key Map ©	City / ETJ
Harris	77095	367Z	ETJ

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)

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

Coordinate with Harris County Engineer's Office regarding the location of the proposed private driveway.

Use the new surveyor paragraph as indicated on the marked file copy.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 04/17/2014
Plat Name: Wyman Gordon Complex Sec 1
Developer: Wyman Gordon Forgings, Inc.
Applicant: Baseline Corporation
App No/Type: 2014-0795 C2

Staff Recommendation:
Defer for further study and review

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
EB LTL will be required along Tuckerton Road at proposed driveway across Parkmore Drive. LTL storage length will be determined by TIA. (Traffic)
Corner ROW radii at Tuckerton are 30 ft..(Traffic)
Confirm with city of Houston the restricted usage for reserve.(HC)
No Flood Control comments.(HCFCD)

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 04/17/2014
Plat Name: Abundantly Blessed Church
Developer: CAS CONSULTANTS
Applicant: PLS
App No/Type: 2014-0785 C2R

Staff Recommendation:
Defer further deed rests review reqd

Total Acreage:	2.7748	Total Reserve Acreage:	2.7748
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77013	455Y	City

Conditions and Requirements for Approval

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

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.

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)

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

184.8. Unobstructed visibility easements (UVE) may be required in addition to the visibility cutbacks. Coordinate with PWE to provide UVE(s) at the street intersections identified in compliance with PWE Infrastructure Design Manual. Instructions and requirements are found in PWE IDM page 10-8. (inside city only)

185. Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

186. Appendix B:Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

190.3. Add 'Patrick Walsh, P.E., Secretary' as Secretary in the Planning Commission certificate.

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

All dedication language must be verbatim, including punctuation. Reference Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications for requirements.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 04/17/2014
Plat Name: Abundantly Blessed Church
Developer: CAS CONSULTANTS
Applicant: PLS
App No/Type: 2014-0785 C2R

Staff Recommendation:
Defer further deed rests review reqd

PWE Utility Analysis: a wastewater capacity reservation letter is required for this project.
City Engineer: DETENTION IS REQUIRED

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 04/17/2014
Plat Name: Andrews Townhomes
Developer: PROMETHEUS PARTNERRS
Applicant: A&B CONSULTANTS, LLC
App No/Type: 2014-0655 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.0934	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County Improvement District 7

County	Zip	Key Map ©	City / ETJ
Harris	77019	493P	City

Conditions and Requirements for Approval

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

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

185. Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

186. Appendix B:Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

189. Appendix E:Certificate for Engineer or Surveyor 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)

1.5' sidewalk easement required as property is located within the 4th Ward Street Width Exception Area.

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 04/17/2014
Plat Name: Argos
Developer: NMBC Aurora, LP
Applicant: TKE Development Services, Ltd.
App No/Type: 2014-0639 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1377	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	453S	City

Conditions and Requirements for Approval

025. Single family residential lots in the urban area adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Add BL 159 A illustration and notes to the plat. (159)

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

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

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

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)

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 04/17/2014
Plat Name: Argos Villas
Developer: NMBC Aurora, LP
Applicant: TKE Development Services, Ltd.
App No/Type: 2014-0777 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1337	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	453S	City

Conditions and Requirements for Approval

025. Single family residential lots in the urban area adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Add BL 159 A illustration and notes to the plat. (159)

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

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

073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

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)

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 04/17/2014
Plat Name: Artesian Eclipse
Developer: Zydeco
Applicant: Terra Surveying Company, Inc.
App No/Type: 2014-0784 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.7207	Total Reserve Acreage:	0.7207
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77019	492Q	City

Conditions and Requirements for Approval

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

116. Add BL plat note: Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time. (150)

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)

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 BEFORE REPLAT.
City Engineer: DETENTION IS REQUIRED

CenterPoint: Parcel is subject to unrecorded A.E. Please contact CenterPoint.

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 04/17/2014
Plat Name: Austin Terrace
Developer: Urban Living, LP
Applicant: Total Surveyors, Inc.
App No/Type: 2014-0798 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1308	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	1
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Midtown Management District

County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	City

Conditions and Requirements for Approval

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

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

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

189. Appendix E:Certificate for Engineer or Surveyor 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)

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 04/17/2014
Plat Name: Bajio Industrial partial replat no 1
Developer: ADAN MIRANDA
Applicant: Replat Specialists
App No/Type: 2014-0659 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.0000	Total Reserve Acreage:	4.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	Forest Hills MUD

County	Zip	Key Map ©	City / ETJ
Harris	77038	412A	ETJ

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.

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)

073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.

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

189. Appendix E:Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

190.3. Add 'Patrick Walsh, P.E., Secretary' as Secretary in the Planning Commission certificate.

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)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 04/17/2014
Plat Name: Bajio Industrial partial replat no 1
Developer: ADAN MIRANDA
Applicant: Replat Specialists
App No/Type: 2014-0659 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

City Engineer: DETENTION IS REQUIRED

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Coordinate with Harris County Traffic prior to recordation. (HC)
No Flood Control comments.(HCFCD)
Clarify dashed boundary for Restricted Reserve A out of recorded Rambally Business Park just south of plat boundary. See markup.(HC)
Provide complete recording information for Veterans Memorial Drive.(HC)
Provide recording information for 14' UE.(HC)
Label block #.(HC)
Ex officio at county clerk certificate provide space.(HC)
Correct 1 of 2 county clerk certificates.(HC)
Provide new surveyor's certificate.(HC)

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 04/17/2014
Plat Name: Brooke Smith Square
Developer: RCBP, LLC
Applicant: RCBP, LLC
App No/Type: 2014-0498 C2R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Greater Northside Management District

County	Zip	Key Map ©	City / ETJ
Harris	77009	453X	City

Conditions and Requirements for Approval

025. Single family residential lots in the urban area adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Add BL 159 A illustration and notes to the plat. (159)

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

069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat_Legend.doc)

126. Add Single Family Residential plat notes: 1) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

185.3. Appendix A: Add single family paragraph in the dedicatory language.

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

188. Appendix D:Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

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

Revise all calculations - lot size, lot coverage, density, etc.

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 04/17/2014
Plat Name: Brooke Smith Square
Developer: RCBP, LLC
Applicant: RCBP, LLC
App No/Type: 2014-0498 C2R

Staff Recommendation:
Defer Additional information reqd

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 04/17/2014
Plat Name: Court and Clay Townhomes
Developer: Conor Davis Construction
Applicant: Tetra Surveys
App No/Type: 2014-0797 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2404	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	493E	City

Conditions and Requirements for Approval

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

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

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)

079. Revise the Lot Size and Coverage Table and the Dwelling Unit Density Table

146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.

158. Provide for the dedication of widening for Lakin Street and East Street as indicated on the marked file copy.

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)

A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 04/17/2014
Plat Name: Court and Clay Townhomes
Developer: Conor Davis Construction
Applicant: Tetra Surveys
App No/Type: 2014-0797 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

City Engineer: DETENTION IS REQUIRED AND NEED 10' STREET DEDICATION TO LAKIN ST.

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 04/17/2014
Plat Name: Craighead Reserve
Developer: Price Farmer, LLC
Applicant: TKE Development Services, Ltd.
App No/Type: 2014-0741 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.1731	Total Reserve Acreage:	1.1731
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77025	532W	City

Conditions and Requirements for Approval

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

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.

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

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

Easements shown on face of plat and those in the title report must match at time of recordation.

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.

City Engineer: DETENTION IS REQUIRED AND MAKE SURE THAT 10’ CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

PWE Utility Analysis: OBTAIN A WASTEWATER CAPACITY RESERVATION LETTER BEFORE REPLAT.
CenterPoint: Possible incorrect reference to subdivision being replatted, as well as distances on proposed plat. The dedicated easements from 17/28 HCMR needs to be reflected on plat.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 04/17/2014
Plat Name: Crockett Creekside
Developer: Homevelopers
Applicant: The Interfield Group
App No/Type: 2014-0827 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	493F	City

Conditions and Requirements for Approval

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)

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

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)

Provide approval from PWE Traffic for on street parking prior to recordation

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 BEFORE REPLAT.
City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75% , ALSO MAKE SURE THAT 10’ CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (4 units) of dwelling units.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 04/17/2014
Plat Name: Easthaven Court
Developer: Chon Custom Home Builders
Applicant: Owens Management Systems, LLC
App No/Type: 2014-0794 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2295	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County Improvement District 9

County	Zip	Key Map ©	City / ETJ
Harris	77075	575M	City

Conditions and Requirements for Approval

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

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)

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 04/17/2014
Plat Name: Glenview Addition East
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No/Type: 2014-0788 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.5950	Total Reserve Acreage:	8.5950
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Spring Branch Management District

County	Zip	Key Map ©	City / ETJ
Harris	77055	490C	City

Conditions and Requirements for Approval

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

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

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)

100. 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.

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)

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)

Coordinate with PWE utilities prior to recordation

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.

City Engineer: DETENTION IS REQUIRED

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 04/17/2014
Plat Name: Glenview Addition West
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No/Type: 2014-0787 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.9400	Total Reserve Acreage:	5.9400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Spring Branch Management District

County	Zip	Key Map ©	City / ETJ
Harris	77055	490B	City

Conditions and Requirements for Approval

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

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

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)

100. 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.

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)

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)

Coordinate with PWE utilities prior to recordation

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.

City Engineer: DETENTION IS REQUIRED

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 04/17/2014
Plat Name: GR Business Plaza
Developer: GR Business Inc
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2014-0724 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.1462	Total Reserve Acreage:	4.1462
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77032	374N	City

Conditions and Requirements for Approval

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

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

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)

198. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Harris County. Contact staff Recordation Section for appropriate statements and requirements.

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)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

1) Identify type of reserve.

2) Provide north/south street with a centerline tie to Greenview to the north. This will require an additional submittal prior to recordation.

3) Identify property with record information across Peyton Street and across Greens Road (including Greenview).

4) Provide approved drainage plan with re-submittal to address street.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 04/17/2014
Plat Name: GR Business Plaza
Developer: GR Business Inc
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2014-0724 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Harris County Flood Control District: 150 ft ultimate ROW along HCFCD Unit P240-00-00 is needed Show exist fee strips along HCFCD Unit P140-00-00 show exist. channel high banks show HCFCD Unit numbers.
PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.
City Engineer: B.L. IS MISSING ON PEYTON ST., DETENTION IS REQUIRED, ALSO NEED APPROVED DRAINAGE PLAN

Aviation: This project may be subject to the Houston Airport System sound and height ordinance.
Parks and Recreation: To be added to general notes on face of plat:
1) 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.

2) This property(s) is located in Park Sector number 20.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 04/17/2014
Plat Name: Guild Shop of the Church of St John the Devine
Developer: GUILD SHOP
Applicant: Lentz Engineering, L.C.
App No/Type: 2014-0809 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.8197	Total Reserve Acreage:	0.8197
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77006	492R	City

Conditions and Requirements for Approval

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

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

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

1) Identify reason for replat and include the replat section of the title block.

2) Make corrections to dedication language and verify dedication language matches template exactly prior to recordation. Errors in the dedication language may result in rejection at recordation.

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.
City Engineer: MAKE SURE B.L. CONTINUES ON DUNLAVY ST. AND DETENTION IS REQUIRED

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 04/17/2014
Plat Name: Hadi Development
Developer: Hassan Hadi & Associates
Applicant: Doshi Engineering & Surveying Company
App No/Type: 2014-0835 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2593	Total Reserve Acreage:	0.2593
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77063	490Y	City

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.

198. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Harris County. Contact staff Recordation Section for appropriate statements and requirements.

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)

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 BEFORE REPLAT.
City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75% , ALSO MAKE SURE THAT 10’ CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 04/17/2014
Plat Name: Harmouch Center
Developer: Owner
Applicant: The Interfield Group
App No/Type: 2014-0833 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.4119	Total Reserve Acreage:	2.4119
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77075	575R	City

Conditions and Requirements for Approval

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

134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7.

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.

198. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Harris County. Contact staff Recordation Section for appropriate statements and requirements.

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)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

1) Dedication language must exactly match template language and be complete at recordation or plat will be rejected at the recordation appointment.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 04/17/2014
Plat Name: Harmouch Center
Developer: Owner
Applicant: The Interfield Group
App No/Type: 2014-0833 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED BEFORE REPLAT.
CenterPoint: CenterPoint prefers 10' building lines
City Engineer: NEED 10' B.L. ON RADIO ROAD, 25' B.L. ON ALMEDA GENOA ROAD AND DETENTION IS REQUIRED

Parks and Recreation: To be added to general notes on face of plat:
1) 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.

2) This property(s) is located in Park Sector number 7.

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 04/17/2014
Plat Name: Hazard Terrace
Developer: None
Applicant: Tetra Surveys
App No/Type: 2014-0829 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77019	492V	City

Conditions and Requirements for Approval

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

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)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

Add "and by plat" after the HCCF number for the 10’ building line as this is also the ordinance building line requirement.

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75% , ALSO MAKE SURE THAT 10’ CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 04/17/2014
Plat Name: Keystone at Jackson Hill
Developer: TAFT TOWNHOMES, LLC
Applicant: MOMENTUM EGINEERNG
App No/Type: 2014-0771 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.8363	Total Reserve Acreage:	0.0000
Number of Lots:	20	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

Conditions and Requirements for Approval

010.3. Add the following note to the face of the plat (SWD): No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.

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

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)

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)

1) Show boundaries of Lillian and Jackson Hill Avenues, and identify property across.

2) All dedication language must be verbatim, including punctuation. Reference www.houstonplanning.com. See Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications.

3) FYI: A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

4) Apply 17’ garage building line to lot 1 (from Jackson Hill Avenue).

5) PWE parking approval required at recordation.

6) provide missing lot typical note. "Reference Ordinance Notes."

7) Legal description must match title.

8) Emergency access easement in Lot 7 must continue all the way to Barnes Street.

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 04/17/2014
Plat Name: Keystone at Jackson Hill
Developer: TAFT TOWNHOMES, LLC
Applicant: MOMENTUM EGINEERNG
App No/Type: 2014-0771 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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 BEFORE REPLAT.
CenterPoint: CenterPoint Energy prefer 10' buildingline adjacent to Leverkuhn Ave.
City Engineer: DETENTION IS REQUIRED

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 04/17/2014
Plat Name: Keystone at North Cornish Street
Developer: TAFT TOWNHOMES, LLC
Applicant: MOMENTUM EGINEERNG
App No/Type: 2014-0772 C2R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.3820	Total Reserve Acreage:	0.0979
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

Conditions and Requirements for Approval

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

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)

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

214. Subdivision plat is out of a greater sized tract. Submit a GP for the entire tract.

1) Provide emergency access easement per 42-145(d).

2) PWE parking approval required at time of recordation.

3) Remove Plat note #17.

4) Modify lot size and coverage table, and also modify parking table. See markup.

5) All dedication language must be verbatim, including punctuation. Reference www.houstonplanning.com. See Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications.

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 TO REPLAT.
City Engineer: DETENTION IS REQUIRED AND MAKE SURE THAT 10’ CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

CenterPoint: Need 10’ buildingline adjacent to Patterson St.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 04/17/2014
Plat Name: La Mesita Homes
Developer: la mesita LLC
Applicant: Replat Specialists
App No/Type: 2014-0457 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1769	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Greater Northside Management District

County	Zip	Key Map ©	City / ETJ
Harris	77009	493C	City

Conditions and Requirements for Approval

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

073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.

185.3. Appendix A: Add single family paragraph in the dedicatory language.

190.3. Add 'Patrick Walsh, P.E., Secretary' as Secretary in the Planning Commission certificate.

203. Do not provide Recordation Package without submitting another application

Mainford Street is considered a part of the I-45 ROW. Lots under one acre cannot front on a major thoroughfare without addressing the Chapter 42-188 requirements. A re-submittal of an application is required

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

Parks and Recreation: To be corrected on the general notes on face of plat: 1) This property(s) is located in Park Sector number 17. 2)The then-current fee in lieu of dedication shall be applied to this number (3 units) of dwelling units.

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 04/17/2014
Plat Name: Leawoods
Developer: MATTHEW HOMES INC.
Applicant: THE LAND SURVEY CO LLC
App No/Type: 2014-0657 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	13.3590	Total Reserve Acreage:	1.8811
Number of Lots:	80	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Five Corners Improvement District

County	Zip	Key Map ©	City / ETJ
Harris	77045	571R	City

Conditions and Requirements for Approval

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

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

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)

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

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)

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

1) Easements shown on plat must match easements listed in title.

2) Provide release letter from pipeline company for the crossing of Aldaco Drive at recordation.

3) Revise lot numbers in Block 2. See markup.

4) Provide new surveyor's certification. Reference Plat Tracker homepage.

5) Clearly label all return utility easements.

6) All dedication language must be verbatim, including punctuation. Reference www.houstonplanning.com. See Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 04/17/2014
Plat Name: Leawoods
Developer: MATTHEW HOMES INC.
Applicant: THE LAND SURVEY CO LLC
App No/Type: 2014-0657 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: Need dedication page for full complete review

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 04/17/2014
Plat Name: Lofts at McGowen
Developer: Major Farina Investments, LLC
Applicant: Overland (Surveyors) Consortium, Inc
App No/Type: 2014-0500 C2R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.1300	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Greater Southeast Management District

County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	City

Conditions and Requirements for Approval

010.2 Add the following note to the face of the plat (SWD): The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

010.3. Add the following note to the face of the plat (SWD): No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.

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

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)

134.15. Add to general notes on face of plat: This property(s) is located in Park Sector number 15.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 04/17/2014
Plat Name: Lofts at McGowen
Developer: Major Farina Investments, LLC
Applicant: Overland (Surveyors) Consortium, Inc
App No/Type: 2014-0500 C2R

Staff Recommendation:
Defer Additional information reqd

1) Provide Parks and Open Space Table to the face of the plat.

2) Provide 3' emergency access easement per 42-145(d).

3) Remove curb from drawing.

4) Modify reason for replat. See markup.

5) Choose zone in Appendix E.

6) Update commission secretary.

7) Remove general note #19.

8) Dash lines outside plat boundary.

7) Remove paragraph in Appendix A designated for unimproved streets.

8) All dedication language must be verbatim, including punctuation. Reference www.houstonplanning.com. See Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications.

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.
City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75% , ALSO MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

CenterPoint: Need minimum 10' Building Line to serve lots from McGowen street right of way
Parks and Recreation: The applicant has not provided a Parks and Open Space table on the face of the plat.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 04/17/2014
Plat Name: Long HOA Temple
Developer: TDCK ARCHITECTS
Applicant: A&B CONSULTANTS, LLC
App No/Type: 2014-0781 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.0064	Total Reserve Acreage:	1.0064
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	Spring Branch Management District

County	Zip	Key Map ©	City / ETJ
Harris	77055	451N	City

Conditions and Requirements for Approval

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

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

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.

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)

1) Update commission secretary: Patrick Walsh, P.E.

2) FYI: A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

3) All dedication language must be verbatim, including punctuation. Reference www.houstonplanning.com. See Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications.

4) Remove notes 4, 5, 7.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 04/17/2014
Plat Name: Long HOA Temple
Developer: TDCK ARCHITECTS
Applicant: A&B CONSULTANTS, LLC
App No/Type: 2014-0781 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

City Engineer: DETENTION IS REQUIRED

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 04/17/2014
Plat Name: Midtown Park Place
Developer: cygunholds
Applicant: ICMC GROUP INC
App No/Type: 2014-0646 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.2295	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	Midtown Management District

County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	City

Conditions and Requirements for Approval

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

Legal description on CPL and on plat is incorrect.

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

Parks and Recreation: The applicant is claiming 1 existing, 5 proposed, and 4 incremental dwelling units. The property's HCAD records show the property as being commercial, which do not count toward credit for existing residential dwelling units. The applicant needed to produce a stamped and sealed survey from the last year, a demolition permit from within the last year, or other HCAD documentation from within the last year that clearly substantiated this 1 residential dwelling unit. In lieu of this documentation, the applicant also did not submit a revised plat reflecting: 0 existing, 5 proposed, and 5 incremental dwelling units.

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 04/17/2014
Plat Name: Miller Crossing
Developer: Rosendo Galindo
Applicant: Owens Management Systems, LLC
App No/Type: 2014-0793 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.0997	Total Reserve Acreage:	2.0997
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77049	458N	ETJ

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.

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

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)

All dedication language must be verbatim,including punctuation. Reference Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications for requirements.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 04/17/2014
Plat Name: Miller Crossing
Developer: Rosendo Galindo
Applicant: Owens Management Systems, LLC
App No/Type: 2014-0793 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: Building line is not shown on plat and reserve restriction not specified.
City Engineer: DETENTION IS REQUIRED, AND MISSING B.L.

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Project is adjacent to HCFCD interests, applicant must directly contact Harris County Flood Control District for requirements, including right-of-way dedication. A plat release letter is required. (HC)
Provide 20' dedication of ROW for Miller Road No.2. (Traffic)
Provide 20'x20' cutback at main intersection.(Traffic)
UVE should be checked at Moore Road and Miller Road No 2 (Traffic)
Establish building lines by this plat.(HC)
Label block #1.(HC)
Restricted Reserve, Restricted to Commercial Use.(HC)
Label correct recording information for surrounding plat known as Houston Farms Subdivision.(HC)
Provide county engineer certificate.(HC)
Provide second county clerk certificate.(HC)
Provide landscaping paragraph.(HC)

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 04/17/2014
Plat Name: Modern Colquitt
Developer: Rossini International
Applicant: Advance Surveying, Inc.
App No/Type: 2014-0489 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1263	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77098	492Z	City

Conditions and Requirements for Approval

025. Single family residential lots in the urban area adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Add BL 159 A illustration and notes to the plat. (159)

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

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

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

126. Add Single Family Residential plat notes: 1) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 04/17/2014
Plat Name: Modern Colquitt
Developer: Rossini International
Applicant: Advance Surveying, Inc.
App No/Type: 2014-0489 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

1) Reference new surveyor's certification. See plat tracker homepage.

2) If president and secretary are the same individual, only one signature necessary.

3) Provide acreage in title block.

4) Remove shared driveway note.

5) Provide complete deed record for replat, not just the map.

6) FYI: A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

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.
City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

Parks and Recreation: To be added to the general notes on the face of the plat
1)No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City."

2) This property(s) is located in Park Sector number 14.

3)This percentage (100%) shall be applied to the then-current fee in lieu of dedication.

4) The then-current fee in lieu of dedication shall be applied to this number (3 units) of dwelling units.

5) No land is being established as Private Park or dedicated to the public for Park purposes.

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 04/17/2014
Plat Name: Monona Court partial replat no 1
Developer: Magenta Holdings GP LLC
Applicant: Dannenbaum Engineering Corporation
App No/Type: 2014-0759 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5690	Total Reserve Acreage:	0.5690
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County Improvement District 3

County	Zip	Key Map ©	City / ETJ
Harris	77098	492Y	City

Conditions and Requirements for Approval

007.5. Provide written approval from PWE, Joint Referral Committee regarding the abandonment of a street, alley, or easement inside the City of Houston prior to recordation. If it is determined that public utilities are involved a copy of the ordinance to abandon must be provided prior to recordation. Contact JRC at http://www.publicworks.cityofhouston.gov/documents/JRC/index.htm for the application process or call 713-837-0050.

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.

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

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.

073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.

100. Add Multi-family plat note: 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.

134.13. Add to general notes on face of plat: This property(s) is located in Park Sector number 13.

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)

All dedication language must be verbatim, including punctuation. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 04/17/2014
Plat Name: Monona Court partial replat no 1
Developer: Magenta Holdings GP LLC
Applicant: Dannenbaum Engineering Corporation
App No/Type: 2014-0759 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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 BEFORE REPLAT.
City Engineer: DETENTION IS REQUIRED

CenterPoint: insufficient bldg line

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 04/17/2014
Plat Name: Montrose Addition partial replat no 5
Developer: 411 Lovett Houston, LLC
Applicant: TBG Partners
App No/Type: 2014-0713 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.6900	Total Reserve Acreage:	0.0000
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County Improvement District 6

County	Zip	Key Map ©	City / ETJ
Harris	77006	493S	City

Conditions and Requirements for Approval

010.3. Add the following note to the face of the plat (SWD): No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.

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

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

079. Revise the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

085. The minimum acceptable lot width shall be 20 feet.

185. Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

218. Add shared driveway plat notes: 4) Any fence or wall up to eight feet high shall be located at least two feet from the property line along the collector street or local street. This area shall be planted and maintained with landscaping.

224. Maximum length of a shared driveway from the intersection of a public street shall not exceed 200 feet. (1)

A shared driveway containing a reverse curve shall have a centerline radius of 65 feet or more and be separated by a tangent distance of not less than 25 feet.

All dedication language must be verbatim, including punctuation. Reference Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications.

Intersections within a shared driveway shall be spaced a minimum of 65 feet apart.

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 04/17/2014
Plat Name: Montrose Addition partial replat no 5
Developer: 411 Lovett Houston, LLC
Applicant: TBG Partners
App No/Type: 2014-0713 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

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.
City Engineer: DETENTION IS REQUIRED AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

CenterPoint: Lots abutting 10' alley must have 10' B.L.

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 04/17/2014
Plat Name: Ovid Street Gardens
Developer: Urban Living, LP
Applicant: Total Surveyors, Inc.
App No/Type: 2014-0803 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.3657	Total Reserve Acreage:	0.0068
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	493F	City

Conditions and Requirements for Approval

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

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.

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)

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

079. Revise Lot Size and Coverage Table, Dwelling Unit Density Table. (183)

134.6. The then-current fee in lieu of dedication shall be applied to this number (8 units) of dwelling units.

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

A parking space shall provide sufficient space for turning movements as indicated on the marked file copy.

Provide a guest parking table on face of the plat.

A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 04/17/2014
Plat Name: Ovid Street Gardens
Developer: Urban Living, LP
Applicant: Total Surveyors, Inc.
App No/Type: 2014-0803 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED.
City Engineer: DETENTION IS REQUIRED

CenterPoint: Maintain 10' working clearance from any existing overhead facilties. Additional easements may be required for service.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 04/17/2014
Plat Name: Pad Homes of Shady Acres
Developer: Pad Homes Investments
Applicant: Texas Engineering And Mapping Company
App No/Type: 2014-0825 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1441	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and Requirements for Approval

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

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.

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)

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)

All dedication language must be verbatim, including punctuation. Reference Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications for requirements.

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 wastewaster capacity reservation lettter is required.

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 04/17/2014
Plat Name: Reserve at the Park
Developer: Maple Multi-Family Land TX, L.P.
Applicant: Terra Associates, Inc.
App No/Type: 2014-0754 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.9080	Total Reserve Acreage:	2.9080
Number of Lots:	0	Number of Multifamily Units:	288
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492D	City

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 ********.

059.1. Legal description in title and on plat must match at recordation.

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)

The public alley must be abandoned prior to or simultaneously with this plat.

42-153 is applicable to the proposed 15' building line along 6th Street. 5th Street is not a major thoroughfare,42 -153 is not applicable to the building line along 5th Street.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 04/17/2014
Plat Name: Reserve at the Park
Developer: Maple Multi-Family Land TX, L.P.
Applicant: Terra Associates, Inc.
App No/Type: 2014-0754 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.
City Engineer: DETENTION IS REQUIRED, ALSO NEED DRAINAGE PLAN

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 04/17/2014
Plat Name: Saint Charles Square
Developer: Maverick Group, LLP
Applicant: Richard Grothues Designs
App No/Type: 2014-0740 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Greater Southeast Management District

County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	City

Conditions and Requirements for Approval

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

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

198. Recordation dedicatory acknowledgements and certificates do not exactly conform to those requirements by Harris County, including punctuation. Contact staff Recordation Section for appropriate statements and requirements.

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)

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75% , ALSO MAKE SURE THAT 10’ CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

CenterPoint: Coordinate power: Lots 1 and 6 preferred to have a 10’ B.L.
Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (6 units) of dwelling units.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 04/17/2014
Plat Name: Saint Charles Villas
Developer: Maverick Group, LLP
Applicant: Richard Grothues Designs
App No/Type: 2014-0775 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Greater Southeast Management District

County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	City

Conditions and Requirements for Approval

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

198. Recordation dedicatory acknowledgements and certificates do not exactly conform to those requirements by Harris County, including punctuation.

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)

215. Add shared driveway plat notes: extend 3' eae as indicated.

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

CenterPoint: Plat requires 10' B.L. abutting St. Charles St.
Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (3 units) of dwelling units.

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 04/17/2014
Plat Name: Trails On West 26th Street
Developer: JOHN MICHAEL L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2014-0520 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.4511	Total Reserve Acreage:	0.0000
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

Conditions and Requirements for Approval

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

198. Recordation dedicatory acknowledgements and certificates do not exactly conform to those requirements by Harris County, including spacing and punctuation. See web page for appropriate statements and requirements.

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)

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

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 THISD PROJECT.
Parks and Recreation: Add "In Lieu of Payment for Park Land Dedication" plat note: No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City." To be corrected on the general notes on face of plat: 1) This property(s) is located in Park Sector number 12. 2) The then-current fee in lieu of dedication shall be applied to this number (9 units) of dwelling units.

City Engineer: DETENTION IS REQUIRED

CenterPoint: Need minimum 10' Building Line along W 26th St to serve lots from street right of way.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 04/17/2014
Plat Name: Tricons Haskell Street Villas
Developer: Tricon Homes, Inc.
Applicant: TKE Development Services, Ltd.
App No/Type: 2014-0641 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1205	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492F	City

Conditions and Requirements for Approval

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

075. Add Single Family Residential note to the plat. (42-1)

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (long replat paragraph).

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)

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 04/17/2014
Plat Name: Tricons Morse Enclave
Developer: Tricon Homes
Applicant: Owens Management Systems, LLC
App No/Type: 2014-0671 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1150	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77019	492R	City

Conditions and Requirements for Approval

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

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)

All dedication language must be verbatim, including punctuation. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

CenterPoint: Maintain minimum 10’ clearance from any existing overhead facilities.

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 04/17/2014
Plat Name: Victory Store
Developer: NORTH VICTORY PLAZA, LLC
Applicant: Advance Surveying, Inc.
App No/Type: 2014-0630 C2R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	1.1452	Total Reserve Acreage:	1.1452
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77088	412T	City

Conditions and Requirements for Approval

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.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 04/17/2014
Plat Name: Views on Mason
Developer: GRACEPOINT HOLDING COMPANY, LLC
Applicant: MOMENTUM EGINEERNG
App No/Type: 2014-0773 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2295	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County Improvement District 6

County	Zip	Key Map ©	City / ETJ
Harris	77006	493P	City

Conditions and Requirements for Approval

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)

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)

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.
City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75% , ALSO MAKE SURE THAT 10’ CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

CenterPoint: Need 10’ buildingline adjacent to Mason St.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 04/17/2014
Plat Name: West Side Villas
Developer: Prebish Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2014-0686 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	1.8386	Total Reserve Acreage:	0.3013
Number of Lots:	21	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Spring Branch Management District

County	Zip	Key Map ©	City / ETJ
Harris	77055	451T	City

Conditions and Requirements for Approval

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.

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

174. Add Permanent Access Easement note to the plat and/or add PAE paragraph to the Appendix A: Owner's Acknowledgement. (189)

189. Appendix E:Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

190.3. Add 'Patrick Walsh, P.E., Secretary' as Secretary in the Planning Commission certificate.

Provide location of fire hydrants and water line easements on face of plat. Dead end 20' "T" turnaround does not conform to Sec 42-235(1). Provide separate street names for PAEs per markup. Verify COS reserves have minimum width of 12' along Type II PAE and parking reserves conform the code requirements for size. Provide record information for Wirt Road

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.
Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 10.
City Engineer: WHY 28' P.A.E. TURNS INTO 20' P.A.E. ON SOUTHSIDE, ALSO DETENTION IS REQUIRED

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 04/17/2014
Plat Name: WS Equity LLC
Developer: TNRG
Applicant: Hovis Surveying Company Inc.
App No/Type: 2014-0801 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.0082	Total Reserve Acreage:	1.0082
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77032	373M	City

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)

Bold plat boundary.

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.
City Engineer: DETENTION IS REQUIRED

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 04/17/2014
Plat Name: Ammar Estates
Developer: Kasmani Investments, Inc
Applicant: Owens Management Systems, LLC
App No/Type: 2014-0193 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.9727	Total Reserve Acreage:	1.5864
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County Improvement District 5

County	Zip	Key Map ©	City / ETJ
Harris	77096	530Z	City

Conditions and Requirements for Approval

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Managment 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.

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

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

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

088.1. A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The use intended for each reserve shall be noted. A reserve tract for which a use has not been determined shall be identified on the plat as an unrestricted reserve. (192)

157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.

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 BEFORE REPLAT.

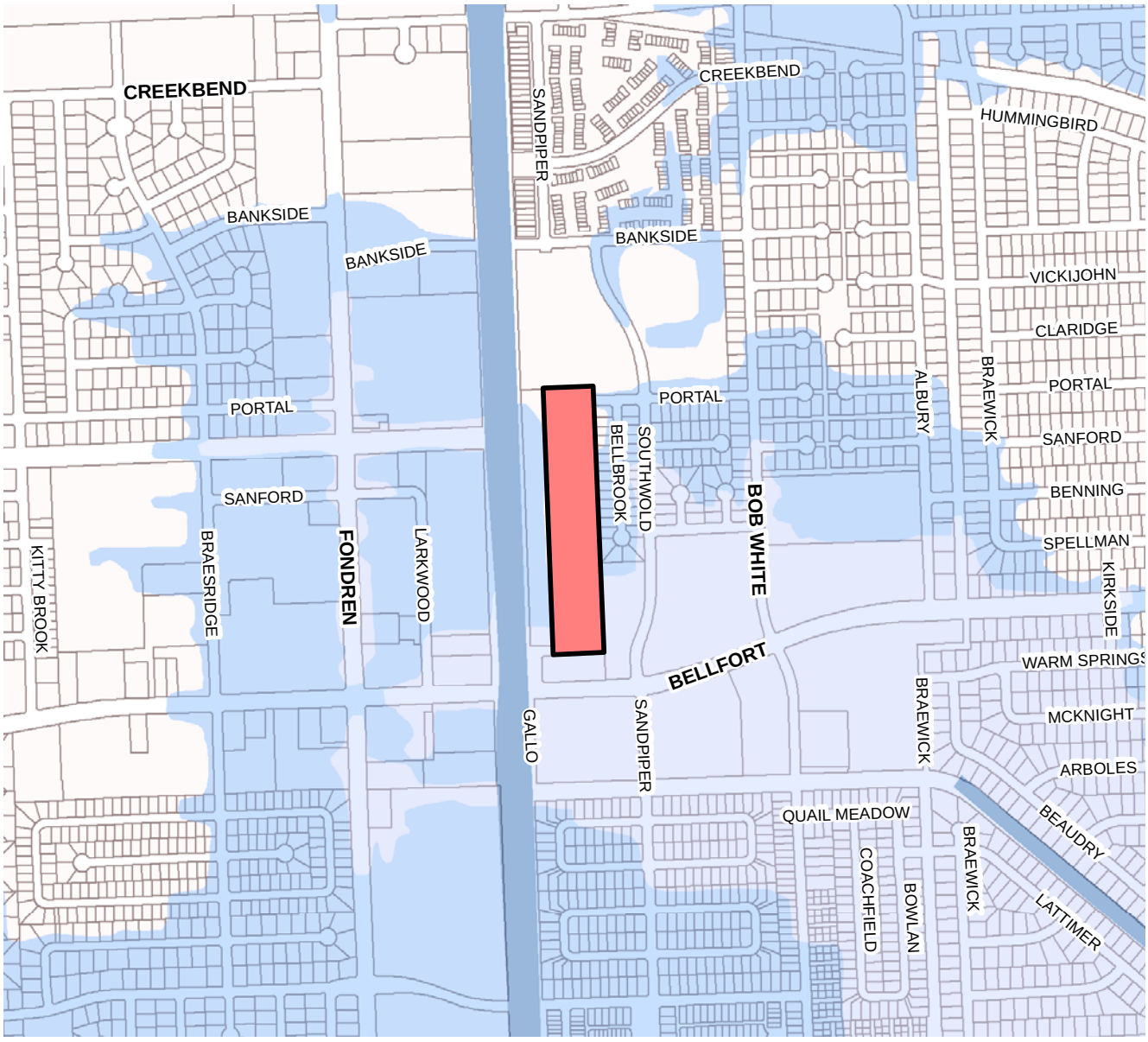
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM : 115

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Ammar Estates (DEF 2)

Applicant: Owens Management Systems, LLC



C – Public Hearings

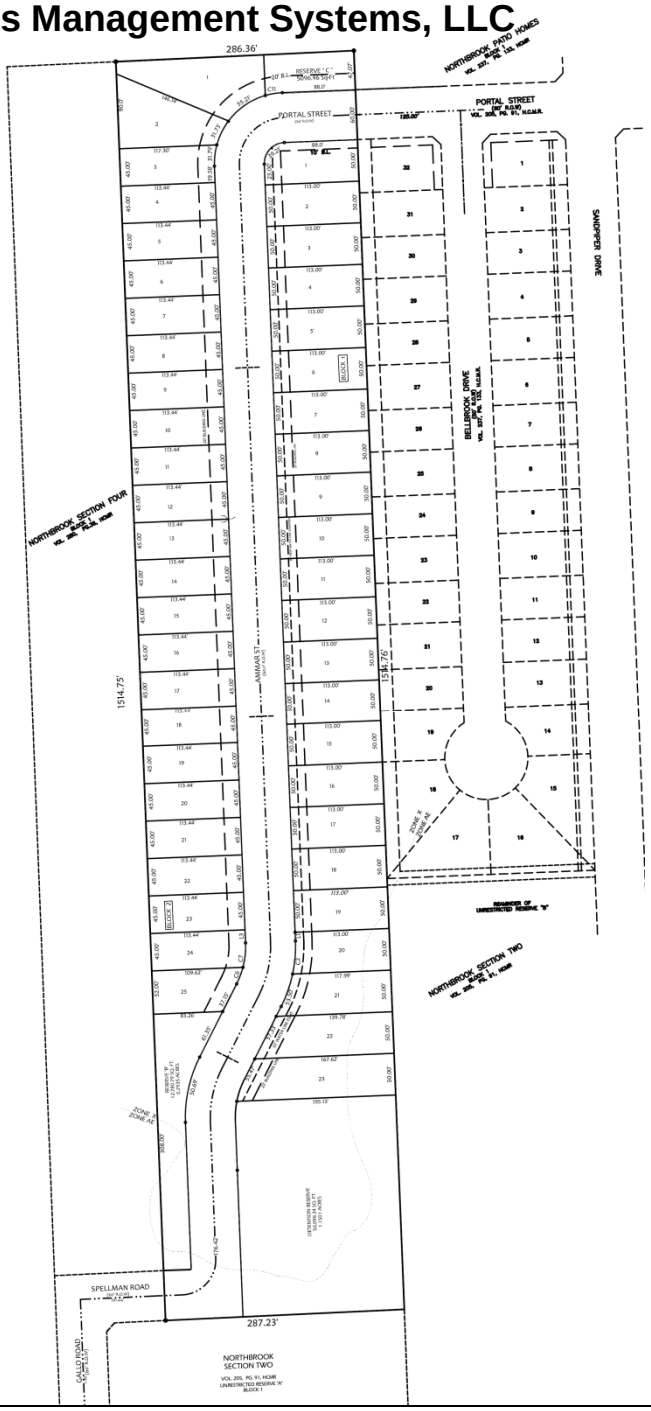
Site Location

Houston Planning Commission ITEM : 115

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Ammar Estates

Applicant: Owens Management Systems, LLC



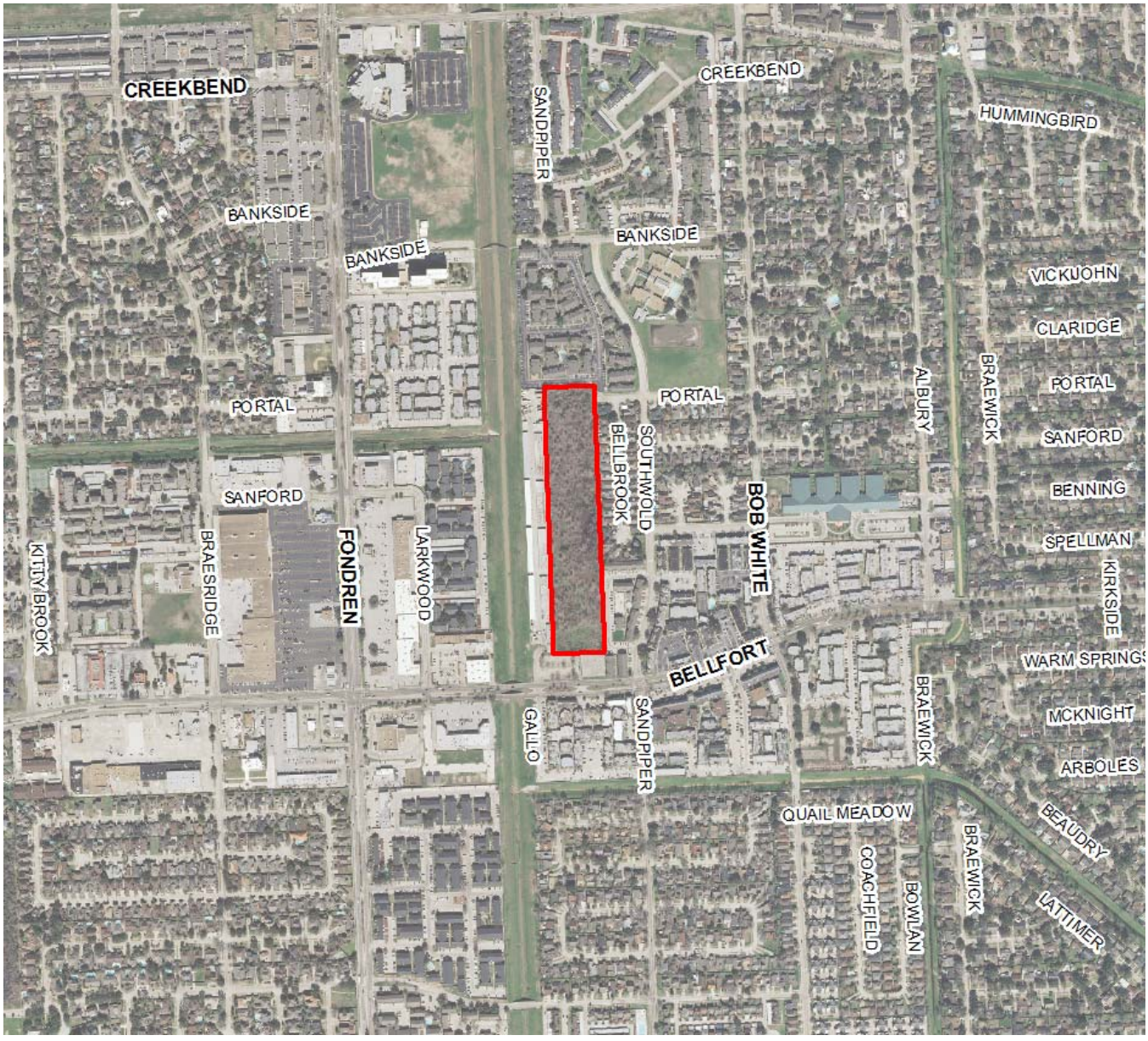
C – Public Hearings Subdivision

Houston Planning Commission ITEM : 115

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Ammar Estates (DEF 2)

Applicant: Owens Management Systems, LLC



NORTH

C – Public Hearings

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 116
Action Date: 04/17/2014
Plat Name: Audubon Hollow partial replat no 1
Developer: Audubon Land, LLC
Applicant: TBG Partners
App No/Type: 2014-0328 C3N

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	0.3968	Total Reserve Acreage:	0.3968
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77027	491R	City

Conditions and Requirements for Approval

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Managment 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.

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.

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

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.
PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.

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.

Houston Planning Commission ITEM : 116

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Audubon Hollow partial replat no 1 (DEF 2)

Applicant: TBG Partners

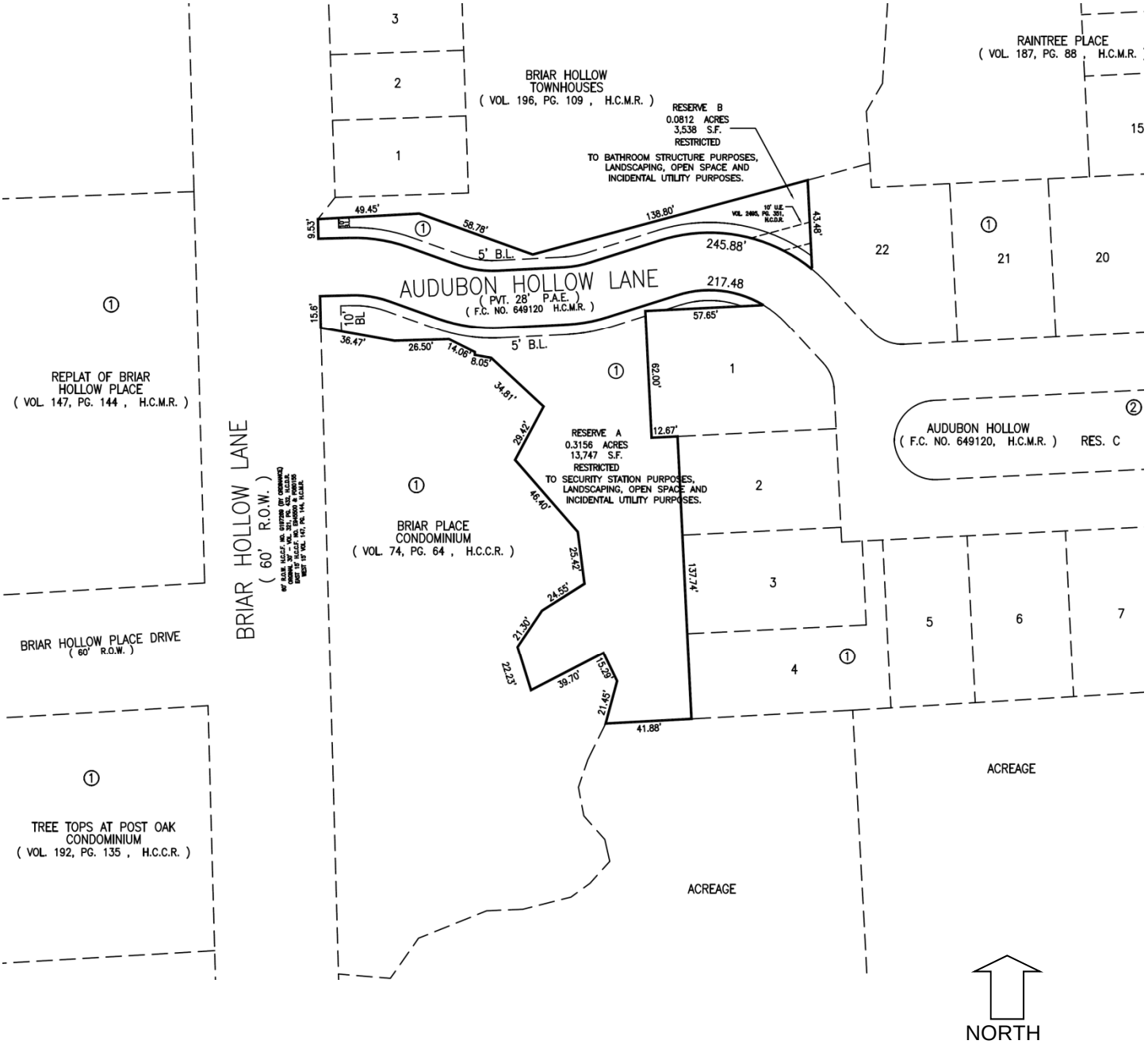
C – Public Hearings with Variances Site Location

Houston Planning Commission ITEM : 116

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Audubon Hollow partial replat no 1 (DEF 2)

Applicant: TBG Partners



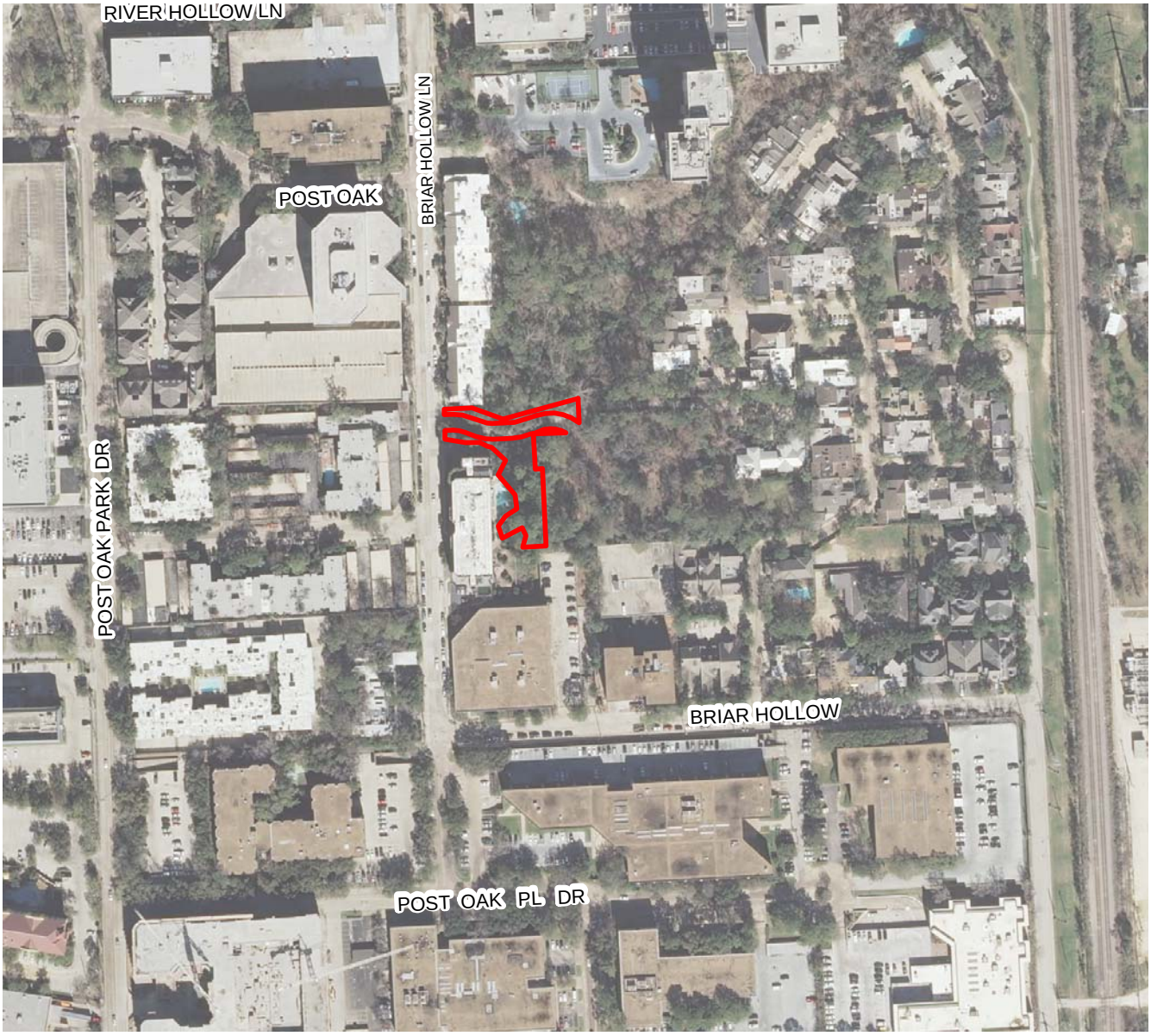
C – Public Hearings with Variances Subdivision

Houston Planning Commission ITEM : 116

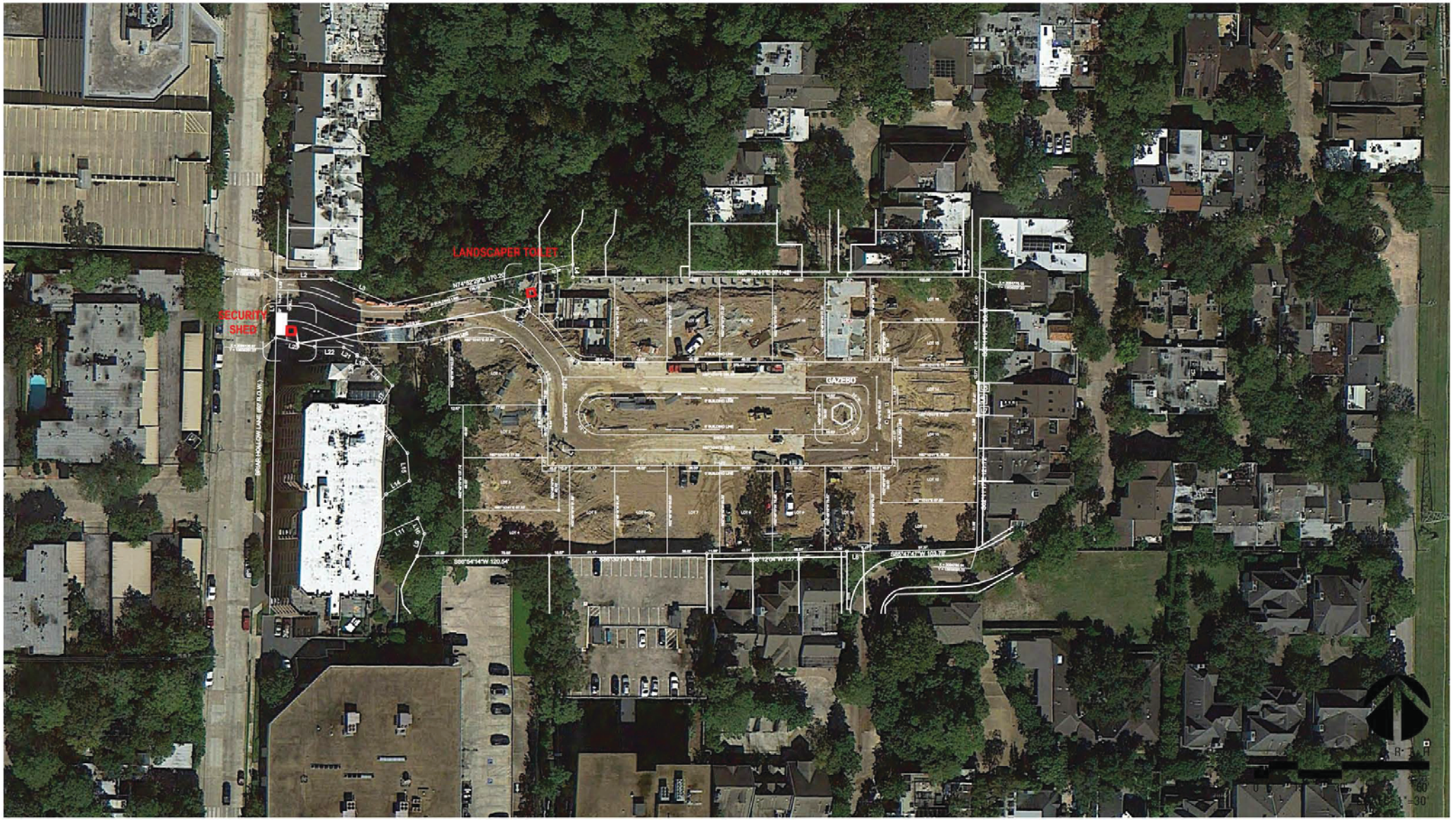
Planning and Development Department **Meeting Date: 03/17/2014**

Subdivision Name: Audubon Hollow partial replat no 1 (DEF 2)

Applicant: TBG Partners



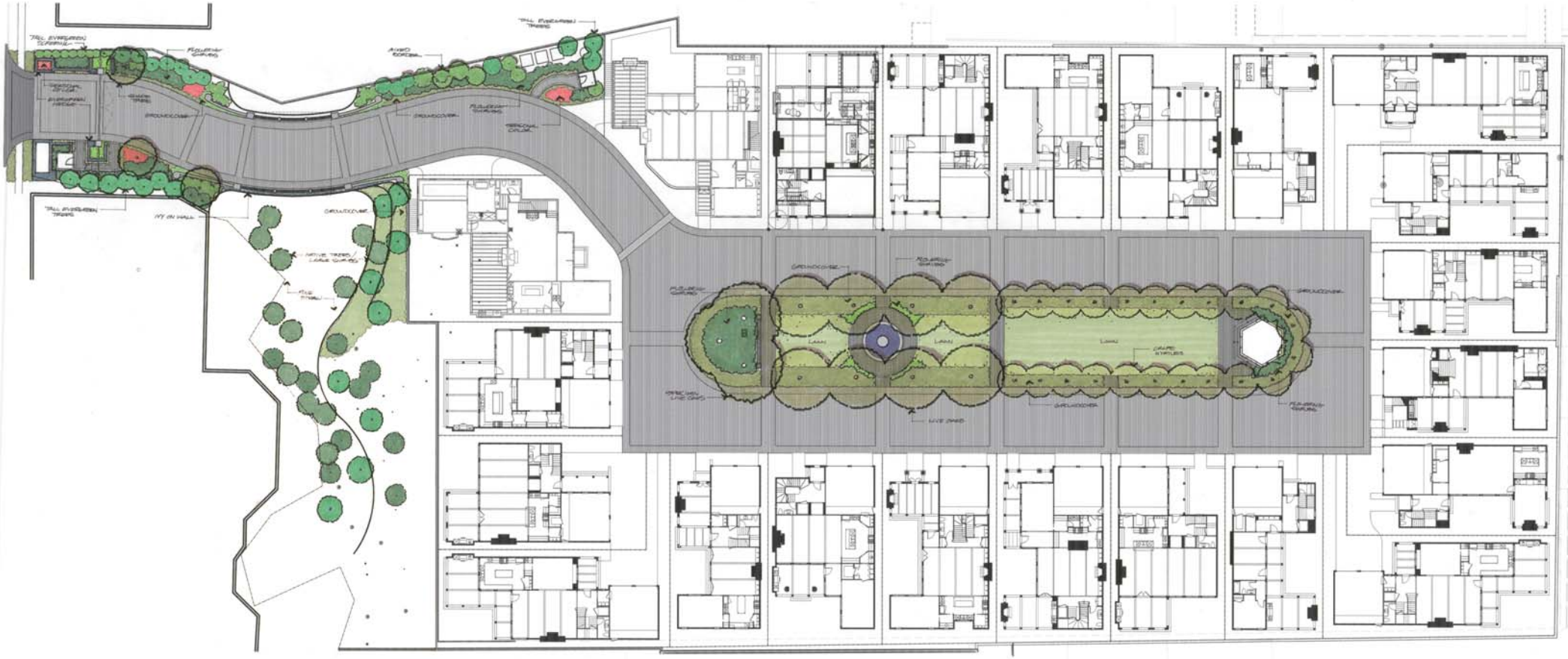
C – Public Hearings with Variances Aerial



AUDUBON HOLLOW: AERIAL EXHIBIT

MARCH 13, 2014

TBG



AUDUBON HOLLOW

31 1/2 Briar Hollow Lane, Houston, TX 77027

CD-1

Illustrative Site Plan: Entry & Common Park

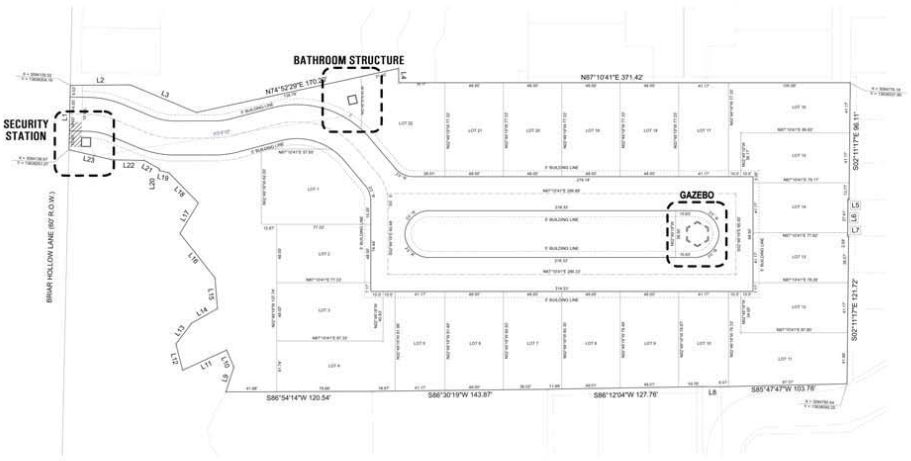
SCALE: 1/16"=1'-0"

June 26, 2013

AUDUBON HOLLOW

BUTLER BROTHERS
ARCHITECTURE • CONSTRUCTION • DEVELOPMENT

McDUGALD STEELE
LANDSCAPE ARCHITECTS & CONTRACTORS



23 NEIGHBORHOOD PLAN
SCALE: 1/32" = 1'-0"

08 AREA MAP
NOT TO SCALE

GENERAL NOTES

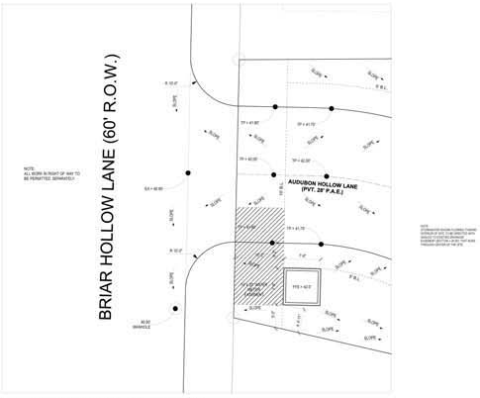
KEYED NOTES

CODE ANALYSIS

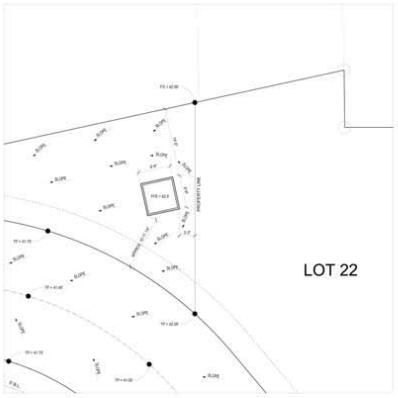
AREA CALCULATIONS

PROJECT TEAM

SHEET INDEX

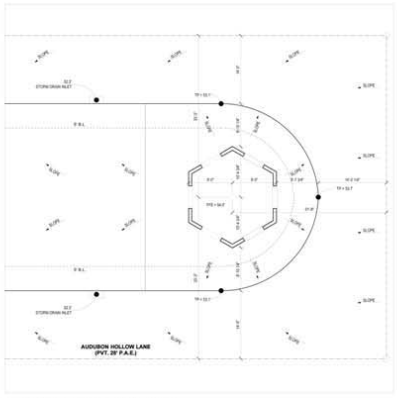


21 SECURITY STATION & DRAINAGE PLAN
SCALE: 1/8" = 1'-0"



13 BATHROOM STRUCTURE & DRAINAGE PLAN
SCALE: 1/8" = 1'-0"

DRAINAGE NOTES



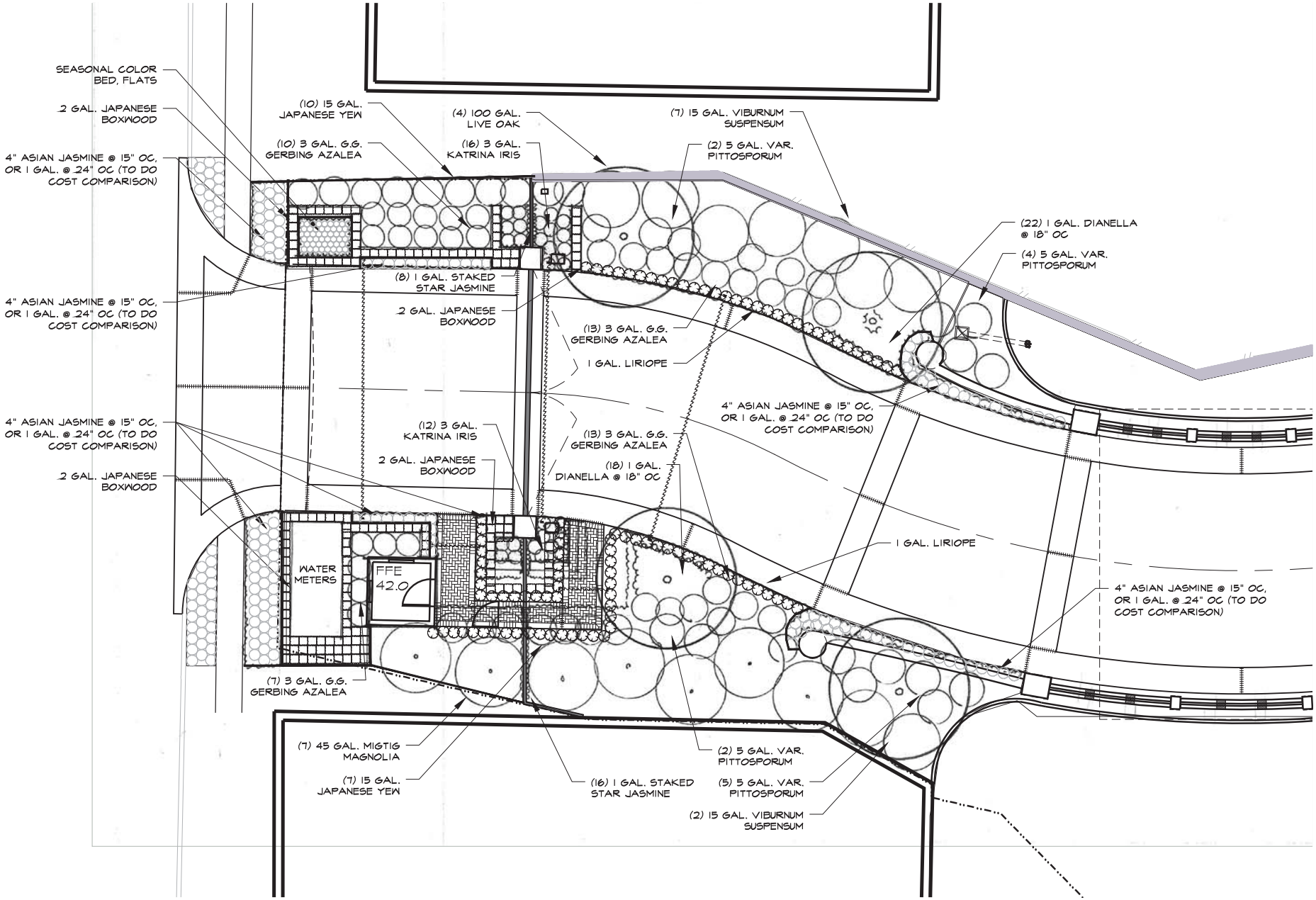
05 GAZEBO SITE & DRAINAGE PLAN
SCALE: 1/8" = 1'-0"

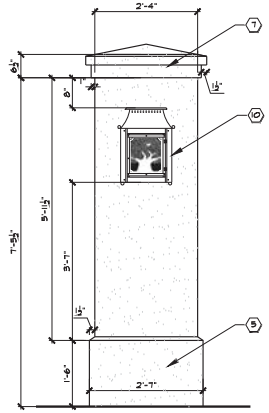
BUTLER BROTHERS

PROJECT
OUTBUILDINGS - AUDUBON HOLLOW SUBDIVISION

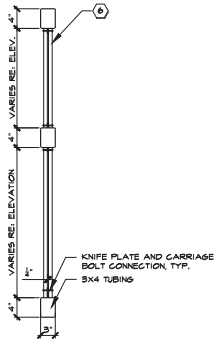
DRAWING TITLE
SITE & DRAINAGE PLANS

SHEET #
A1.0

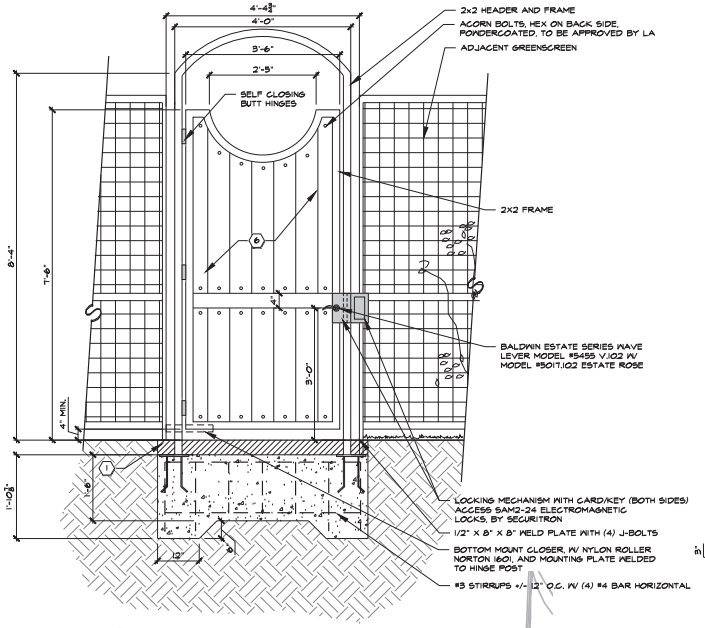

SEASONAL COLOR BED, FLATS
2 GAL. JAPANESE BOXWOOD
4" ASIAN JASMINE @ 15" OC, OR 1 GAL. @ 24" OC (TO DO COST COMPARISON)
4" ASIAN JASMINE @ 15" OC, OR 1 GAL. @ 24" OC (TO DO COST COMPARISON)
4" ASIAN JASMINE @ 15" OC, OR 1 GAL. @ 24" OC (TO DO COST COMPARISON)
2 GAL. JAPANESE BOXWOOD
(10) 15 GAL. JAPANESE YEW
(10) 3 GAL. G.G. GERBING AZALEA
(4) 100 GAL. LIVE OAK
(16) 3 GAL. KATRINA IRIS
(7) 15 GAL. VIBURNUM SUSPENSUM
(2) 5 GAL. VAR. PITTOSPORUM
(22) 1 GAL. DIANELLA @ 18" OC
(4) 5 GAL. VAR. PITTOSPORUM
(8) 1 GAL. STAKED STAR JASMINE
2 GAL. JAPANESE BOXWOOD
(13) 3 GAL. G.G. GERBING AZALEA
1 GAL. LIRIOPE
4" ASIAN JASMINE @ 15" OC, OR 1 GAL. @ 24" OC (TO DO COST COMPARISON)
(12) 3 GAL. KATRINA IRIS
2 GAL. JAPANESE BOXWOOD
(13) 3 GAL. G.G. GERBING AZALEA
(18) 1 GAL. DIANELLA @ 18" OC
1 GAL. LIRIOPE
WATER METERS
FFE 42.0
4" ASIAN JASMINE @ 15" OC, OR 1 GAL. @ 24" OC (TO DO COST COMPARISON)
(7) 3 GAL. G.G. GERBING AZALEA
(7) 45 GAL. MIGTIG MAGNOLIA
(7) 15 GAL. JAPANESE YEW
(16) 1 GAL. STAKED STAR JASMINE
(2) 5 GAL. VAR. PITTOSPORUM
(5) 5 GAL. VAR. PITTOSPORUM
(2) 15 GAL. VIBURNUM SUSPENSUM



3 GATE COLUMN
SCALE: 3/4"=1'-0"



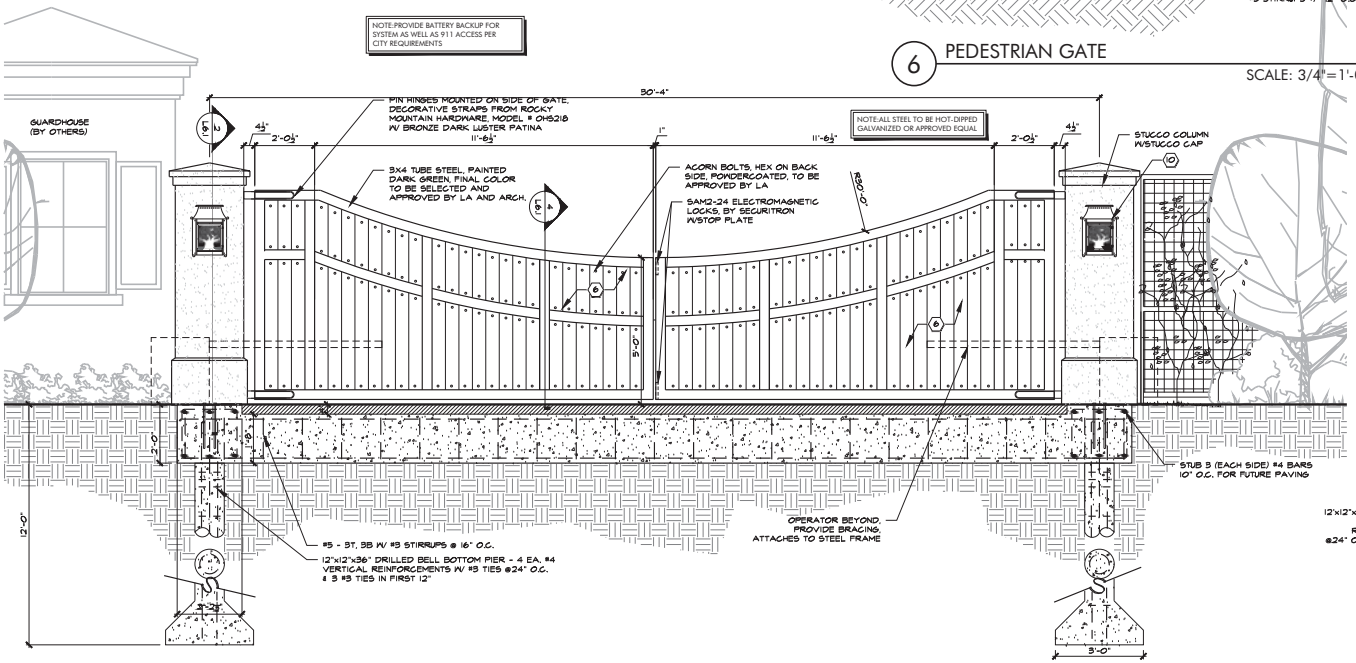
4 ENTRY GATE SECTION
SCALE: 1"=1'-0"



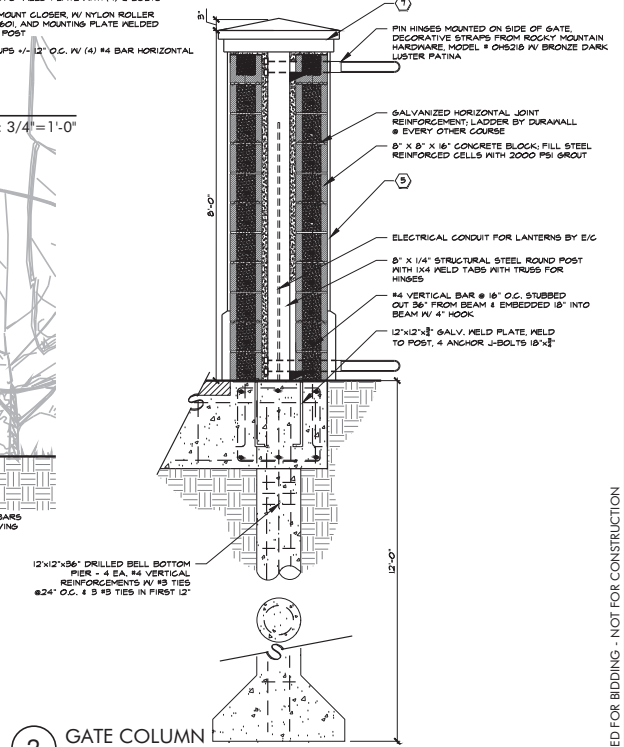
6 PEDESTRIAN GATE
SCALE: 3/4"=1'-0"

MATERIALS KEY:

P	PLANTING BEDS BY M/S PLANTING DIVISION
S	SOD BY M/S PLANTING DIVISION
1	"HOLLAND PAVER" BY CALSTAR BRICK ON MORTAR ON CONCRETE BASE W/ BUTT JOINTS & SAND SWEPT JOINTS REF: ENLARGEMENT PLAN FOR PATTERN, COLOR: LIGHT RED IN BANDS AND STEPS, BLEND IN HERRINGBONE FIELD REF:MANUFACTURER GUIDELINES FOR INSTALLATION
1.1	"HOLLAND PAVER" RUNNING BOND BRICK PATTERN, LIGHT RED
1.2	"HOLLAND PAVER" 90° HERRINGBONE BRICK PATTERN, BLEND
1.3	"HOLLAND PAVER" HEADER BRICK BANDING, MITER AT CORNERS, LIGHT RED
2	4' DIA. BOTANICAL GARDENS FOUNTAIN BOWL, BY ROBINSON IRON CLASS 30 GREY IRON ASTM A48, PRE-PRIME ZINC CHROMATE AND ACRYLIC POLYURETHANE FINISH
3	CONCRETE BASE W/ #3 BAR @ 12" O.C.E.W. & #4 BAR @ THICKENED EDGE & 2" SAND BASE
4	CALSTAR BRICK VENEER, COLOR: LIGHT RED, 1/2" MORTAR JOINTS, NO. 60 PUEBLO BY TEX RITE MORTAR COLOR REF:MANUFACTURER GUIDELINES FOR INSTALLATION DOUBLE BULLNOSE FOR COPING
5	⅞" CONVENTIONAL STUCCO W/ PAINTED WHITE FINISH TO MATCH GUARDHOUSE
6	1X6 FIR PANELS PAINTED DARK GREEN (EXACT COLOR TO BE SELECTED/APPROVED BY LA AND ARCH., TONGUE AND GROOVE CONNECTION
7	⅞" CONVENTIONAL STUCCO CAP AND STUCCO BASE, PAINTED WHITE TO MATCH COLUMNS AND GUARDHOUSE
8	WET EDGE POOL PLASTER - LUNA QUARTZ - BERMUDA
9	6" WIDE WATERLINE TILE, INTERGLASS SHIMMER 2" GLASS TILE, STORM W/ GLOSS FINISH - GROUT COLOR: TEXRITE NO. 142 PEARL GRAY
10	HEAVY WILLIAMSBURG 16", 20", LOW PROFILE COLUMN MOUNT LIGHT FIXTURE, ELECTRIC, FROM BEVOLO.COM, ALLOW FOR CUSTOM CUT COPPER PANEL TO FIT WITHIN FRONT OF LIGHT



1 GATE ELEVATION
SCALE: 1/2"=1'-0"



2 GATE COLUMN
SCALE: 3/4"=1'-0"

ISSUED FOR BIDDING - NOT FOR CONSTRUCTION

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McDUGALD-STEELE
LANDSCAPE ARCHITECTS & CONTRACTORS
713.868.8060
849 West 26th Street Houston, TX 77008

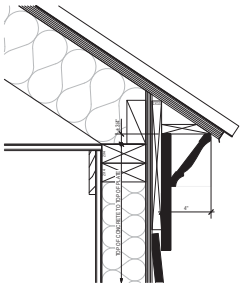
Dates Issued:
FEBRUARY 19, 2013
FOR BID

AUDUBON HOLLOW
ENTRY AND COMMON AREA
31 1/2 Briar Hollow Ln. Permit #12084796 Houston, TX

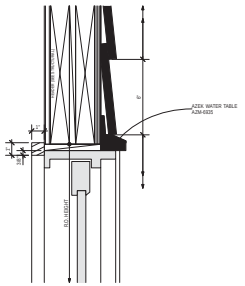
Drawn By: JCS
Checked By: TE

Title: DETAILS

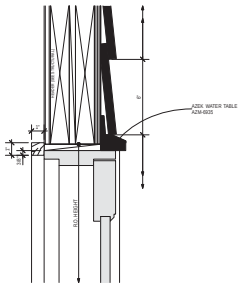
Sheet: 6.1



12 TYPICAL CORNICE
SCALE: 3" = 1' - 0"



08 WINDOW HEAD
SCALE: 3" = 1' - 0"



04 DOOR HEAD
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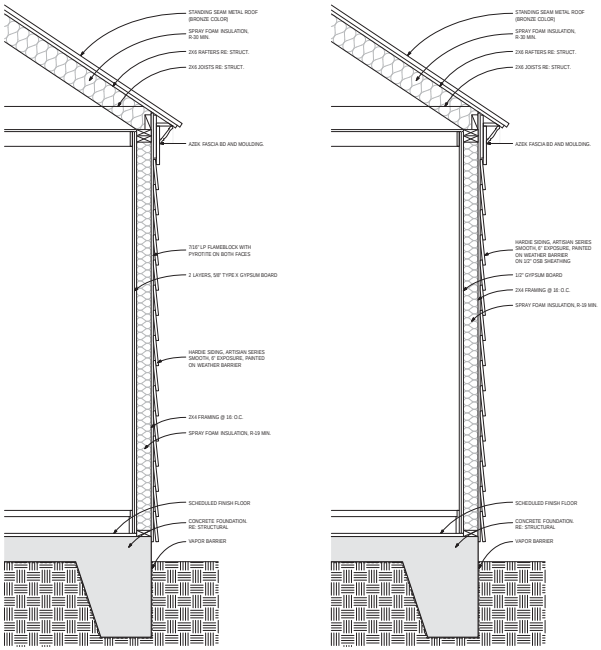

14 FIRE RATED WALL SECTION
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10 TYPICAL WALL SECTION
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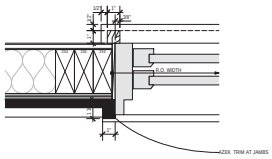

07 WINDOW JAMB
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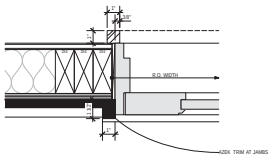

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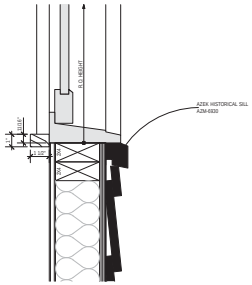
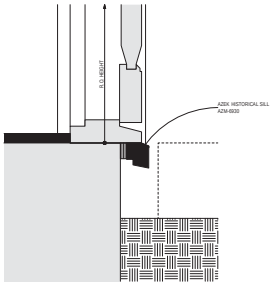
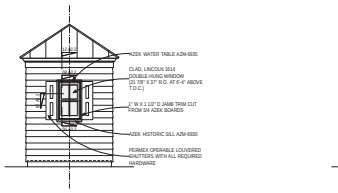


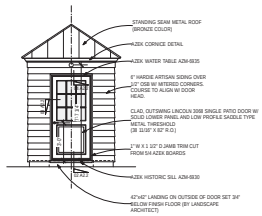
06 WINDOW SILL
SCALE: 3" = 1' - 0"



02 DOOR THRESHOLD
SCALE: 3" = 1' - 0"



13 LANDSCAPER TOILET - SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"



09 LANDSCAPER TOILET - WEST ELEVATION
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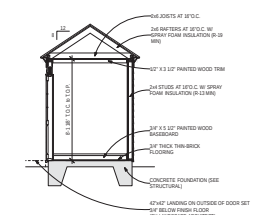

05 LANDSCAPER TOILET - BUILDING SECTION
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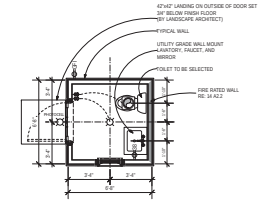

01 LANDSCAPER TOILET - PLAN
SCALE: 1/4" = 1' - 0"

ISSUE DATES:
10 DECEMBER 2013
FOR PERMIT

13 JANUARY 2014
REVISION 01, PERMIT

18 FEBRUARY 2014
REVISION 02, PERMIT

14 MARCH 2014
ISSUE FOR CONSTRUCTION

10/DEC/2013

BUTLER BROTHERS
4605 Post Oak Place, Ste. 107
Houston, TX 77027
Office: 713.621.7221
Fax: 713.621.3379

PROJECT
OUTBUILDINGS - AUDUBON HOLLOW SUBDIVISION
31 1/2 BRIAR HOLLOW LANE
HOUSTON, TX 77027
SITE DEVELOPMENT PERMIT # 12084766

DRAWING TITLE:
LANDSCAPER TOILET OUTBUILDING

SHEET #
A2.2

Drawings and Specifications as instruments of service are and shall remain the property of the Architect whether the Project for which they are made is executed or not. The drawings, graphic media by agreement in writing with and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for constructed means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with this project.

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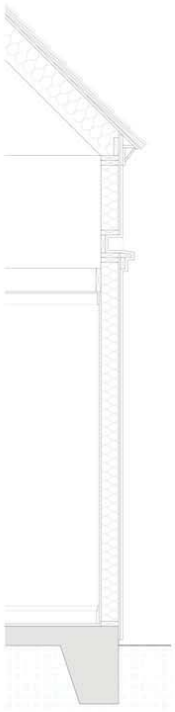

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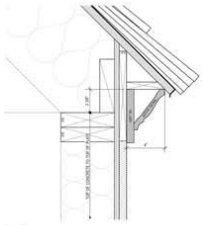
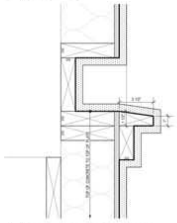
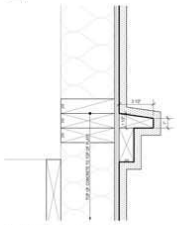


12 CORNICE
SCALE: 3" = 1'-0"



11 RECESS AT BELT COURSE
SCALE: 3" = 1'-0"



10 BELT COURSE
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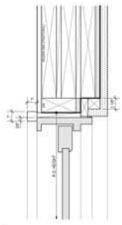

08 WINDOW HEAD
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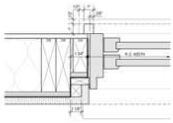

07 WINDOW JAMB
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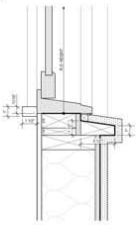
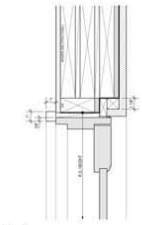


06 WINDOW SILL
SCALE: 3" = 1'-0"



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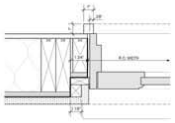

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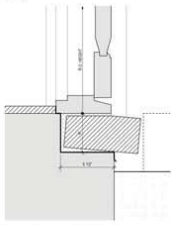
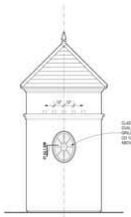
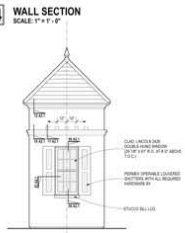
SCALE: 3" = 1'-0"



02 DOOR THRESHOLD
SCALE: 3" = 1'-0"



17 SECURITY STATION - WEST ELEVATION
SCALE: 1/4" = 1'-0"



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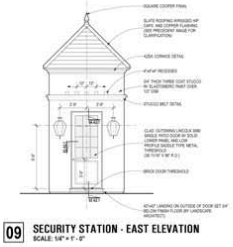

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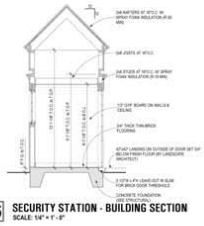

05 SECURITY STATION - BUILDING SECTION
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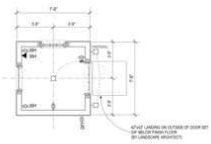


01 SECURITY STATION - PLAN
SCALE: 1/4" = 1'-0"

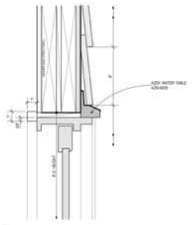
BUTLER BROTHERS

PROJECT
OUTBUILDINGS - AUDUBON HOLLOW SUBDIVISION
21 12 BRAKE HOLLOW LANE
HOUSTON, TX 77027
SITE DEVELOPMENT PERMIT # 1200476

DRAWING TITLE
SECURITY STATION OUTBUILDING

SHEET #
A2.1

12 CORNICE
SCALE: 3" = 1'- 0"



08 WINDOW HEAD
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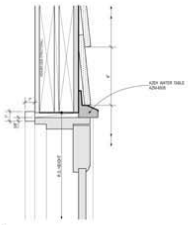

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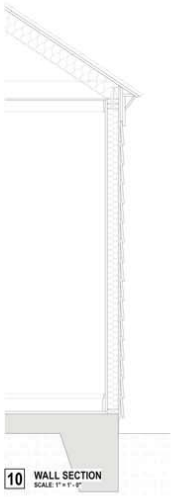

10 WALL SECTION
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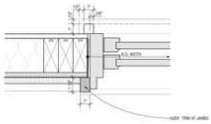

07 WINDOW JAMB
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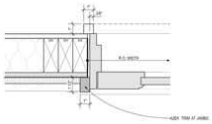

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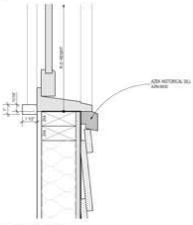

06 WINDOW SILL
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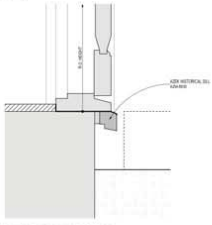
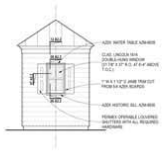
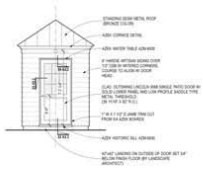


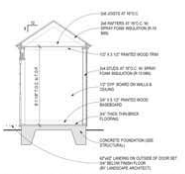
02 DOOR THRESHOLD
SCALE: 3" = 1'- 0"



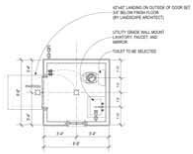
13 BATHROOM STRUCTURE - SOUTH ELEVATION
SCALE: 1/4" = 1'- 0"



09 BATHROOM STRUCTURE - WEST ELEVATION
SCALE: 1/4" = 1'- 0"



05 BATHROOM STRUCTURE - BUILDING SECTION
SCALE: 1/4" = 1'- 0"



01 BATHROOM STRUCTURE - BUILDING PLAN
SCALE: 1/4" = 1'- 0"

ISSUE DATES
19 DECEMBER 2013
FOR PERMIT

BUTLER BROTHERS

4605 Post Oak Place, Ste. 107
Houston, TX 77027

Office: 713.621.7201
Fax: 713.621.8276

PROJECT
OUTBUILDINGS - AUDUBON HOLLOW SUBDIVISION
31 NZ SPAR HOLLOW LANE
THE WOODLANDS, TX
TCC LEVEL 3 PERMIT # 13041756

DRAWING TITLE
BATHROOM STRUCTURE OUTBUILDING

SHEET #
A2.2

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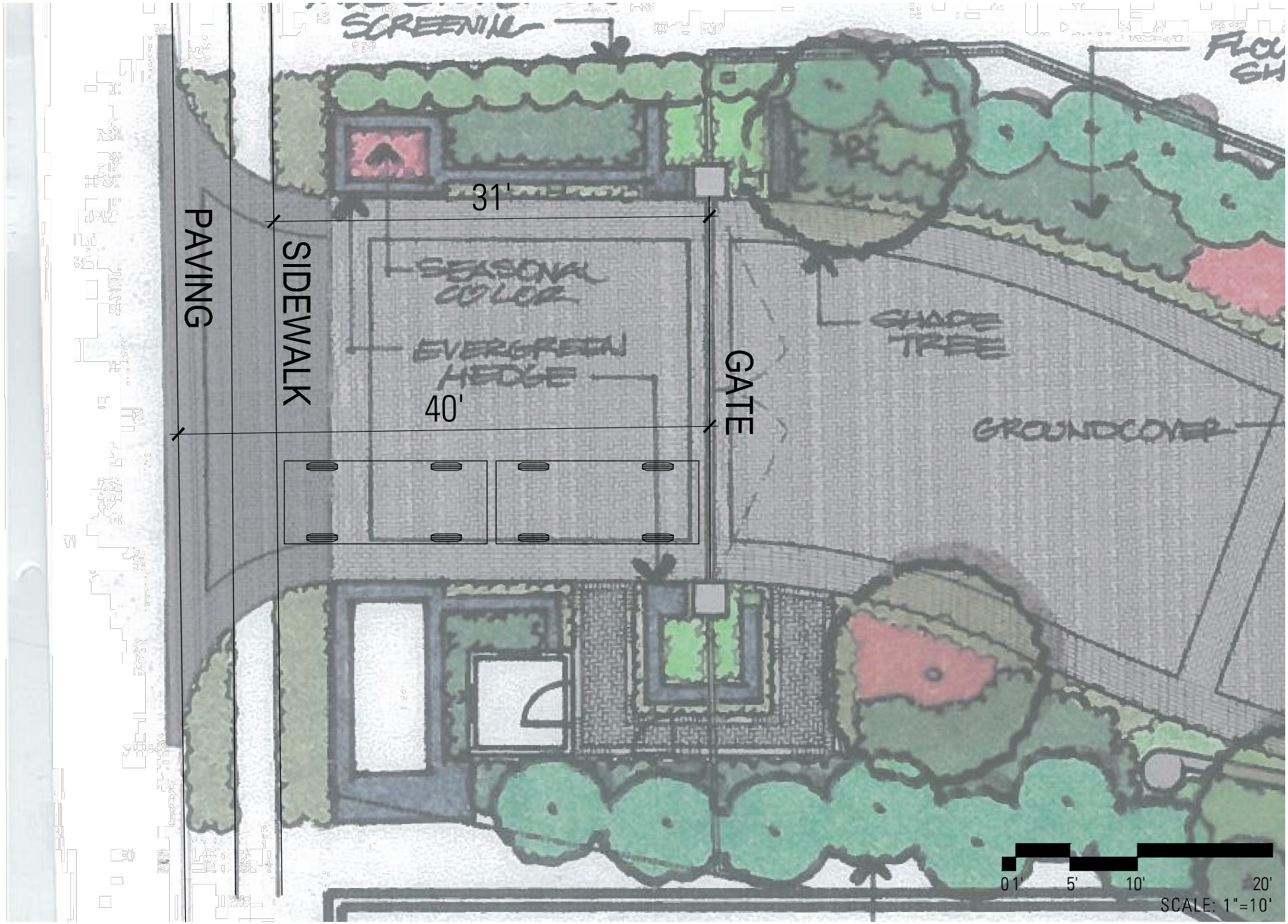


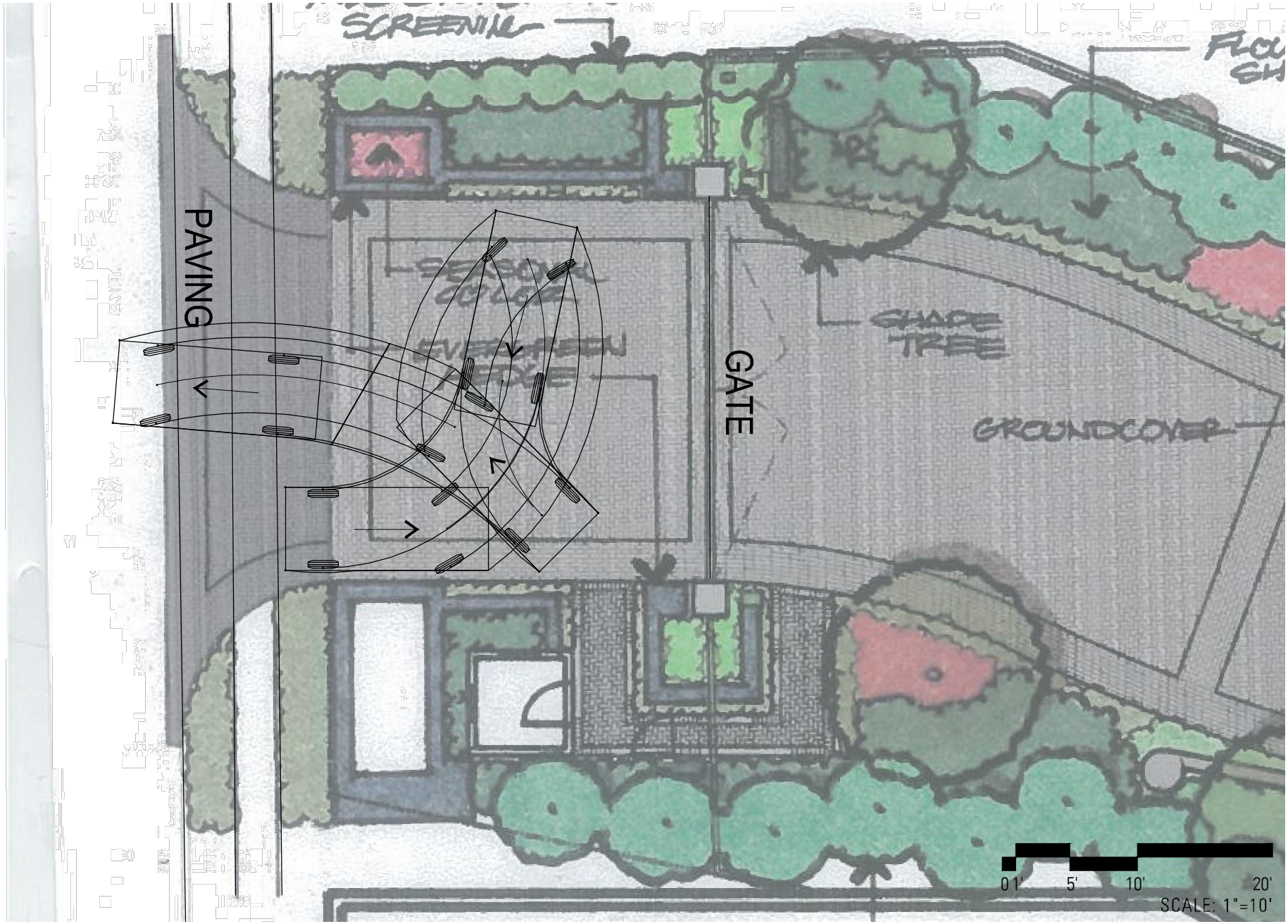
STACKING EXHIBIT

AUDUBON HOLLOW

TBG

APRIL 15, 2014

The information shown is based on the best information available and is subject to change without notice.



TURNAROUND EXHIBIT

AUDUBON HOLLOW

TBG

APRIL 15, 2014

The information shown is based on the best information available and is subject to change without notice.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0328
Plat Name: Audubon Hollow partial replat no 1
Applicant: TBG Partners
Date Submitted: 02/10/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To change the uses allowed on two landscape reserves along the entry street (Type II p.a.e.); to allow one of these reserves (Reserve B)with less than 5,000 sq. ft. to include for a small utilitarian building in additions to landscaping. open space and utilities.

Chapter 42 Section: 42-193(c); 42-190(c)

Chapter 42 Reference:

42-193 (c)Property within a subdivision plat that contains lots restricted to single- family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

42-190(c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Unrestricted reserve 5,000 sq. ft. public street 60 feet (50 feet in a street width exception area)60 feet

Statement of Facts

(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; OR

(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 developer, in response to prospective buyer requests, has long had plans to install a security station at the subdivision entry off West Briar Hollow as evidenced on their web site. The subdivision has less than 50' of frontage on the public street, West Briar Hollow. Most security stations are located in a small center road median. There is insufficient room for a divided entry road on this property and therefore the security station needs to be on the right-hand side, in Reserve B, adjacent to the private street so that the drivers of entering vehicles can speak with the person in the security station. The security station will be small, approximately 64 sq. ft. It will be screened from view to the townhouse to the north by tree plantings. To the south, it is beside a blank wall of the mid-rise condo. Space on the south side of the street at the entry is very limited because of the width of the ownership, and the ravine, which must be bridged. The space available for the security station is not large enough to include a bathroom for the person working in the security station. Additionally, any bathroom needs to be connected to the sanitary sewer system for the development. The site elevation requires that the sewerage be pumped up to the public sewer in W. Briar Hollow. For these reasons, the bathroom needs to be located close to the homes. In this location, it will also be convenient for use by the landscape maintenance crew. The HOA will be responsible for all exterior landscape maintenance, making it likely that they will spend all or most of one day a week on site. The small (49 sq.ft.) bathroom building is to be constructed at the east end of Reserve D. The building is to be patterned after historic southern architecture and will be screened by plantings of trees and shrubs. The location will be within easy walking distance for the person in the security station and will be accessible to the landscape crews as well. Both the security station building and the bathroom builders have been designed to be similar in architectural character. It would be a hardship for the security personnel to work unsheltered in the open or without bathroom facilities. Since the landscape maintenance crews are expected to spend many hours on site on a regular basis, it would be a hardship for them if they were without access to bathroom facilities. All present lot owners have agreed to the change to the landscape reserves to include these facilities i

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

The need for these facilities was evident at the time the plat was filed but the developer did not know that they would not be allowable. All lot owners within the subdivision agree to the additional uses in the reserves.

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

All the single-family lot owners are in agreement that these small building facilities are needed and that the landscape space will still be used primarily for the purposes initially platted.

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

Allowing these facilities will be beneficial to public health and safety. The absence of these facilities could be a safety issue and would be a health issue.

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

The justification for the variance is the need for the facilities. The small buildings (49 and 64 sq. ft.) will occupy very small percentages of the landscape reserves and have been carefully design to be attractive. Landscape screening is to be installed to minimize any detrimental visual effects on homes in this development or on adjacent property.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Staff Report

Application No: 2014-0328
Agenda Item: 116
PC Action Date: 04/17/2014
Plat Name: Audubon Hollow partial replat no 1
Applicant: TBG Partners

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-190(c);

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To change the uses allowed on two landscape reserves along the entry street (Type II p.a.e.); to allow one of these reserves (Reserve B)with less than 5,000 sq. ft. with less than 60 feet of frontage on a 60 foot right-of-way to include for a small utilitarian building in additions to landscaping. open space and utilities.;

Basis of Recommendation:

The site is located east on Briar Hollow Lane on Audubon Hollow Lane west of IH 610. The reason for replat is to create two restricted reserves. Reserve A will be restricted to security station purposes, landscaping, open space, drainage, detention and incidental utility purposes. Reserve B will be restricted to bathroom structure, landscaping, open space, and incidental utility purposes. The applicant is seeking two variances, one to change the uses allowed on two reserves at the entry and to allow one of these reserves (Reserve B) with less than 5,000 square feet with less than 60 feet of frontage on a 60 foot right-of-way to include a small utilitarian building in addition to landscaping, open space and utilities. The Audubon Hollow Subdivision was recorded in 2012 with 22 lots and 4 reserves. The reserves that are being replatted with this proposal was Reserve D originally restricted to landscaping and Open Space. Reserve B which is being replatted into Reserve A was Restricted to landscaping, open space, drainage and detention. Reserve B will be restricted to Bathroom structure purposes, landscaping, open space and incidental uses. 42-193 c Property within a subdivision plat that contains lots restricted to single family residential or residential use may be replatted to amend a plat restriction only as provided in this chapter. The particular restriction changes to these reserves are not specified in this section; however, they support residential development and the residential nature of this community. The distance from the edge of pavement of Briar Hollow Lane to the proposed gate is approximately 39 to 40 feet. It is sufficient to provide stacking of two cars and the impact of impeding the right-of-way would be minimal. In addition, the location of the gate is typical for developments of this type. The gate is designed to open inward to the development and will be controlled by the security guard as well as residents will have a remote control to operate the gate and there will be key pad available to give to guest of residents when visiting. The Department of Public Works and Engineering have no objections to this proposal. The general intent and purposes of this Chapter will be maintained. Review by Legal indicates this plat will not violate restrictions on the face of the plat or those filed separately. Staff's recommendation is to Grant the requested variances and approve the plat per the CPC 101 Form Conditions.

Statement of Facts

(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; OR

Providing a utilitarian building with a bathroom and a security station supports residential development. The applicant desires to provide a need to support the residential nature of this development with a security station and bathroom facilities for the landscaping crews.

(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;

Providing a utilitarian building with a bathroom and a security station supports residential development. The small buildings (49 and 64 sq. ft.) will occupy only a small percentages of the landscape reserves and have been carefully design to be attractive. The applicant is planning to provide landscape screening to be installed to minimize any detrimental visual effects on homes in this development or on adjacent property.

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

The need for facilities and unique characteristics of the land would be the main justification for granting this variance.

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

42-193 c Property within a subdivision plat that contains lots restricted to single family residential or residential use may be replatted to amend a plat restriction only as provided in this chapter. The particular restriction changes to these reserves are not specified in this section; however, they support residential development and the residential nature of this community. The general intent and purposes of this Chapter will be maintained.

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

Allowing these facilities will be beneficial to this subdivision and supports residential development.

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

Economic hardship is not the sole justification of the variance. The need for facilities and unique characteristics of the land would be the main justification for granting this variance. The small buildings (49 and 64 sq. ft.) will occupy very small percentages of the landscape reserves and have been carefully design to be attractive. The applicant plans to provide landscape screening to minimize any detrimental visual effects on homes in this development or on adjacent property.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 117
Action Date: 04/17/2014
Plat Name: Central Gardens Sec 2 partial replat no 1
Developer: Rohini Enterprises, Inc.
Applicant: Surv-Tex surveying Inc.
App No/Type: 2014-0479 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	2.0582	Total Reserve Acreage:	2.0582
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Greater Northside Management District

County	Zip	Key Map ©	City / ETJ
Harris	77026	454S	City

Conditions and Requirements for Approval

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

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.
City Engineer: DETENTION IS REQUIRED

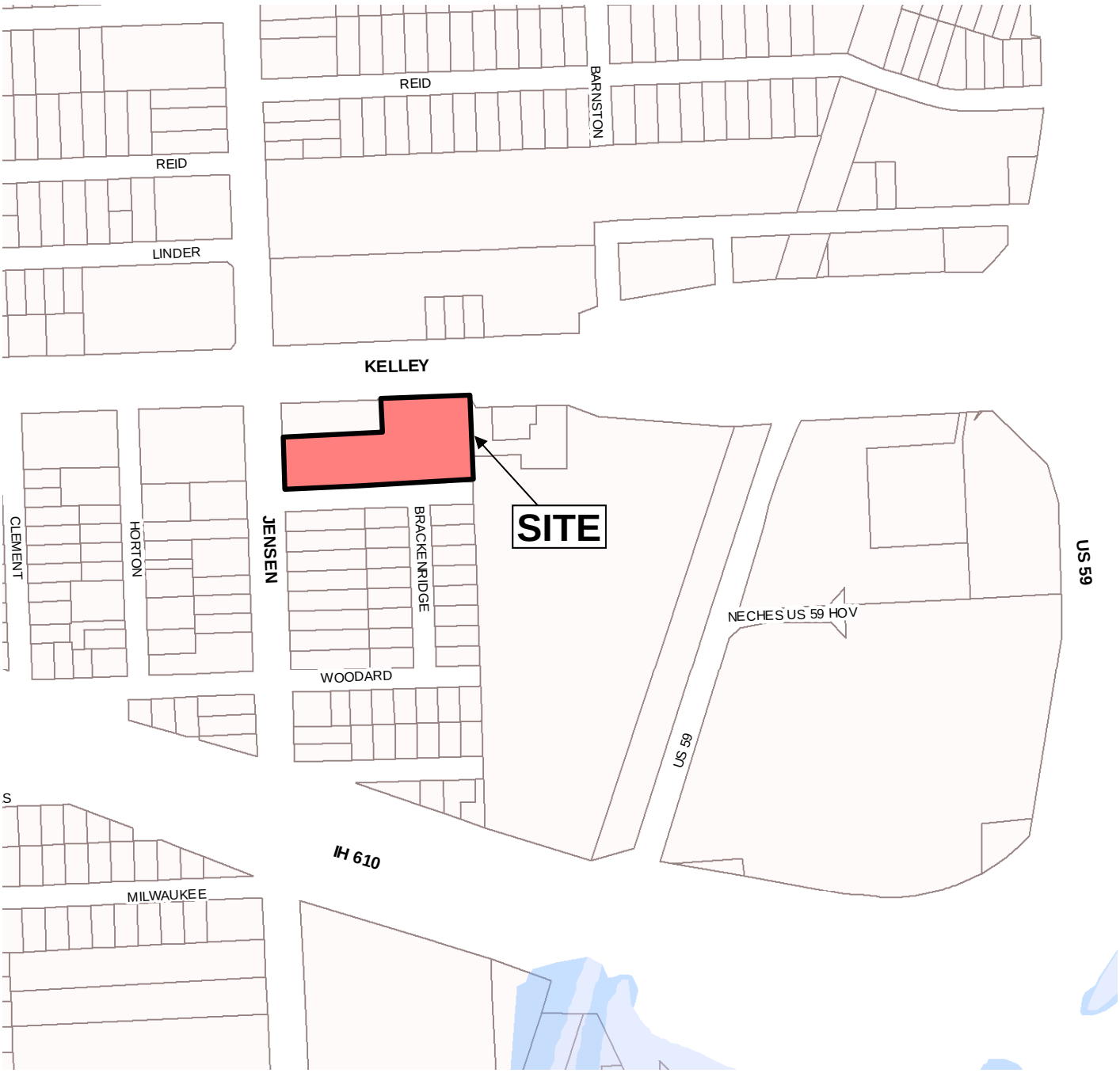
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Central Gardens Sec 2 partial replat no 1

Applicant: Surv-Tex Surveying Inc.



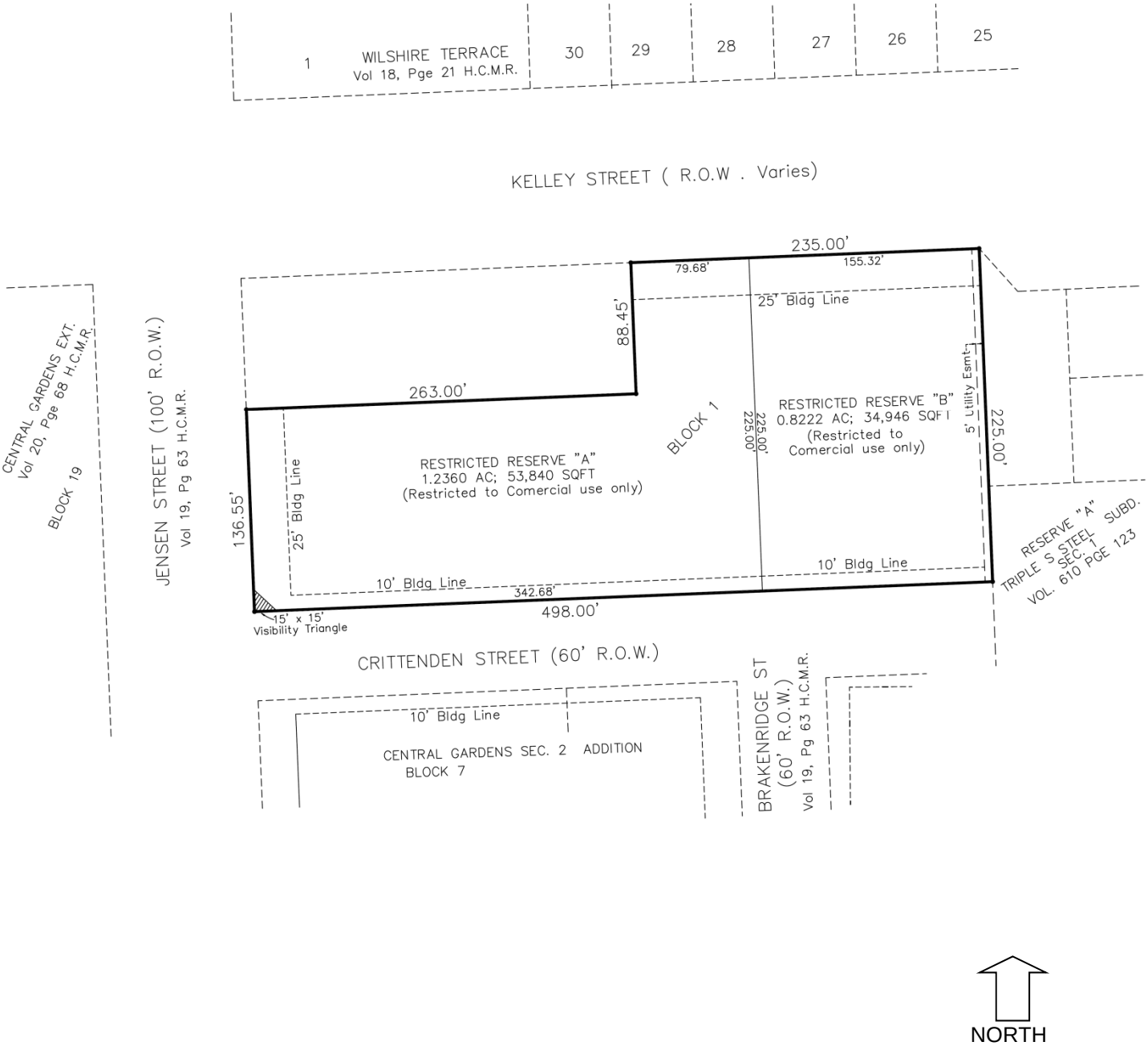
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Central Gardens Sec 2 partial replat no 1

Applicant: Surv-Tex Surveying Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Central Gardens Sec 2 partial replat no 1

Applicant: Surv-Tex Surveying Inc.

C – Public Hearings **Aerial**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 04/17/2014
Plat Name: Combre Parkview Villas
Developer: MacGregor Area CDC
Applicant: Owens Management Systems, LLC
App No/Type: 2014-0570 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2410	Total Reserve Acreage:	0.0083
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Greater Southeast Management District

County	Zip	Key Map ©	City / ETJ
Harris	77021	533L	City

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.

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

All dedication language must be verbatim, including punctuation. Reference Subdivision Platting Recordation Dedicatory Acknowledgements
and Certifications for requirements.

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

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.

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Combre Parkview Villas

Applicant: Owens Management Systems, LLC

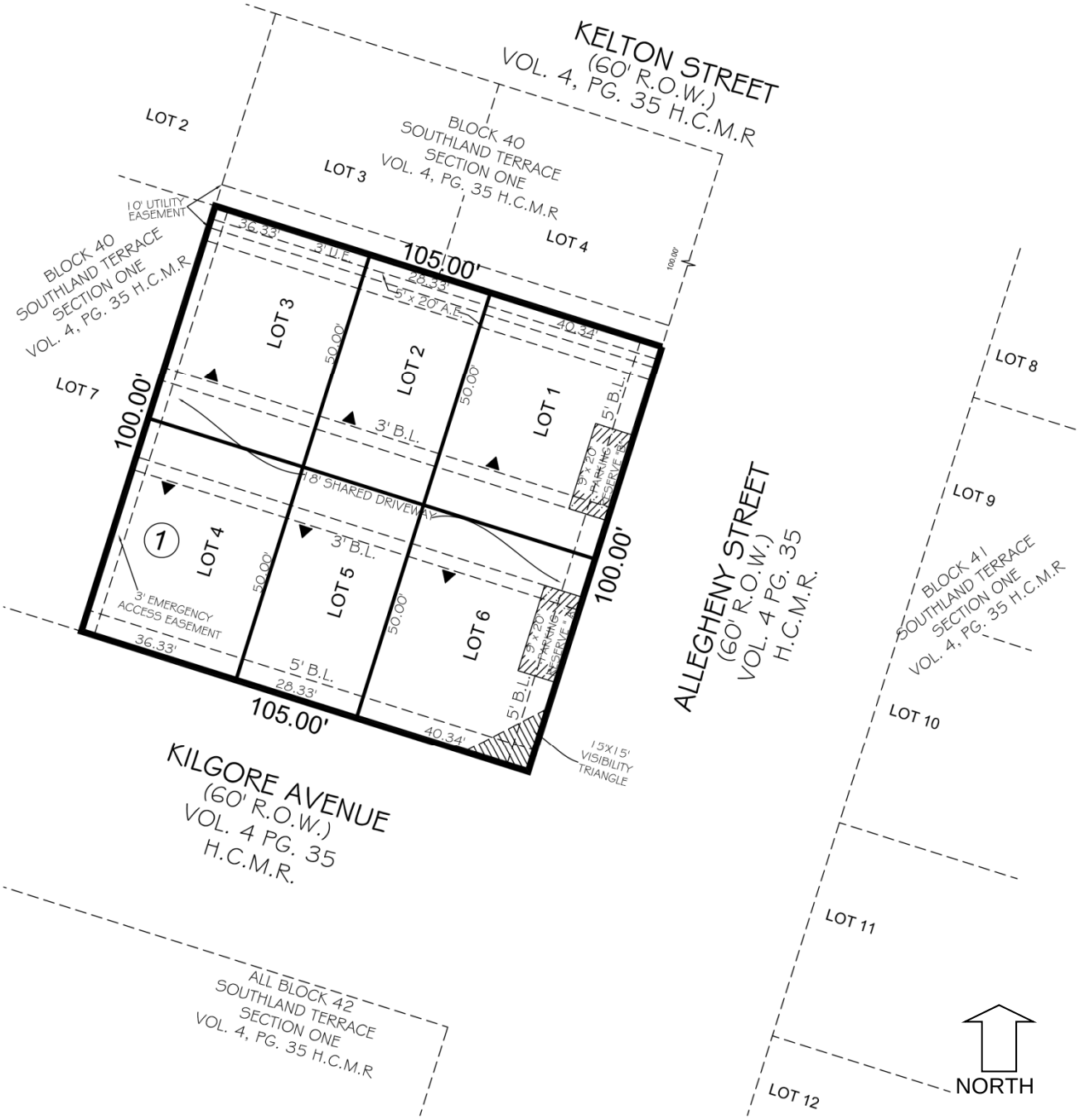
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Combre Parkview Villas

Applicant: Owens Management Systems, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Combre Parkview Villas

Applicant: Owens Management Systems, LLC

C – Public Hearings Aerial

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 119
Action Date: 04/17/2014
Plat Name: Contemporary Main Plaza partial replat no 1
Developer: Main St. Investment Corp.
Applicant: Manley Engineering and Associates Inc
App No/Type: 2014-0653 C3N

Staff Recommendation:
Defer Chapter 42 planning standards

033. COS areas shall be identified as reserves restricted to compensating open space. Each COS reserve shall be referenced separately (Reserve A, Reserve B), include the restriction (restricted to compensating open space) and the reserve's square footage (xx s.f.)

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

038. The following areas are not to be considered when calculating compensating open space. Lots; building sites for dwelling units; utility or storage purposes; carports or garages; driveways or streets; private medians less than 12 feet in width; and water areas including detention ponds, drainageways, flood plains, floodways and ravines. (185)

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

040.1. Show all lot sizes in square feet on the face of the plat.

040.3. COS per lot and Summary Table must be shown on the face of the plat (184).

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

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

093. The fire protection of this subdivision does not comply with the requirements. Revise plan to meet the fire hydrant spacing and hose lay distancing requirements. (233)

134.4. This percentage (100%) shall be applied to the then-current fee in lieu of dedication.

134.6. The then-current fee in lieu of dedication shall be applied to this number (199 units) of dwelling units.

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

All dedication language must be verbatim, including punctuation. Reference Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications for requirements.

Coordinate with PWE regarding to fire line and fire hydrant issues with all submitted plat.

Per 42-186(b)(3), parking space may be included within the Type II PAE if the lots abut a Type 2 PAE and take vehicular access only from a private alley.

Per Sec 42-56, provide an existing conditions survey illustrating all applicable features.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 119
Action Date: 04/17/2014
Plat Name: Contemporary Main Plaza partial replat no 1
Developer: Main St. Investment Corp.
Applicant: Manley Engineering and Associates Inc
App No/Type: 2014-0653 C3N

Staff Recommendation:
Defer Chapter 42 planning standards

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.
City Engineer: REMOVE THE 10' W.L.E. AND F.H.E. AND MAKE SURE THAT THE SUBDIVISION HAS DETENTION

COORDINATE WITH PWE AND RESOLVE FIRE LINE AND FIRE HYDRANT ISSUES WITH ALL SUBMITTED PLATS. (TIM LINCOLN 832-394-4164)

CenterPoint: UE's required for service. Please coordinate with CenterPoint

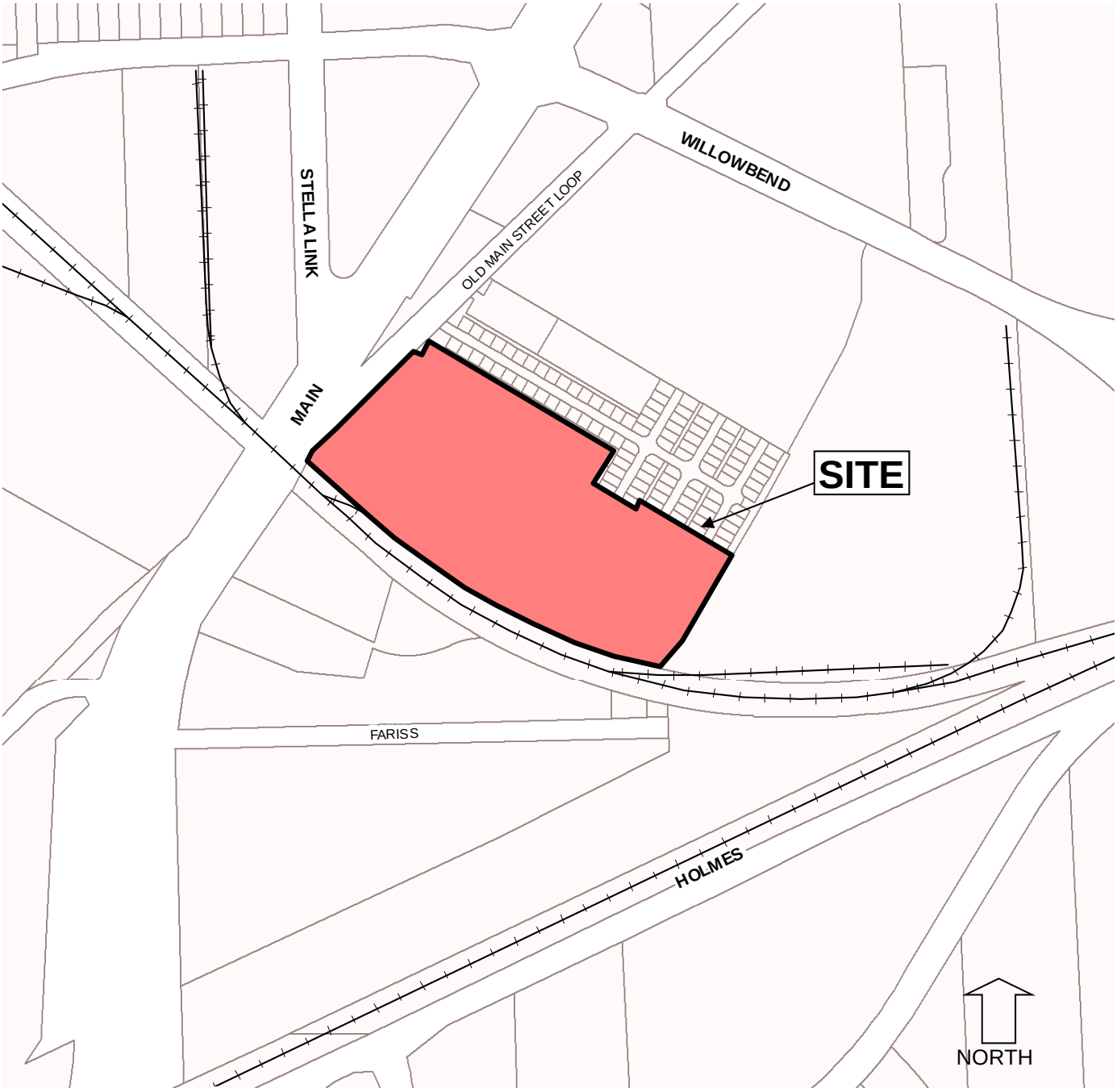
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM : 119

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Contemporary Main Plaza partial replat no 1

Applicant: Manley Engineering and Associates Inc.



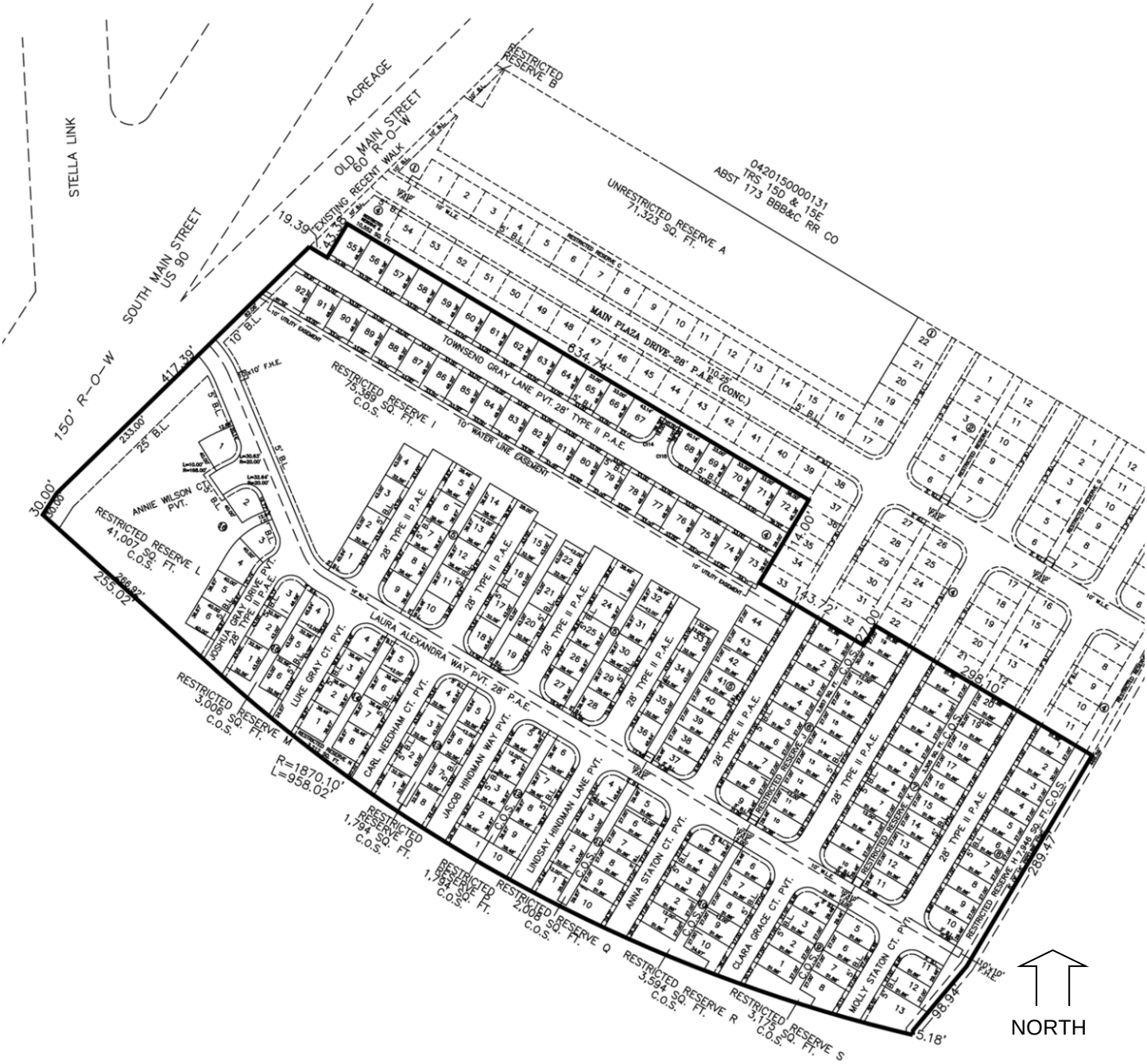
C – Public Hearings Site Location

Houston Planning Commission ITEM : 119

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Contemporary Main Plaza partial replat no 1

Applicant: Manley Engineering and Associates Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM : 119

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Contemporary Main Plaza partial replat no 1

Applicant: Manley Engineering and Associates Inc.

C – Public Hearings Aerial

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 120
Action Date: 04/17/2014
Plat Name: Craig Woods partial replat no 3
Developer: Cabo Custom Homes
Applicant: Bates Development Consultants
App No/Type: 2014-0567 C3N

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.2218	Total Reserve Acreage:	0.0069
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Spring Branch Management District

County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

Conditions and Requirements for Approval

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

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

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

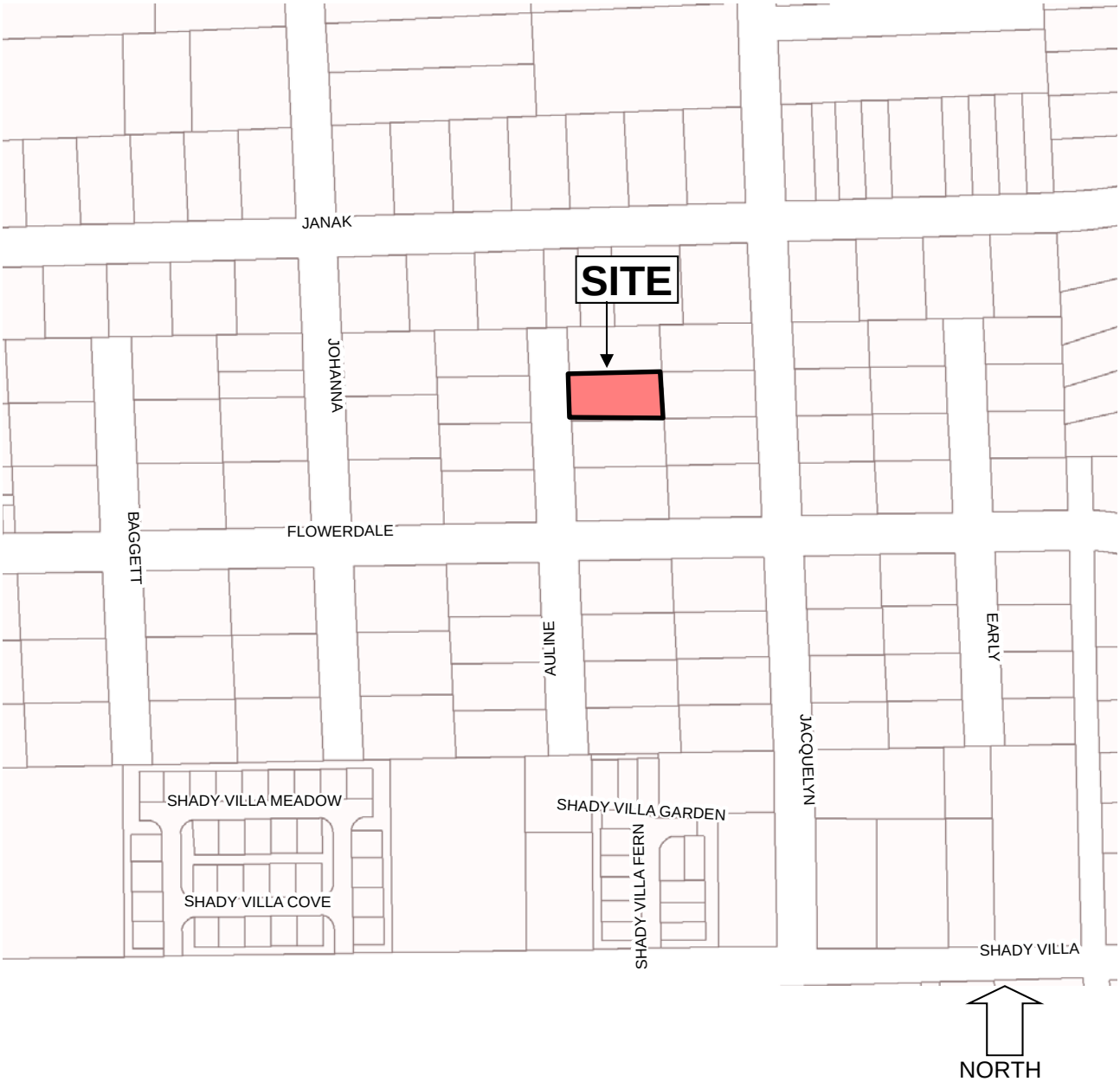
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Craig Woods partial replat no 3

Applicant: Bates Development Consultants



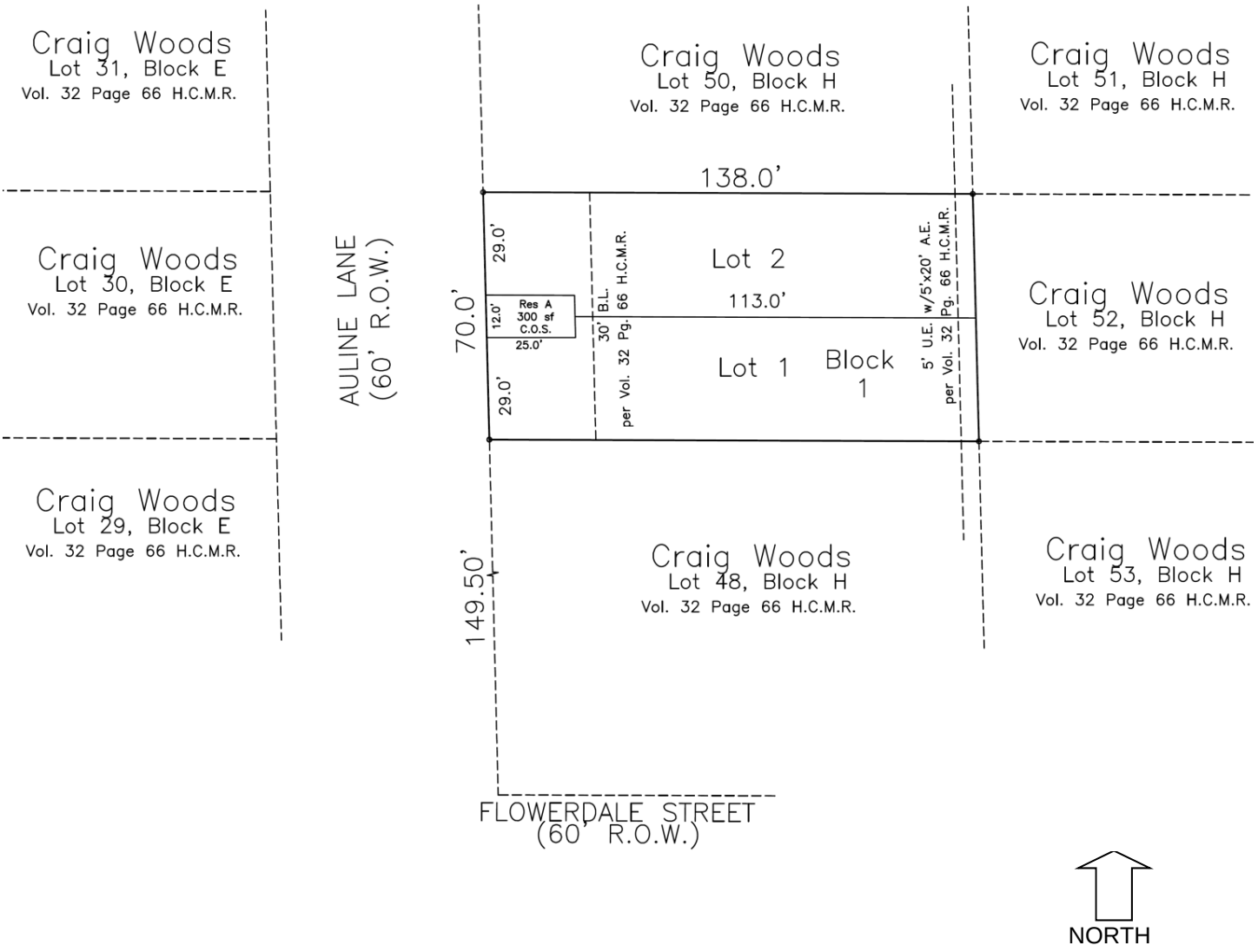
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Craig Woods partial replat no 3

Applicant: Bates Development Consultants



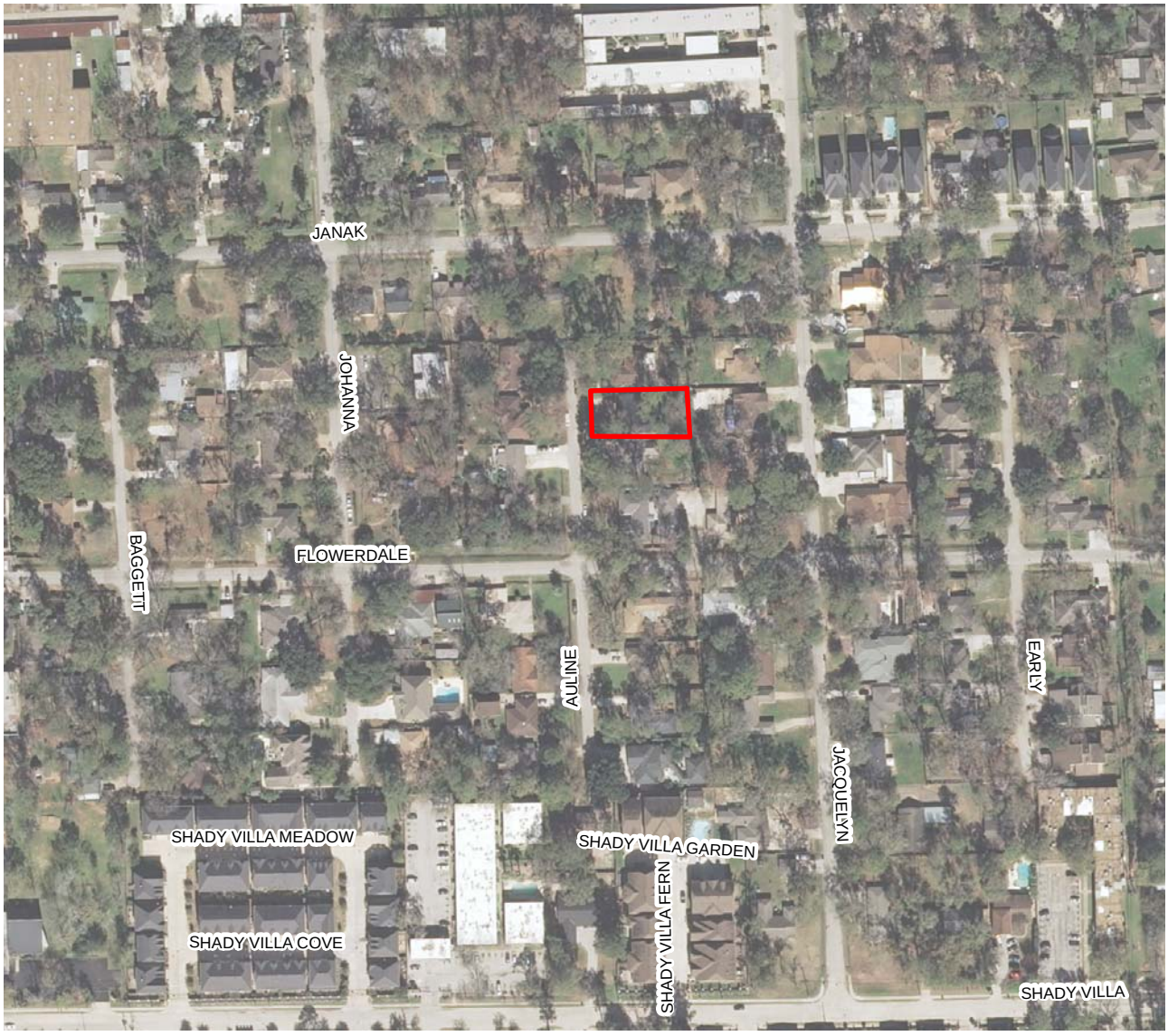
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Craig Woods partial replat no 3

Applicant: Bates Development Consultants



C – Public Hearings

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 04/17/2014
Plat Name: Craig Woods partial replat no 4
Developer: HESS HOMES, LLC
Applicant: replats.com
App No/Type: 2014-0540 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2519	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Spring Branch Management District

County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

Conditions and Requirements for Approval

023. Add a 20' garage building line on Flowerdale street in the case that a garage or vehicular access is ever taken from Flowerdale. Add BL 158 illustration and notes on the plat. (158)

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.

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

073.1. Replat Legal Descriptions shall follow guidelines and/or examples.

073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.

123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)

133.1. Add 'In Lieu of Payment for Park Dedication' plat note: No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.'

134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7.

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 04/17/2014
Plat Name: Craig Woods partial replat no 4
Developer: HESS HOMES, LLC
Applicant: replats.com
App No/Type: 2014-0540 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%
CenterPoint: Please reference recording information from original plat for the dedicated 5' U.E. on the Replat Document

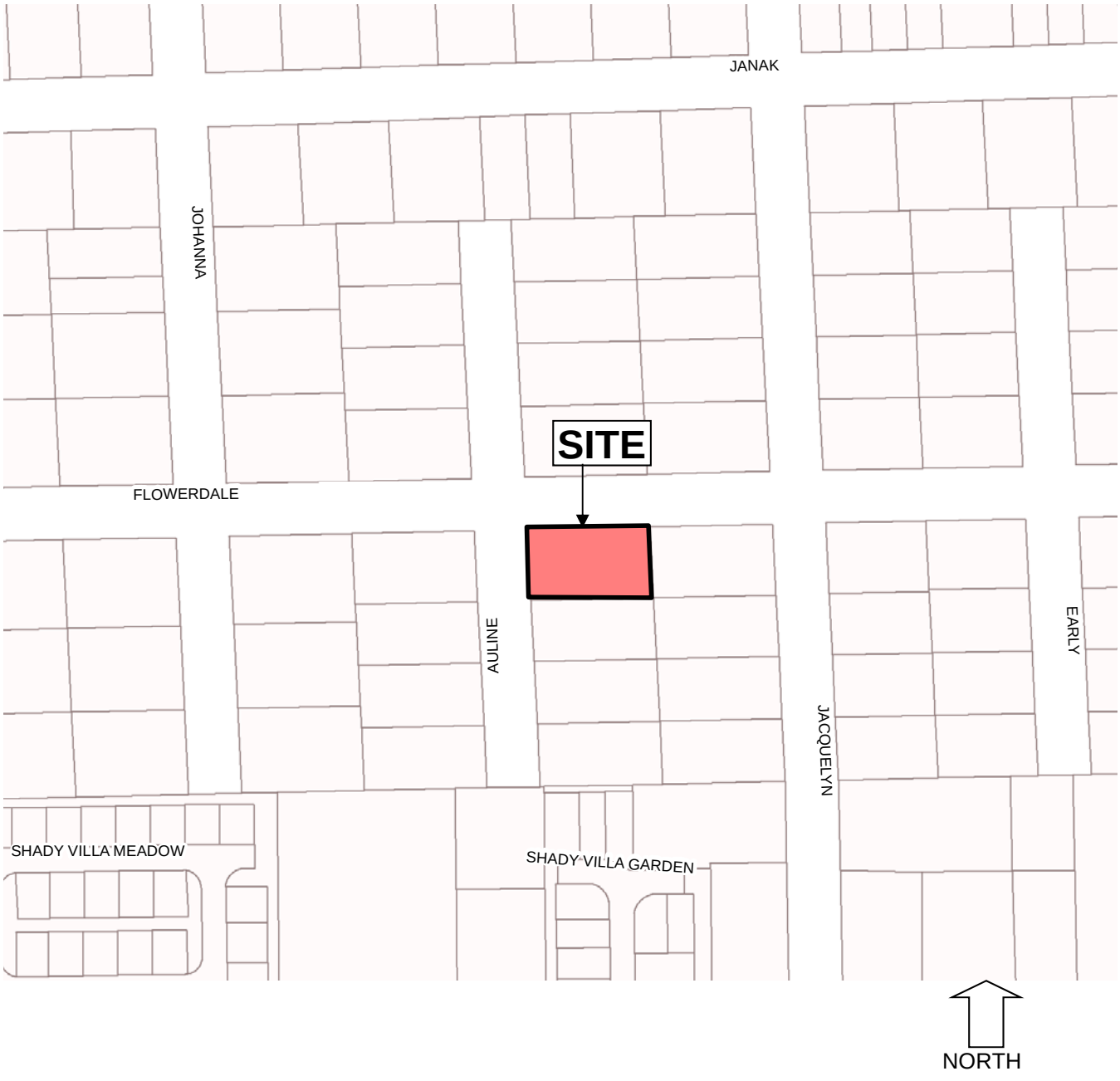
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Craig Woods partial replat no 4

Applicant: Replats.com



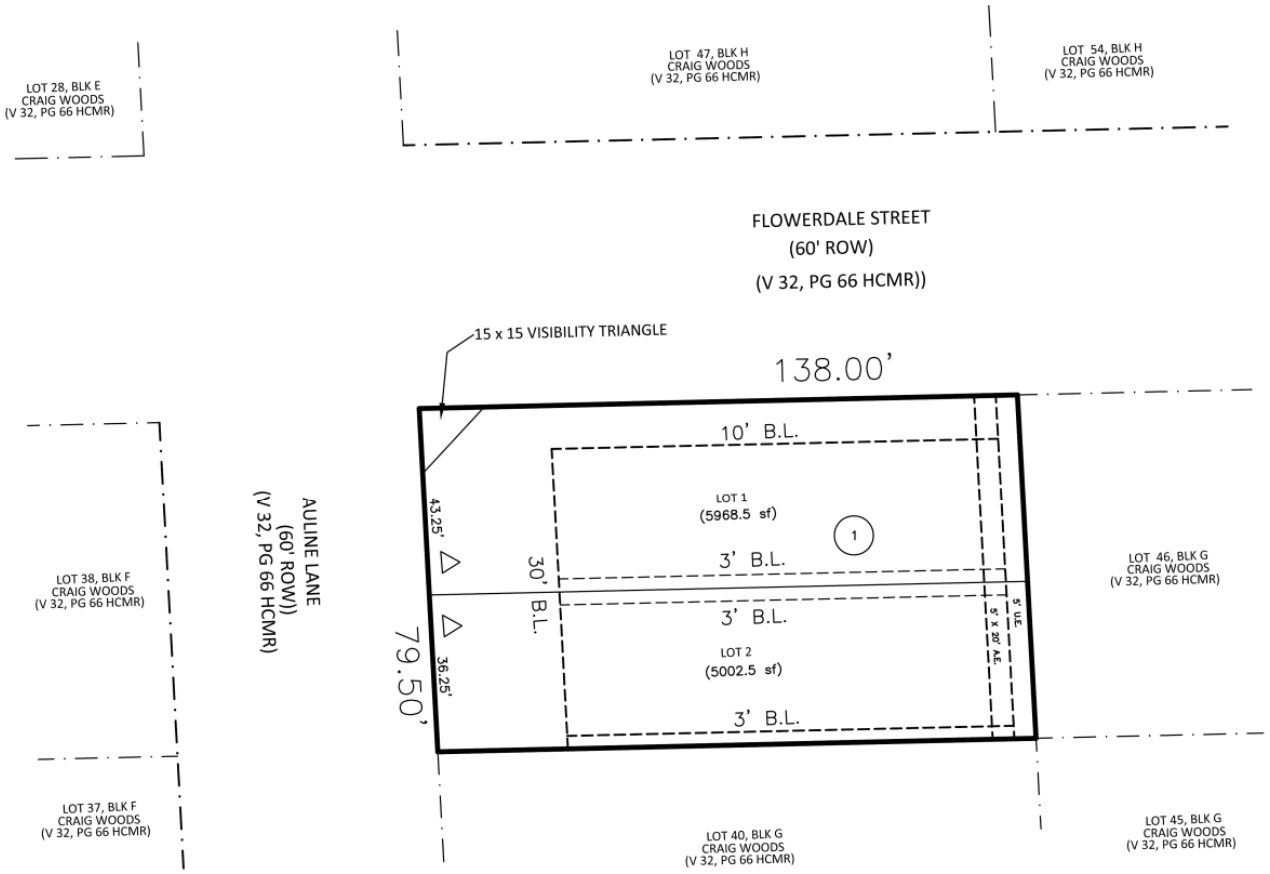
C – Public Hearings Site Location

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Craig Woods partial replat no 4

Applicant: Replats.com



NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Craig Woods partial replat no 4

Applicant: Replats.com

NORTH

C – Public Hearings

Aerial

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 122
Action Date: 04/17/2014
Plat Name: Estates of Teal Run Sec 5 partial replat no 1
Developer: Academy Development
Applicant: EHRA
App No/Type: 2014-0475 C3N

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	0.0170	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611X	ETJ

Conditions and Requirements for Approval

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

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

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 ********.

049.5. 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.

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)

119. Add Dual BL plat note: Any additional structures or additions must adhere to the building line as shown on this plat. In addition, if the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat.

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.

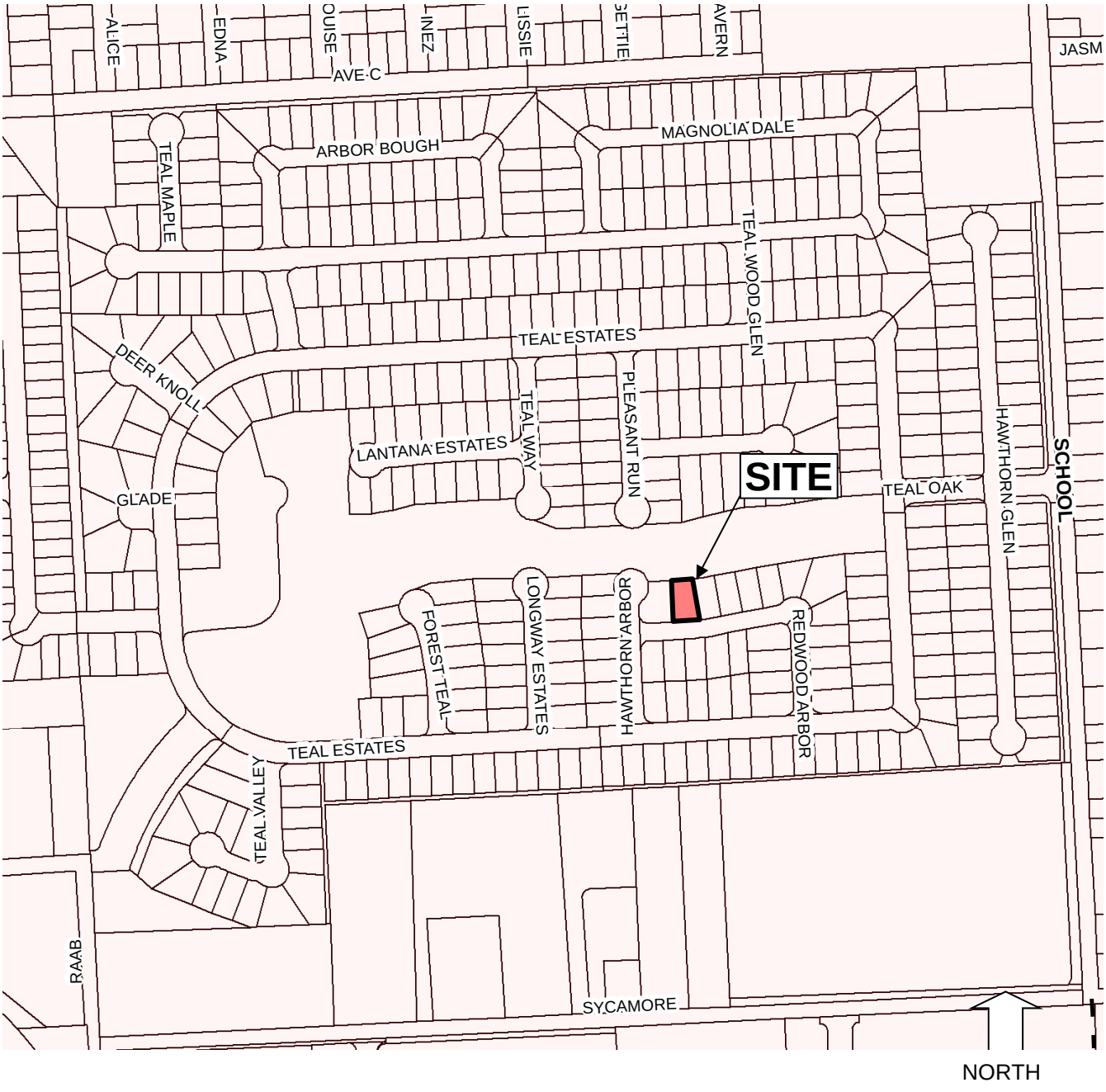
Fort Bend Engineer: coordinate revised Building Line variance with Fort Bend County Commissioner of that precinct prior to final plat approval through the City.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Houston Planning Commission ITEM : 122

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Estates of Teal Run Sec 5 partial replat no 1 (DEF1)

Applicant: EHRA



C – Public Hearings with Variances Site Location

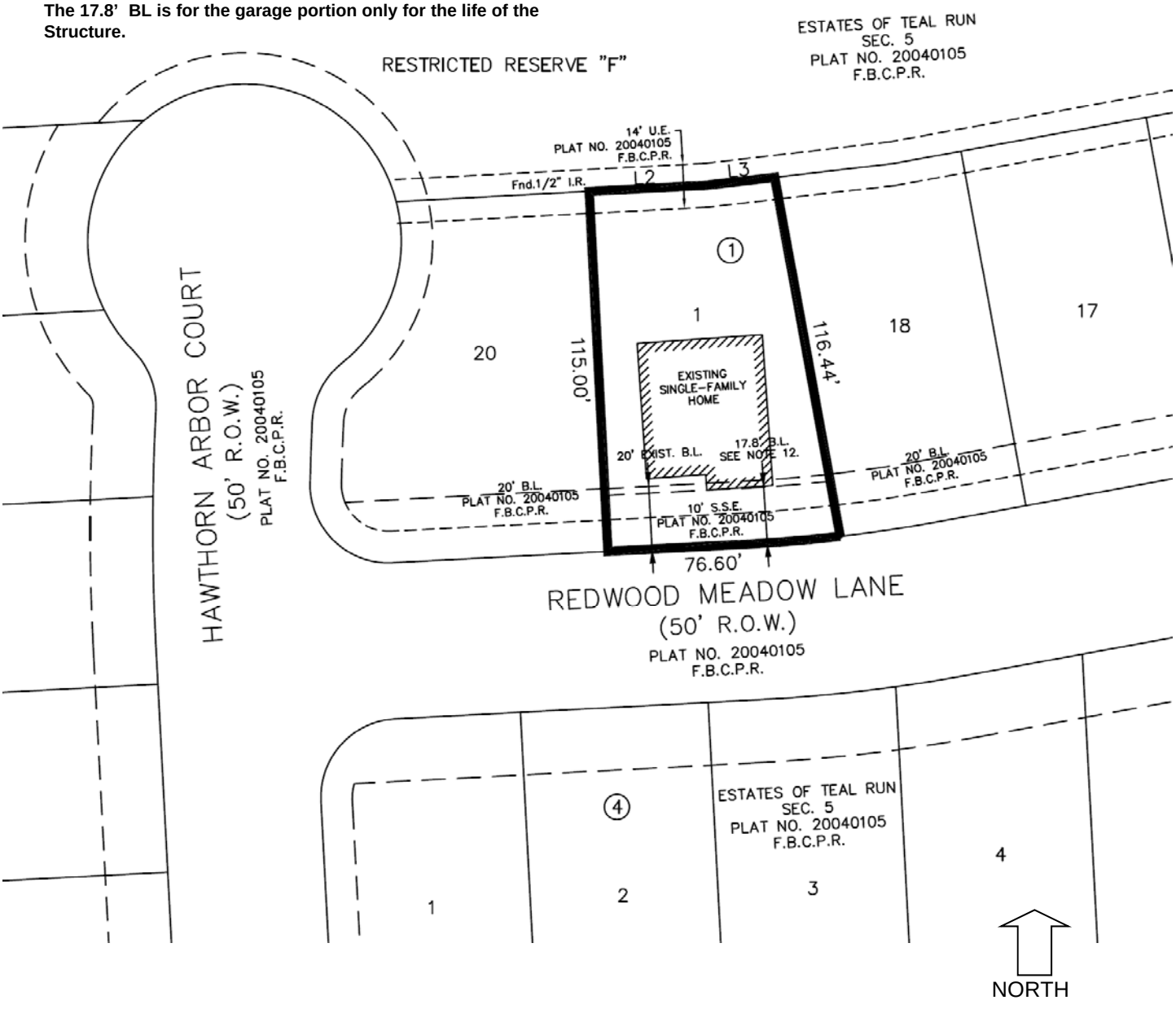
Houston Planning Commission ITEM : 122

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Estates of Teal Run Sec 5 partial replat no 1 (DEF1)

Applicant: EHRA

12. A variance is requested to allow a dual 17.8'/ 20 building line. The 17.8' BL is for the garage portion only for the life of the Structure.



C – Public Hearings with Variances Subdivision

Houston Planning Commission ITEM : 122

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Estates of Teal Run Sec 5 partial replat no 1 (DEF1)

Applicant: EHRA

NORTH

C – Public Hearings with Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0475
Plat Name: Estates of Teal Run Sec 5 partial replat no 1
Applicant: EHRA
Date Submitted: 02/24/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

We respectfully request a dual building line of 17.8'/20' on Lot 19, Block 3 of "Estates of Teal Run Sec 5" due to an encroachment by an existing garage of a single-family residential home.

Chapter 42 Section: 42-156 (c)

Chapter 42 Reference:

Sec. 42-156. Collector and local streets—Single-family residential. (c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

Statement of Facts

(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; OR

Lot 19, Block 3 was recorded on May 25, 2004 as part of "Estates of Teal Run Sec 5". Subsequent to the plat recording, either the survey staking or the slab placement was performed incorrectly and a single-family home was constructed 2.2 feet over the platted 20-foot building line. This encroachment is specific to the garage. If a solution to this building line encroachment is not made, this lot and the completed single-family home are in violation of face-of-plat restrictions, creating problems for title work and future sale of the lot. A solution to this problem is the establishment of a dual building line.

(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;

It is unclear when the staking or construction error occurred. The error was caught when the "as built" drawings were being prepared, in preparation for sale of the completed home. Only a portion of the garage encroaches the 20-foot building line by 2.2 feet; the façade of the home and interior-occupied spaces are 22.39 feet from the front property line and thus do not violate the platted building line.

(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 because this is the only lot in "Estates of Teal Run Sec 5" that has this encroachment issue. Also, the actual garage encroachment is only 2.2 feet into the platted 20-foot building line and is visually imperceptible from street view. The creation of a dual building line means that, in the future, should the house be irreparably damaged or removed, the building line will convert back to the platted twenty (20) feet. Thus, the standards of Chapter 42 would be upheld.

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

The granting of this will not be injurious to the public health, safety or welfare of the neighborhood because the encroachment is not distinguishable to the naked eye. Since the encroachment is minimal, there should be no issues with off-street parking impairing sidewalk access.

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

Economic hardship is not the sole justification of the variance request. Although creating the dual building line will allow the lot and home to be sold in the future, the granting of the variance request will also correct any title and legal documents related to this lot.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2014-0475
Agenda Item: 122
PC Action Date: 04/17/2014
Plat Name: Estates of Teal Run Sec 5 partial replat no 1
Applicant: EHRA

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-156

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

We respectfully request a dual building line of 17.8'/20' on Lot 19, Block 3 of "Estates of Teal Run Sec 5" due to an encroachment by an existing garage of a single-family residential home.;

Basis of Recommendation:

The property is located in Fort Bend County along the north side of Redwood Meadow Lane, east of Hawthorn Arbor Court. The reason for replat is to amend the front building line. A variance is requested to allow a dual building line of 17.8' to address the encroachment of an existing single family dwelling garage. attached garage for which the slab was incorrectly staked or poured. The remainder of the home is built in accordance with the 20' face of plat BL.

This subdivision has separately filed deed restrictions which allow the Architectural Control Committee to approve or grant variances. The applicant has provided such a letter which has been reviewed by the City of Houston's legal department.

Legal review has determined that the letter is sufficient and the plat will not violate the face of plat or separately filed deed restrictions per approval from the Architectural Control Committee. Therefore, staff recommendation is that the planning commission grant the requested variance and approve the plat subject to the conditions listed.

Statement of Facts

(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; OR

(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;

A variance is requested to allow a dual building line of 17.8' to address the encroachment of an existing single family dwelling garage. attached garage for which the slab was incorrectly staked or poured. The remainder of the home is built in accordance with the 20' face of plat BL. This subdivision has separately filed deed restrictions which allow the Architectural Control Committee to approve or grant variances. The applicant has provided such a letter which has been reviewed by the City of Houston's legal department. Legal review has determined that the letter is sufficient and the plat will not violate the face of plat or separately filed deed restrictions per approval from the Architectural Control Committee.

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

Legal review has determined that the letter is sufficient and the plat will not violate the face of plat or separately filed deed restrictions per approval from the Architectural Control Committee.

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

The remainder of the home is built in accordance with the 20' face of plat BL. Legal review has determined that the letter is sufficient and the plat will not violate the face of plat or separately filed deed restrictions per approval from the Architectural Control Committee.

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

The encroachment is 2.2' and will not be injurious to the public health, safety or welfare.

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

The remainder of the home is built in accordance with the 20’ face of plat BL. Legal review has determined that the letter is sufficient and the plat will not violate the face of plat or separately filed deed restrictions per approval from the Architectural Control Committee.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 123
Action Date: 04/17/2014
Plat Name: Green Mint Museum
Developer: Mint Homes
Applicant: Tetra Surveys
App No/Type: 2014-0429 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2686	Total Reserve Acreage:	0.2686
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Greater Southeast Management District

County	Zip	Key Map ©	City / ETJ
Harris	77004	493X	City

Conditions and Requirements for Approval

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

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

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

Applicant shall add two standard notes pertaining to 42-402 Transit corridor along San Jacinto, and shall obtain site plan approval per 42-402. Otherwise, a 25' building line is required along San Jacinto.

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.
City Engineer: DETENTION IS REQUIRED, AND MISSING B.L.

Parks and Recreation: To be added to the general notes on face of plat: This property(s) is located in Park Sector number 13.

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.

Houston Planning Commission ITEM : 123

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Green Mint Museum

Applicant: Tetra Surveys

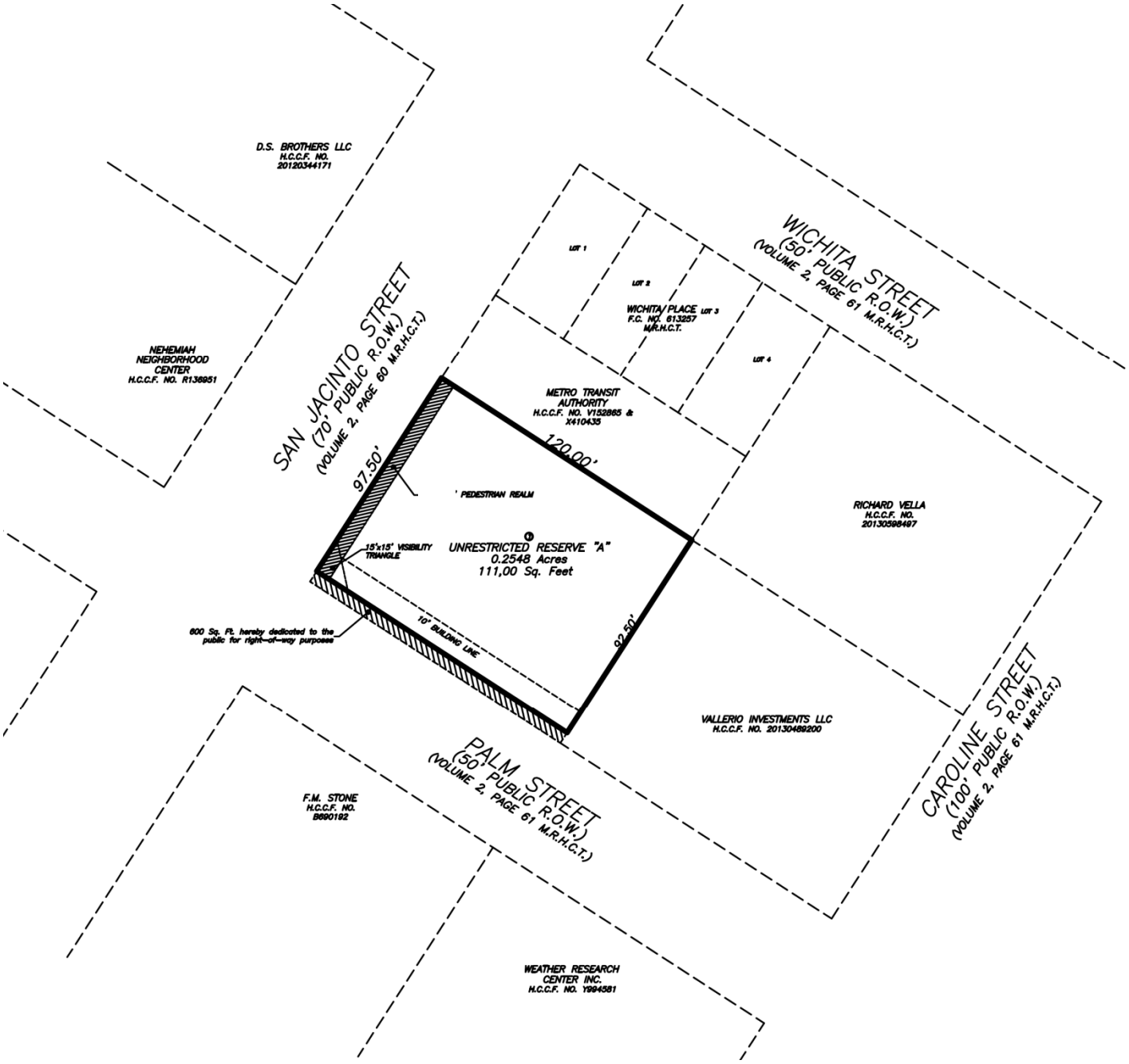
C – Public Hearings Site Location

Houston Planning Commission ITEM : 123

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Green Mint Museum

Applicant: Tetra Surveys



C – Public Hearings Subdivision

Houston Planning Commission ITEM : 123

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Green Mint Museum

Applicant: Tetra Surveys

C – Public Hearings Aerial

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 124
Action Date: 04/17/2014
Plat Name: Highland Village partial replat no 2
Developer: Highland Village LP
Applicant: Century Engineering, Inc
App No/Type: 2014-0512 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.7102	Total Reserve Acreage:	5.7102
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77027	491V	City

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)

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

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

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

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

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 124
Action Date: 04/17/2014
Plat Name: Highland Village partial replat no 2
Developer: Highland Village LP
Applicant: Century Engineering, Inc
App No/Type: 2014-0512 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT BEFORE REPLAT.
City Engineer: DETENTION IS REQUIRED

Parks and Recreation: To be added to general notes on face of plat:
1) 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.

2) This property(s) is located in Park Sector number 14.
CenterPoint: Tract subject to an unrecorded easement document. Please coordinate with CenterPoint.

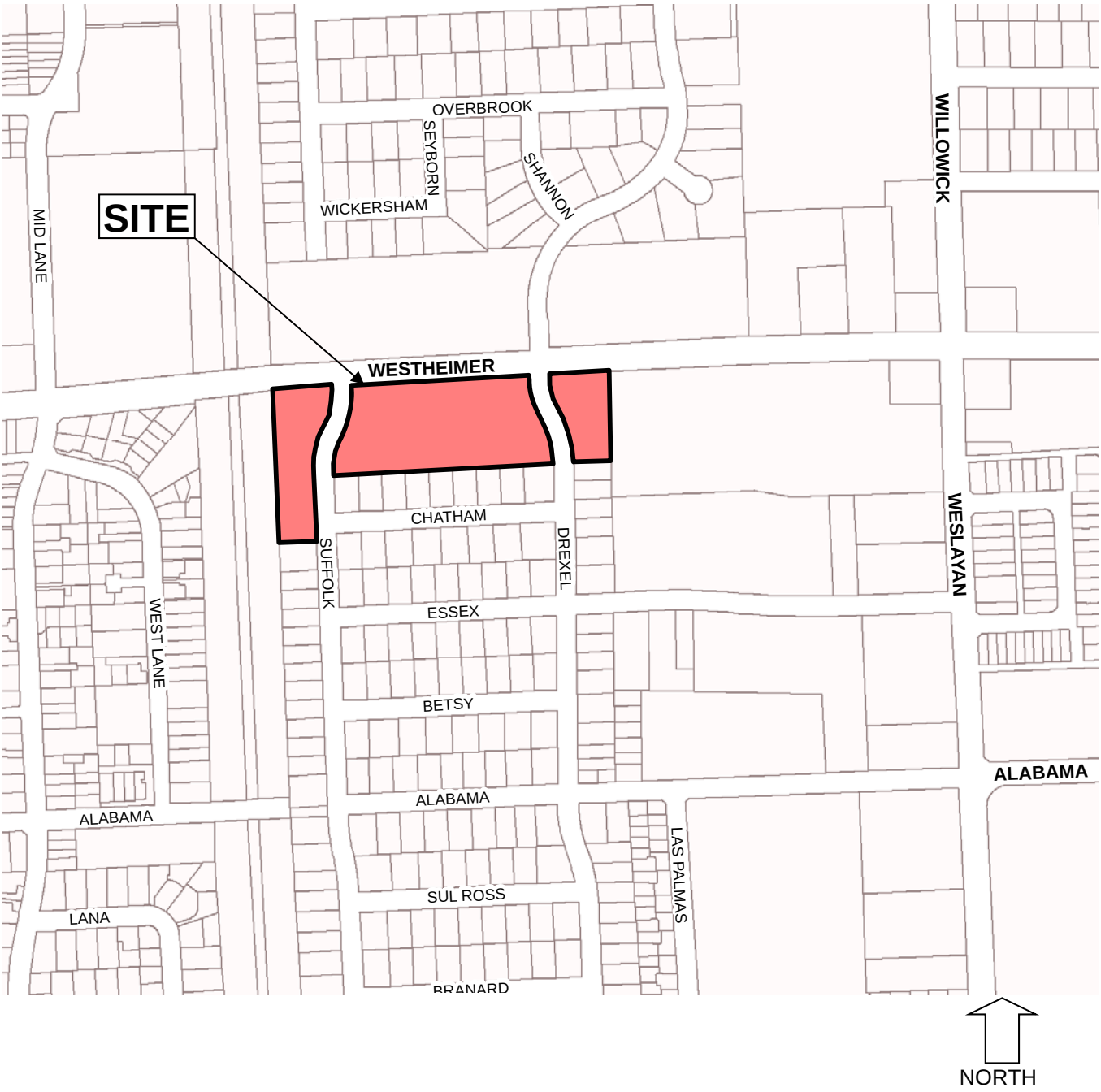
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM : 124

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Highland Village partial replat no 2

Applicant: Century Engineering, Inc



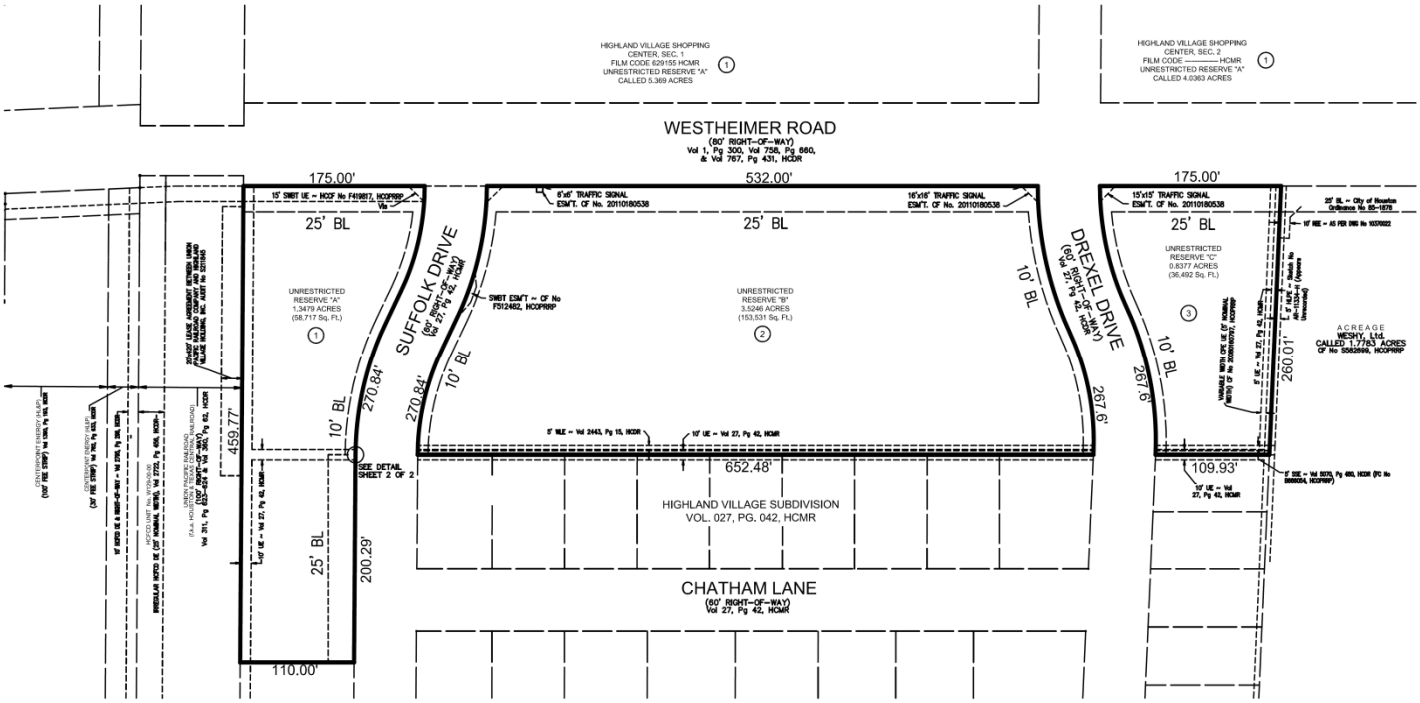
C – Public Hearings **Site Location**

Houston Planning Commission ITEM : 124

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Highland Village partial replat no 2

Applicant: Century Engineering, Inc



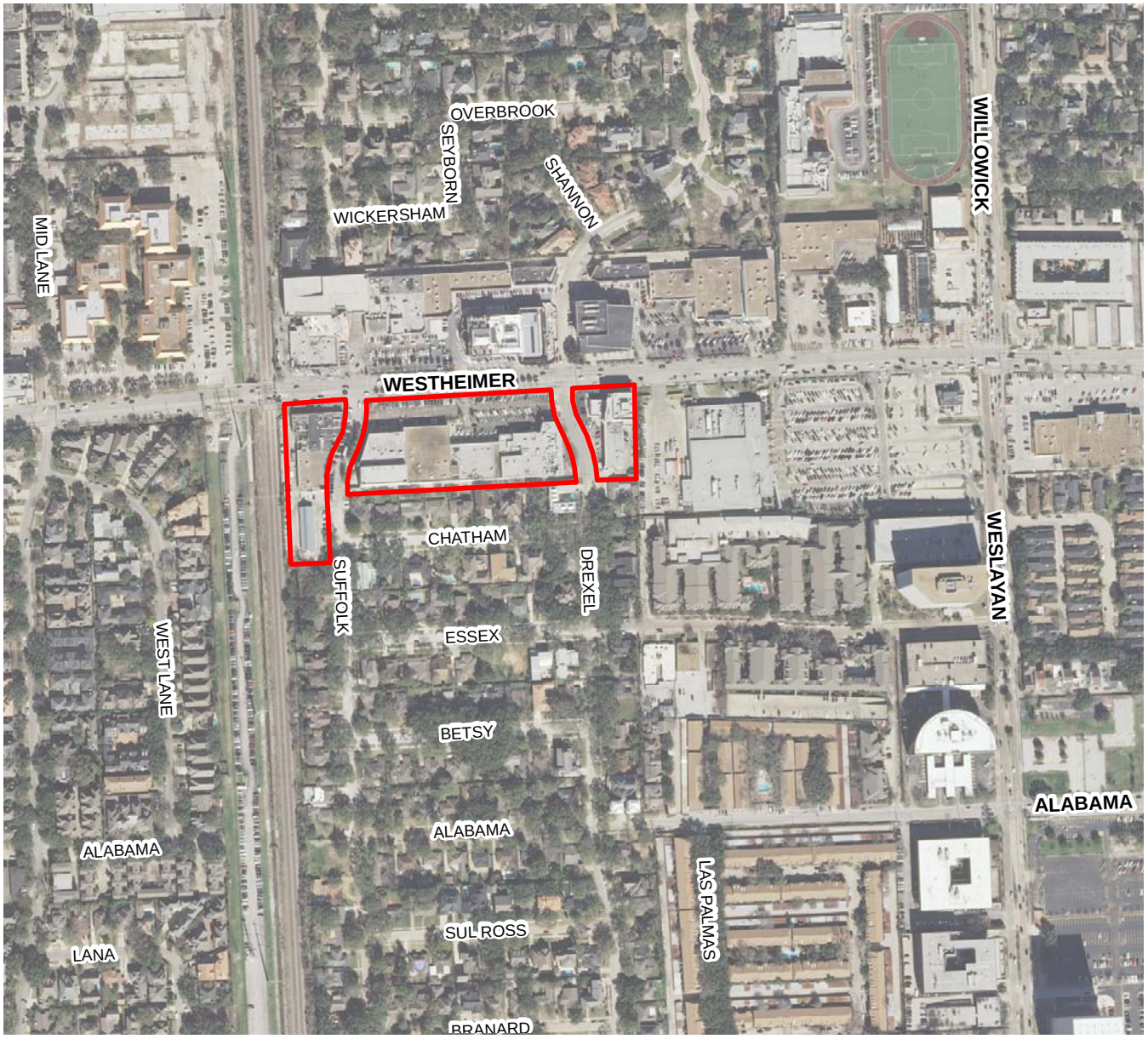
C – Public Hearings Subdivision

Houston Planning Commission ITEM : 124

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Highland Village partial replat no 2

Applicant: Century Engineering, Inc



C – Public Hearings

Aerial

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 125
Action Date: 04/17/2014
Plat Name: Hollywood Gardens partial replat no 2
Developer: BluTech Homes, LLC
Applicant: The Interfield Group
App No/Type: 2014-0210 C3N

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	5.5830	Total Reserve Acreage:	0.7200
Number of Lots:	58	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Spring Branch Management District

County	Zip	Key Map ©	City / ETJ
Harris	77080	450V	City

Conditions and Requirements for Approval

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

040.3. COS per lot and Summary Table must be shown on the face of the plat (184).

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

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

086. The staff portion of flag lots shall provide vehicular access. Add the Flag Lots plat notes. (188)

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)

A reserve restricted to parking must have access to the permanent access easement.

Show all required fire hydrants - see 42-232(d) and 42-233. Also, indicate the 10'WLE along the PAE or provide a private water system note on the face of plat.

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.

CenterPoint: Easements required for service. Please coordinate with Centerpoint.
Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (55 units) of dwelling units.

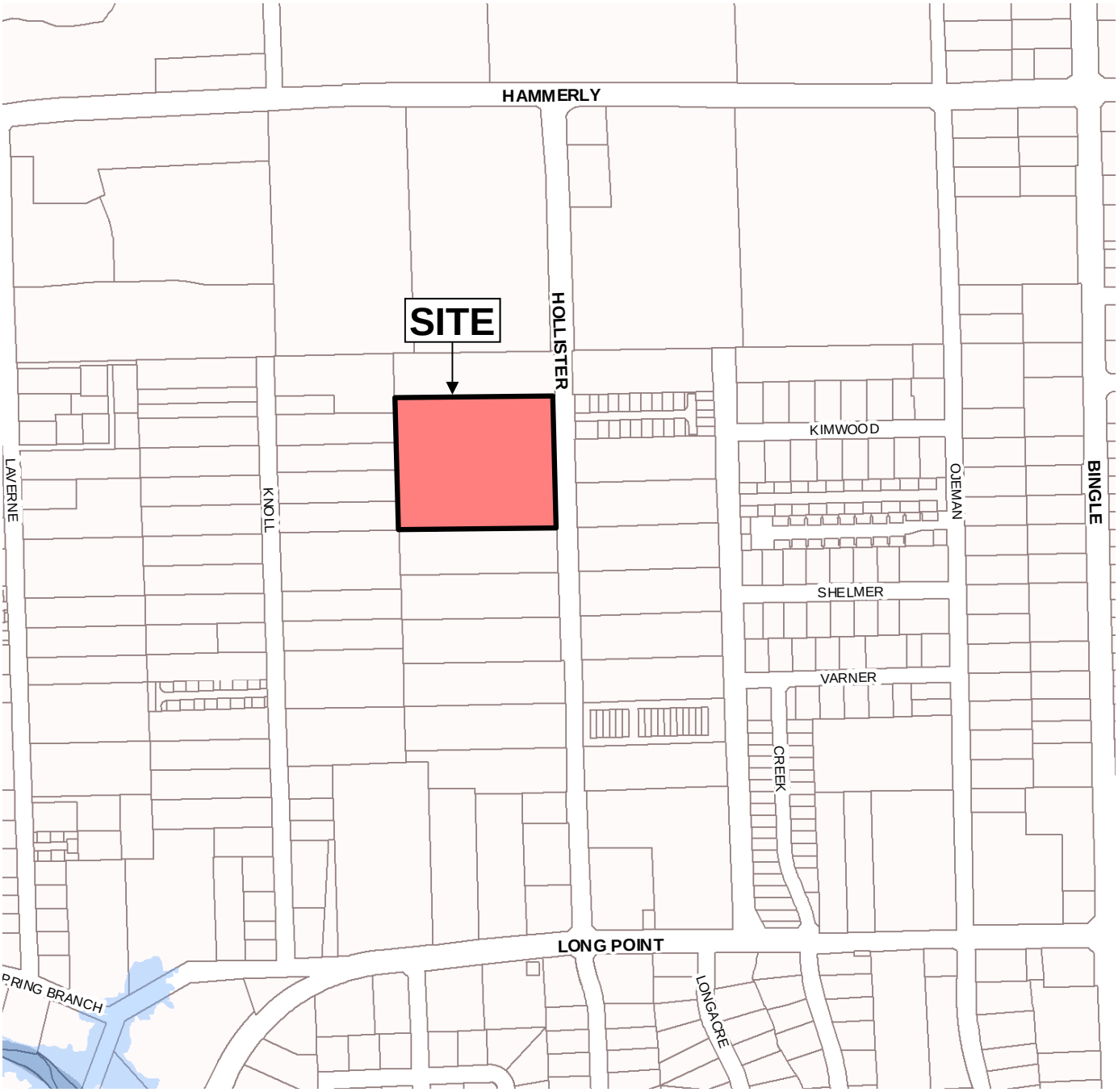
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Hollywood Gardens partial replat no 2 (DEF 1)

Applicant: The Interfield Group



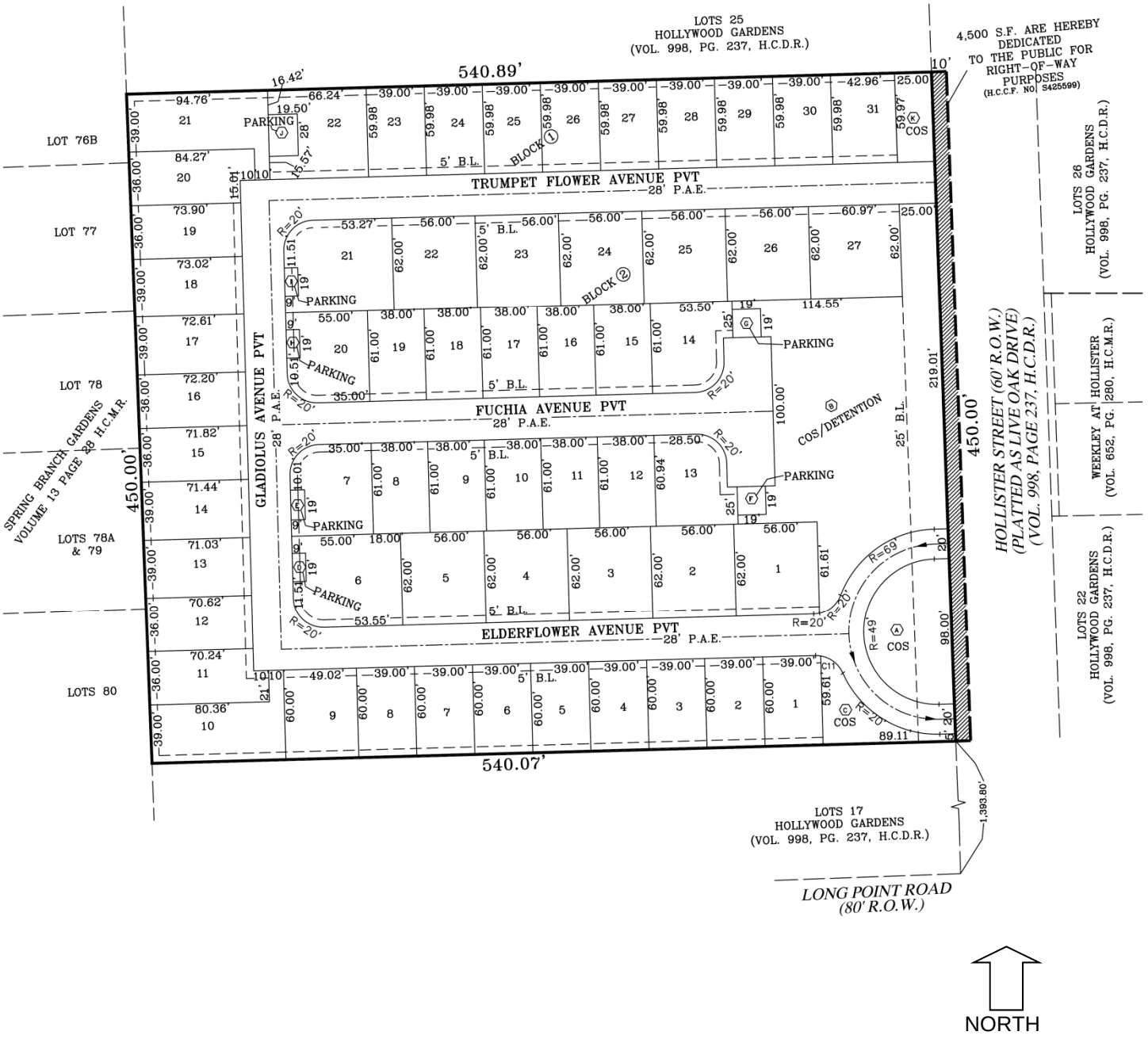
C – Public Hearings with a Variance Site Location

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Hollywood Gardens partial replat no 2 (DEF 1)

Applicant: The Interfield Group



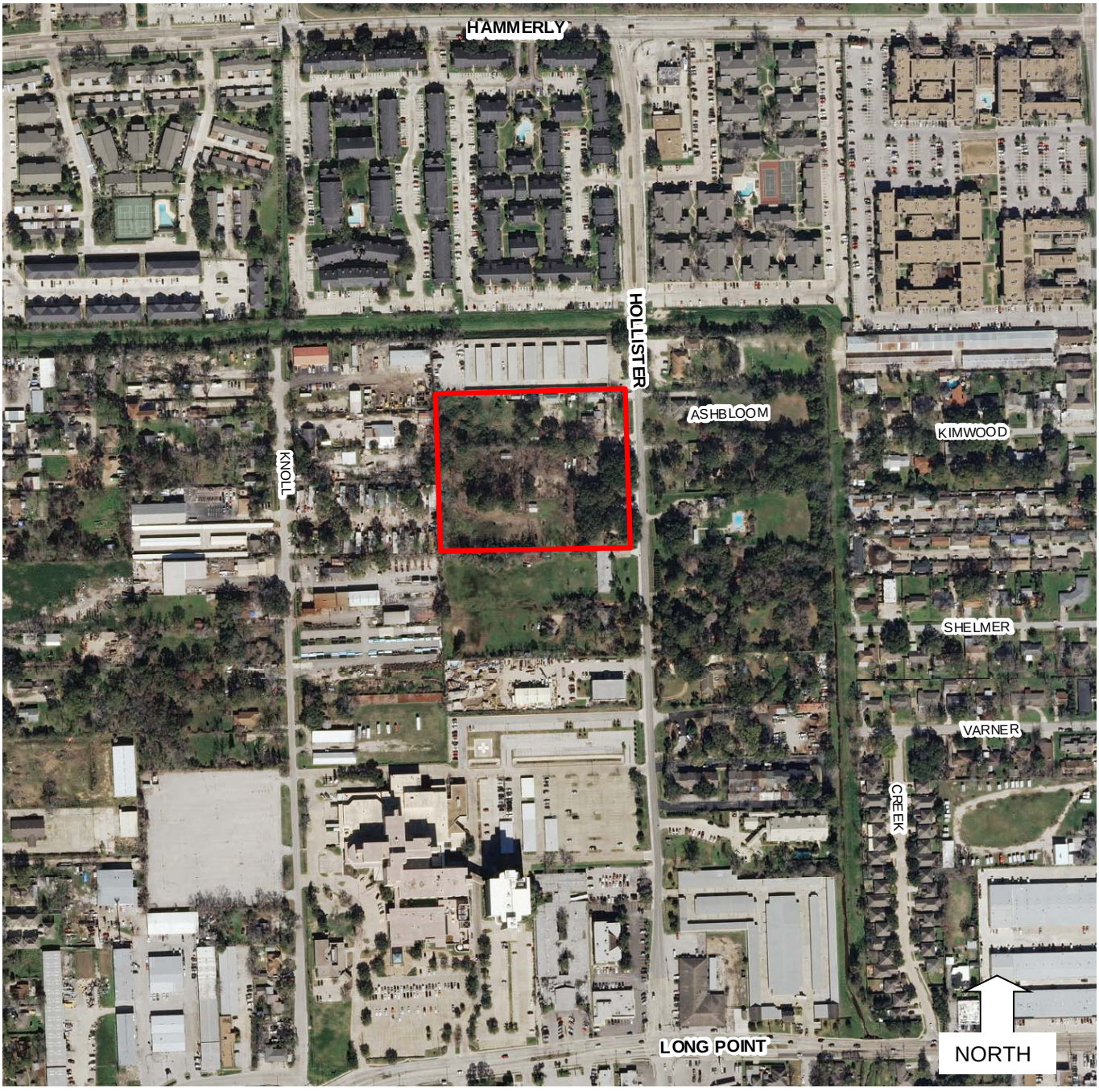
C – Public Hearings with a Variance Subdivision

Houston Planning Commission ITEM: 125

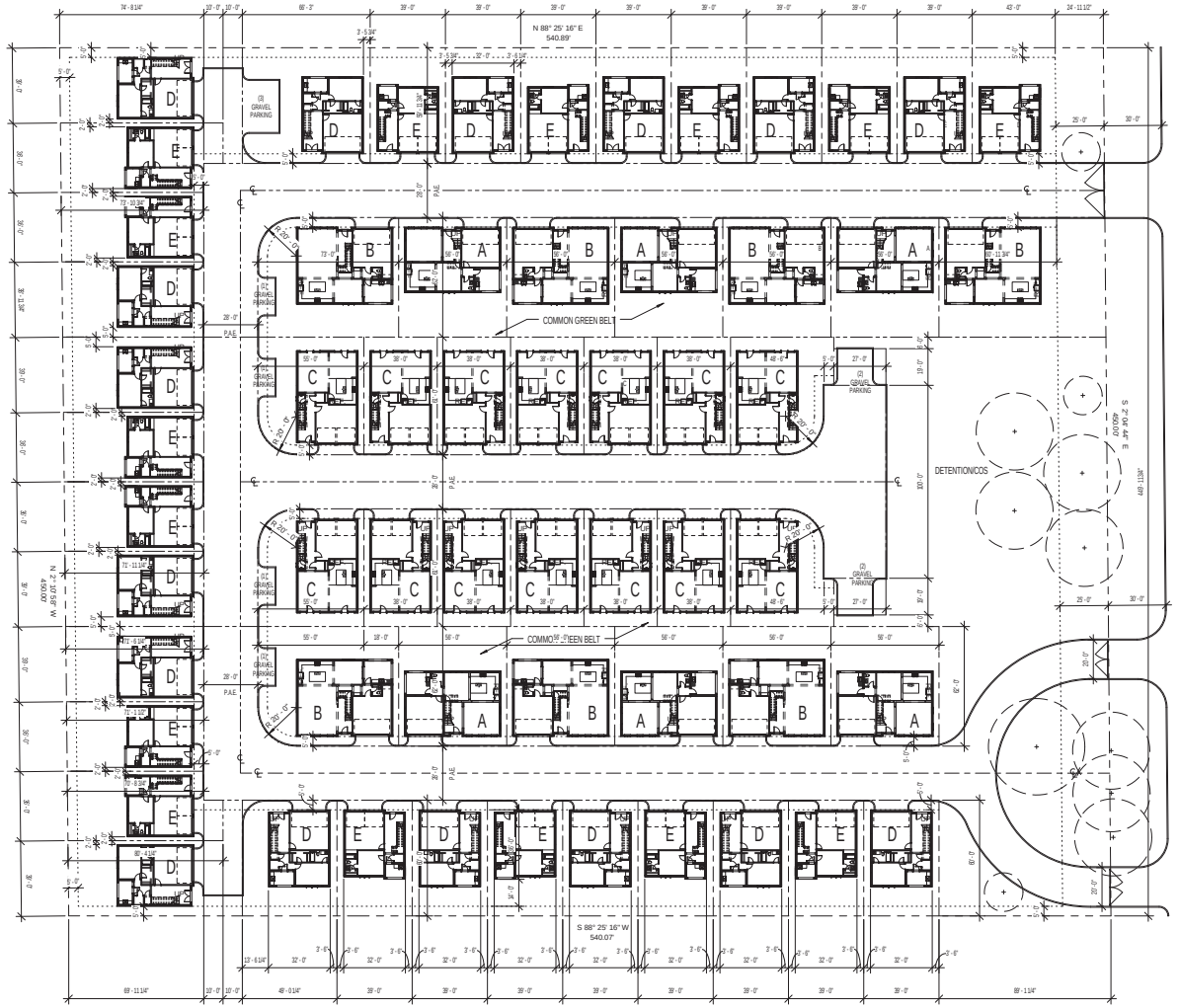
Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Hollywood Gardens partial replat no 2 (DEF 1)

Applicant: The Interfield Group



C – Public Hearings with a Variance Aerial



13 | ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

REVISION ISSUES		
NO.	DATE	DESCRIPTION
	2014.01.20	REVISIONS TO ENTRY DRIVE

MIRADOR GROUP INC.
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REGISTERED ARCHITECT
STATE OF TEXAS

HOLLISTER

PROJECT ADDRESS
HOUSTON, TX 77-ZIP

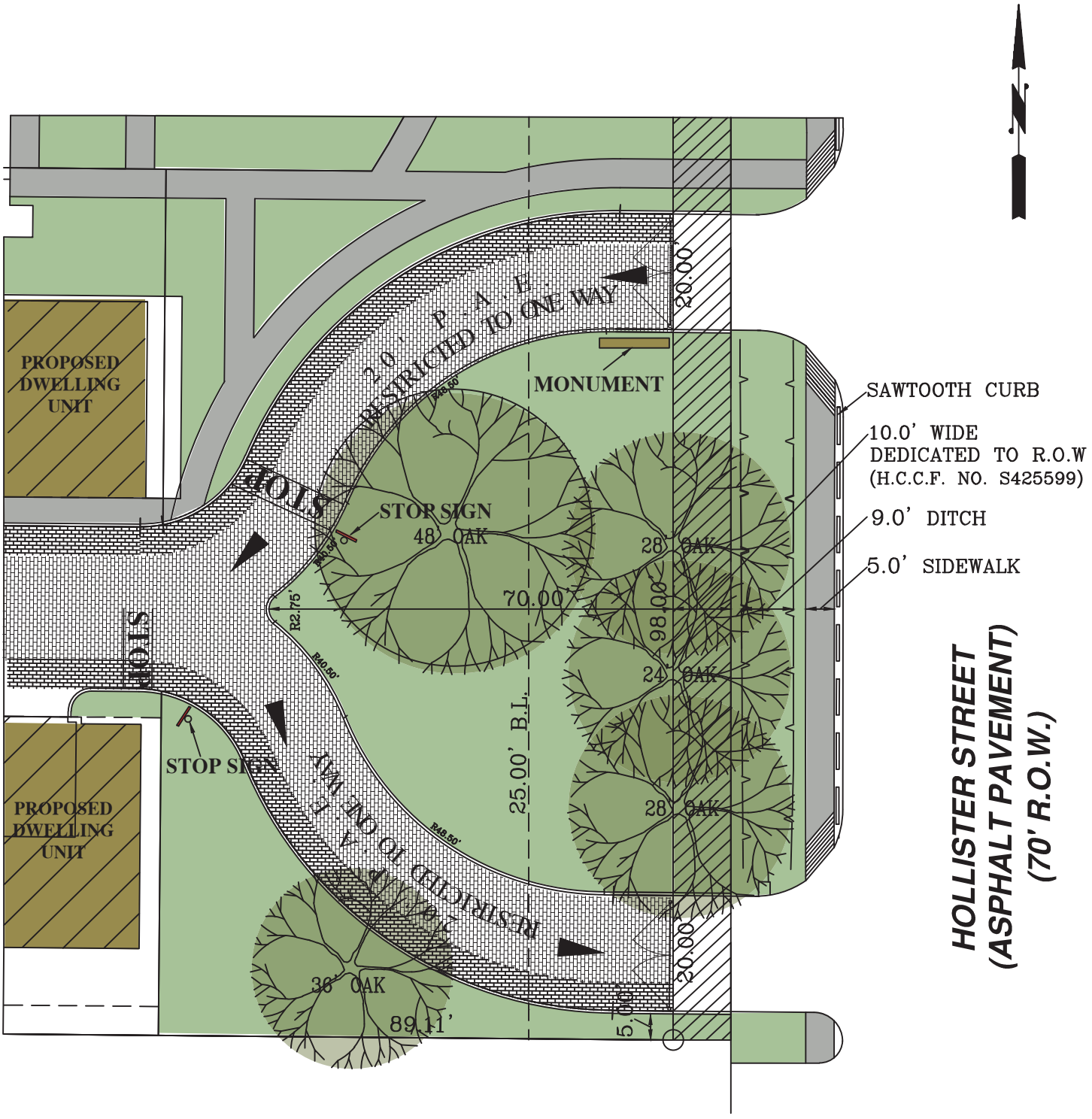
mirador group, inc.
6575 West Loop South
Suite 570
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

PROJECT NO:	13-174
	HOLLISTER
DATE:	2014.01.20
DRAWN BY: AM	CHECKED BY: Checker
FILE NAME: C:\Users\amadonna.MIRADOR\Documents\13-174 - Hollister - Site Central_amadonna.rvt	

ARCHITECTURAL SITE ENLARGED PLANS & DETAILS

A-100.1

1/23/2014 11:39:05 AM

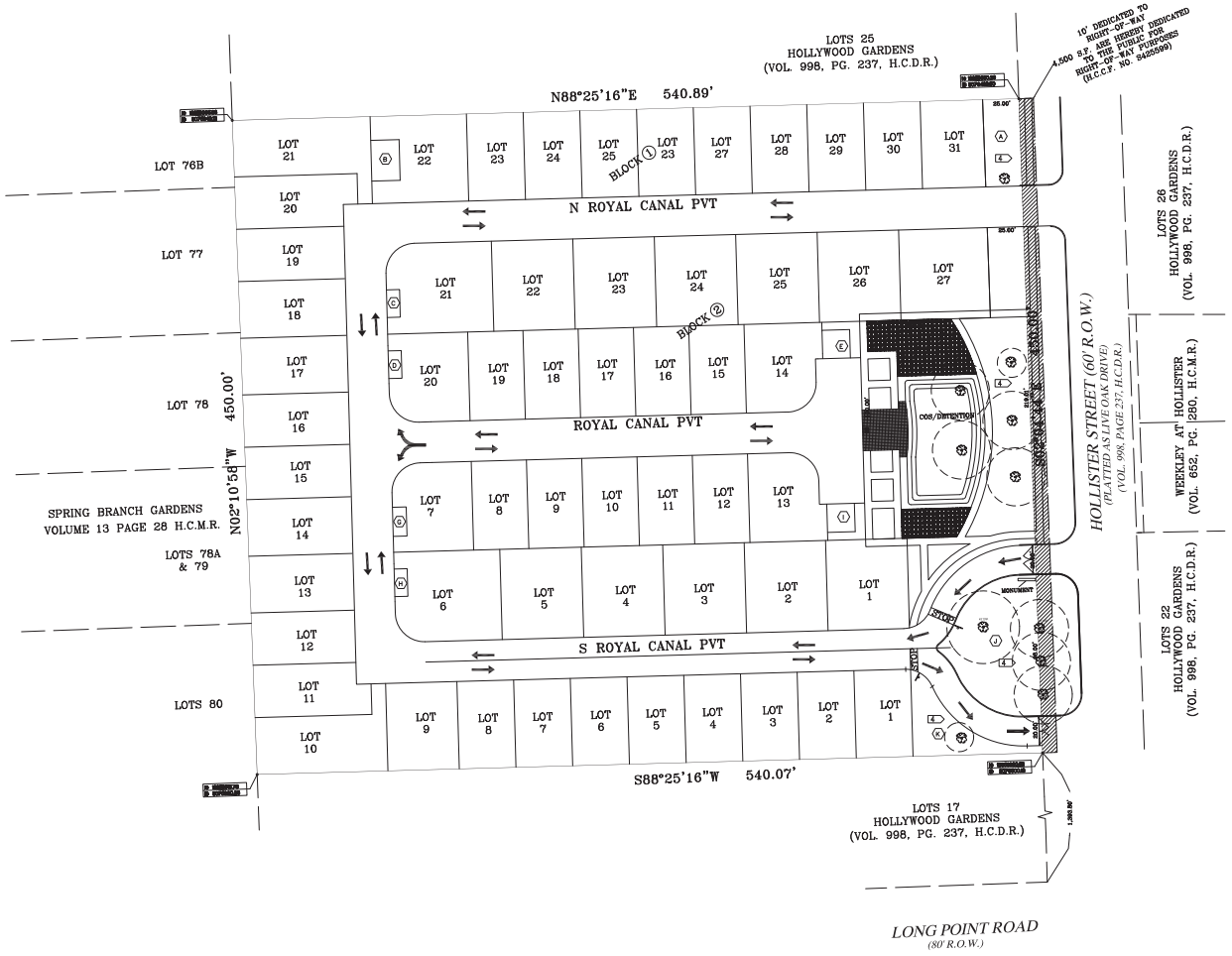


THE INTERFIELD GROUP
ARCHITECTURE / PLANNING / ENGINEERING

401 STUDEWOOD, SUITE 300
HOUSTON, TEXAS 77007

TEL. (713) 780-0909
TBPE REG. NO. F-5611
TBAE REG. NO. BR741

TITLE	EXHIBIT A
PROJECT	HOLLYWOOD GARDENS PARTIAL REPLAT NO. 2
DATE: APRIL 2014	JOB #: 13055.00
DRAWN BY: JEN	
CHECKED BY: MLV	
SHEET NO.	1



SHEET NO. 3 OF 3

THE OPEN SPACE AMENITIES PLAN APPROVED BY THE COMMISSION SHALL BE RECORDED SIMULTANEOUSLY WITH THE SUBDIVISION PLAT. (PAGE 3 OF 3)

KEYED LEGEND:

1. PROPERTY LINE
2. LOT LINE
3. STREET PAVERS
4. GRASSY AREA
5. CURB RAMP – ADA COMPLIANT
6. EXISTING TREE
7. PROPOSED TREE
8. PARALLEL PARKING; 20'x10' (TYP.)
9. LANDSCAPE RESERVE
10. 5' WIDE WALKING PATH; TO BE ADA COMPLIANT; REFER TO ARCH. FOR MATERIAL
11. 6'-0" WIDE PARK BENCH

STOP STOP SIGN

NOTES:

1. PRIVATE WATER SYSTEM

THIS DIVISION HAS A PRIVATE WATER SYSTEM. IT IS NOT A PUBLIC WATER SYSTEM, NOR HAS IT BEEN CONSTRUCTED WITH ANY PUBLIC FUNDS. THE WATER LINE TO SERVE THIS SUBDIVISION IS AND WILL BE MAINTAINED BY THE OWNER AND/OR OWNERS MANAGEMENT ASSOCIATION.

2. AN IRRIGATION SYSTEM THAT WILL IRRIGATE ALL OF THE AREA INCLUDED IN THE OPEN SPCAE AMENITIES PLAN OTHER THAN A PERMANENTLY WET LAKE OR POND.

LANDSCAPING ANALYSIS

TREE LOCATION	CALC.	NO. OF TREES	EXISTING TREES	PROPOSED TREES
TREES – RESERVE 'A'	60/30	2.0 (2)	1	1
TREES – RESERVE 'B'	488/30	16.3 (17)	3	14
TREES – RESERVE 'C'	332/30	11.1 (11)	4	7
TREES – RESERVE 'D'	271/30	9.0 (9)	0	9

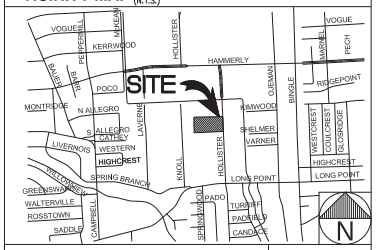
NOTE: REFER TO ARCH. FOR TREE TYPE AND EXACT LOCATION
2.5" MINIMUM CALIPER FOR PROPOSED TREES
20' MINIMUM TREE SPACING

LEGAL DESCRIPTION

A SUBDIVISION BEING A 5.883 ACRE TRACT OF LAND BEING REMAINDER OF LOTS 19, 21, AND 23, OF HOLLYWOOD GARDENS RECORDED IN VOLUME 998 PARE 237 OF THE H.C.D.R. SITUATED IN THE WILLIAM TROTT SURVEY, ABSTRACT 766, HARRIS COUNTY, TEXAS.

VICINITY MAP (N.T.S.)

KEY MAP 450Z



40' 0 40' 80' 120'

SCALE: 1 INCH = 40 FEET

GRAPHIC SCALE

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DATE	DESCRIPTION
	CLIENT REVIEW		
	PERMIT		
	BIDDING		
	CONSTRUCTION		
	FINAL REVIEW		

THE INTERFIELD GROUP
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401 STUDEWOOD, SUITE 300
HOUSTON, TEXAS 77007
TEL. (713) 780-0909
TX. REG. NO. F-5811
TBAE REG. NO. BR741

BLUETECH HOMES

OPEN SPACE AMENITY PLAN

HOLLISTER OAKS

DRAWN BY: JEN	DATE: 01/22/2014	SHEET:	
CHECKED BY: MLV	PROJ. NO.: 13055.00	3	OF: 3

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0210
Plat Name: Hollywood Gardens partial replat no 2
Applicant: The Interfield Group
Date Submitted: 01/27/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is to not provide a street through subject tract.

Chapter 42 Section: 128 (a)

Chapter 42 Reference:

Sec. 42-128. Intersections of local streets. (a)Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1)Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Statement of Facts

(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; OR

(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 Hollister Oaks Subdivision is located east of Hollister Road, north of Long Point Road, east of Knoll Street and south of Hammerly Boulevard. In regards to the matter of extending a through street, please note the following: 1. To our knowledge, City of Houston mobility plan does not have a planned extension in this area of Hollister. 2. Development located to the south of subject tract, at the northwest corner of Long Point Road and Hollister Road, extends approximately 900 feet along Hollister Road and consists of the bulk of the block length. This development appears to have adequate access to Knoll Street, Long Point Road and Hollister Road. 3. Most areas to the east are already developed and appear to have an adequate traffic pattern in place. It appears unlikely that this subdivision would require a street to extend to Knoll Street, because residents' objective would most likely be to access Hammerly Boulevard or Long Point Road and head east towards the City of Houston. 4. Knoll Street dead ends to the North, so it is unlikely that residents would want to access through this subdivision and then head south towards Long Point. We are of the opinion that the burden of extending a through street should be placed on all land owners along Hollister Street. It is a hardship to place this burden on one developer. In order to locate a cross street West of Hollister Street, such that this street is 1400 feet from Hammerly Boulevard and Long Point Road, the street would be at or near the south property line of lot at 1912 Hollister Street. If such a through street were to be located within subject lot, it would be farther than 1400 feet from Long Point Road. This would necessitate a future through street which would be 1400 feet or less from Long Point. We are of the opinion that extending a street within subject subdivision would not significantly improve current traffic pattern.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will include a 5-foot side walk along Hollister Street b. Yards between right-of-way line and homes will be landscaped, and will preserve and enhance the general character of block face. c. Developer intends to preserve as many Oak trees located within 40' of Hollister Street as possible.

(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. Property does not impede traffic; nor will in any way compromise public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of nearby prevailing conditions.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0210
Plat Name: Hollywood Gardens partial replat no 2
Applicant: The Interfield Group
Date Submitted: 01/27/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is to be allowed a curb section separation of 98 feet, in lieu of 20 feet.

Chapter 42 Section: 42-231

Chapter 42 Reference:

Sec. 42-231 Private Street – General Standards (b)(2)At the option of an applicant, for a distance of not more than 100 feet from the intersection of the private street and the right-of-way of a public street, the right-of-way width of the private street may be comprised of two paving sections of not less than 20 feet each, separated by a curbed section of not less than five feet and not more than 20 feet in width.

Statement of Facts

(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; OR

(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 Hollister Oaks Subdivision is located west of Hollister Road, north of Long Point Road, east of Knoll Street and south of Hammerly Boulevard. This tract of land came with the benefit of beautiful large Oak trees. The trees which would be affected by the implementing of this section are a 24” Oak, 2-28” Oaks and a 48” Oak. In recent years, the City of Houston has increasingly taken measures to protect our natural environment. Recently, trees located partially or wholly within the City right-of-way are protected by Article VI of Chapter 33 of Houston Code of Ordinances. In accordance with Chapter 16 of the Infrastructure Design Manuel for Tree Protection Procedures, tree removal is subject to the procedures outlined in 33-155. No tree in the right-of-way may be removed without an approved tree removal permit. According to a tree survey, three of these Oak trees are located within the dedicated right-of-way. For some developers, the idea of being able to obtain a permit to remove a tree from the right-of-way may seem attractive. The developer of subject subdivision has demonstrated a commitment to minimize the removal of existing aged trees. Please note the following about Oak trees: 1. Oak trees can improve environmental conditions in landscaping and can be capitalized with reduced energy costs to lower winter heating or summer cooling with their shade. 2. Oak trees are a food source for a wide array of wildlife. 3. Oak trees require ample space in the landscaping to mature to their fullest size and potential. Section 42-129 – Intersections of Type 2 Permanent Access Easements (P.A.E.) states that P.A.Es shall be spaced a minimum of 65 feet. The two proposed pavement sections are spaced at 98 feet, and will be restricted to one-way vehicular access. Civil engineering plans will be closely coordinated with City of Houston Public Works & Engineering. We are of the opinion that the proposed pavement configuration will not compromise public safety, but will preserve the existing Oak trees and contribute to the quality of the neighborhood.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property.

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

The intent and general purpose of Chapter 42 will be preserved and maintained.

(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; nor will in any way compromise public health or safety. On the contrary, traffic flow will be improved by the proposed configuration. The preservation of the Oak trees will also contribute to the enhancement of the natural attributes of the neighborhood.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of the advantages of preserving our natural surroundings.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2014-0210
Agenda Item: 125
PC Action Date: 04/17/2014
Plat Name: Hollywood Gardens partial replat no 2
Applicant: The Interfield Group

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128 (a); 42-231

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Specific variance is being sought and extent of condition is to not provide a street through subject tract.;
Specific variance is being sought and extent of condition is to be allowed a curb section separation of 98 feet, in lieu of 20 feet.;

Basis of Recommendation:

The site is located along the west side of Hollister Street, north of Long Point Road. The reason for replat is to create 58 single-family residential lots and 10 reserves. There are 2 variances requested with this item. The first is to exceed the 1400' block length along Hollister by not providing an east west street. The second variance is to allow a curb section separation of 98 feet, in lieu of the allotted 20 foot maximum.

The developer is proposing a 5.583 acre 58 single family lot and private street development. The property fronts on Hollister Road a major collector which provides access north to Hammerly and south to Long Point. The property abutting the site to the west is Spring Branch Gardens a recorded subdivision platted in 1936. The subdivision created long narrow lots which currently consist of residential and commercial developments. Those properties receive access south to Long Point by way of Knoll Street. The estimated block length along Hollister between Hammerly and Long Point is approximately 2900'. Providing the east west street would not substantially improve the east and west circulation.

Variance number two applies to the southeaster portion of the tract where the applicant is proposing a 98’ curb section separation between the entrance and exit drives. The applicant is hoping to preserve 1 - 24”, 2 - 28” and 1 48” Live Oak trees creating a monumental area the southern entrance. Staff received a letter of support from Dale Temple the Urban Forester in support of saving the trees. Both staff and the applicant met with City of Houston’s public works and engineering department to coordinate the safety of this proposal. The applicant is to provide proper signage and designated curbed island (per public works) on the south driveway, to ensure internal traffic remains in the correct lanes.

Staff is in support of both variances as the existing street grid in this area provides adequate traffic circulation and the proposed entrance at the south of the development will preserve trees and added safety measures will be taken to ensure public safety through signage and drive way geometrics. The granting of these variances will not be injurious to public health, safety or welfare. Therefore, staff recommends that the Planning Commission grant the requested variances and approve the plat subject to the CPC101 form conditions.

Statement of Facts

(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; OR

na

(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 developer is proposing a 5.583 acre 58 single family lot and private street development. The property fronts on Hollister Road a major collector which provides access north to Hammerly and south to Long Point. The property abutting the site to the west is Spring Branch Gardens a recorded subdivision platted in 1936. The subdivision created long narrow lots which currently consist of residential and commercial developments. Those properties receive access south to Long Point by way of Knoll Street. The estimated block length along Hollister between Hammerly and Long Point is approximately 2900'. Providing the east west street would not substantially improve the east and west circulation. Variance number two applies to the southern portion of the tract were the applicant is proposing a 98’ curb

section separation between the entrance and exit points. The applicant is hoping to preserve 1 - 24”, 2 - 28” and 1 48” Live Oak trees creating a monumental area the southern entrance. Staff received a letter of support from Dale Temple the Urban Forester in support of saving the trees. Both staff and the applicant met with City of Houston’s public works and engineering department to coordinate the safety of this proposal. The applicant is to provide proper signage and designated curbed island (per public works) on the south driveway, to ensure internal traffic remains in the correct lanes.

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

Staff is in support of both variances as the existing street grid in this area provides adequate traffic circulation and the proposed entrance at the south of the development will preserve trees and added safety measures will be taken to ensure public safety through signage and drive way geometrics. The granting of these variances will not be injurious to public health, safety or welfare.

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

The applicant is hoping to preserve 1 - 24”, 2 - 28” and 1 48” Live Oak trees creating a monumental area the southern entrance. Staff received a letter of support from Dale Temple the Urban Forester in support of saving the trees. Both staff and the applicant met with City of Houston’s public works and engineering department to coordinate the safety of this proposal. The applicant is to provide proper signage and designated curbed island (per public works) on the south driveway, to ensure internal traffic remains in the correct lanes.

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

Both staff and the applicant met with City of Houston’s public works and engineering department to coordinate the safety of this proposal. The applicant is to provide proper signage and designated curbed island (per public works) on the south driveway, to ensure internal traffic remains in the correct lanes.

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

The estimated block length along Hollister between Hammerly and Long Point is approximately 2900'. Providing the east west street would not substantially improve the east west circulation. The applicant is hoping to preserve 1 - 24”, 2 - 28” and 1 48” Live Oak trees creating a monumental area the southern entrance. Staff received a letter of support from Dale Temple the Urban Forester in support of saving the trees.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 126
Action Date: 04/17/2014
Plat Name: Mandell Courts replat no 1
Developer: Kelly M. Brown
Applicant: Probstfeld & Associates, Inc.
App No/Type: 2014-0504 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1103	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77006	492Z	City

Conditions and Requirements for Approval

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

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.

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.

Houston Planning Commission ITEM : 126

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Mandell Courts replat no 1

Applicant: Probstfeld & Associates, Inc.

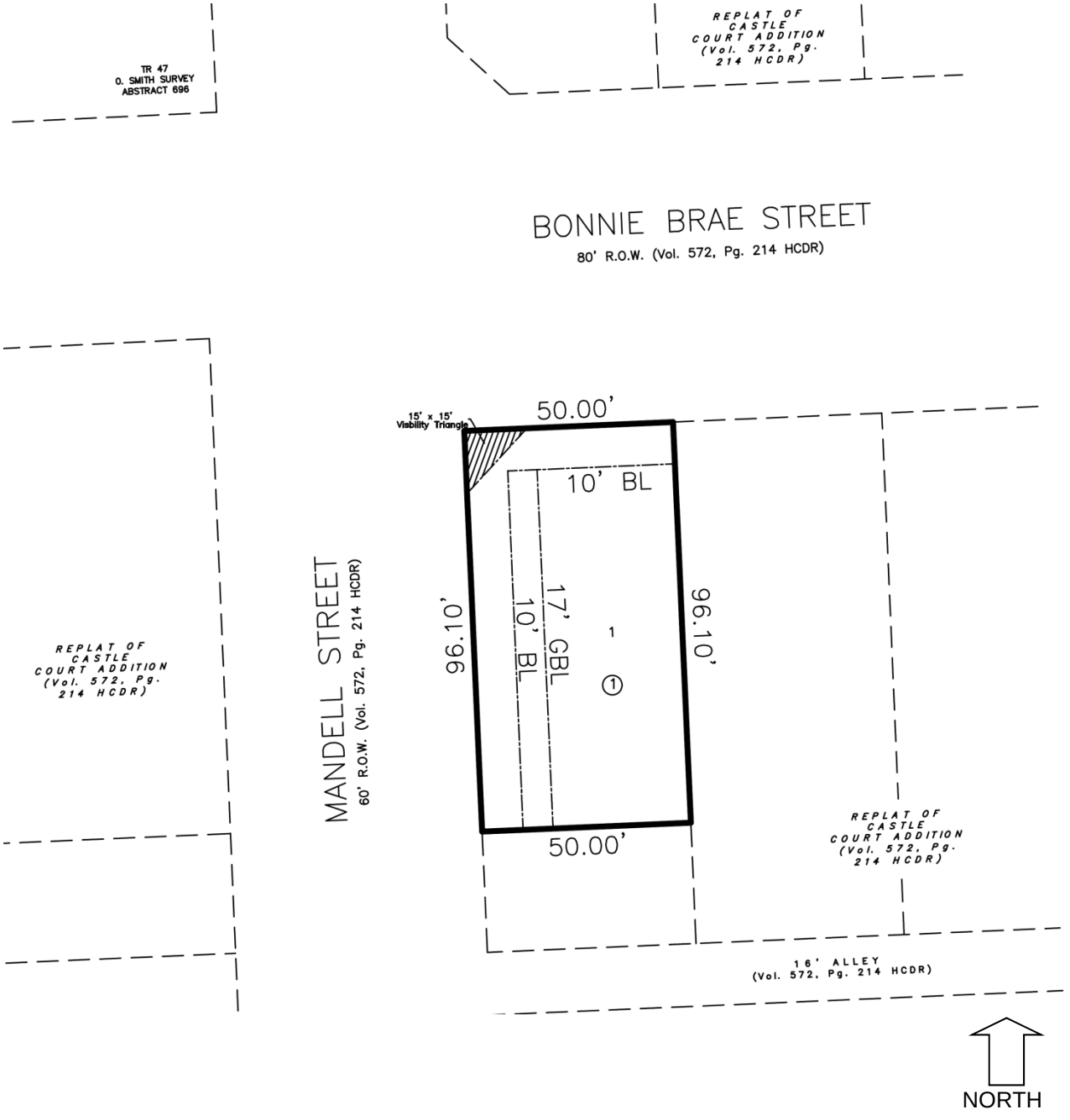
C - Public Hearings with Variances Site Location

Houston Planning Commission ITEM : 126

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Mandell Courts replat no 1

Applicant: Probstfeld & Associates, Inc.



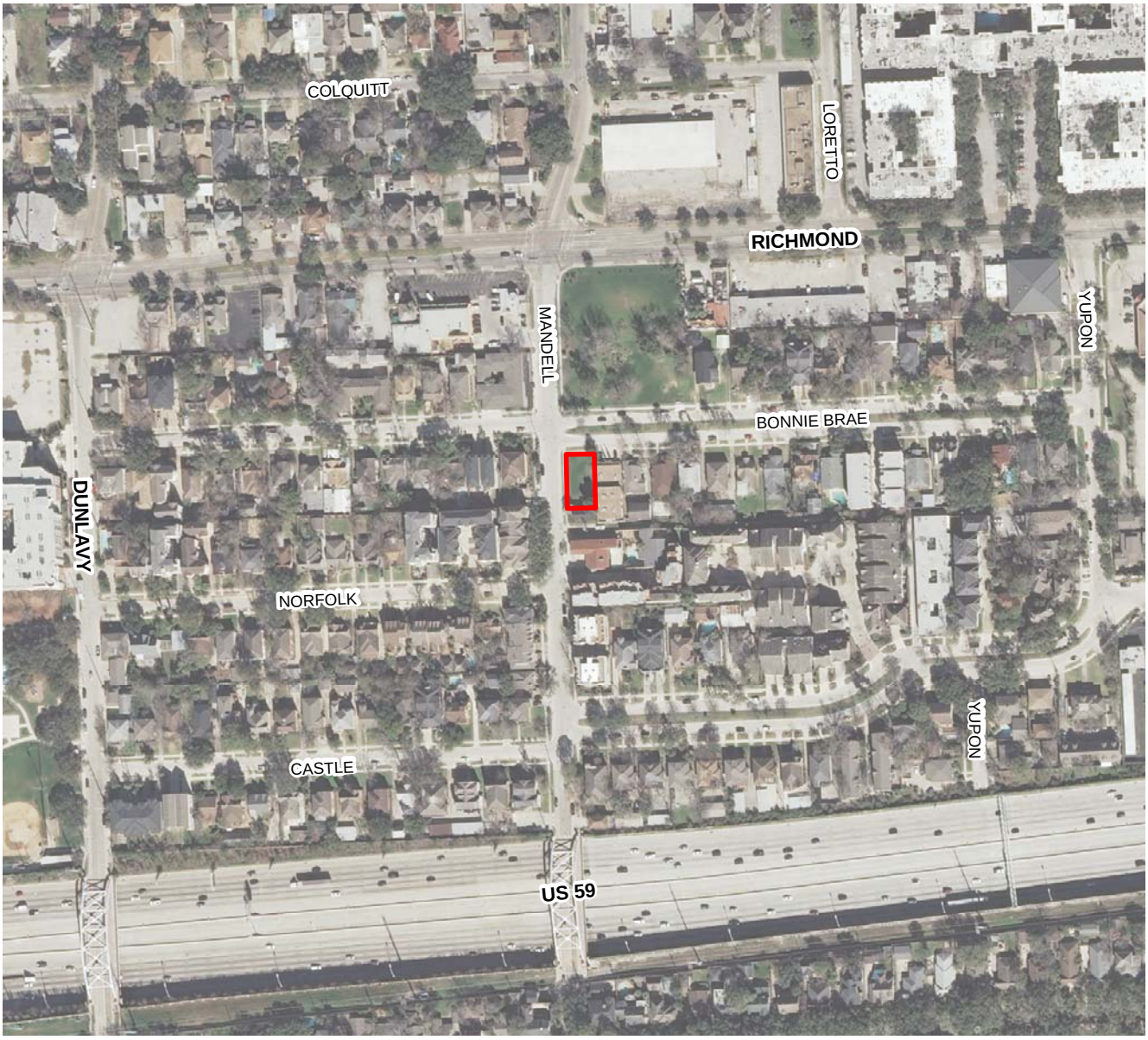
C – Public Hearings with Variances Subdivision

Houston Planning Commission ITEM : 126

Planning and Development Department **Meeting Date: 04/17/2014**

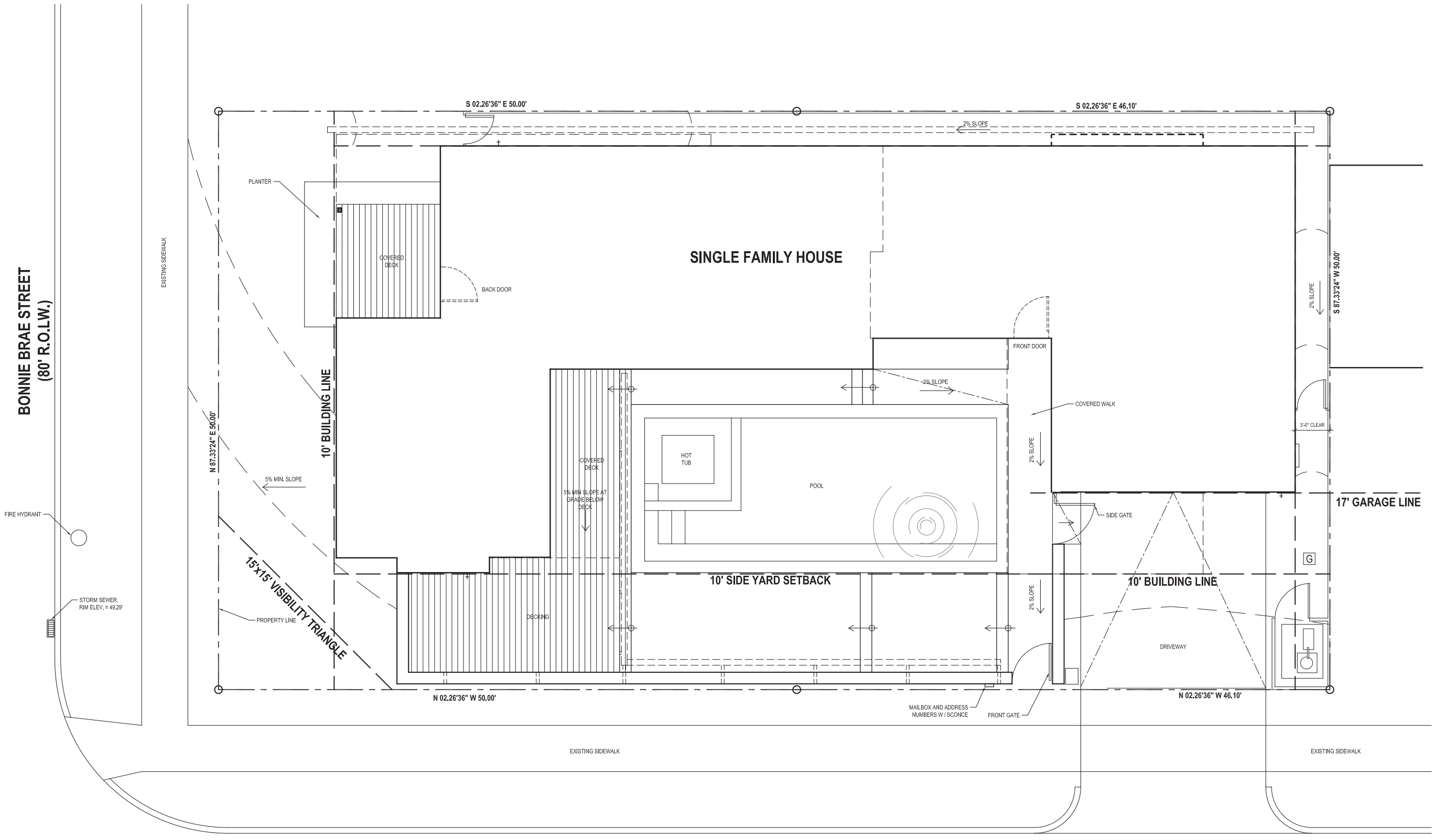
Subdivision Name: Mandell Courts replat no 1

Applicant: Probstfeld & Associates, Inc.



NORTH

C – Public Hearings with Variances Aerial



SITE PLAN

0 2'-0" 4'-0" 8'-0"

01
-

a parallel architecture
LLC

803 1/2 WEST AVE
AUSTIN, TX 78701
512.464.1199

BROWN
RESIDENCE

4401 MANDELL ST
HOUSTON, TX 77006

JOB: 1201
SCALE: AS NOTED
RECORD:

N

A1.0
SITE PLAN

4401

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0504
Plat Name: Mandell Courts replat no 1
Applicant: Probstfeld & Associates, Inc.
Date Submitted: 03/07/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To reduce a 25' special minimum building line to a 10' building line along Bonnie Brae Street.
Chapter 42 Section: 150

Chapter 42 Reference:
Sec. 42-150: Building line Requirement. (c) A special minimum building line requirement established pursuant to subdivision B of this division shall control over all other provisions of this chapter relating to building line requirements.

Statement of Facts
(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; OR

(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;
This property located at the interception of Bonnie Brae Street and Mandell Street (corner lot) was purchased by current owners with the only intention of building their dream house; a 2-story, single-family residence that will be harmonious with the neighborhood and maintain the single-family character of the neighborhood. They spent the past two years working with an architectural firm in designing a residence utilizing the maximum buildable area of the lot. All the design work was based on the 10 foot building lines shown on Lots 1 & 2, block 1 of Mandell Courts. (See attached site plan & residence renderings). In light of the limited depth of the two combine lots of only 96.1 feet, and in comparison with all adjacent lots with a typical depth of 120 feet, the architect and owners designed a residence spreading the foot print of the house to a maximum to limit the height of the residence to a 2-Story, and thus preserving the 2-story character of the neighborhood.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
Owners purchased these two lots on December 15, 2011, based on a recorded plat that shows 10 foot building lines along Bonnie Brae Street and Mandell Street. This plat was approved by the city of Houston Planning Commission on January 25, 2005; well after ordinance No. 2002-326 was passed and adopted by City Council on May 1, 2002, which established a 25-foot building line along Bonnie Brae Street.

(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. Variance approval will allow the construction of a single-family, 2-story residence, thus preserving the general character of the neighborhood, which is the intent and purpose of chapter 42; to assure proper residential use and subdivision of land.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of this variance will not be injurious to the public health, safety or welfare of the community. Owners have secured a letter of approval from Castle Court Neighborhood Association with full support for the approval of the variance and also circulated a petition throughout the neighborhood within the radius of notification; with a large number of residents signing in support of the variance approval. Both letter & petition are attached to this form.

(5) Economic hardship is not the sole justification of the variance.
The granting of this variance is not solely based on economic hardship, but on the fact that the owners were deceived to due to the error with the plat. The owners respectfully request that this variance is granted.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2014-0504
Agenda Item: 126
PC Action Date: 04/17/2014
Plat Name: Mandell Courts replat no 1
Applicant: Probstfeld & Associates, Inc.

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To reduce a 25’ special minimum building line to a 10’ building line along Bonnie Brae Street.;

Basis of Recommendation:

The site is located at the southeast intersection of Mandell and Bonnie Brae Streets. The reason for replat is to create one residential lot and revise a 25' minimum building line to a 10' building line along Bonnie Brae Street. The applicant is seeking a variance to reduce a 25' special minimum building Line to a 10' building line along Bonnie Brae Street. An ordinance was enacted in 2002 to provide a 25' Building Line for properties along the north and south sides of 1400-1600 Blocks of Bonnie Brae Street. This property lies within this special minimum building line area. Review by Legal indicates that this plat does not violate restrictions on the plat or those filed separately. We are requesting to defer the plat because the applicant has failed to provide a significant level of support to act on this item at this time. Staff's recommendation is to defer the plat per the applicant's request and allow the applicant time to provide letters of support of residents who live within the special minimum building line area.

Statement of Facts

(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; OR

n/a

(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;

n/a

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

n/a

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

n/a

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

n/a

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

n/a

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 127
Action Date: 04/17/2014
Plat Name: Oak Estates Sec 1 partial replat no 1
Developer: Highland Village LP
Applicant: Century Engineering, Inc
App No/Type: 2014-0509 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.0363	Total Reserve Acreage:	4.0363
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77027	492S	City

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.

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

059.1. Acreage in title and on plat must match at recordation.

073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

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

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 127
Action Date: 04/17/2014
Plat Name: Oak Estates Sec 1 partial replat no 1
Developer: Highland Village LP
Applicant: Century Engineering, Inc
App No/Type: 2014-0509 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

PWE Utility Analysis: A WASTEWATER CAPACITY RESERVATION LETTER IS REQUIRED FOR THIS PROJECT.
City Engineer: DETENTION IS REQUIRED

Parks and Recreation: To be added to general notes on face of plat:
1) 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.

2) This property(s) is located in Park Sector number 14.

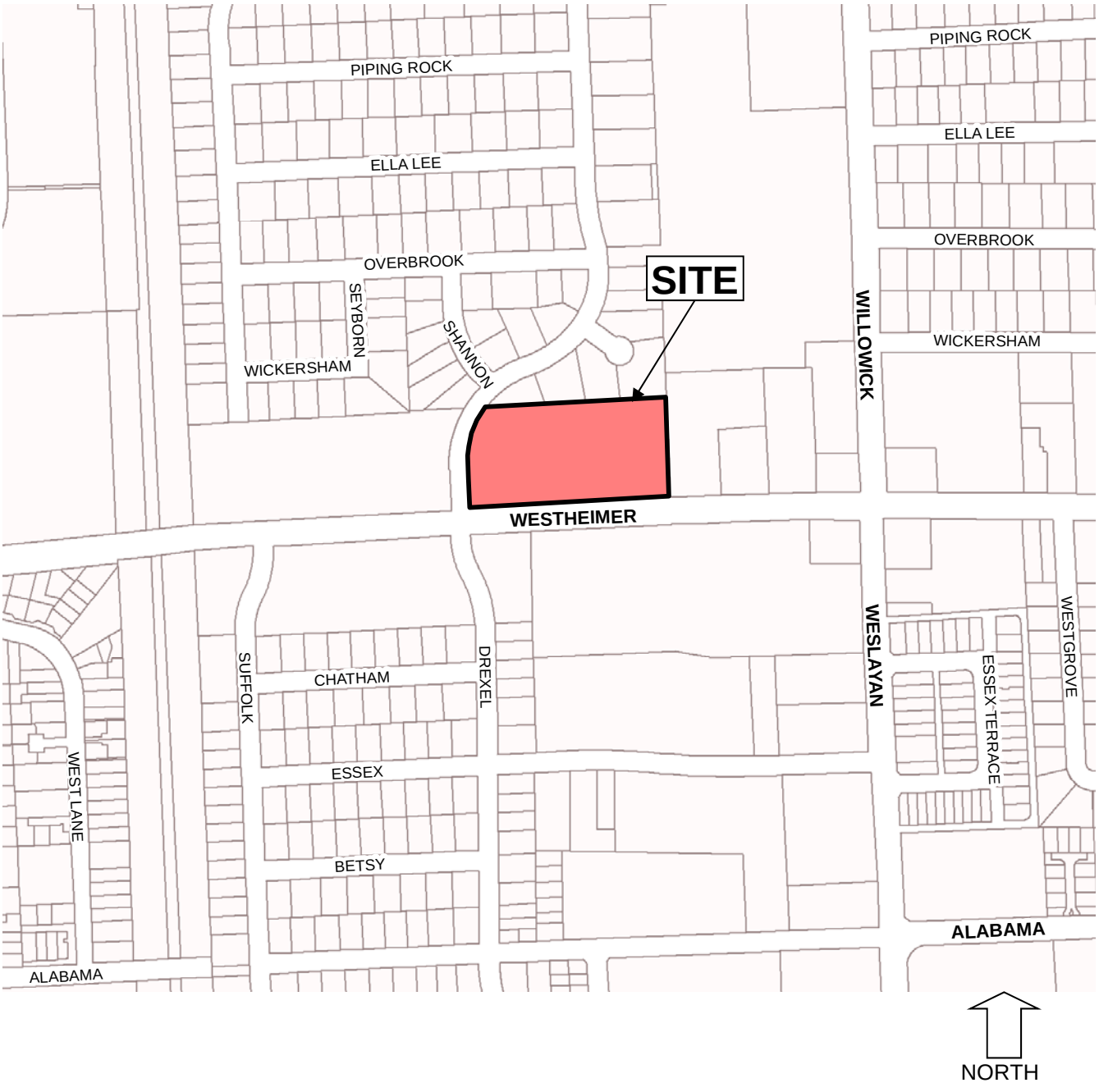
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM : 127

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Oak Estates Sec 1 partial replat no 1

Applicant: Century Engineering, Inc



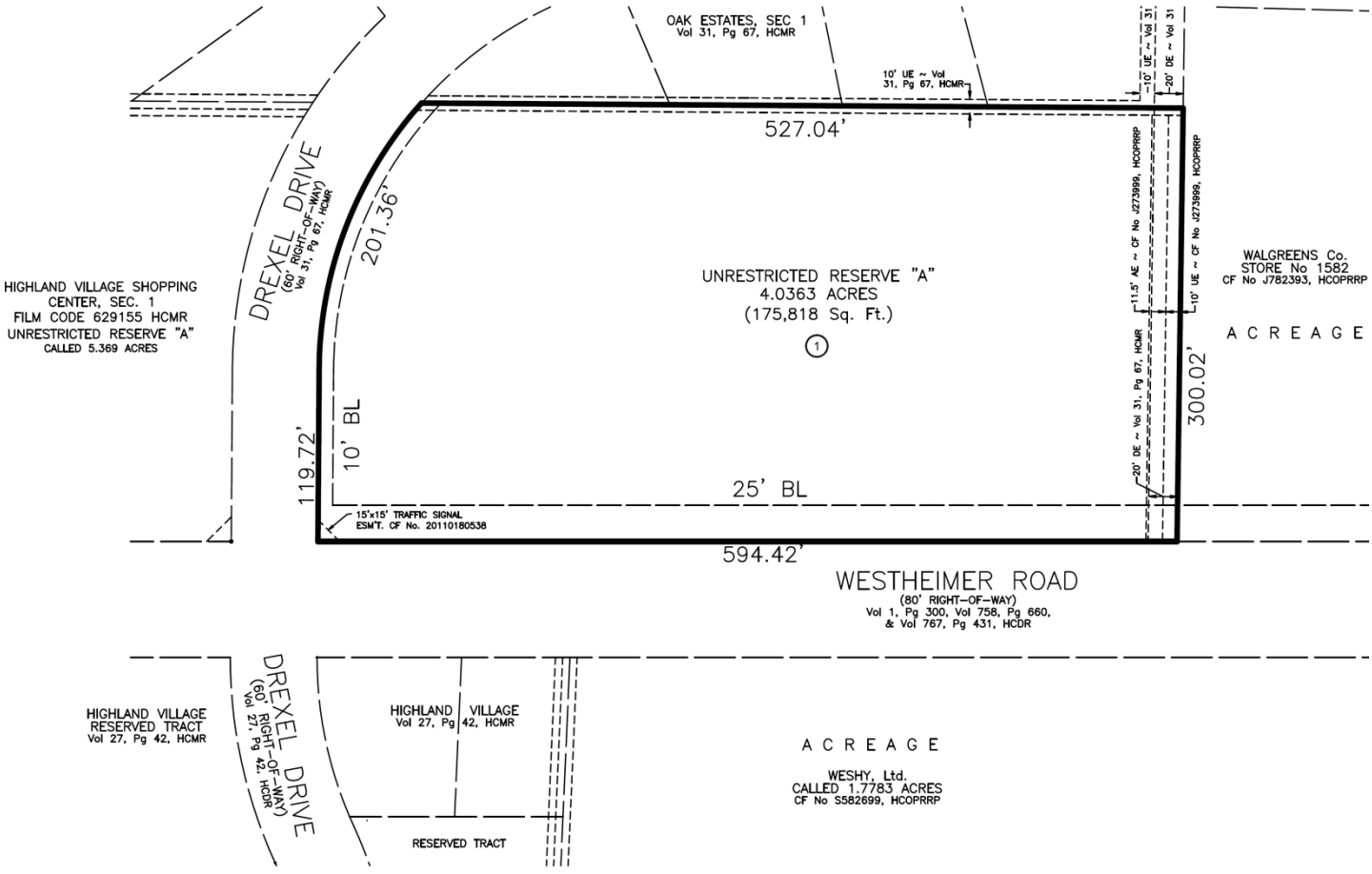
C – Public Hearings Site Location

Houston Planning Commission ITEM : 127

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Oak Estates Sec 1 partial replat no 1

Applicant: Century Engineering, Inc



NORTH

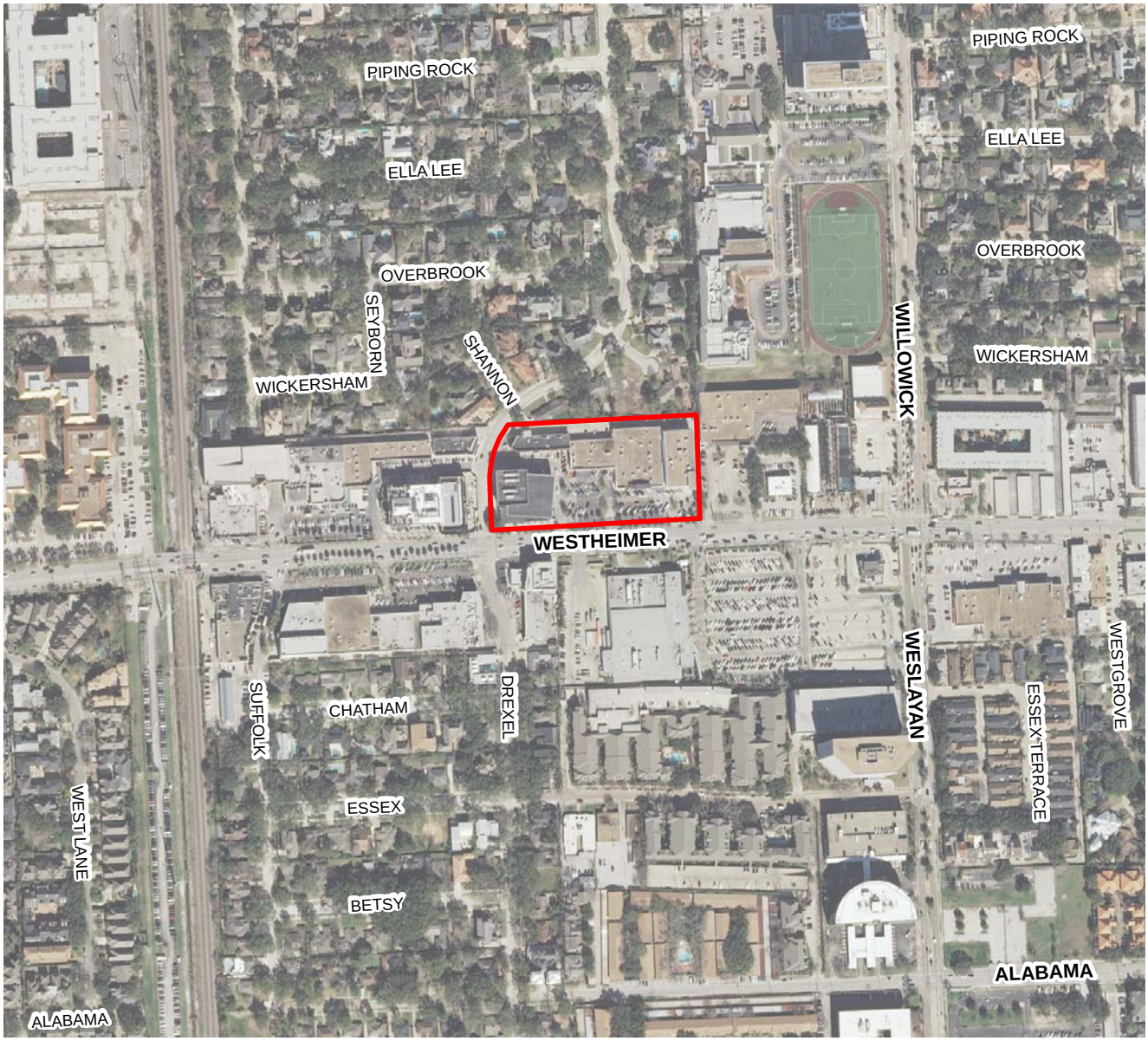
C – Public Hearings Subdivision

Houston Planning Commission ITEM : 127

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Oak Estates Sec 1 partial replat no 1

Applicant: Century Engineering, Inc



NORTH

C – Public Hearings

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 128
Action Date: 04/17/2014
Plat Name: Park Court partial replat no 1
Developer: EIM Building Group, LLC
Applicant: The Porter Drafting Co.
App No/Type: 2014-0124 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.2616	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Greater Southeast Management District

County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	City

Conditions and Requirements for Approval

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

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

Parks and Recreation: To be added to the general notes on the face of the plat:
1) No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City."

2) This property(s) is located in Park Sector number 15.

3) This percentage (100%) shall be applied to the then-current fee in lieu of dedication.

4) The then-current fee in lieu of dedication shall be applied to this number (4 units) of dwelling units.

5) No land is being established as Private Park or dedicated to the public for Park purposes.

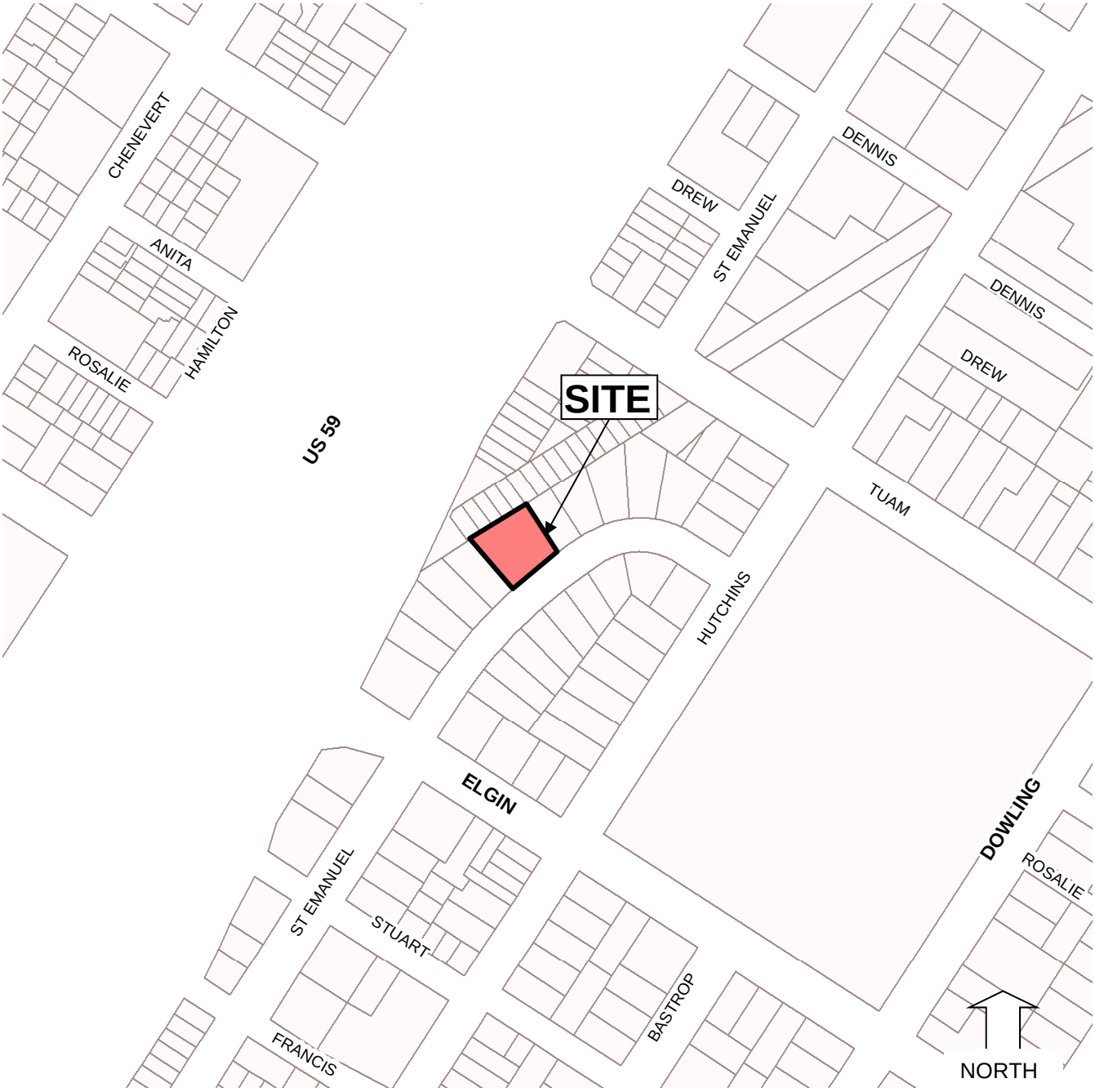
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM : 128

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Park Court partial replat no 1

Applicant: The Porter drafting Co.



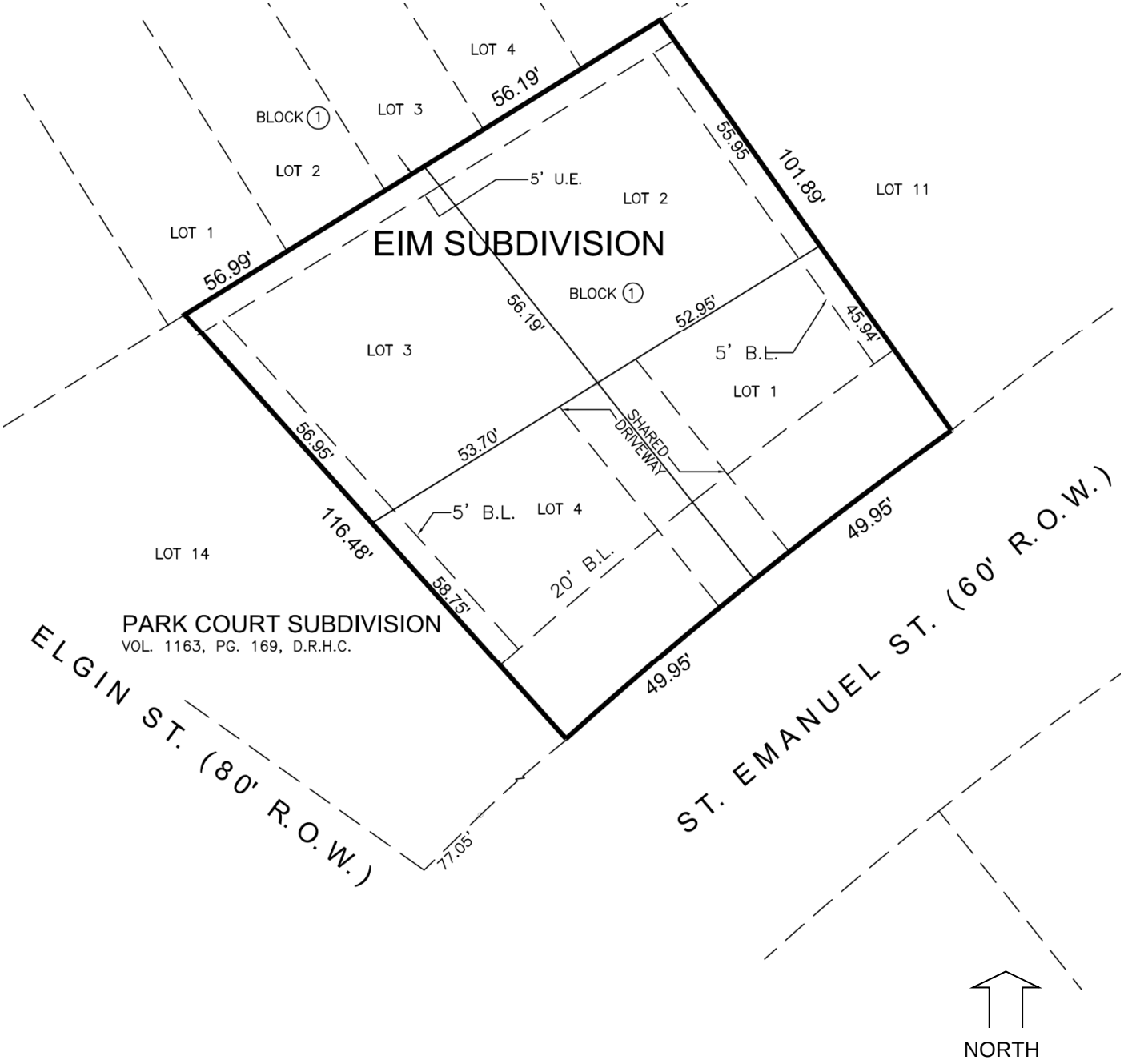
C – Public Hearings Site Location

Houston Planning Commission ITEM : 128

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Park Court partial replat no 1

Applicant: The Porter drafting Co.



C – Public Hearings Subdivision

Houston Planning Commission ITEM : 128

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Park Court partial replat no 1

Applicant: The Porter drafting Co.

C – Public Hearings Aerial

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 129
Action Date: 04/17/2014
Plat Name: Waldrons Grant Sec 2 replat no 1
Developer: Alpesh Intwala
Applicant: Tetra Surveys
App No/Type: 2014-0562 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1156	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

Conditions and Requirements for Approval

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

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)

1) Choose zone in Appendix E.

2) Remove solid waste collection note.

3) Modify reason for replat. See markup.

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

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.

Houston Planning Commission ITEM : 129

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Waldrons Grant Sec 2 replat no 1

Applicant: Tetra Surveys

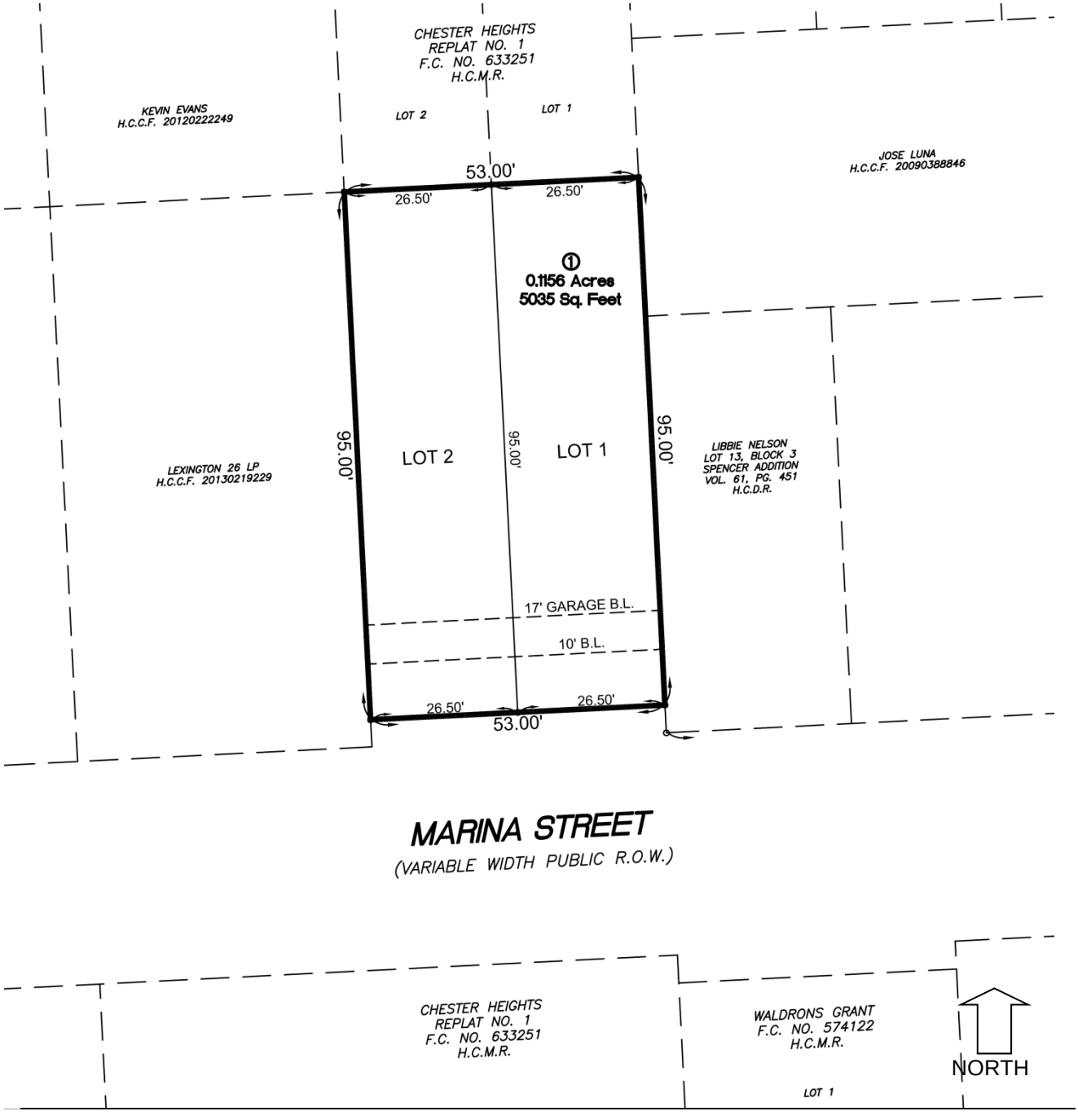
C – Public Hearings Site Location

Houston Planning Commission ITEM : 129

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Waldrons Grant Sec 2 replat no 1

Applicant: Tetra Surveys



C – Public Hearings Subdivision

Houston Planning Commission ITEM : 129

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Waldrons Grant Sec 2 replat no 1

Applicant: Tetra Surveys

C – Public Hearings Aerial

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 130
Action Date: 04/17/2014
Plat Name: Whispering Pines Estates partial replat no 7
Developer: Big Star Management, Inc
Applicant: Bates Development Consultants
App No/Type: 2014-0543 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2860	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	Spring Branch Management District

County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

Conditions and Requirements for Approval

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

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.

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

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)

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%
CenterPoint: original dedication of the 10’ UE & AE should be referenced.

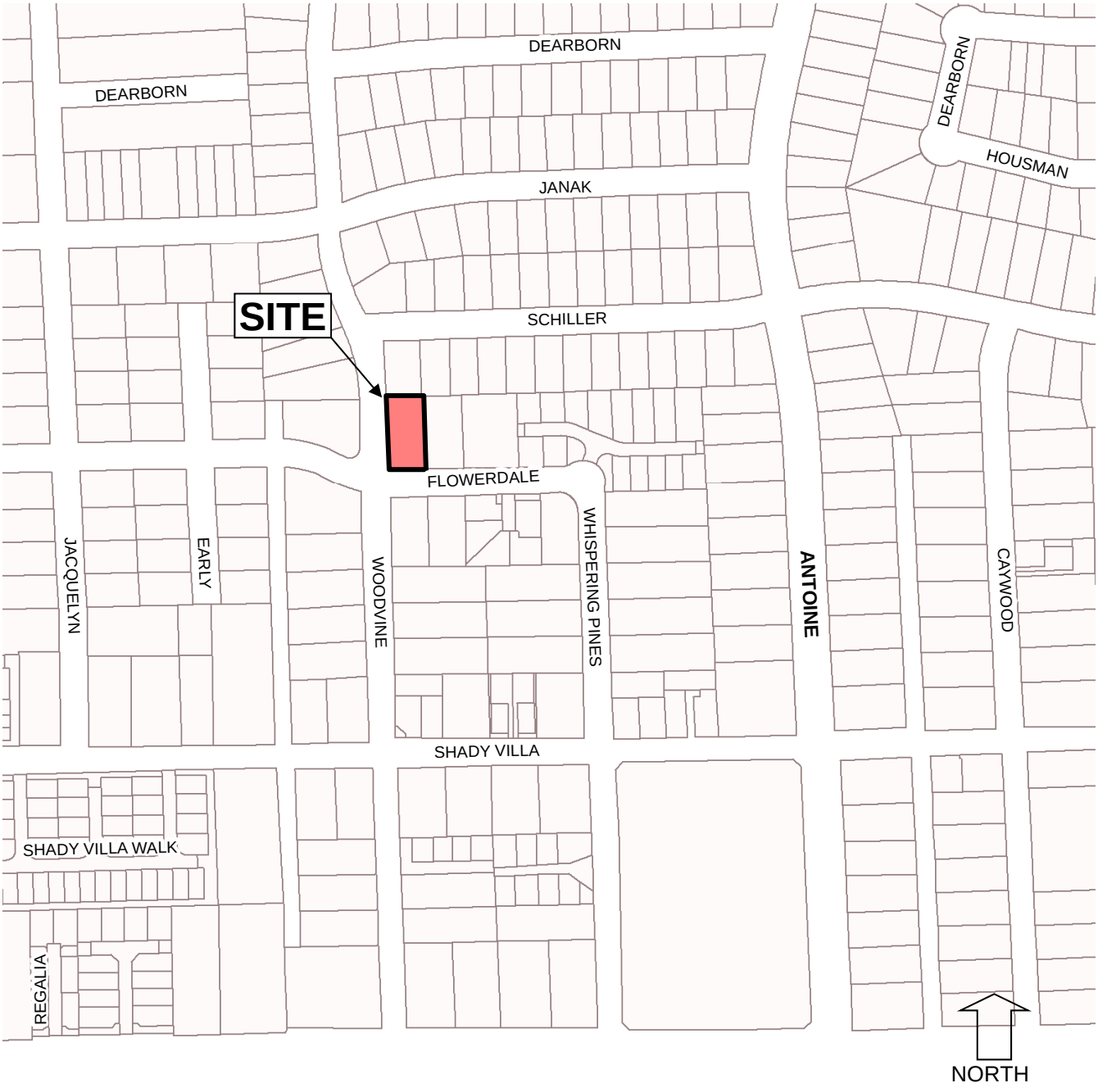
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM : 130

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Whispering Pines Estates partial replat no 7

Applicant: Bates Development Consultants



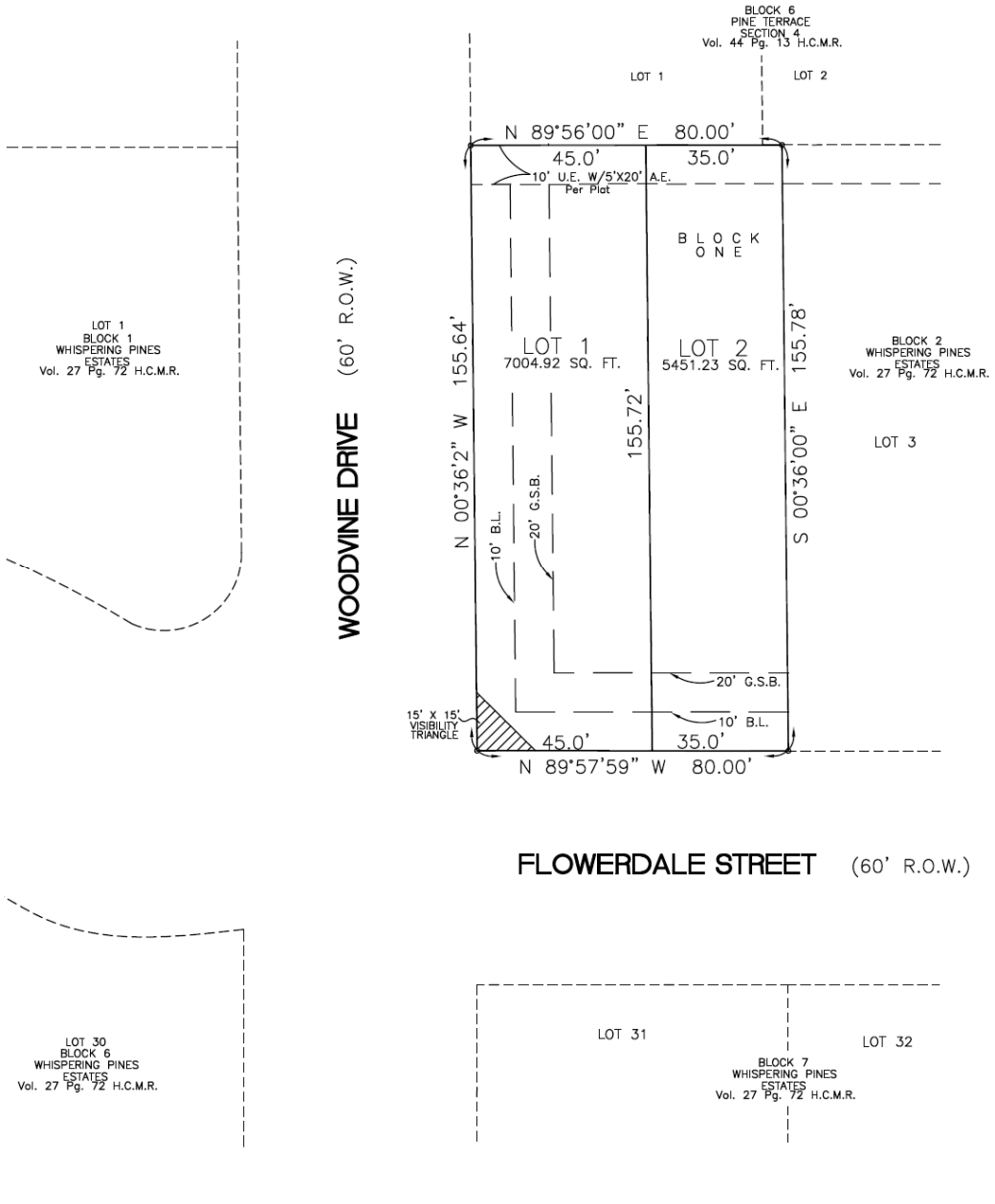
C – Public Hearings Site Location

Houston Planning Commission ITEM : 130

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Whispering Pines Estates partial replat no 7

Applicant: Bates Development Consultants



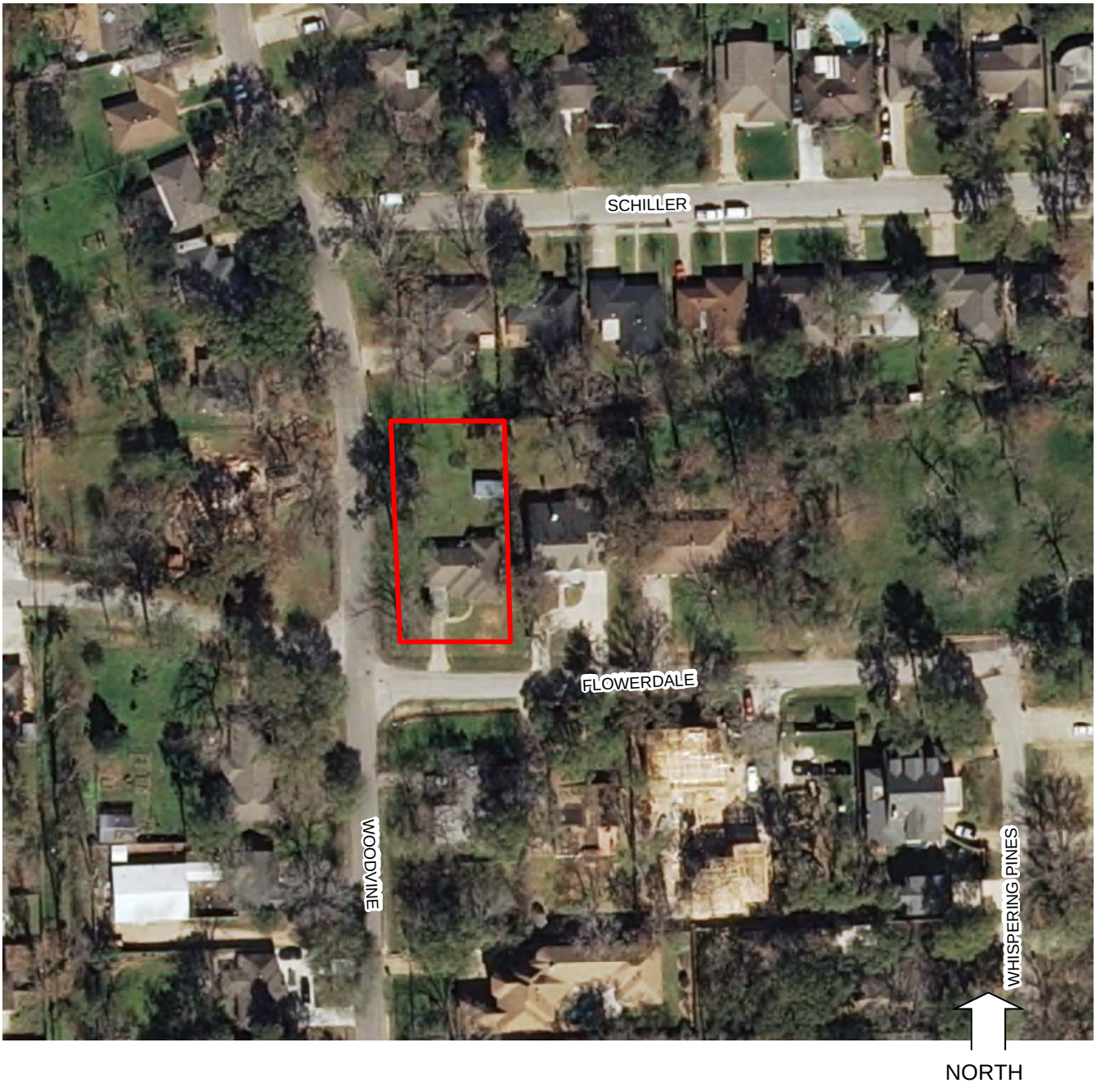
C – Public Hearings Subdivision

Houston Planning Commission ITEM : 130

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Whispering Pines Estates partial replat no 7

Applicant: Bates Development Consultants



C – Public Hearings

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 131
Action Date: 04/17/2014
Plat Name: Wilson Green Court partial replat no 1
Developer: Riverway Development, Inc.
Applicant: The Interfield Group
App No/Type: 2014-0337 C3N

Staff Recommendation:
Withdraw

Total Acreage:	0.0410	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Harris County Improvement District 7

County	Zip	Key Map ©	City / ETJ
Harris	77019	493P	City

Conditions and Requirements for Approval

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.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

CenterPoint: Need 10’ building line adjacent to Wilson Street

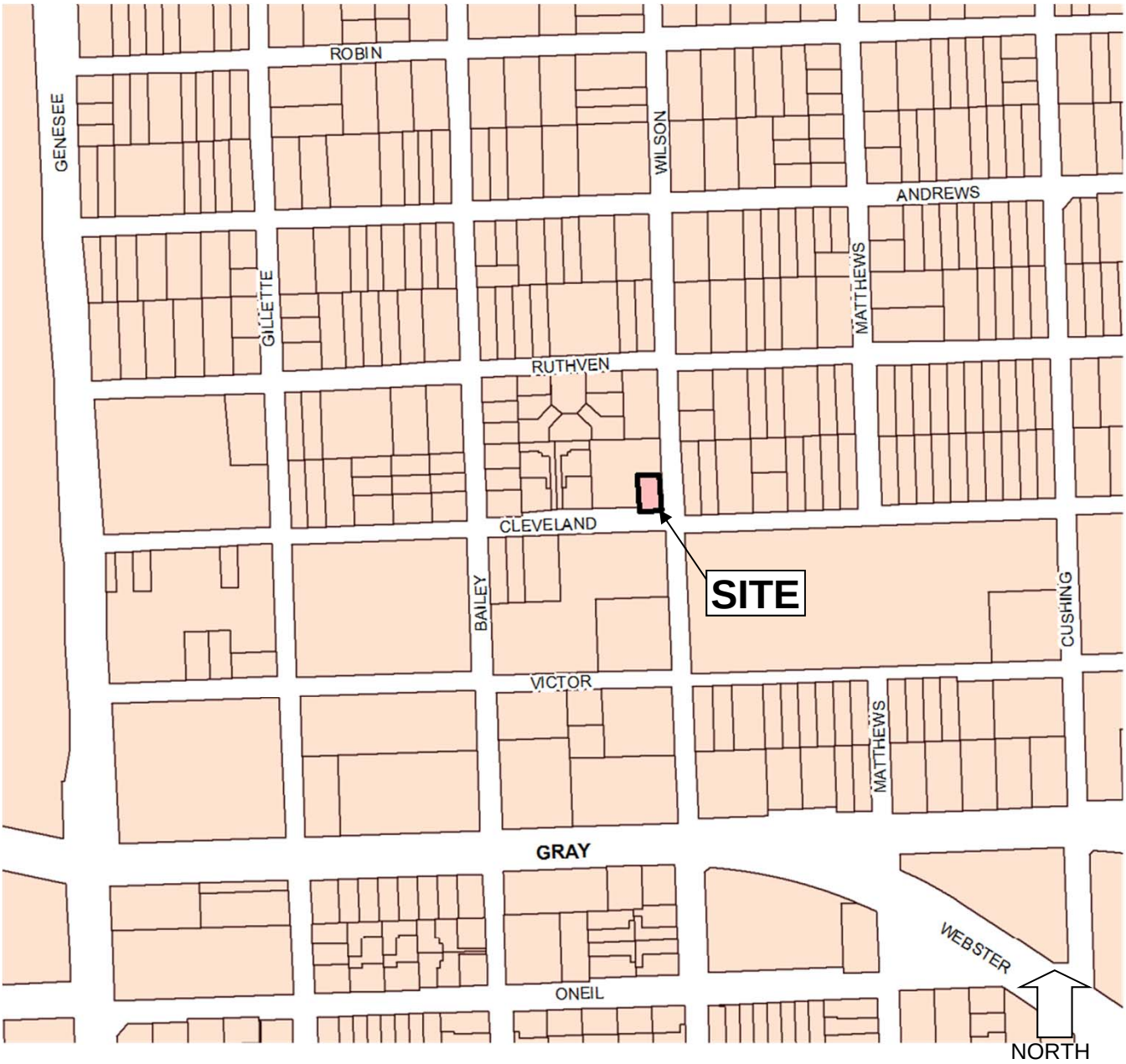
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM : 131

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Wilson Green Court partial replat no 1 (DEF 2)

Applicant: The Interfield Group



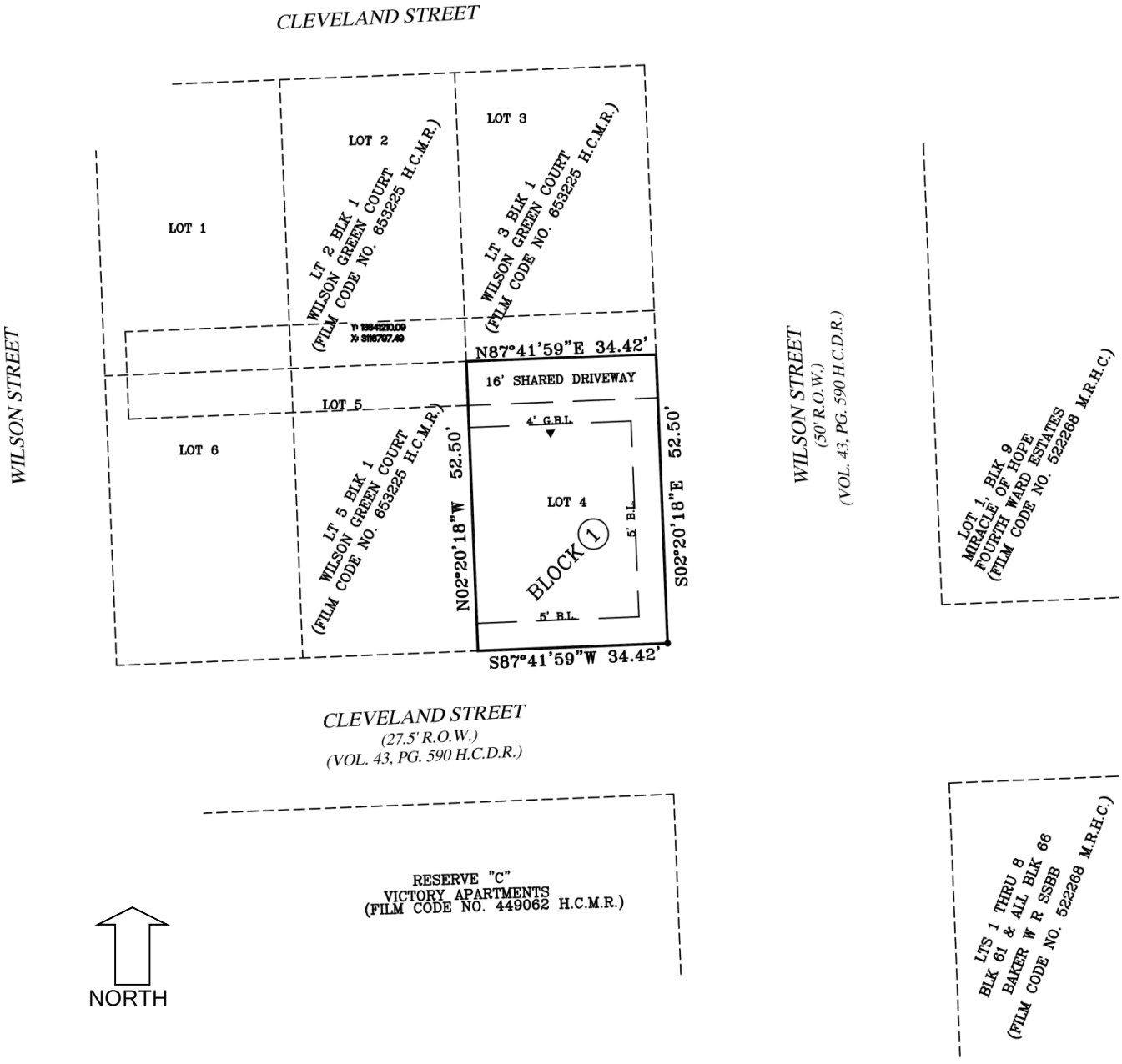
C – Public Hearings with a Variance Site Location

Houston Planning Commission ITEM : 131

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Wilson Green Court partial replat no 1 (DEF 2)

Applicant: The Interfield Group



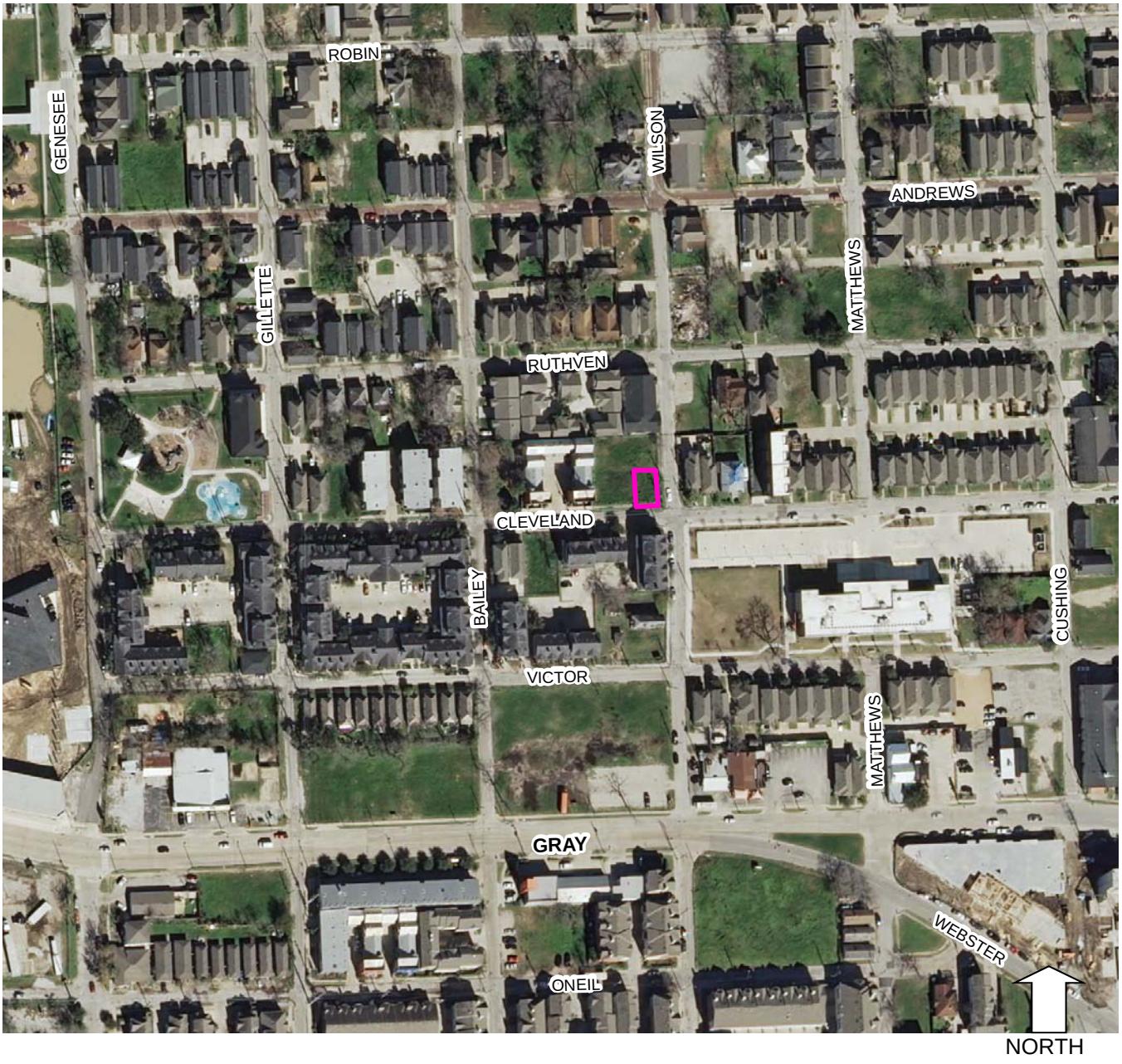
C – Public Hearings with a Variance Subdivision

Houston Planning Commission ITEM : 131

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Wilson Green Court partial replat no 1 (DEF 2)

Applicant: The Interfield Group



C – Public Hearings with a Variance Aerial

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 132
Action Date: 04/17/2014
Plat Name: Brunner Addition partial replat no 2
Developer: Gateman Inc
Applicant: Gateman Inc
App No/Type: 2014-0376 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	0.0861	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	City

Conditions and Requirements for Approval

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

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)

189. Appendix E:Certificate for Engineer or Surveyor 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)

Remove lot typical graphics and notes. Coordinate improvement to the alley with Public Works & Engineering.

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

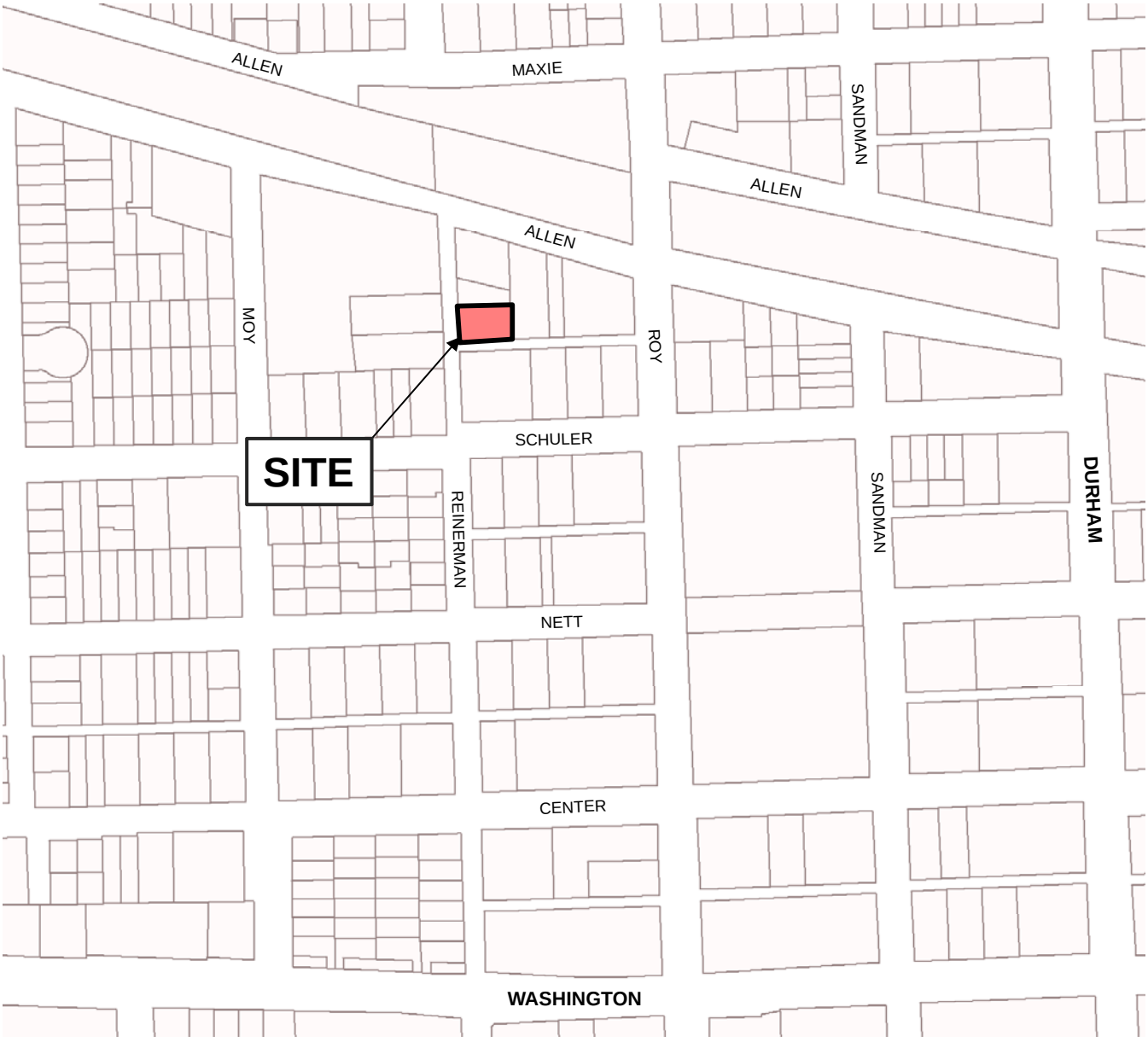
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM : 132

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Brunner Addition partial replat no 2 (DEF1)

Applicant: Gateman Inc



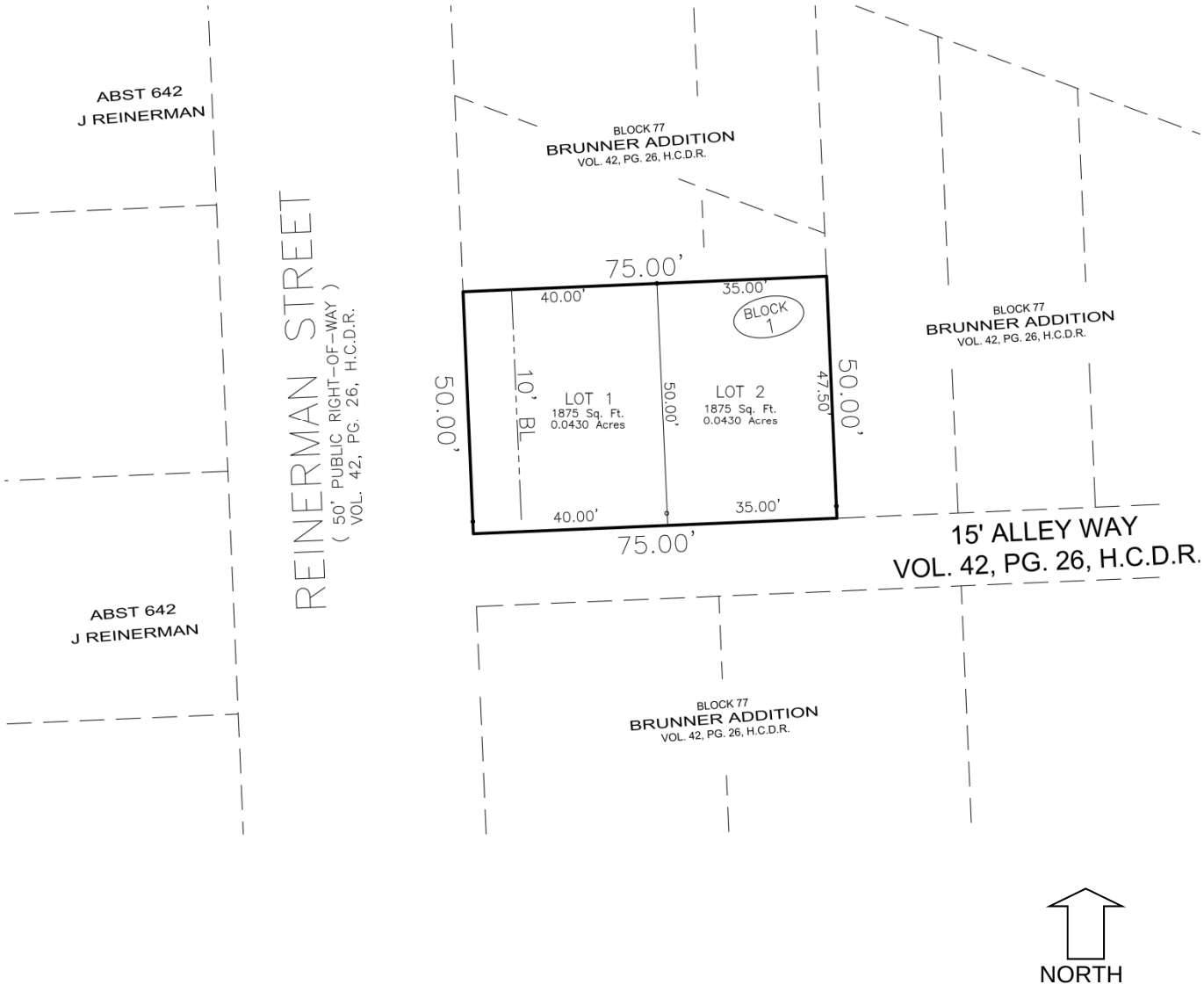
D – Variances **Site Location**

Houston Planning Commission ITEM : 132

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Brunner Addition partial replat no 2 (DEF1)

Applicant: Gateman Inc



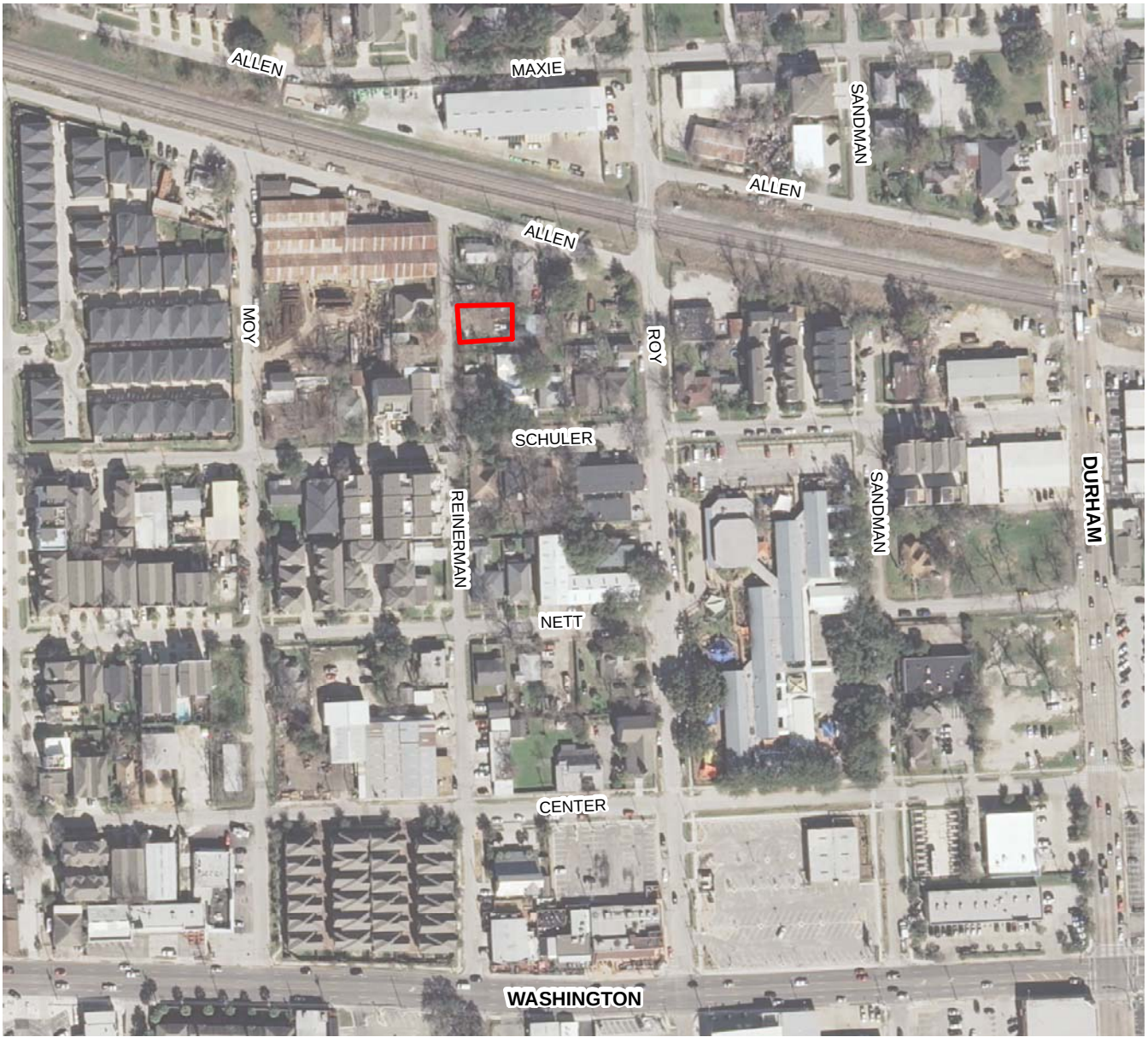
D – Variances **Subdivision**

Houston Planning Commission ITEM : 132

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Brunner Addition partial replat no 2 (DEF1)

Applicant: Gateman Inc



NORTH

D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0376
Plat Name: Brunner Addition partial replat no 2
Applicant: Gateman Inc
Date Submitted: 02/21/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

The ordinance requires that each lot abutting a local street have access and frontage from that street. It also requires that each lot provide space for two off-street parking spots. I am proposing that my two town-homes take frontage from the under-utilized public alley. To permit drive access to lots by alley.

Chapter 42 Section: 42-188

Chapter 42 Reference:

Sec. 42-188. Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

Statement of Facts

(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; OR

Reinerman street right-of-way is precisely 50' in length. This conforms to the code; however, the paving section of Reinerman Street in front of my lot is only 14'. This make the public alley-way larger than the street itself. If I were to provide a 16 foot shard driveway, that would require undo curb cuts along the street creating traffic flow dangers and limit on street parking. If I were to do a flag lot, one home would be the size of a shoe box and the other would be normal; however, If I were to build the townhomes with frontage on the alley, they would be normal 2,500 sq.ft homes that conform to the 60% land coverage rule.

(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;

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by me. It is simply the design of the plat. The block happens to be in an irregular shape and my property abuts an unutilized public alley. This would eliminate excess concrete and contribute to more green area.

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

The intent and general purposes of this chapter will be preserved and maintained. I am simply asking to make the best use of under-utilized, neglected land surrounding my property. In an area that already has homes built around shared drives, this under-utilized alley can be looked at as a shared driveway. Not only will I widen the land per public works spec standards, but also I will help with any adjacent area.

(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. In fact, it will be improved. I am creating conditions which will remove cars from the already narrow, trafficked street. It will create a safe area where the cars can back out of the garage, into the alley, and finally be facing forward when they make their turn onto Reinerman. Not only will I maintain the alley-way abutting my property, but also I will maintain the alley-way to whatever reasonable length the Commission/City of Houston and public works requires me to.

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

Economic hardship is not the sole justification for this variance. A public alley was created in the original subdivision plat. This alley-way is not being utilized for any benefit for the city or the residents. It pains me to see perfectly usable land

look like a dump and neglected growing vegetation. By having cars parked OFF the street not only contributes to the nice "park-esk" type look, but also it is safer. Houston is growing, and land is becoming scares within the loop. We need to reasonably utilize all lands so that everyone receives maximum benefit from it.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Staff Report

Application No: 2014-0376
Agenda Item: 132
PC Action Date: 04/17/2014
Plat Name: Brunner Addition partial replat no 2
Applicant: Gateman Inc

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-188

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The ordinance requires that each lot abutting a local street have access and frontage from that street. It also requires that each lot provide space for two off-street parking spots. I am proposing that my two town-homes take frontage from the under-utilized public alley. To permit drive access to lots by alley.;

Basis of Recommendation:

The site is located within the street width exception area, south of Allen Street, north of Schuler Street on the east side of Reinerman Street. The applicant is creating two single family lots and is requesting a variance to allow the proposed lots to have access and frontage from the adjacent alley.Staff is in support of the request.

The site is located within the 610 loop in an area that is predominantly developed with residential uses. Reinerman Street at this location was platted and recorded as 25' ROW per Brunner Addition (Vo.l 42, Pg. 26 HCDR), and has a paving section of 13.7' . Additional dedication for the widening of the right-of-way will be required when the adjacent property, on the west side of Reinerman, submits a plat application.

The rationale for staff's recommendation is based on the fact that the proposed variance request would be an improvement on the existing configuration and would be more beneficial to the public safety and welfare than an alternative design, which would meet Chapter 42 requirements.

The applicant could file a plat with two lots on a 16' shared driveway or two lots with a 10'/17' layout without a variance request. However, with this design, there will be no proposed driveway cuts along Reineman, and the alley will be utilized for access as originally envisioned. The applicant is providing a 10' BL along Reinerman per the ordinance. As a condition of the variance the applicant will be required to provide paving and drainage improvements on the alley per PWE requirements, and close any existing driveways along Reinerman Street during the building permit review process.

The Department of Public Works and Engineering has voiced no objection to the proposal; therefore, staff recommends the Planning Commission grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(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; OR

(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 site is located within the 610 loop in an area that is predominantly developed with residential uses. Reinerman Street at this location was platted and recorded as 25' ROW per Brunner Addition (Vo.l 42, Pg. 26 HCDR), and has a paving section of 13.7' . Additional dedication for the widening of the right-of-way will be required when the adjacent property, on the west side of Reinerman, submits a plat application. The rationale for staff's recommendation is based on the fact that the proposed variance request would be an improvement on the existing configuration and would be more beneficial to the public safety and welfare than an alternative design, which would meet Chapter 42 requirements. The applicant could file a plat with two lots on a 16' shared driveway or two lots with a 10'/17' layout without a variance

request. However, with this design, there will be no proposed driveway cuts along Reineman, and the alley will be utilized for access as originally envisioned. The applicant is providing a 10' BL along Reinerman per the ordinance.

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

The proposed variance request would be an improvement on the existing configuration and would be more beneficial to the public safety and welfare than an alternative design, which would meet Chapter 42 requirements. Reinerman Street at this location was platted and recorded as 25' ROW per Brunner Addition (Vo.l 42, Pg. 26 HCDR), and has a paving section of 13.7'. With this design, there will be no proposed driveway cuts along Reinerman, and the alley will be utilized for access as originally envisioned.

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

The applicant could file a plat with two lots on a 16' shared driveway or two lots with a 10'/17' layout without a variance request. However, with this design, there will be no proposed driveway cuts along Reinerman, and the alley will be utilized for access as originally envisioned. The applicant is providing a 10' BL along Reinerman per the ordinance.

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

The proposed variance request would be an improvement on the existing configuration and would be more beneficial to the public safety and welfare than an alternative design, which would meet Chapter 42 requirements. With this design, there will be no proposed driveway cuts along Reinerman, and the alley will be utilized for access as originally envisioned. The applicant is providing a 10' BL along Reinerman per the ordinance. As a condition of the variance the applicant will be required to provide paving and drainage improvements on the alley per PWE requirements, and close any existing driveways along Reinerman Street during the building permit review process.

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

The proposed variance request would be an improvement on the existing configuration and would be more beneficial to the public safety and welfare than an alternative design, which would meet Chapter 42 requirements. With this design, there will be no proposed driveway cuts along Reineman, and the alley will be utilized for access as originally envisioned.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 133
Action Date: 04/17/2014
Plat Name: Crouch Teetshorn
Developer: Crouch
Applicant: TSP Consulting Engineering
App No/Type: 2014-0839 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.1263
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Greater Northside Management District

County	Zip	Key Map ©	City / ETJ
Harris	77009	493B	City

Conditions and Requirements for Approval

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

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

079. Revise the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat as shown on the mark up. (183)

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.

189. Appendix E:Certificate for Engineer or Surveyor 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)

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75% , ALSO MAKE SURE THAT 10’ CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

CenterPoint: Need further review with CenterPoint Energy Code Clearance Dept. to ensure existing building meets minimum clearances to existing OVH electrical lines.

Houston Planning Commission ITEM : 133

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Crouch Teetshorn

Applicant: TSP Consulting Engineering

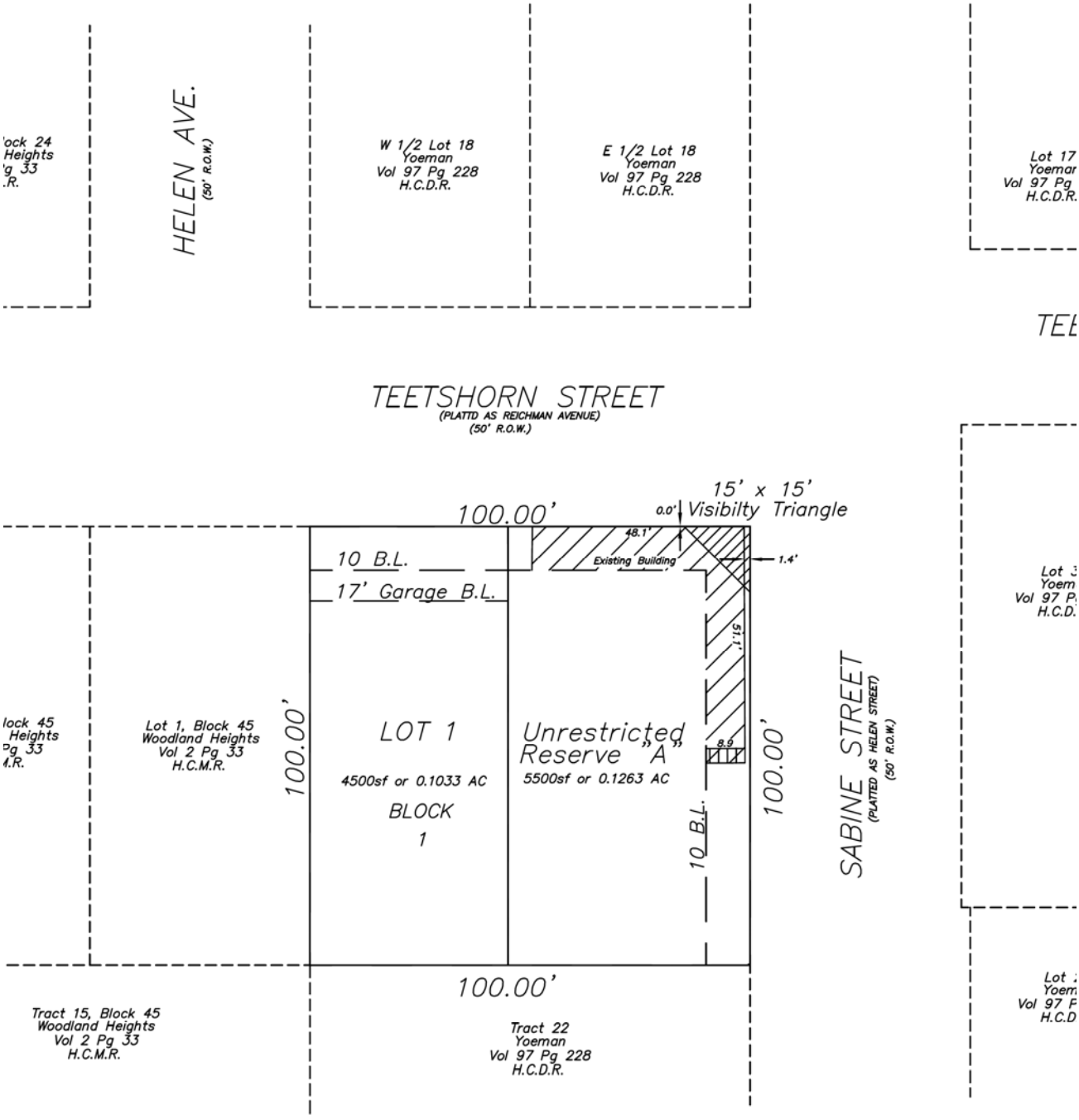
D – Variances **Site Location**

Houston Planning Commission ITEM : 133

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Crouch Teetshorn

Applicant: TSP Consulting Engineering



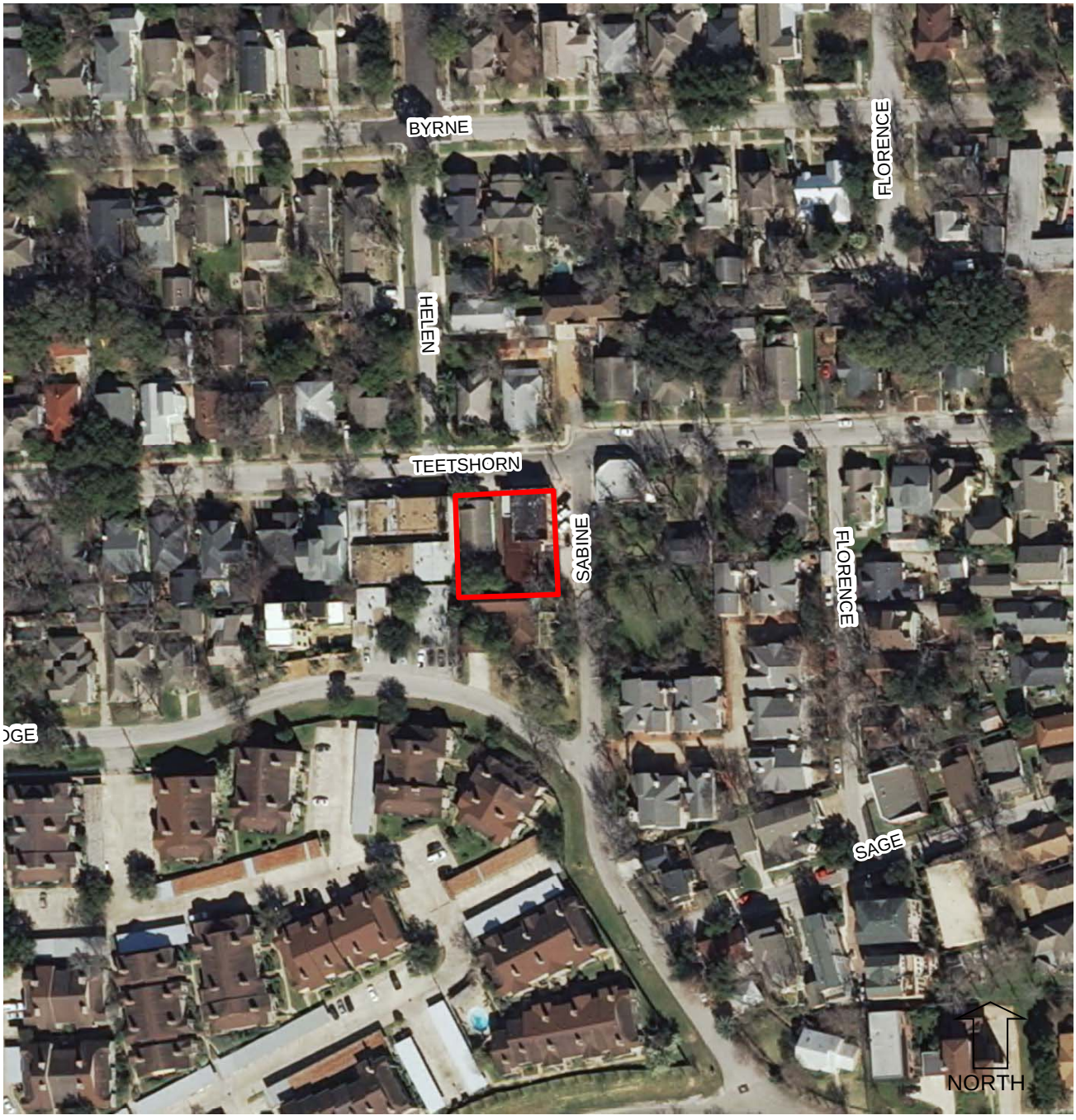
D – Variances **Subdivision**

Houston Planning Commission ITEM : 133

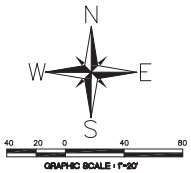
Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Crouch Teetshorn

Applicant: TSP Consulting Engineering



D – Variances **Aerial**



NOTE:
–BASIS FOR BEARINGS: AS PER RECORDED PLAT
–DISTANCES SHOWN ARE GROUND DISTANCES
–ALL ABSTRACTING DONE BY TITLE COMPANY

LEGEND:
U.E. – UTILITY EASEMENT
A.E. – UNOBSTRUCTED AERIAL EASEMENT
B.L. – BUILDING LINE
H.C.M.R. – HARRIS COUNTY MAP RECORD
H.C.D.R. – HARRIS COUNTY DEED RECORD
H.C.C.F. – HARRIS COUNTY CLERK'S FILE
MH – STORM MH
SMH – SANITARY MAN HOLE
FH – FIRE HYDRANT
WV – WATER VALVE
SS – STOP SIGN
DE – DEAD END SIGN
PP/SL – POWER POLE w/STREET LIGHT
SP – SERVICE POLE
PL – CENTERPOINT ENERGY PIPELINE MARKER
– TREE
(ALL AS PER RECORDED PLAT OF SUBDIVISION)
– 5' WROUGHT IRON GATE
– 6' WOOD FENCE

THIS EXISTING CONDITION SURVEY SHOWS EACH ITEM REQUIRED PER 42–56; WHICH INCLUDES: EACH CLASS II AND CLASS III PRELIMINARY PLAT PROVIDING FOR SINGLE–FAMILY RESIDENTIAL USE ON A TRACT WITHIN THE CITY SHALL PROVIDE AN EXISTING CONDITIONS SURVEY THAT ILUSTRATES THE LOCATION OF ANY OF THE FOLLOWING:

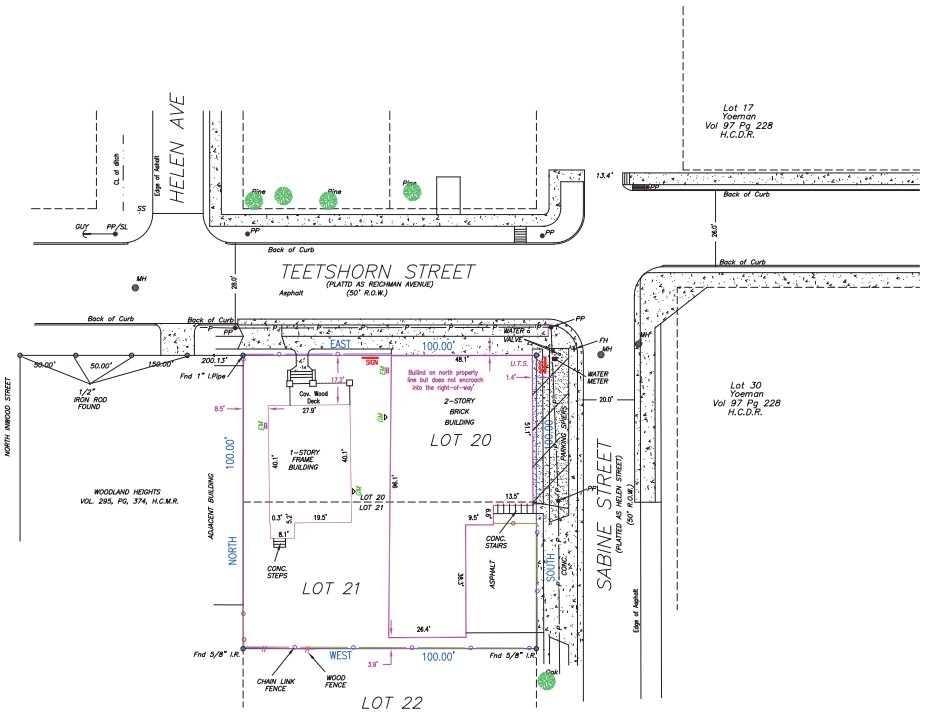
CURBS, DRIVEWAYS, UTILITY POLES, METERS, FIRE HYDRANTS, STORM SEWERS INLETS AND OTHER PHYSICAL FEATURES ON THE TRACT OR IN THE PUBLIC RIGHT–OF–WAY WITHIN 10 FEET OF THE TRACT;

RECORDED EASEMENT(S) ONTHE TRACT

TREES LOCATED WITHIN THE PUBLIC RIGHT–OF–WAY WITHIN 10 FEET OF THE TRACT OR WITHIN THE BUILDING SET–BACK AREA AS THAT TERM IS DEFINED BY ARTICLE V OF CHAPTER 22 OF THIS CODE;

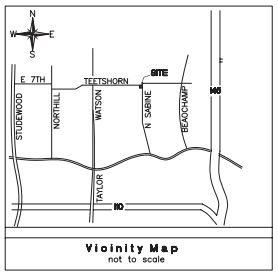
ROADWAYS AND SIDEWALKS INCLUDING THE PAVING SECTION WIDTH ON THE TRACT AND IN THE PUBLIC RIGHT–OF–WAY WITHIN 10 FEET OF THE TRACT; AND

PUBLIC RIGHT–OF–WAY INCLUDING THE WIDTH ON OR ADJACENT TO THE TRACT



THE CERTIFICATION SHOWN HEREON IS REVOKED AND THIS SURVEY IS NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, USED OR RELIED UPON BY ANY PERSON OTHER THAN THOSE ADDRESSED HEREON, OR DOES NOT BEAR AN ORIGINAL SIGNATURE

ACCORDING TO FLOOD INSURANCE RATE MAP 4 8 2 0 1 C 0 6 7 0 L DATED 6-18-2007 THIS TRACT HEREBY SURVEYED LIES WITHIN ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN. THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP AND IS FOR FLOOD INSURANCE RATES ONLY AND NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.



I HEREBY CERTIFY THIS PLAT, WHEN COMPRESSION SEALED TO BE A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARD AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

SIGNED:
CHARLES E. BATES
REGISTERED PROFESSIONAL LAND SURVEYOR NO 4110

EXISTING CONDITION SURVEY AND SITE PLAN FOR:

CROUCH TEETSHORN

A SUBDIVISION OF A 0.2296 ACRE TRACT OF LAND
BEING ALL OF LOTS 20 AND 21 OF
YEOMAN ADDTION
AS RECORDED IN VOL. 97, PAGE 228 OF H.C.D.R.
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: CREATE 1 RESIDENTIAL LOT & 1 UNRESTRICTED RESERVE

1 LOT 1 RESERVE 1 BLOCK

OWNERS:
GREGORY E. CROUCH AND MARY KAY CROUCH

DATE: APRIL, 2014 SCALE: 1"=20'

TSP Consulting Engineering
4731 Merwin
Houston, Texas 77027
281-924-1388

BATES DEVELOPMENT CONSULTANTS
1110 E. LAMBUTH, DEER PARK, TEXAS 77536
281-479-5825 FAX: 1-866-521-7411
BatesSurveys@yahoo.com

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0839
Plat Name: Crouch Teetshorn
Applicant: TSP Consulting Engineering
Date Submitted: 04/07/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Dual Building line and visibility triangle for existing building

Chapter 42 Section: 150,161

Chapter 42 Reference:

Sec. 42-150. Building line requirement. (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. Type of Street or Private Roadway Tract Description Minimum Building Line Requirement Local streets All others 10 feet Sec. 42-161. Visibility triangles. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

Statement of Facts

(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; OR

(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 building is existing built in 1900 - the purpose of the plat is to change the lot lines to run in between the 2 existing buildings (north and south) instead of running (east and west) like platted making the buildings go across the lot lines. The existing building closest to the intersection is built along the property lines, even encroaching the north line a bit. At this time there is no plan to tear down the building, it is being used for an existing business, but it does encroach on the required building lines and visibility triangle. If the building is ever demolished, the new structure would be built in accordance to the new building lines and visibility triangle.

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

The hardship in this case is that the existing building predates the current ordinance and the hardship was not created by the owner.

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

The intent and general purposes of this chapter will be preserved and maintained with any new structure built on subject property.

(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, the building is existing and is being occupied and maintained and if demolished will be built to ordinance.

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

Economic hardship is not the sole justification, owner would like the property lines to be properly placed in between the two structures creating two separate properties instead of one property with two structures running over original property lines.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2014-0839
Agenda Item: 133
PC Action Date: 04/17/2014
Plat Name: Crouch Teetshorn
Applicant: TSP Consulting Engineering

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 150,161

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Dual Building line and visibility triangle for existing building;

Basis of Recommendation:

The applicant is requesting a dual building line variance for existing structures to be at a 0' BL along Teetshorn and Sabine Streets and to have no visibility triangles. The site is located north White Oak Drive, west of Houston Avenue and south of Teetshorn Street.
The existing building was constructed in the early 1900's, the applicant is not proposing any additions at this time. The reason for replat is to change the lot and reserve configuration. Since the structure predates the ordinance requirements, staff recommendation is to grant the requested dual building line and visibility triangle variances for existing structures. In the event these structures are ever demolished; the replacement buildings must adhere to the ordinance required building lines.

There is an existing sidewalk along both Sabine and Teetshorn Streets. There is approximately 17'-18' from the property line to the curb along Sabine Street and approximately 16' along Teetshorn Street. This project is located in a prevailing minimum lot size ordinance and the proposed plat meets the minimum 5000' SF for lot size per the ordinance.

Statement of Facts

(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; OR

Since the structures predate the ordinance requirements requiring ordinance building lines is not feasible. All new structures will meet the 10' BL as shown on the plat.

(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;

The circumstances supporting the granting of the variance are the existing buildings which were constructed in the early 1900's upto the property lines along Teetshorn and Sabine Streets. There is no new construction proposed at this time and any new construction in future shall meet all the ordinance requirements.

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

The buildings and encroachments have been in existence for more than 100 years and the streets abutting the development have sufficient ROW.

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

The buildings and encroachments have been in existence for more than 100 years and the streets abutting the development have sufficient ROW. Any future new structures shall meet the ordinance required building lines. Moreover in the event these structures are ever demolished; the replacement buildings must adhere to the ordinance required building lines.

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

The sole justification for this variance is the existing conditions of the site that existed prior to the ordinance requirements.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 134
Action Date: 04/17/2014
Plat Name: Dowling Park
Developer: Maverick Group, LLP
Applicant: Richard Grothues Designs
App No/Type: 2014-0776 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Greater Southeast Management District

County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	City

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.

189. Appendix E:Certificate for Engineer or Surveyor 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)

221. Fully dimension all shared driveways. (44)

228. Dimension the 4' offset for shared driveway at the intersection of Dowling Street.

1. Any fencing along Dowling Street must be decorative and wrought iron in nature
2. Provide 6' sidewalks along Dowling Street
3. Provide 3" caliper street trees along Dowling Street.
4. Provide a front door and pedestrian gate along Dowling Street

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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75%

Parks and Recreation: To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (3 units) of dwelling units.

Houston Planning Commission ITEM : 134

Planning and Development Department **Meeting Date: 4/17/2014**

Subdivision Name: Dowling Park

Applicant: Richard Grothues Designs

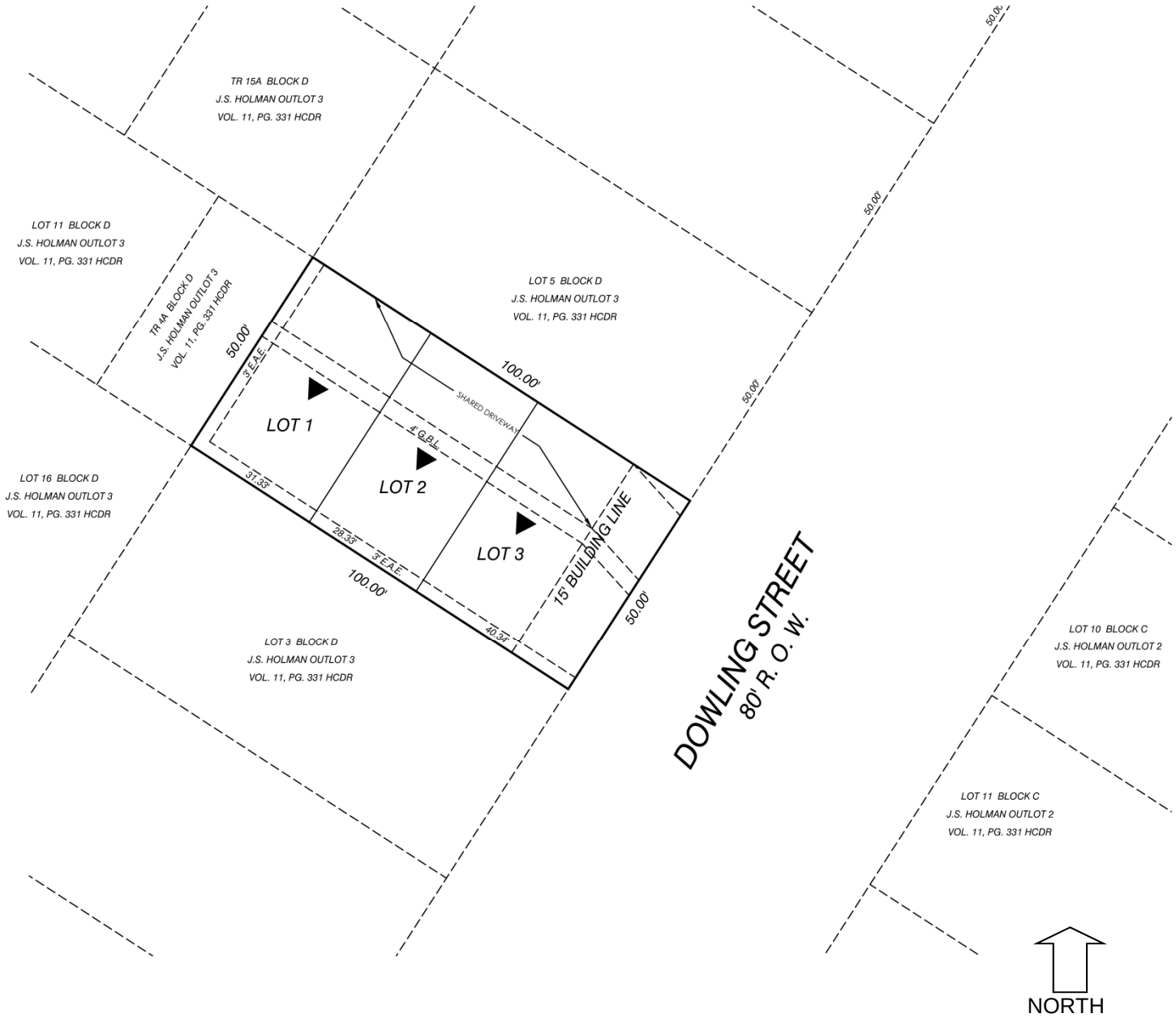
D – Variances **Site Location**

Houston Planning Commission ITEM : 134

Planning and Development Department **Meeting Date: 4/17/2014**

Subdivision Name: Dowling Park

Applicant: Richard Grothues Designs



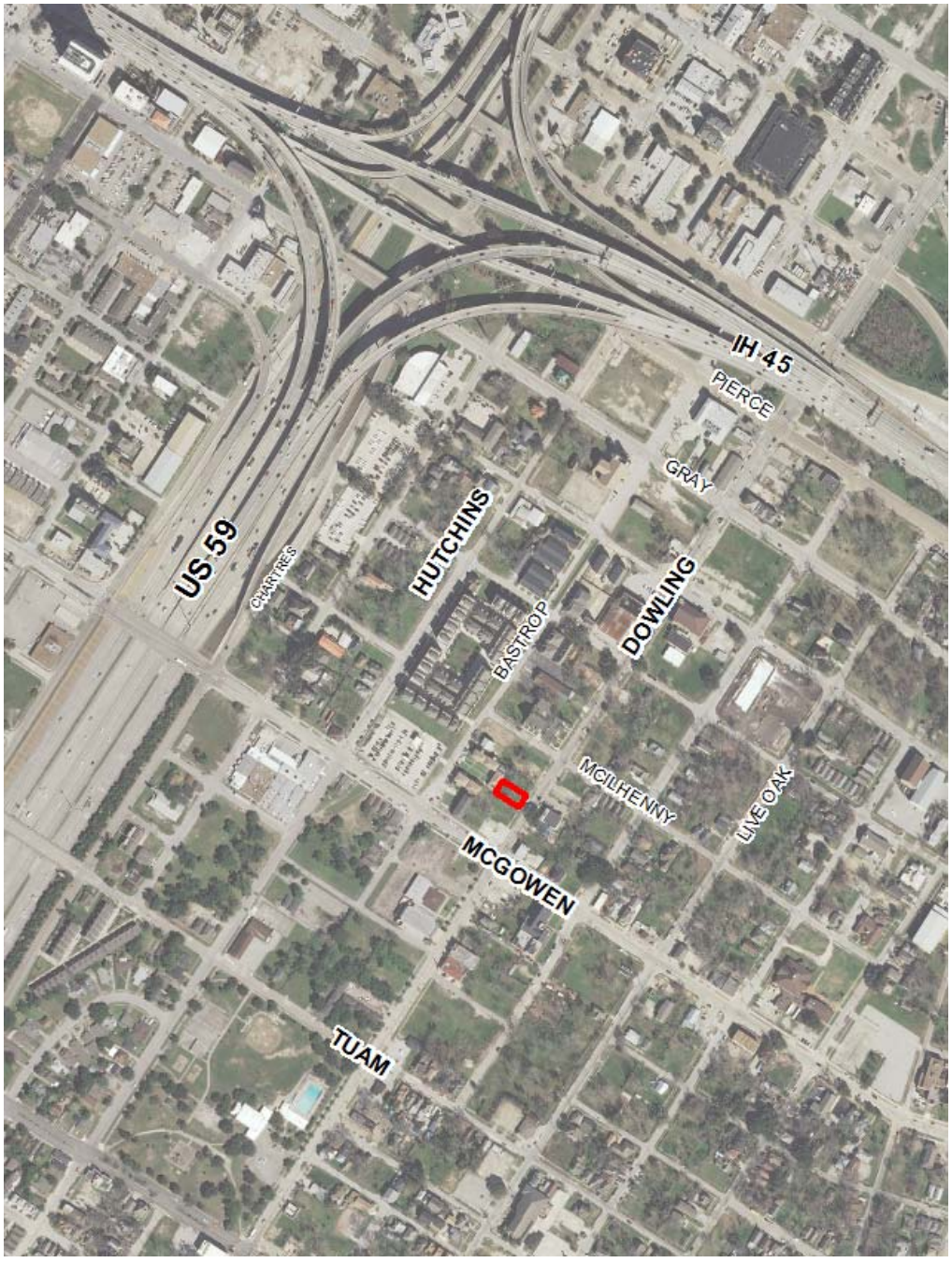
D – Variances **Subdivision**

Houston Planning Commission ITEM : 134

Planning and Development Department **Meeting Date: 4/17/2014**

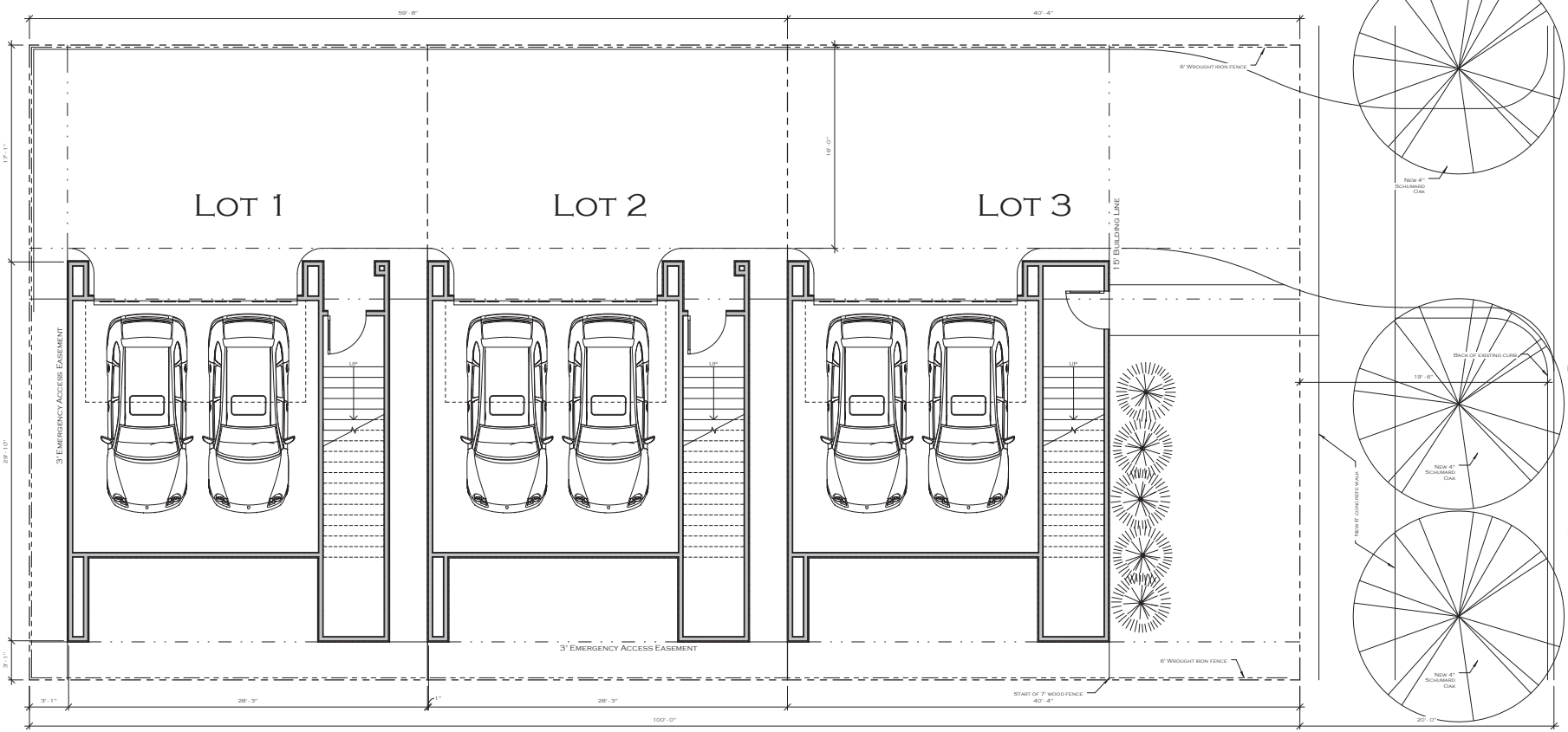
Subdivision Name: Dowling Park

Applicant: Richard Grothues Designs



D – Variances

Aerial



1 Site Plan
1/4" = 1'-0"

Richard Gerdes Designs, Inc.
Residential • Commercial • Land Planning
8514 Dunlin Lane
Houston, Texas 77036
Phone 713.449.9374 Fax 713.885.6924
rich@gerdesdesigns.com

DOWLING PARK

2408 DOWLING STREET, HOUSTON, TX 77004

Last Modified:
4/10/2014 12:31:47 PM

Last Plot:

Job Number:
2012-045

Sheet Name:
Site Plan

Sheet Number:
A0.1

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PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0776
Plat Name: Dowling Park
Applicant: Richard Grothues Designs
Date Submitted: 04/05/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a 15' building line on Dowling Street, a major thoroughfare
Chapter 42 Section: 150

Chapter 42 Reference:
42-150 – BUILDING LINE REQUIREMENT – MAJOR THOROUGHFARE – GENERAL – 25'

Statement of Facts

(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; OR

(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;

Dowling Park is located on Dowling Street between McIlhenny Street and McGowen Avenue. Developer acquired 1 lot out of the original J.S. Holman Survey, with the intention of townhomes in a manner consistent with recent developments in this area. This area is increasingly becoming an area where townhomes are being constructed for persons working in downtown and surrounding areas. A 15' building line will allow for a more practical site layout to accommodate future residents working near downtown. Buildings in this area, specifically along Dowling Street vary and appear to range between 0' and 25'. Including Sait John's Baptist Church, Wolf's Department Store, Wolf's Pawnshop, Wesley Chapel AME Church, and an office building at 2206 Dowling. These projects establish a prevailing setback of 15 feet or less, with a strong likelihood that this prevalence will be in place for any foreseeable future period, due to the permanent nature of these recent projects. While these are older existing buildings, the intent is to show that these homes will not be abnormal in this area. With the ever increasing cost of land in Houston, the ability to build 3 homes on this lot versus 2 would allow the developer to keep the home prices affordable to more people who work in the downtown area. Please consider the site plan shows that the subdivision will take access from only one point along Dowling Street. The project will construct a new 5' wide pedestrian walk along Dowling with landscaping to preserve a pedestrian friendly atmosphere.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject tract.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: 1. Proposed development will include a 5-foot sidewalk along Dowling Street; 2. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face.

(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. Instead, it will make the site layout more practical and beautify the block face, without in anyway compromising public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of prevailing conditions and beautification of the block face.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2014-0776
Agenda Item: 134
PC Action Date: 04/17/2014
Plat Name: Dowling Park
Applicant: Richard Grothues Designs

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a 15' building line on Dowling Street, a major thoroughfare;

Basis of Recommendation:

The site is located in greater Third Ward, north-east of McGowen Street, and south east of US-59, along the north side of Dowling Street. The applicant is requesting a variance for a 15' BL along Dowling Street, instead of the required 25' BL along a major thoroughfare. Dowling Street is a sufficient width major thoroughfare with an 80' ROW. The site plan proposes to create three lots out of a one lot that was platted with the original subdivision (J.S Holman Survey). The current paving section along Dowling is approximately 40'. The distance between the back of the curb and the property line is 20' which is sufficient for providing adequate pedestrian amenities. The proposed design would help to provide a pedestrian friendly environment for the neighborhood. Additionally the OST/Almeda TIRZ has been greatly involved in redesigning of Dowling Street with adequate pedestrian amenities. If the variance is granted then the plan will or exceed the requirements of TIRZ.
Thus staff recommendation is to grant the requested 15' BL variance along Dowling Street and as a condition of approval the applicant must provide minimum 6' wide sidewalk, 3" caliper street trees in addition to the required trees per lot. Any fence must be decorative and allow for a pedestrian access gate for the lot siding on the major thoroughfare.

Statement of Facts

(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; OR

(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;

Strict application of the chapter will require a 25' BL for this project. This is a redeveloping neighborhood and due to its proximity to downtown, this neighborhood is developing into a pedestrian friendly area. Allowing a reduced building line of 15' will allow for the homes to be built closer and allow for pedestrian access to the units from the sidewalk.

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

The circumstances supporting the granting of the variance are the existing conditions surrounding and the redevelopment in this area.

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

The intent and general purposes of this chapter will be preserved. The current paving section along Dowling is approximately 40'. The distance between the back of the curb and the property line is 20' which is sufficient for providing adequate pedestrian amenities.

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

There is adequate vehicular access to all lots via shared driveway and pedestrian access to lot along Dowling Street. As a condition of approval the applicant must provide minimum 6' wide sidewalk and pedestrian connection to the units from the sidewalk.

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

The justification for supporting the variance is based on the proximity of the site to the downtown, midtown, street pattern surrounding the development and redevelopment in this area.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 135
Action Date: 04/17/2014
Plat Name: Enclave at Northpointe GP
Developer: Northpointe Development Partners Ltd.
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2014-0527 GP

Staff Recommendation:
Grant the requested variance to allow excessive block length along the northern property boundary, deny the requested variance to allow excessive block length along the western p

Total Acreage:	163.3000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 5

County	Zip	Key Map ©	City / ETJ
Harris	77429	328K	ETJ

Conditions and Requirements for Approval

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)

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

Address 1400’ block length along the western property boundary.

Address 1400’ block length along internal streets within the general plan boundary.

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.

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County’s marked file copy in City of Houston’s plat tracker. (HC)
Contact Traffic for comments.(HC)
Project is adjacent to HCFCD interests, applicant must directly contact Harris County Flood Control District for requirements, including right-of-way dedication. A plat release letter is required. (HC)
Continuation of Dakota Bend Drive will be a "public" cul-de-sac. It appears that the rest of the streets are proposed to be private.(HC)

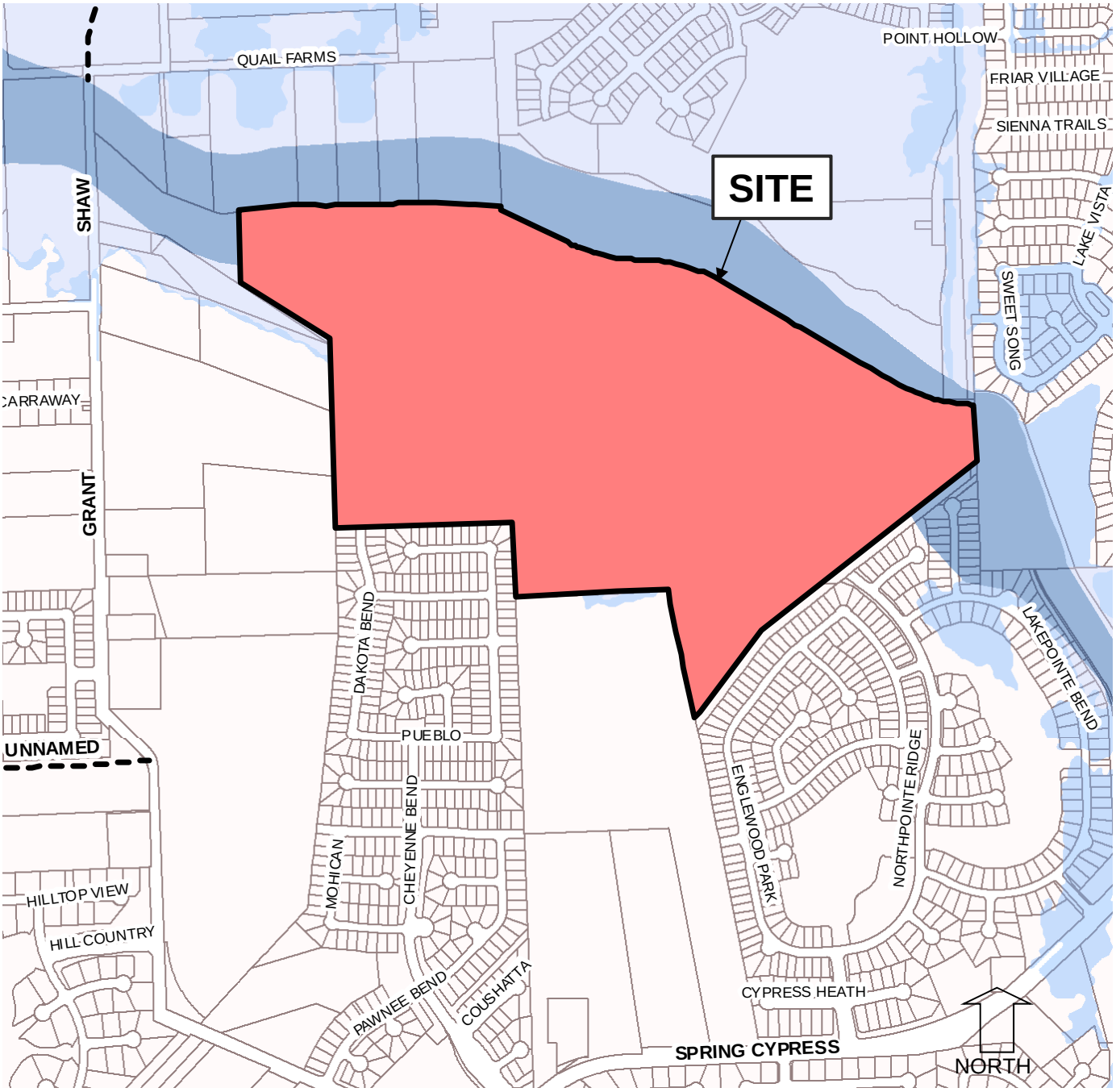
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM : 135

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Enclave at Northpointe GP (DEF2)

Applicant: BGE | Kerry R. Gilbert Associates



D – Variances **Site Location**

Houston Planning Commission ITEM : 135

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Enclave at Northpointe GP (DEF2)

Applicant: BGE | Kerry R. Gilbert Associates

D – Variances Subdivision

Houston Planning Commission ITEM : 135

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Enclave at Northpointe GP (DEF2)

Applicant: BGE | Kerry R. Gilbert Associates

D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0527
Plat Name: Enclave at Northpointe GP
Applicant: BGE|Kerry R. Gilbert Associates
Date Submitted: 03/09/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow an excessive block length of approx. 3,700' along the northern property line from Northpointe Ridge Lane west to Grant Road.

Chapter 42 Section: 128(a)(1)

Chapter 42 Reference:

Sec. 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Statement of Facts

(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; OR

(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;

Enclave at Northpointe is a + 163 acre proposed single-family residential gated community in northwest Harris County. The primary access for the project is on Northpointe Ridge Lane, a 60' right-of-way that extends north from the Lakes at Northpointe neighborhood, which is located on Spring Cypress Road, a major thoroughfare. The subject site is surrounded by Lakes at Northpointe and Villages of Indian Trails neighborhoods to the south, Faulkey Gully/Harris County Flood Control Drainage Easement and Wildwood at Northpointe neighborhood to the north, Harris County Flood Control Drainage Easement and the Village Creek neighborhood to the east, and an active sandpit to the west which is being incorporated into the development as a lake / detention pond. The design of the Enclave at Northpointe incorporates Northpointe Ridge Lane centrally through the subject tract north to Faulkey Gully. Northpointe Ridge Lane will connect in the future to the Wildwood at Northpointe neighborhood north of Faulkey Gully. Northpointe Ridge Lane is a 60' wide non-loaded street that provides the access to several residential cells in which the local residential streets will utilize a PAE/PUE street system. There are two gated entry points, one on each side of Northpointe Ridge Lane. Each entry is a 90' wide boulevard. The overall project is currently comprised of 443 single family lots with 84 lots within the residential cell east of Northpointe Ridge Lane and 359 lots within the residential cell to the west. This residential cell also includes a secondary emergency access gate connection to Northpointe Ridge Lane, located approximately 775 feet north of the boulevard entry and the extension and cul-de-sac termination of Dakota Bend Drive from the Villages of Indian Trails neighborhood. Access, at this time, is limited to the connection of Northpointe Ridge Lane to the south into the Lakes at Northpointe neighborhood. In the future, Northpointe Ridge Lane will connect north with the Wildwood at Northpointe neighborhood, providing access to Northpointe Boulevard, an east-west major thoroughfare. The surrounding developments, HCFC Drainage Easements, floodway and floodplain associated with Faulkey Gully, and the former sandpit operation severely limit options for future connections. These constraints provide an opportunity for a gated community without further compromising the public street circulation system. Northpointe Ridge Lane remains a public street pro

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

The existing residential developments, Harris County Flood Control Drainage Easements, Faulkey Gully and associated floodway and floodplain, and the former sandpit operation are pre-existing conditions and were not created by the applicant.

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

The overall circulation of the area is maintained with Northpointe Ridge Lane providing access north and south of the subject tract. Also, future development to the west can access to major thoroughfares and existing stub streets allowing for multiple opportunities for public street connections.

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

The overall access and circulation for this subject tract and adjacent future developments is provided for with Northpointe Ridge Lane and the existing stub street connections Lakes at Northpointe and Village of Indian Trails.

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

The existing residential developments, Harris County Flood Control Drainage Easements, Faulkey Gully and associated floodway and floodplain are the supporting circumstances for this request.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0527
Plat Name: Enclave at Northpointe GP
Applicant: BGE|Kerry R. Gilbert Associates
Date Submitted: 03/09/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow an excessive block length of approx. 2,700' along the western property line from the future westerly extension of Dakota Bend Drive (from the Villages of Indian Trails subdivision) north to Quail Farms Rd. (which is approx. 825' north of Faulkey Gully).

Chapter 42 Section: 12-128

Chapter 42 Reference:

Sec. 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

(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; OR

(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;

Enclave at Northpointe is a + 163 acre proposed single-family residential gated community in northwest Harris County. The primary access for the project is on Northpointe Ridge Lane, a 60' right-of-way that extends north from the Lakes at Northpointe neighborhood, which is located on Spring Cypress Road, a major thoroughfare. The subject site is surrounded by Lakes at Northpointe and Villages of Indian Trails neighborhoods to the south, Faulkey Gully/Harris County Flood Control Drainage Easement and Wildwood at Northpointe neighborhood to the north, Harris County Flood Control Drainage Easement and the Village Creek neighborhood to the east, and an active sandpit to the west which is being incorporated into the development as a lake / detention pond. The design of the Enclave at Northpointe incorporates Northpointe Ridge Lane centrally through the subject tract north to Faulkey Gully. Northpointe Ridge Lane will connect in the future to the Wildwood at Northpointe neighborhood north of Faulkey Gully. Northpointe Ridge Lane is a 60' wide non-loaded street that provides the access to several residential cells in which the local residential streets will utilize a PAE/PUE street system. There are two gated entry points, one on each side of Northpointe Ridge Lane. Each entry is a 90' wide boulevard. The overall project is currently comprised of 443 single family lots with 84 lots within the residential cell east of Northpointe Ridge Lane and 359 lots within the residential cell to the west. This residential cell also includes a secondary emergency access gate connection to Northpointe Ridge Lane, located approximately 775 feet north of the boulevard entry and the northerly extension of Dakota Bend Drive from the Villages of Indian Trails neighborhood to a roundabout; then extending the public street west to the westerly property line. This public street / private street connection will ultimately serve the proposed development as another secondary, or "back door", access to the development while at the same time allowing for the future extension of the public street system contemplated by the Villages of Indian Trails neighborhood. Access, at this time, is limited to the connection of Northpointe Ridge Lane to the south into the Lakes at Northpointe neighborhood. In the future, Northpointe Ridge Lane will connect north with the Wildwood at Northpointe neighborhood, providing access to Northpointe Boulevard, an east-west major thoroughfare. The

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

The existing residential developments, Harris County Flood Control Drainage Easements, Faulkey Gully and associated floodway and floodplain, and the former sandpit operation are pre-existing conditions and were not created by the applicant.

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

The overall circulation of the area is maintained with Northpointe Ridge Lane providing access north and south of the subject tract. Also, future development to the west, using the proposed westerly extension of Dakota Bend Dr., can access existing major thoroughfares and existing stub streets allowing for multiple opportunities for public street connections.

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

The overall access and circulation for this subject tract and adjacent future developments is provided for with Northpointe Ridge Lane and the existing stub street connections to Lakes at Northpointe and the Village of Indian Trails developments.

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

The existing residential developments, Harris County Flood Control Drainage Easements, Faulkey Gully and associated floodway and floodplain are the supporting circumstances for this request.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2014-0527
Agenda Item: 135
PC Action Date: 04/17/2014
Plat Name: Enclave at Northpointe GP
Applicant: BGE|Kerry R. Gilbert Associates

Staff Recommendation: Grant the requested variance to allow excessive block length along the northern property boundary, deny the requested variance to allow excessive block length along the western property boundary and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128(a)(1); 12-128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow an excessive block length of approx. 3,700' along the northern property line from Northpointe Ridge Lane west to Grant Road.;
To allow an excessive block length of approx. 2,700' along the western property line from the future westerly extension of Dakota Bend Drive (from the Villages of Indian Trails subdivision) north to Quail Farms Rd. (which is approx. 825' north of Faulkey Gully).;

Basis of Recommendation:

The site is located north of Spring Cypress Road, east of Shaw Road and west of Eldridge Road. The applicant requests two variances: 1. to allow excessive block length along the northern property boundary; 2. to allow excessive block length along the western property boundary. Based on staff's thorough review, staff recommends granting the requested variance to allow excessive block length along the northern property boundary, denying the requested variance to allow excessive block length along the western property boundary, and approving the plat subject to CPC 101 Form conditions.

The Planning Commission granted a variance to the previous Enclave at Northpointe GP to allow excessive block length along the previous western property boundary in 2012. Since then, the applicant has expanded the GP boundary to the west. The expansion of the GP boundary creates excessive block length along the northern property boundary between Northpointe Ridge Lane and Shaw Road, and makes the justification for granting the variance to allow excessive block length along the western property boundary no longer valid.

The current block length along the northern property boundary between Northpointe Ridge Lane and Shaw Road is about 3700'. Faulkey Gully is located immediately north of the subject tract. With the existing residential lots to the north and the existing sandpit within the GP boundary, it's impractical to address a north south street along the northern GP boundary. Therefore, staff recommends granting the requested variance to allow excessive block length along the northern property boundary.

In 2012, the Planning Commission granted the requested variance to allow excessive block length along the previous western property boundary. The main justification was the residential development to the west did not provide any east-west public street connection and the existing sandpit further inhibits street connectivity. The current proposed GP includes the sandpit and proposed residential development surrounding the sandpit. The expansion of the GP boundary does provide the opportunity to address an east-west street to connect Northpointe Ridge Lane and the future Shaw Road and improve traffic circulation in this area. Therefore, staff recommends denying the requested variance to allow excessive block length along the western property boundary.

Again, staff's recommendation is to grant the requested variance to allow excessive block length along the northern property boundary, deny the requested variance to allow excessive block length along the western property boundary, and approve the plat subject to CPC 101 Form conditions.

Statement of Facts

(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; OR

(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;

Faulkey Gully is located immediately north of the subject tract. With the existing residential lots to the north and the existing sandpit within the GP boundary, it's impractical to address a north south street along the northern GP boundary.

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

The main justification for granting the requested variance is based on the existing Faulkey Gully, adjacent residential development, and sandpit.

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

It's impractical to address a north south street along the northern GP boundary. Granting the requested variance would preserve and maintain the intent and general purpose of this Chapter.

(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.

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

The main justification for granting the requested variance is based on the existing Faulkey Gully, adjacent residential development, and sandpit.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 136
Action Date: 04/17/2014
Plat Name: Enclave at Northpointe Sec 4
Developer: Northpointe Development Partners Ltd.
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2014-0528 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	19.9000	Total Reserve Acreage:	1.0600
Number of Lots:	83	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 5

County	Zip	Key Map ©	City / ETJ
Harris	77429	328P	ETJ

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 of the face of the plat.

091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)

Bristol Cliff Boulevard must be recorded prior to or simultaneously with this plat.

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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

CenterPoint: Preliminary Plat
Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Remove 1' reserve at Windover Park Lane and Pointed Edge Lane.(HC)
Remove all acronyms "ROW" from street names if proposing private streets.(HC)
Record section 1 prior to or simultaneously with this plat.(HC)
Provide landscaping paragraph.(HC)
No comments from Traffic.(HC)

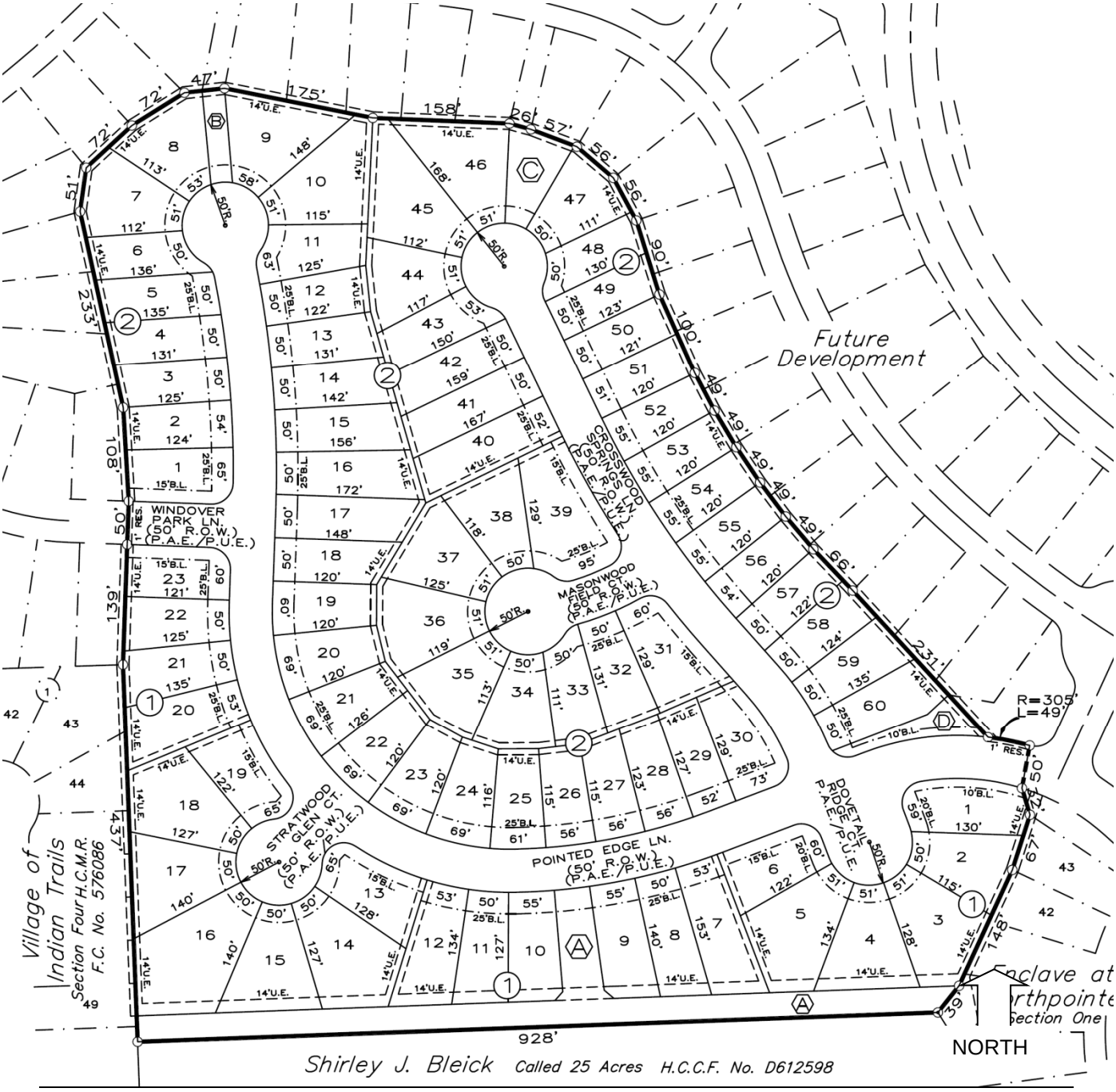
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM : 136

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Enclave at Northpointe Sec 4 (DEF2)

Applicant: BGE | Kerry R. Gilbert Associates



D – Variances **Subdivision**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 137
Action Date: 04/17/2014
Plat Name: Falls at Dry Creek GP
Developer: RH of Texas Limited Partnership
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2014-0537 GP

Staff Recommendation:
Deny the requested variance(s) and Disapprove the plat

Total Acreage:	242.8000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	CY Fair Community Improvement District

County	Zip	Key Map ©	City / ETJ
Harris	77433	326K	ETJ

Conditions and Requirements for Approval

206. Staff recommendation is disapproval for the following reasons. The preferred location for a second point of access is to Mueschke Road so that traffic generated by the proposed development can then be distributed in different directions, north-south and east-west along two major thoroughfares. This would also allow for better traffic circulation along the existing MTF grid and the ability of emergency responders to access the development from two directions.

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.

Harris Engineer: Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Left turn lane and traffic signal warrant analysis will be required at Schiel Road and Dry Creek Falls Blvd (Traffic)
UVE Dry Creek Falls Blvd at Schiel Road should be checked (Traffic)
Corner ROW will be checked when individual sections are reviewed (Traffic)
Harris County interposes no objection to revised variance request (HC)

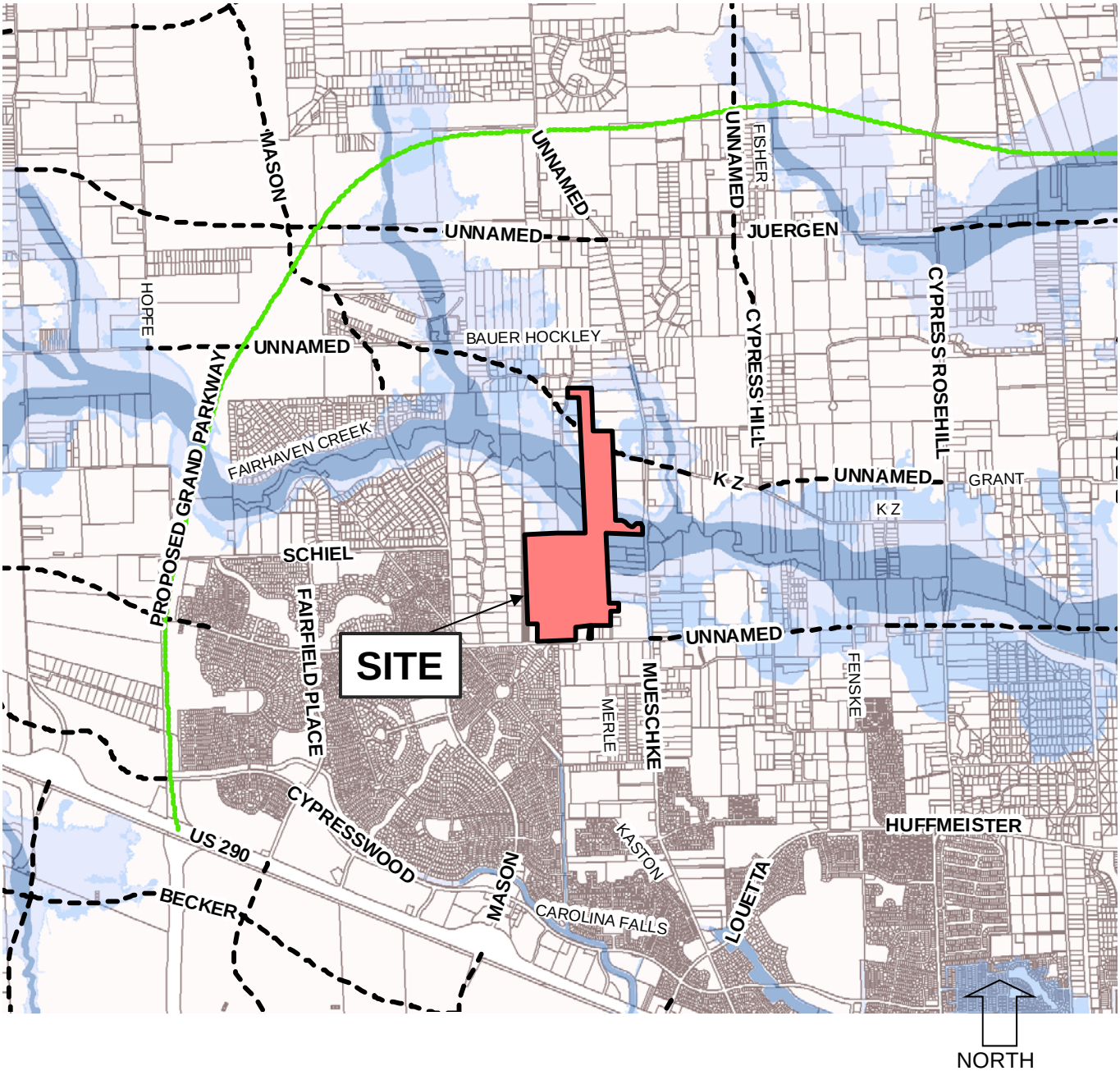
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM : 137

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Falls at Dry Creek GP (DEF2)

Applicant: LJA Engineering, Inc



D – Variances **Site Location**

Houston Planning Commission ITEM : 137

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Falls at Dry Creek GP (DEF2)

Applicant: LJA Engineering, Inc

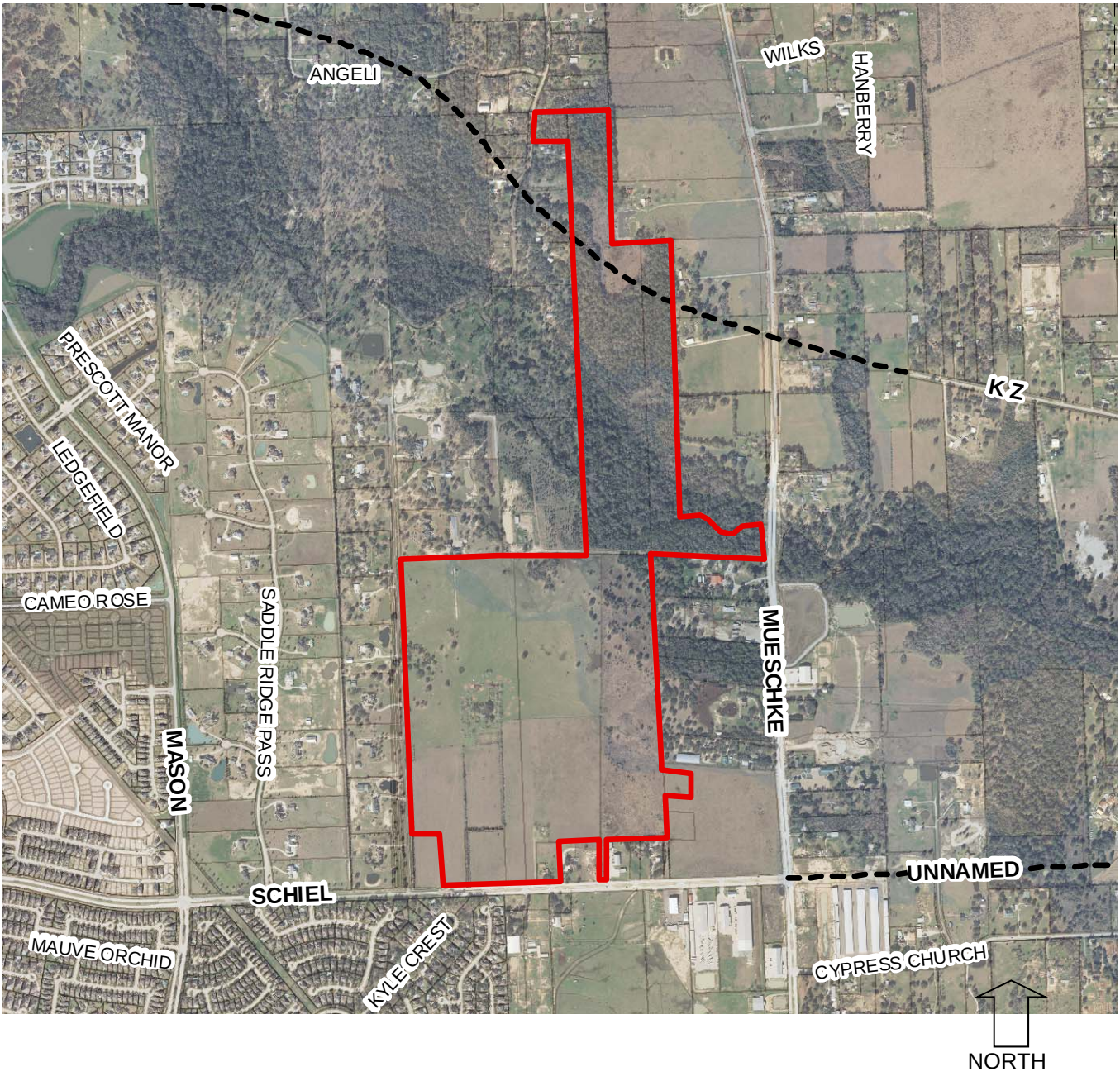
D – Variances Subdivision

Houston Planning Commission ITEM : 1367

Planning and Development Department **Meeting Date: 04/172014**

Subdivision Name: Falls at Dry Creek GP (DEF2)

Applicant: LJA Engineering, Inc



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0537
Plat Name: Falls at Dry Creek GP
Applicant: LJA Engineering, Inc.- (West Houston Office)
Date Submitted: 03/09/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow a single point of access to Schiel Road, serving approximately 345 single family lots.

Chapter 42 Section: 42-189

Chapter 42 Reference:

Sec. 42-189. Points of access. Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

Statement of Facts

(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; OR

(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;

Falls at Dry Creek is a proposed 345 lot subdivision with access to Schiel Road along its south boundary. Falls at Dry Creek Sec. 1 includes 178 lots and 5 reserves in 98.6 acres. The subdivision has access to Schiel Road along the southern subdivision boundary. An east/west street stub (Taccoa Drive) could be extended along a 60-foot wide road easement controlled by the developer to Mueschke Road. However, the configuration of existing Mueschke Road, existing median opening, and proposed Taccoa Road within the existing easement creates a public street intersection configuration which is non-desirable based on current traffic patterns. Harris County has been consulted, and their opposition to such a layout has been confirmed. The configuration, shown on the attached exhibit, promotes a u-turn motion requiring crossing two drive lanes and a left turn in a short segment of roadway. The landowner south is not open to relocation of Taccoa at this time, but would ultimately extend a public street upon platting. To alleviate the traffic intersection concern, this variance is requested to allow for a single point of access to Schiel Road.

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

A variance is requested based on the configuration of Mueschke Road/Schiel Road, which is not the result of the developers action. There is not an opportunity for an alternative second point of access that does not likewise create an intersection configuration issue.

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

The intent and general purposes of Chapter 42 are met. A 60-foot wide right-of-way is stubbed to the east boundary of the subdivision, and would be extended in the future with development of the undeveloped tract east of Falls at Dry Creek. Future development can vary the tie-in location to optimize its land use and avoid non-desirable traffic configuration.

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

There is not an opportunity for an alternative second point of access that does not likewise create an intersection traffic configuration issue. The single point of access variance provides for the optimal traffic configuration alternative.

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

Justification for the variance is not economic. The existing configuration of Mueschke Road intersection establishes the conditions warranting variance.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Staff Report

Application No: 2014-0537
Agenda Item: 137
PC Action Date: 04/17/2014
Plat Name: Falls at Dry Creek GP
Applicant: LJA Engineering, Inc.- (West Houston Office)

Staff Recommendation: Deny the requested variance(s) and Disapprove the plat

Chapter 42 Sections: 42-189

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a single point of access to Schiel Road, serving approximately 345 single family lots. ;

Basis of Recommendation:

The site is located in Harris County, west of Mueschke Road, east of Mason Road, on the north side of Schiel Road. The applicant is requesting a variance to allow a total of 345 lots on a single point of access (proposed Dry Falls Creek Boulevard to Schiel Road). The applicant has also submitted a reconsideration of requirement to not provide a second point of access with Falls at Dry Creek Sec 1 (178 lots). Staff is not in support of the requested variance or reconsideration of requirement.

This application was initially submitted with a variance request to allow a 60' east-west access easement (extension of Toccoa Drive) to serve as the second point of access for emergency services access only. The reason stated by the applicant that the extension of Toccoa Drive to Mueschke Road had to be for emergency services was that it would create an unsafe intersection as a public street at Mueschke Road. Staff's position regarding the use of Toccoa Drive for emergency services only does not resolve the need for two point of access requirement which provides an opportunity to disperse traffic generated within the subdivision. The 60' existing ingress/egress easement already provides access to the subdivision and can become a public street ROW. Also, the developer can work with Harris County to make improvements to the intersection with Mueschke Road which is often done when a developer wants to create a better access point to his development. The application has been deferred twice to allow for continued discussions between the applicant and Harris County regarding the intersection geometrics of the proposed emergency access driveway and Mueschke Road. As a result of those discussions, the applicant revised the variance request to allow for a single access point from Schiel Road for the entire development.

The ordinance requires any subdivision that includes more than 150 lots to have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision. In this example the Planning Department's preferred location for a second point of access is to Mueschke Road so that traffic generated by the proposed development can then be distributed in different directions, north-south and east-west along two major thoroughfares. This would also allow for better traffic circulation along the existing MTF grid and the ability of emergency responders to access the development from two directions. The access easement (extension of Toccoa Drive) to Mueschke Road already services the development and it is staff's opinion that the current intersection design at Mueshke Road can be redesigned to allow for a viable second point of access that is a public street instead of a limited access easement.

Therefore, staff recommends the Planning Commission deny the requested variance for the General Plan and reconsideration of requirement for Sec 1 and disapprove both plats.

Statement of Facts

(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; OR

(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;

Staff is not in support of the requested variance. The ordinance requires any subdivision that includes more than 150 lots to have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision. The preferred location for a second point of access is to Mueschke Road so that traffic generated by the proposed development can then be distributed in different directions, north-south and east-west along two major thoroughfares. The 60' east-west access easement (extension of Toccoa Drive) that was initially proposed as the second point of access for emergency services can become a public right-of-way and improvements can be made to the intersection at Mueschke Road to allow for a better point of access.

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

Staff is not in support of the requested variance. The 60' east-west access easement (extension of Toccoa Drive) that was initially proposed as the second point of access for emergency services can become a public right-of-way and improvements can be made to the intersection at Mueschke Road to allow for a better point of access.

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

Staff is not in support of the requested variance. The ordinance requires any subdivision that includes more than 150 lots to have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision. The preferred location for a second point of access is to Mueschke Road so that traffic generated by the proposed development can then be distributed in different directions, north-south and east-west along two major thoroughfares. This would also allow for better traffic circulation along the existing MTF grid and the ability of emergency responders to access the development from two directions.

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

Staff recommends denial of the requested variance. Providing a second point of access that intersects with Mueschke Road will allow traffic to be distributed in different directions, north-south and east-west along two major thoroughfares. emergency responders will also be able to access the development from two different locations.

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

Staff is not in support of the requested variance. The 60' east-west access easement (extension of Toccoa Drive) that was initially proposed as the second point of access for emergency services can become a public right-of-way and improvements can be made to the intersection at Mueschke Road to allow for a better point of access.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 138
Action Date: 04/17/2014
Plat Name: Lilly Mae Gardens
Developer: Rode Enterprises
Applicant: Jalayer And Associates, Inc.
App No/Type: 2014-0790 C2

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	4.0000	Total Reserve Acreage:	4.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	Fort Bend County WCID 1

County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	568B	ETJ

Conditions and Requirements for Approval

190.3. Add "Patrick Walsh, P.E., Secretary' as Secretary in the Planning Commission certificate.

Coordinate the 30' access with Fort Bend County Engineers Office.

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.

City Engineer: DETENTION IS REQUIRED

Fort Bend Engineer: Provide 60' access to Florence Road

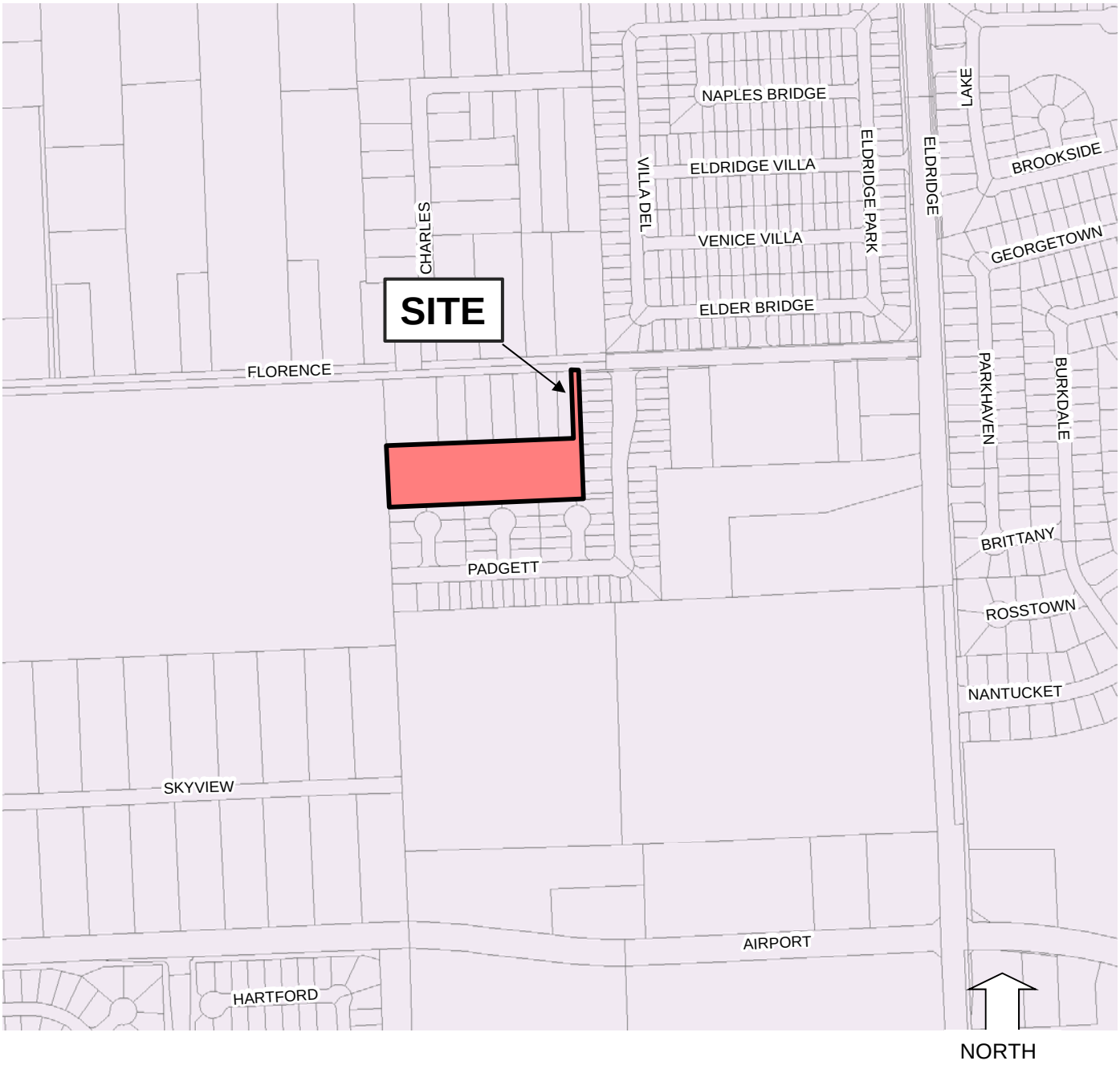
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM : 138

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Lilly Mae Gardens

Applicant: Rode Enterprises



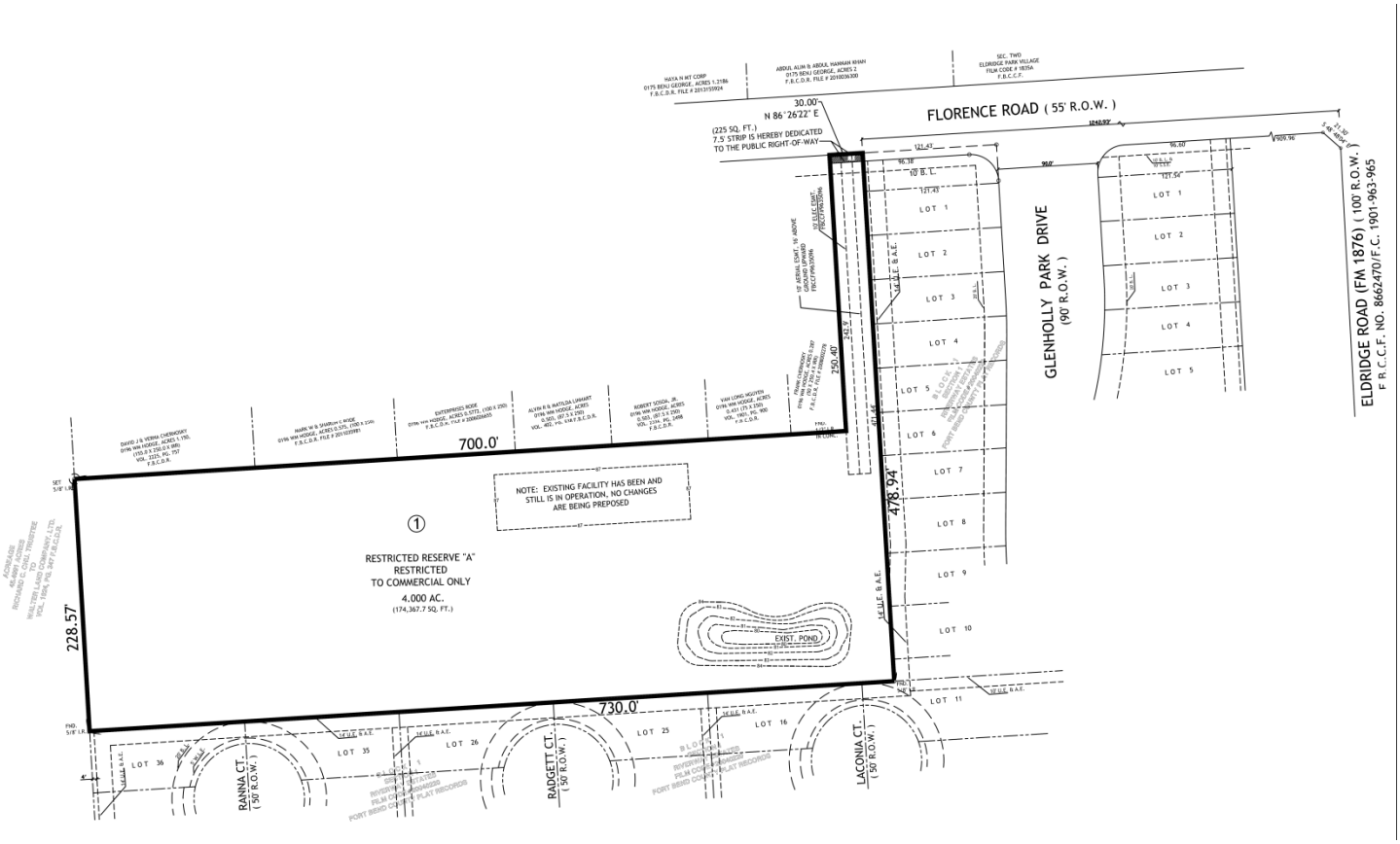
D – Variances **Site Location**

Houston Planning Commission ITEM : 138

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Lilly Mae Gardens

Applicant: Rode Enterprises



D – Variances **Subdivision**

Houston Planning Commission ITEM : 138

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Lilly Mae Gardens

Applicant: Rode Enterprises

D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0790
Plat Name: Lilly Mae Gardens
Applicant: Jalayer And Associates, Inc.
Date Submitted: 04/06/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To plat property with less than 60' frontage as requested by Fort Bend County MUD 2.

Chapter 42 Section: 190(c)

Chapter 42 Reference:

(c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Restricted reserve—All other 5,000 sq. ft. public street 60 feet (50 feet in a street width exception area) 60 feet.

Statement of Facts

(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; OR

(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 subject property was purchased in its present configuration. At the time of purchase there was no option to purchase additional property. The only point of access to the property is the 30 foot wide strip of land that abuts Florence Road. The property is confined by a subdivision on both its East and South boundaries. The property is confined on its North and West boundary by several privately owned tracts of land. There is no option for the acquisition of additional land to provide the 60 feet required by the ordinance.

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

the applicants never had any intention or desire to plat this property. The applicant is being forced to plat this property by Fort Bend County MUD 2. The applicant was forced to sign a contract with Fort Bend County MUD 2 in 1999 for the MUD to allow the applicant to operate a well and septic on the property. The Contract required the applicant to connect to MUD services in the future when the MUD made them "available" as determined solely by the MUD. MUD contends that services are now available and are demanding the applicant to connect to the services. Before the applicant can connect, the property must be platted. The Fort Bend County MUD 2 has filed suit against applicant and is forcing applicant to plat and the applicant, in its efforts to comply, is seeking this variance.

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

The granting of the variance will not affect the intent or general purpose of this Chapter. In fact, approving the variance and this plat will actually enhance and further the intent and general purpose of Chapter 42. The proposed plat actually provides a donation to the City of 7.5 feet of the applicants frontage. The access point is for the sole use of the applicant and not the general public. This has been the same use since the date applicant obtained the property.

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

The use of the property will still be for the private ingress and egress of the property by the applicants. This property is not open to the public. Granting the variance and approving the plat will not in any way increase traffic onto or off of Florence road from the applicants' property. The approval of this variance and plat will benefit the public and increase the public health, safety and welfare. With the donated 7.5 feet as proposed, the City is free to widen Florence Road if needed or desired to make travel safer to automobiles. The City could also utilize this additional 7.5 feet to construct a sidewalk for the safety of pedestrian traffic.

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

Applicant is seeking this variance as required by the Fort Bend County MUD 2. But for the demand of connection being imposed by the Fort Bend County MUD 2, applicants would not be platting the property and seeking the variance. The applicants have been sued by the Fort Bend County MUD 2 demanding that they connect to the MUD services. This connection is not allowed absent platting of the property.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2014-0790
Agenda Item: 138
PC Action Date: 04/17/2014
Plat Name: Lilly Mae Gardens
Applicant: Jalayer And Associates, Inc.

Staff Recommendation: Defer Additional information reqd

Chapter 42 Sections: **190(c)**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To plat property with less than 60' frontage as requested by Fort Bend County MUD 2.;

Basis of Recommendation:

The applicant is requesting a variance to allow a reserve to have 30' frontage and access instead of the required 60' along a public ROW. Site is located in Fort Bend County, west of Synott Road and north of W Airport Road. Staff recommendation is to defer the application for two weeks for the applicant to coordinate with Fort Bend County Engineers office.

Statement of Facts

(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; OR

(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;

n/a

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

n/a

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

n/a

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

n/a

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

n/a

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 139
Action Date: 04/17/2014
Plat Name: Montrose Addition partial replat no 6
Developer: Montrose & Marshall, LLC
Applicant: TBG Partners
App No/Type: 2014-0815 C2R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.3099	Total Reserve Acreage:	0.3000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County Improvement District 6

County	Zip	Key Map ©	City / ETJ
Harris	77006	493S	City

Conditions and Requirements for Approval

001. Provide revised site plan, elevations and sections with dimensions.

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 RESERVATION LETTER IS REQUIRED
City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 75% , ALSO MAKE SURE THAT 10’ CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

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.

Houston Planning Commission ITEM : 139

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Montrose Addition partial replat no 6

Applicant: TBG Partners

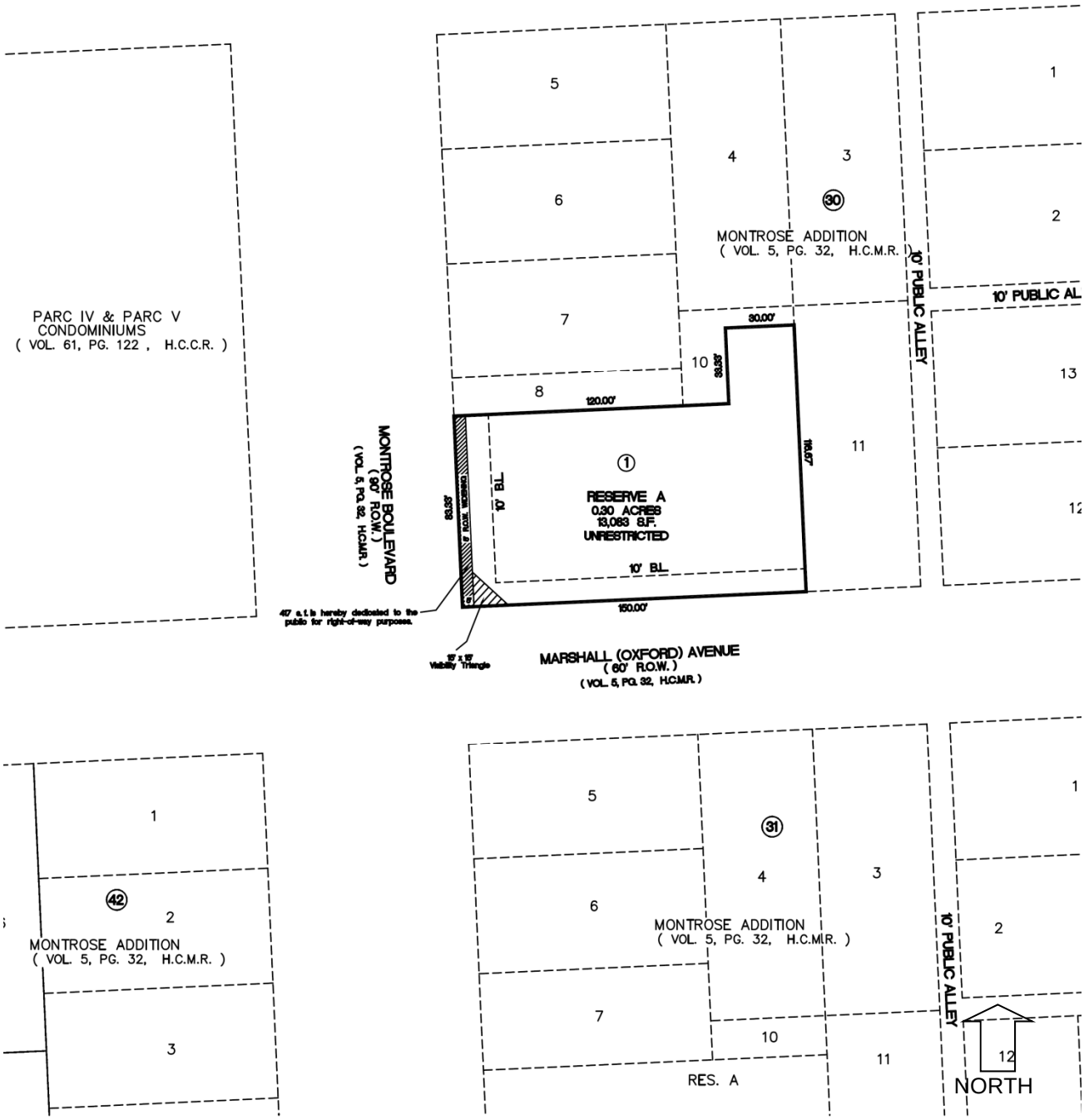
D – Variances **Site Location**

Houston Planning Commission ITEM : 139

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Montrose Addition partial replat no 6

Applicant: TBG Partners



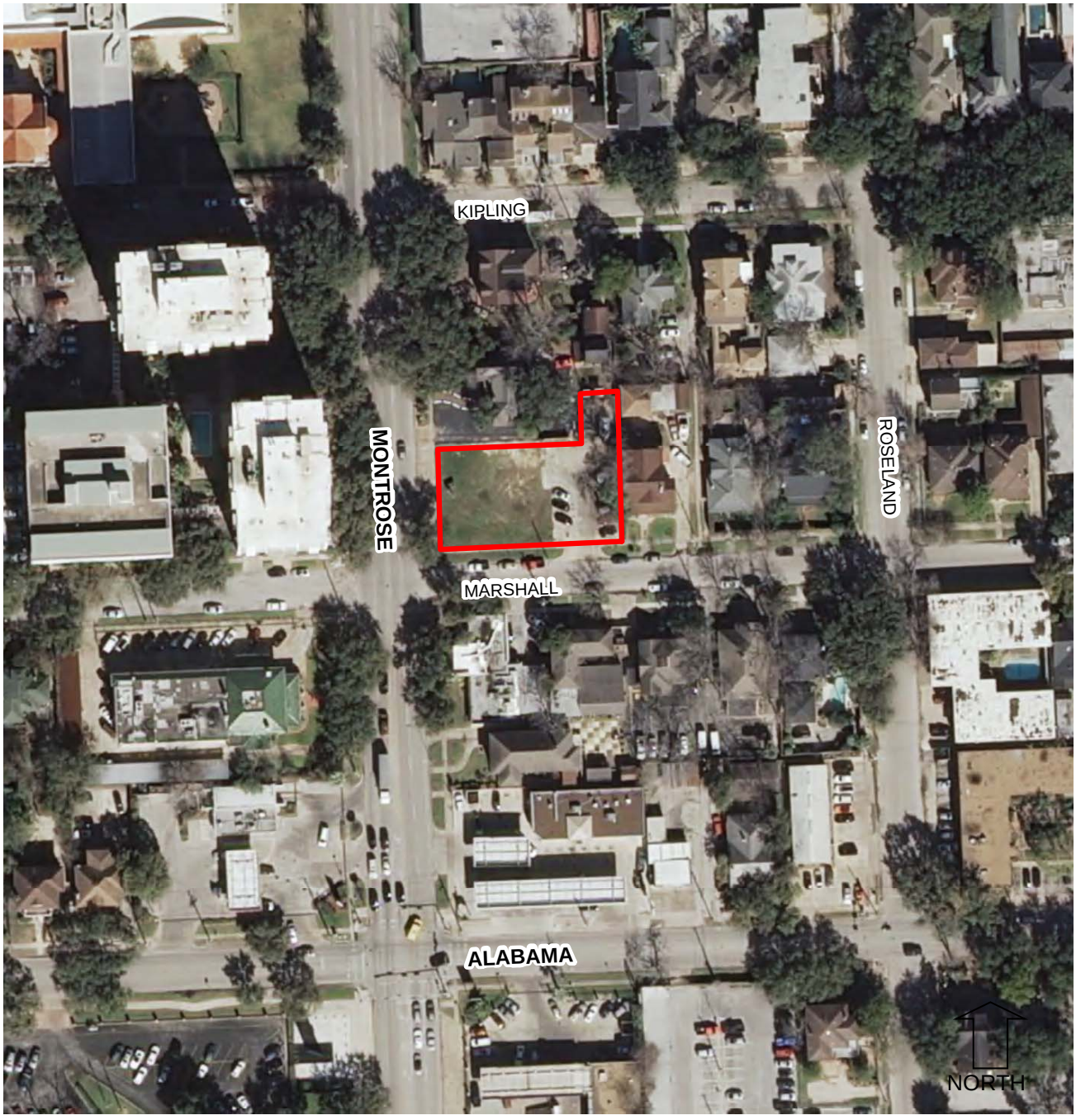
D – Variances **Subdivision**

Houston Planning Commission ITEM : 139

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Montrose Addition partial replat no 6

Applicant: TBG Partners



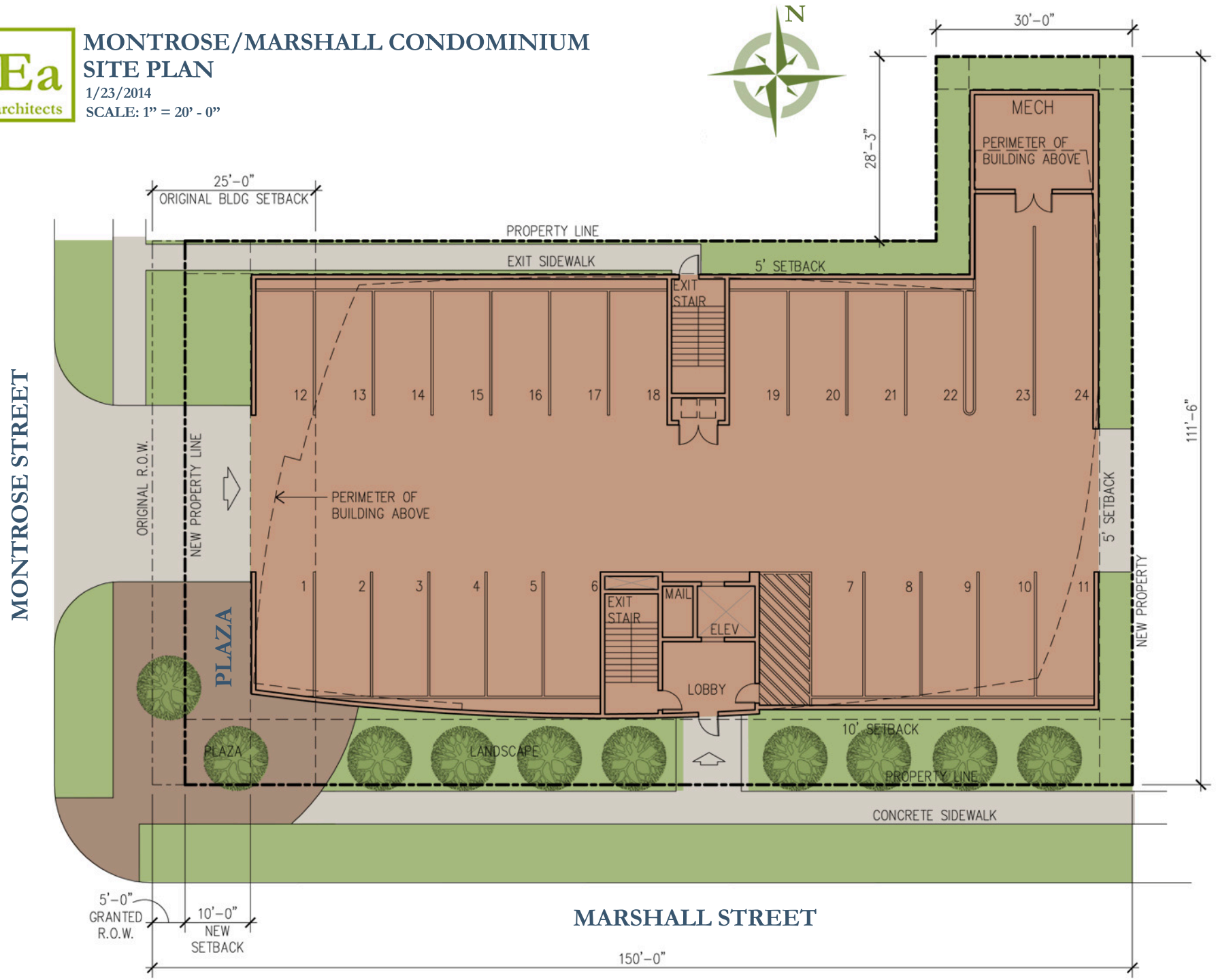
D – Variances **Aerial**

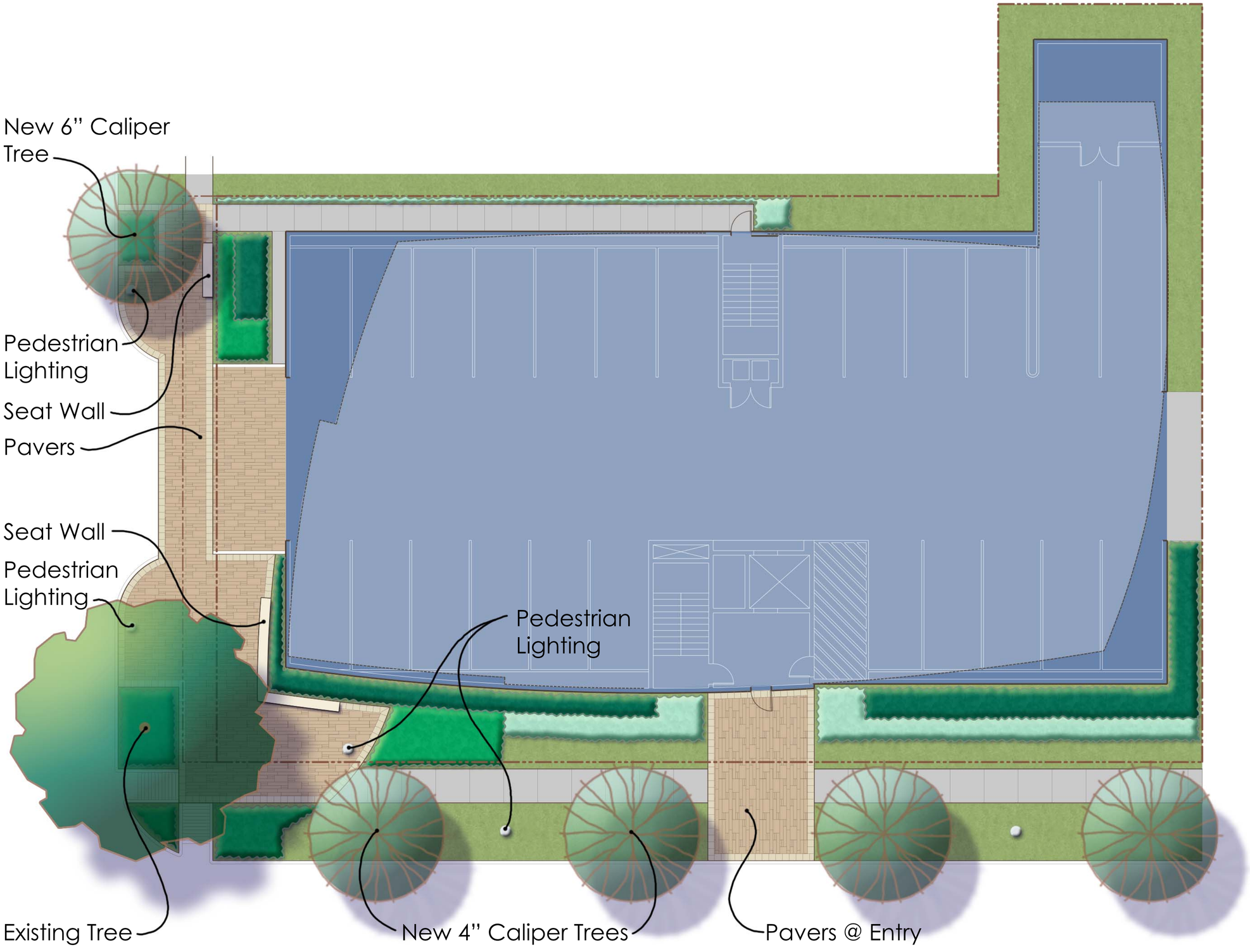
Ea architects

MONTROSE/MARSHALL CONDOMINIUM
SITE PLAN

1/23/2014

SCALE: 1" = 20' - 0"





3615 Montrose

Streetscape Plan

Scale: 1”=10’-0”

Date: April 2014

Riverway Properties

KUDELA & WEINHEIMER
Landscape Architects
7155 Old Katy Road
Suite 270
Houston, Texas 77024
713-869-6987
HOUSTON - SAN ANTONIO

3615 MONTROSE

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0815
Plat Name: Montrose Addition partial replat no 6
Applicant: TBG Partners
Date Submitted: 04/07/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow a 10' setback on Montrose Blvd. after dedicating 5' of widening.

Chapter 42 Section: 150

Chapter 42 Reference:

42-150 Major Thoroughfares In general 25 feet Sec. 42-152. Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

(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; OR

(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;

This property at the corner of Montrose and Marshall replaces an old building that was constructed on the property line with no setback on Montrose or on Marshall. This is one of the few truly walkable areas of the City with a high pedestrian population. Many existing buildings are constructed on the property line or within the 25' setback, which adds greatly to the pedestrian character of the area. The proposed 12 unit residential condominium will have a broad veranda/balcony directly overlooking Montrose Blvd. It will be on top of the ground level parking garage, and the openings will be hidden by a "green screen". The large oak tree on Montrose near the Marshall corner is to be preserved and other large trees (4" minimum caliper) are to be added. Sidewalks will have enhanced parking; most of the area between the Montrose façade and the curb will be paved as appropriate to an urban setting but small plant beds will add interest. There will be a seating wall and existing street lights will be supplemented by pedestrian level lighting. In the inner- city, Montrose is one of the few Major Thoroughfares that requires more than 80' of right-of-way. On those thoroughfares, a setback of 15' would be allowed even though most are not as pedestrian-friendly as Montrose Blvd. There are no current plans to widen Montrose; widening will be difficult because there are numerous existing structures built on the property line which would need to be acquired at great expense. If this building were to be setback 25' in addition to the 5' of widening, the area would likely be fenced for the private use of residents rather than creating an enhanced pedestrian realm. The parking garage would need to be two floors instead of one, and additional living floors would be added, making the building much taller than others adjacent.

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

The character of Montrose Blvd. was established many years ago, with most buildings close to the street and sidewalks in front of all properties shaded by large trees.

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

Among the purposes of Chapter 42 are establishing setback lines appropriate to an area, recognizing the differences in design framework of various areas, encouraging efficiency of land development patterns and encouraging the pedestrian use of sidewalks. The development proposed is consistent with these purposes.

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

Automobile access to the parking is through a single driveway, limiting conflict points with pedestrians in this urban, pedestrian area. This enhances safety for both pedestrians and vehicles.

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

The variance is based upon creating an urban, pedestrian-oriented residential development appropriate to the immediate area and consistent with its character.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2014-0815
Agenda Item: 139
PC Action Date: 04/17/2014
Plat Name: Montrose Addition partial replat no 6
Applicant: TBG Partners

Staff Recommendation: Defer Additional information reqd

Chapter 42 Sections: 150
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To allow a 10’ setback on Montrose Blvd. after dedicating 5’ of widening.;
Basis of Recommendation:
The applicant is requesting a variance to allow 15' BL along Montrose Boulevard instead of the required 25' BL. The site is located east of Montrose Boulevard and north of W Alabama Street. Staff recommendation is to defer the application for two weeks for the applicant to provide revised information by noon next Wednesday.

Statement of Facts
(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; OR

(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;
n/a

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 140
Action Date: 04/17/2014
Plat Name: Mustang CAT Northwest Houston
Developer: Mustang Cat
Applicant: Windrose Land Services, Inc.
App No/Type: 2014-0603 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	28.2756	Total Reserve Acreage:	28.2756
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Near Northwest Management District

County	Zip	Key Map ©	City / ETJ
Harris	77092	451A	City

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 ********.

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

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)

185.2. Appendix A: Provide an attesting individual in the dedicatory language.

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)

For Your Information:

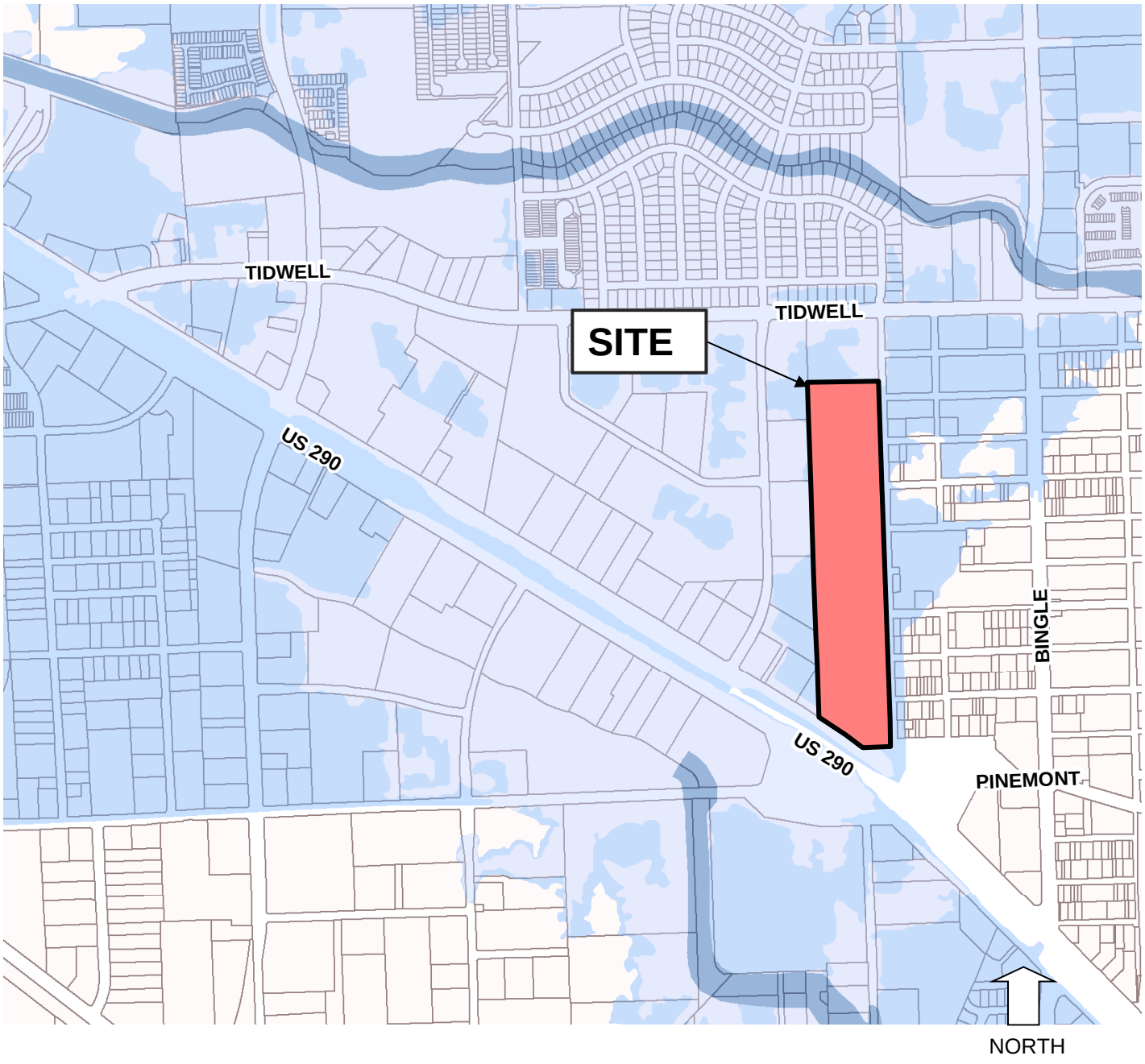
The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Mustang CAT Northwest Houston

Applicant: Windrose Land Services



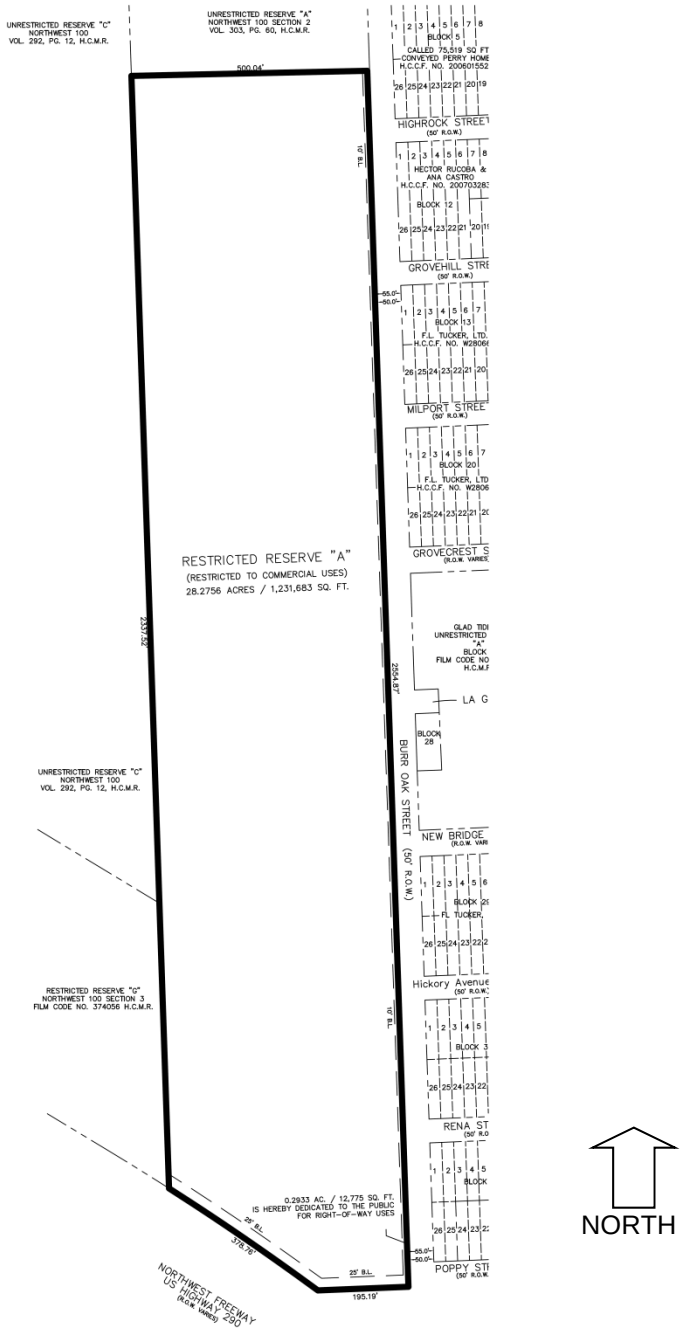
D – Variances **Site Location**

Houston Planning Commission ITEM : 140

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Mustang CAT Northwest Houston

Applicant: Windrose Land Services



D – Variances **Subdivision**

Houston Planning Commission ITEM : 140

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Mustang CAT Northwest Houston

Applicant: Windrose Land Services

D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0603
Plat Name: Mustang CAT Northwest Houston
Applicant: Windrose Land Services, Inc.
Date Submitted: 03/10/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Not to require the applicant to provide aeast-west street in order to meet street intersection spacing requirements.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets. Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

(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; OR

(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 subject property is 29.244 acres locatedat the northwest corner of the Northwest Freeway (USHighway 290) feeder road and Burr Oak Street. The site is bordered by industrial/commercialdevelopment to the north (GexPro), the US Hwy 290 feeder road on the south, Burr Oak Drive on theeast, and fully developed office/commercial/service buildingsto the west (Town Place Suites, Marriot;Denny's restaurant; numerous 3-4 story office buildings). The site meets the 2,600-foot intersectionspacing requirement along a major thoroughfare as the intersections of Central and Burr Oak with theUS Highway 290 feeder are spaced approximately 1,300 feet apart. The applicant is requesting avariance from the requirement to dedicate an east-west street between Tidwell Road and USHighway 290 in order to meet the 1,400-foot local street intersection spacing requirement. The twostreets are approximately 3,072 feet apart; however, the unusual physical characteristics caused byexisting development, proximity to US Highway 290and conflicts with the existing street networkmake it infeasible to extend another roadway from Burr Oak Drive to Central Drive. The City wouldhave to condemn existing commercial or industrial development to extend one of the existing streetsthrough the project site, which has existed as a unified Mustang CAT complex for many years. Theproject site is close enough to the lynch point of TidwellRoad and US Highway 290 that there are nofunctional routes for new east-west streets. Finally, the land to the east has been grouped andredeveloped so that street extensions in the past have not occurred. In other words, extending a localstreet through the applicant's site would not link with a viable street connection to the east.Grovecrest Street, New Bridge Street, Rena Street, Highrock Road, Castlebay Drive, and MillportStreet are all streets to the east that are precluded from providing a viable through street for the site.Fortunately, there is no need to provide an additional east-west connection as US Highway 290,Pinemont Drive, Tidwell Road, Bingle Road and Antoine Drive provide more than enough circulationin this area for the existing development and adjacent lands.

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

The circumstances supporting the variance were not caused by the applicant and have been in place for many years. The existing Mustang CAT facility has existed in its current configuration since 1988 and the surrounding commercial lease space, warehouse buildings, park land, hotel and restaurant have existed many years before that (e.g. the ASR 5450 WP LP owned office building was constructed in 1980).

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

The intent of the chapter is to provide mobility. Dedicating a through street would provide no additional mobility due to the proximity to US Highway 290 and the surrounding street network. Additionally, the new street would eliminate viable square footage from the project and divide the site in half, which conflicts with the intended use of the land. Properties to

the north, west, south and east are either rights-of-way or built-out development. Most importantly, the existing street system is functioning well and it provides more than adequate access and ingress/egress for residents, commercial vehicles and public service vehicles.

(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 adjacent, existing rights-of-way provide adequate vehicular and emergency access to the surrounding community and developments. Forcing the applicant to construct the east-west street would be contrary to sound public policy and would not be in the best interests of the public.

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

The conditions supporting the variance are the unique physical characteristics caused by the existing, built-out environment. These conditions were not created by applicant as they existed at least 10 years before the applicant acquired the property and more than 30 years before the subject project began.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2014-0603
Agenda Item: 140
PC Action Date: 04/17/2014
Plat Name: Mustang CAT Northwest Houston
Applicant: Windrose Land Services, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Not to require the applicant to provide aeast-west street in order to meet street intersection spacing requirements.;

Basis of Recommendation:

The site is located east of Hollister Street, north of US 290 and south of Tidwell Road. The applicant requests a variance to allow excessive block length along the eastern and western boundary of the subject tract. Should the Planning Commission grant the requested variance, the general intent and purpose of Chapter 42 would be maintained.

The site is located in an area mainly with commercial development. The current block length along Burr Oak Street between Tidwell Road and US 290 is about 3100'. With the multiple existing commercial development sites located immediately to the west, it would be impractical to address an east-west street stubbing at the western property boundary of the subject tract. Additionally, Tidwell Street intersects with US 290 to the west. Traffic circulation in the overall area would be addressed by the existing street pattern. Granting the requested variance would not be contrary to the sound public policy.

Therefore, staff recommends granting the requested variance and approving the plat subject to CPC 101 Form conditions.

Statement of Facts

(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; OR

(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;

With the multiple existing commercial development sites located immediately to the west, it would be impractical to address an east-west street stubbing at the western property boundary of the subject tract. Additionally, Tidwell Street intersects with US 290 to the west. Traffic circulation in the overall area would be addressed by the existing street pattern.

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

The main justification for granting the requested variance is based on the existing commercial development sites located immediately to the west and the existing street pattern in the adjacent area.

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

Granting the requested variance would not be contrary to the sound public policy.

(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.

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

The main justification for granting the requested variance is based on the existing commercial development sites located immediately to the west and the existing street pattern in the adjacent area.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 141
Action Date: 04/17/2014
Plat Name: Pearl on Smith
Developer: Guseman/Smith & Elgin Partnership
Applicant: TBG Partners
App No/Type: 2014-0715 C2R

Staff Recommendation:
Withdraw

Total Acreage:	1.1472	Total Reserve Acreage:	1.1472
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Midtown Management District

County	Zip	Key Map ©	City / ETJ
Harris	77006	493T	City

Conditions and Requirements for Approval

Please provide a revised elevation plan showing the pedestrian friendly elements mentioned in the variance request form.

Address visibility triangles and notes as indicated on the marked file copy.

Please coordinate with City Engineer's office regarding the location of the proposed loading berth.

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.

CenterPoint: Cannot allow 0' BL without facility adjustment due to existing Overhead electrical facilities in vicinity and proposed building height will not meet required clearances. Please coordinate with CenterPoint.
City Engineer: DETENTION IS REQUIRED AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

PWE Utility Analysis: OBTAIN A WASTEWATER CAPACITY RESERVATION LETTER BEFORE REPLAT.

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.

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Pearl on Smith (DEF1)

Applicant: TBG Partners

NORTH

D – Variances **Site Location**

Houston Planning Commission ITEM : 141

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Pearl on Smith (DEF1)

Applicant: TBG Partners

D – Variances **Subdivision**

Houston Planning Commission ITEM : 141

Planning and Development Department **Meeting Date: 04/17/2014**

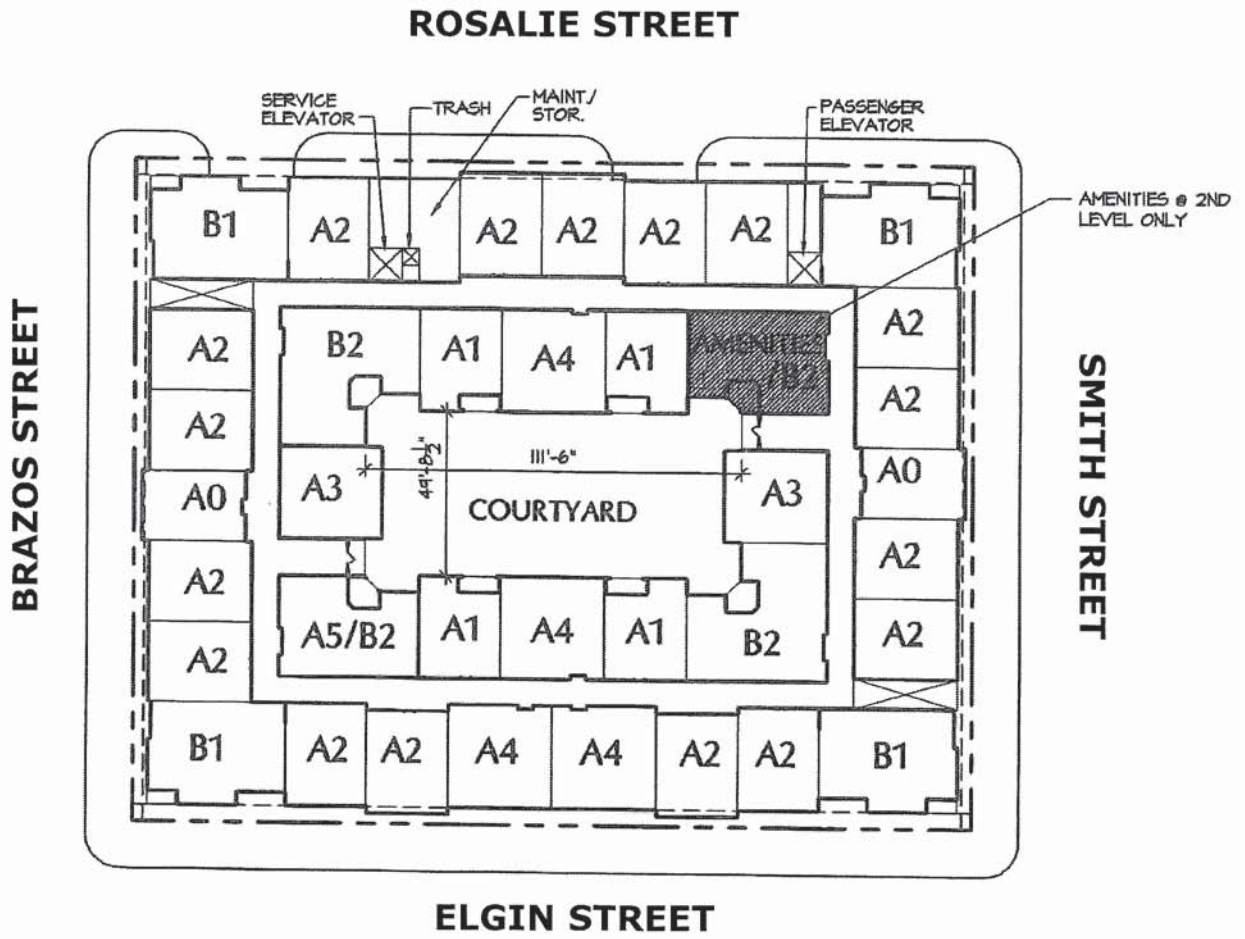
Subdivision Name: Pearl on Smith (DEF1)

Applicant: TBG Partners

NORTH

D – Variances

Aerial

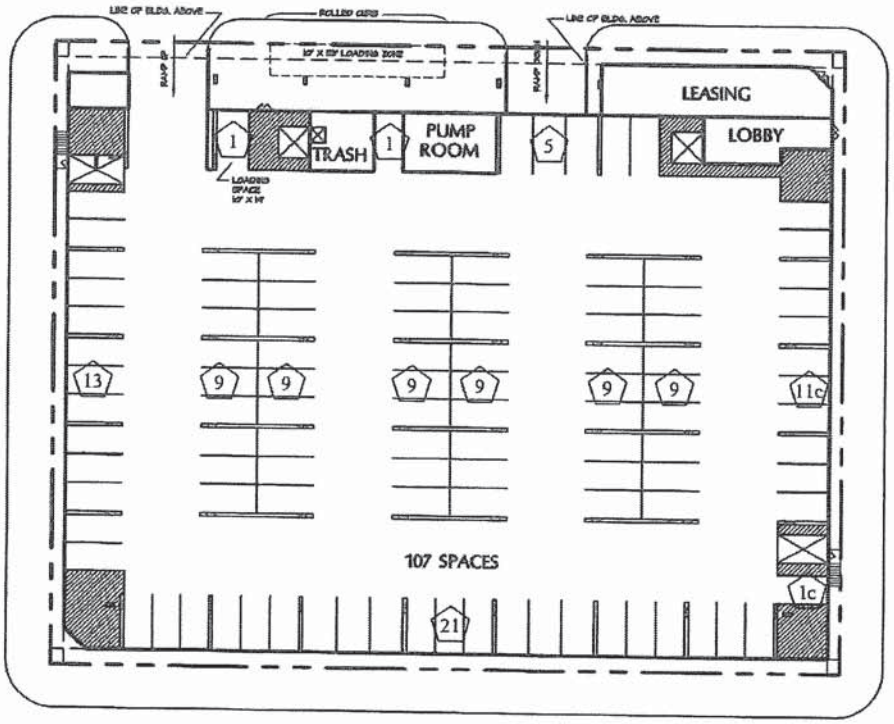


2ND - 5TH LEVEL

40' 0 40'

(IN FEET)
1 inch = 40 feet

ROSALIE STREET



BRAZOS STREET

SMITH STREET

ELGIN STREET

GROUND LEVEL

40' 0 40'

(IN FEET)
1 inch = 40 feet

Pearl Smith Street

Landscape Plan Scale: 1"=20'-0"

The Morgan Group

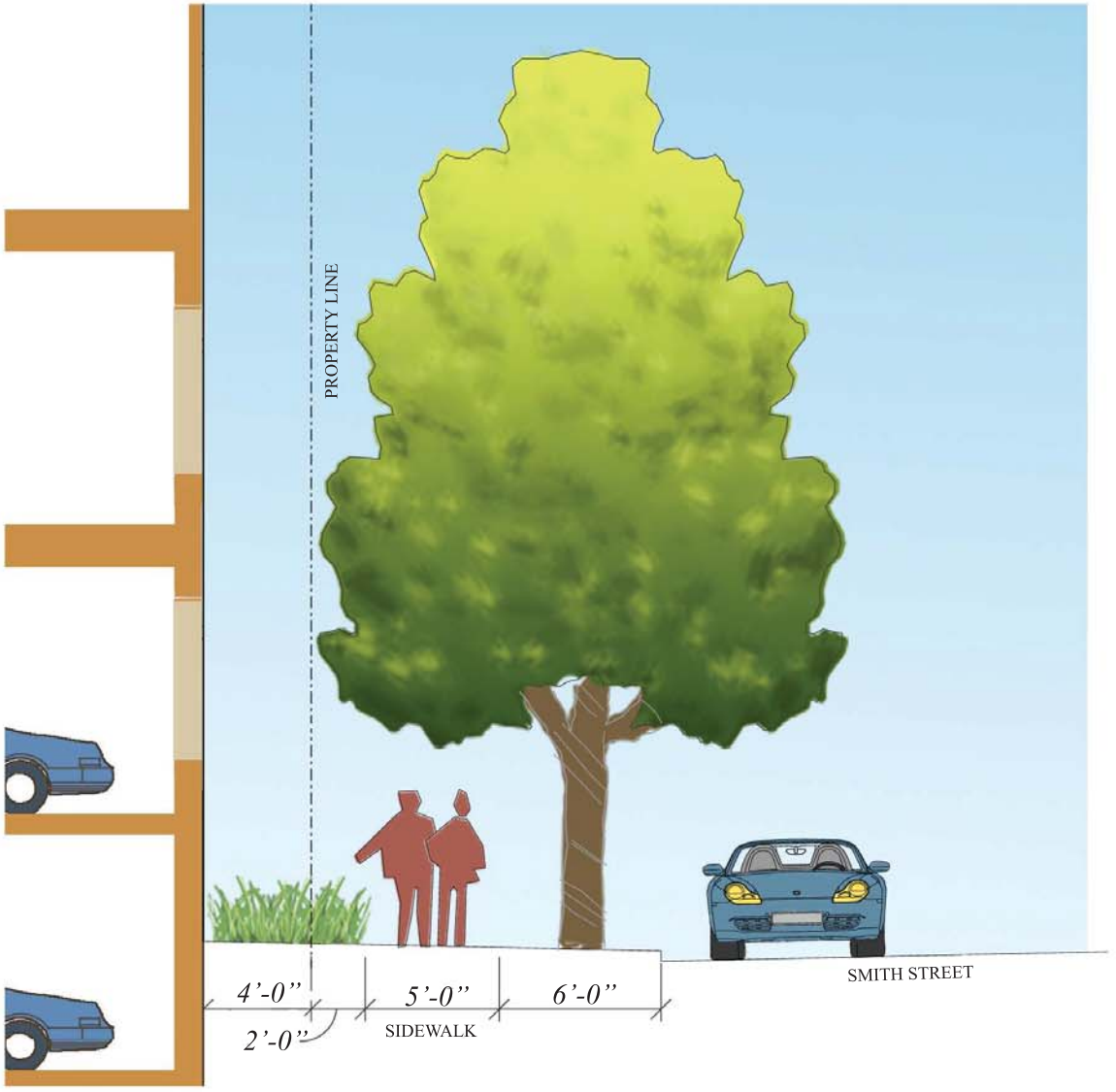
March 2014

Pearl Smith Street

Courtyard Scale: 1"=20'-0"

The Morgan Group

March 2014



Pearl Smith Street

Section - Street View Scale: 1/4"=1'-0" The Morgan Group March 2014

Pearl Smith Street

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0715
Plat Name: Pearl on Smith
Applicant: TBG Partners
Date Submitted: 03/24/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow a 0' building line on Smith, Elgin, Brazos and Rosalie Streets; not to provide visibility triangles at the four intersections.

Chapter 42 Section: 155; 162

Chapter 42 Reference:

Sec. 42-155. Collector and local streets--Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter. Sec. 42-161. Visibility triangles. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

Statement of Facts

(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; OR

(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;

This site is withn the Midtown TIRZ, which has an adopted Project Plan approved by Council that calls for buildings to be constructed up close to the sidewalk as a way to promote a walkable pedestrian environment. The plan for this property is consistent with the Midtown Plan. An urban style apartment building with four floors of apartments over a 2-floor garage is proposed. There are existing street trees on Smith, Elgin, and Brazos, which will be protected. Street trees will be added to the Rosalie street face. Sidewalks will be a minimum of 6' in width. The façade of the building will be 4' inside the property line at the ground level; balconies, eaves, architectural elements, etc. will project into the 4'. There will be a band of low plantings between the sidewalk and the building façade. At the corner of Rosalie and Smith, there will be a glass storefront that will include aces into the buiding for both residents and visitors. An additional resident access point will be located on Smith near Elgin. Garage entry will be on Rosalie Constructing the bildings close to the street is common in older sections of cities like Boston, New York, and Philadelphia and is a major factor in creating a sense of security and safety as well as in defining a pedestrian realm. Windows facing the street encourages residents totake ownership of the sidewalk and the street. Elevating the windows of the living units above the street level makes the residents feel safe from intrudes while still providing a good view of the sidewalk and street. If the building were to be setback 25' on Elgin and 10" on the other three streets, the setback area would be grasses and fenced, pushing passersby away yet not providing usable area for the residents. This would not be in keeping with the character sought for Midtown and aready established in this immediate area.. Additionally, it would diminish the area available for the private interior courtyard for the residents. Smith and Brazos are both one=way streets. At their intersections with Elgin and Rosalie, opposing traffic is on the opposite side of the street. This makes the visibility triangles unnecessary for street traffic.

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

The adopted plan for Midtown calls for a pedestrian-friendly environment. To achieve this environment , it is necessary to have buildings close to the street and to eliminate as many driveways as possible.

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

The proposed improvements are consistent with the adopted Project Plan for Midtown. A reduced building setback promotes an urban environment, which encourages pedestrian traffic and transit usage, which, in turn, improves public health through execise and a reduction in air pollution. Visibility triangles are intended to allow drivers to see cehicles approaching at right angles When the vehicles ar on the opposie side of the street, the visibility already exists.

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

A reduced building setback promotes an urban environment, which promotes pedestrian trafic and transit usage, which in turn, improve public health .

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

A vital part of a pedestrian-friendly environment is resident connectivity to the street life, which cannot be accomplished well if the buildings are setback from the street with a fenced area between the building and he sidewak. The justification for the variances is the function ality of the buildings, including the creation of a reasonable sixe private outdoor space for residents.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2014-0715
Agenda Item: 141
PC Action Date: 04/17/2014
Plat Name: Pearl on Smith
Applicant: TBG Partners

Staff Recommendation: Withdraw

Chapter 42 Sections: 155; 162
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To allow a 0' building line on Smith, Elgin, Brazos and Rosalie Streets; not to provide visibility triangles at the four intersections.;
Basis of Recommendation:
This application has been withdrawn by the applicant.

Statement of Facts
(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; OR

(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;
.

(3) 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;
.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 142
Action Date: 04/17/2014
Plat Name: Southwest Plating
Developer: Southwest Plating
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2014-0490 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	1.4350	Total Reserve Acreage:	1.4350
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Greater Northside Management District

County	Zip	Key Map ©	City / ETJ
Harris	77009	493D	City

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.

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.

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)

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
City Engineer: DETENTION IS REQUIRED

Parks and Recreation: To be added to general notes on face of plat:
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.

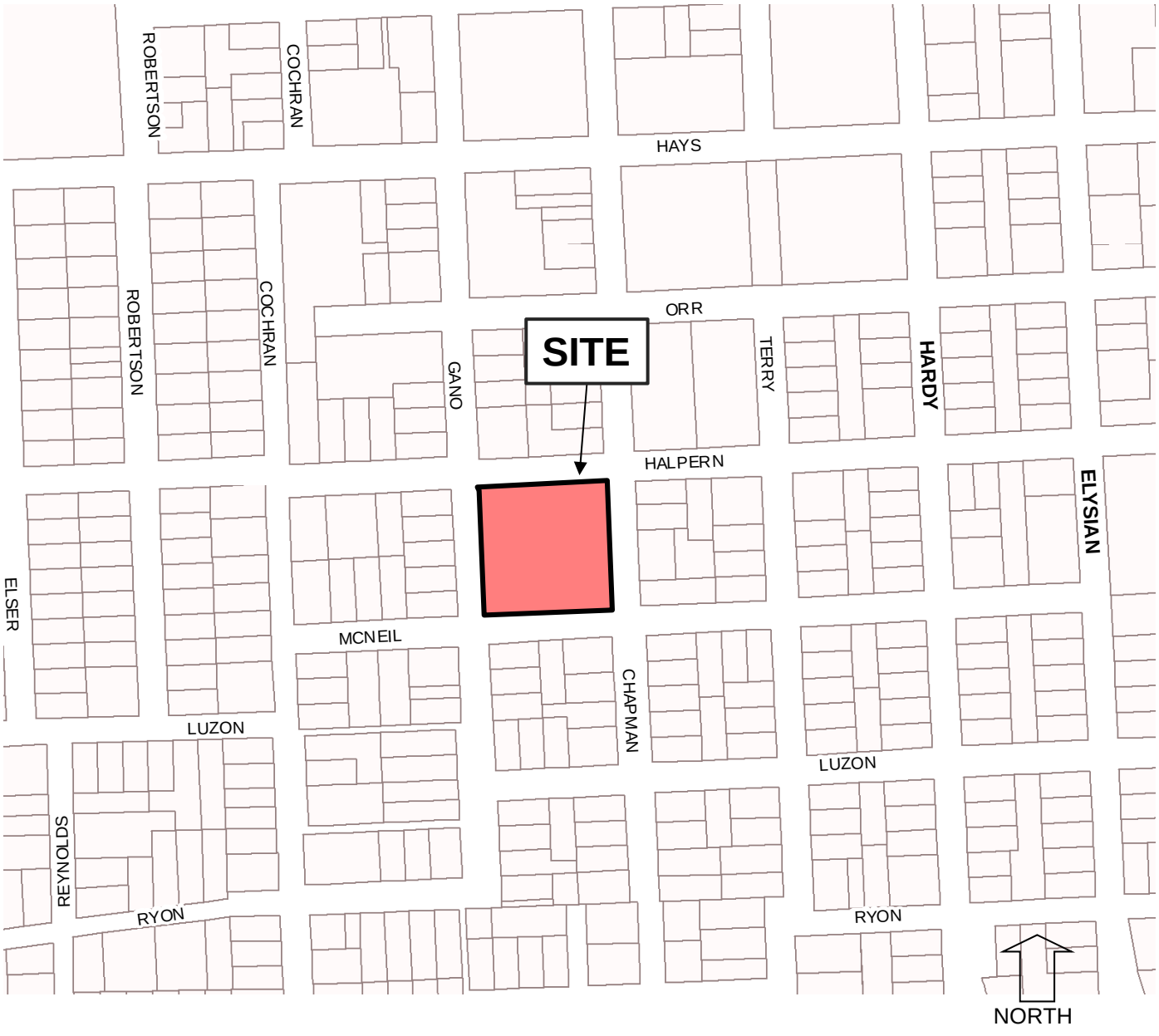
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM : 142

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Southwest Plating

Applicant: Civil-Surv Surveying, L.C.



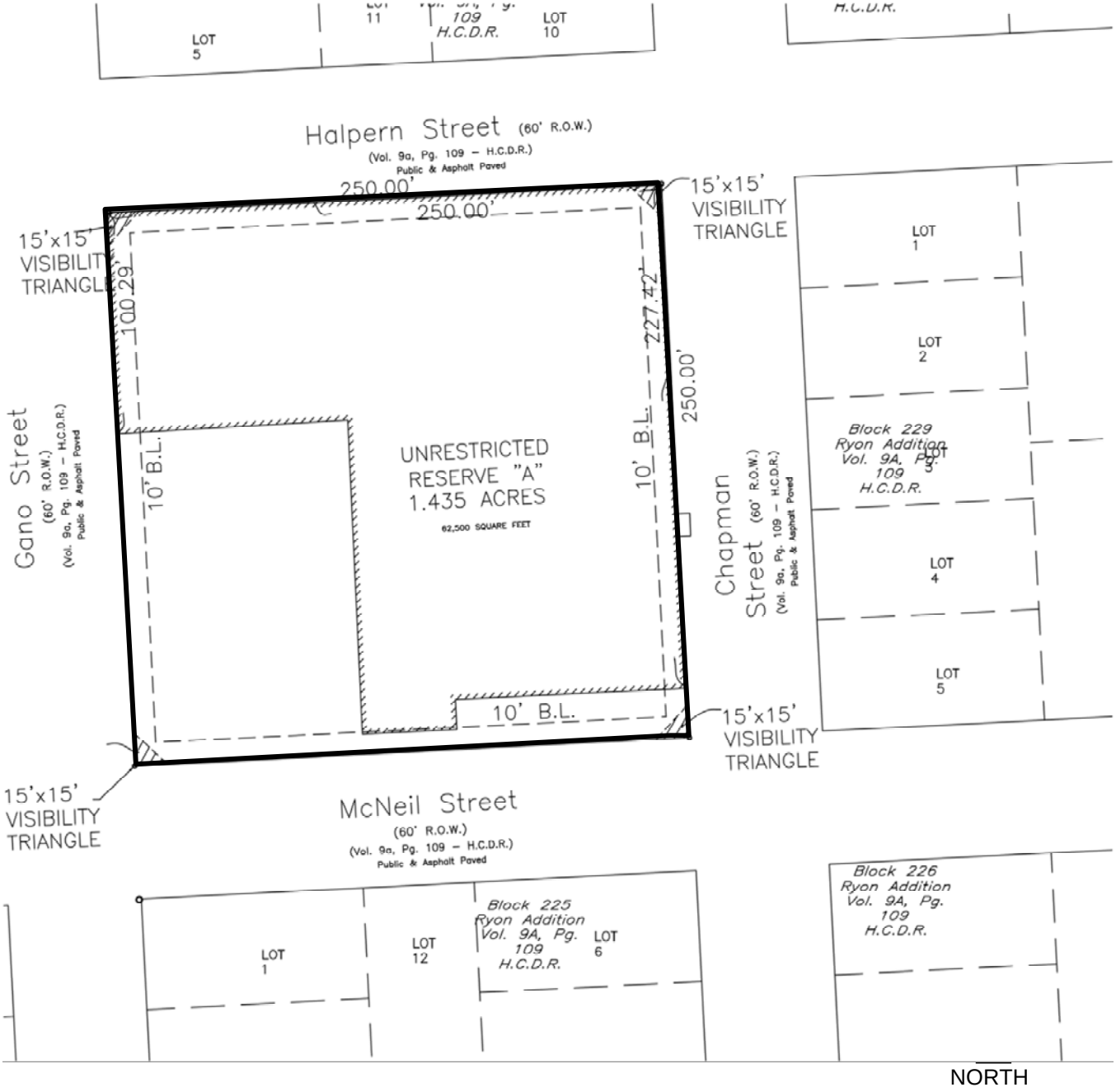
D – Variances **Site Location**

Houston Planning Commission ITEM : 142

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Southwest Plating

Applicant: Civil-Surv Surveying, L.C.



D – Variances **Subdivision**

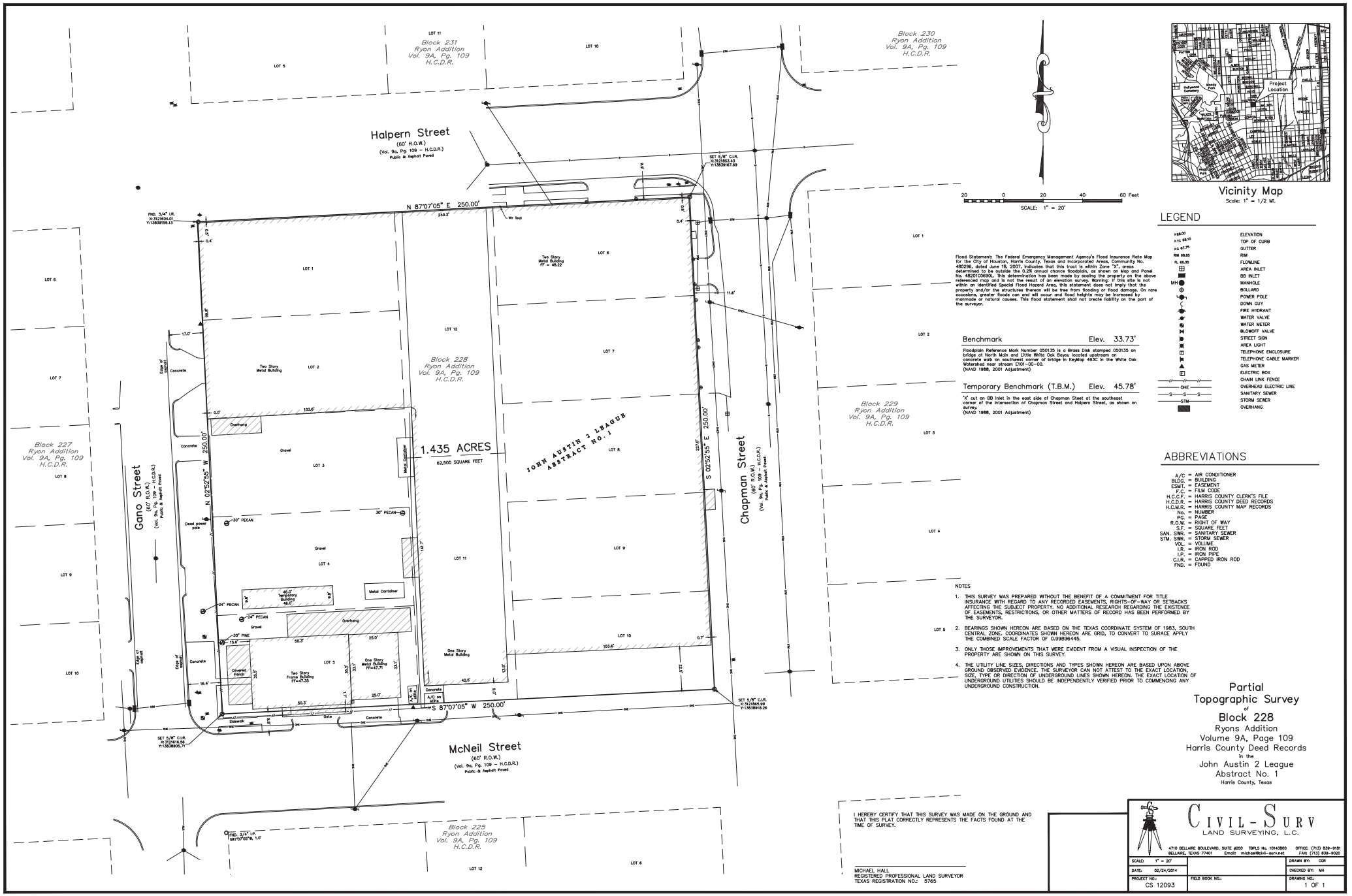
Houston Planning Commission ITEM : 142

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Southwest Plating

Applicant: Civil-Surv Surveying, L.C.

D – Variances **Aerial**



Flood Statement: The Federal Emergency Management Agency's Flood Insurance Rate Map for the City of Houston, Harris County, Texas and Incorporated Areas, Community No. 480296, dated June 18, 2007, indicates that this tract is within Zone "X", areas determined to be outside the 0.2% annual chance floodplain, as shown on Map and Panel No. 48201C0690L. This determination has been made by scaling the property on the above referenced map and is not the result of an elevation survey. Warning: If this site is not within an identified Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by manmade or natural causes. This flood statement shall not create liability on the part of the surveyor.

Benchmark Elev. 33.73'

Floodplain Reference Mark Number 050135 is a Brass Disk stamped 050135 on bridge at North Main and Little White Oak Bayou located upstream on concrete walk on southeast corner of bridge in KeyMap 493G in the White Oak Watershed near stream E101-00-00.
(NAVD 1988, 2001 Adjustment)

Temporary Benchmark (T.B.M.) Elev. 45.78'

'X' cut on BB Inlet in the east side of Chapman Steet at the southeast corner of the intersection of Chapman Street and Halpern Street, as shown on survey.
(NAVD 1988, 2001 Adjustment)

LEGEND

x68.00	ELEVATION
x TC 68.10	TOP OF CURB
x G 67.75	GUTTER
RIM 66.85	RIM
FL 65.30	FLOWLINE
	AREA INLET
	BB INLET
MH	MANHOLE
	BOLLARD
	POWER POLE
	DOWN GUY
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	BLOWOFF VALVE
	STREET SIGN
	AREA LIGHT
	TELEPHONE ENCLOSURE
	TELEPHONE CABLE MARKER
	GAS METER
	ELECTRIC BOX
	CHAIN LINK FENCE
OHE	OVERHEAD ELECTRIC LINE
S S S	SANITARY SEWER
STM	STORM SEWER
	OVERHANG

ABBREVIATIONS

A/C	= AIR CONDITIONER
BLDG.	= BUILDING
ESMT.	= EASEMENT
F.C.	= FILM CODE
H.C.C.F.	= HARRIS COUNTY CLERK'S FILE
H.C.D.R.	= HARRIS COUNTY DEED RECORDS
H.C.M.R.	= HARRIS COUNTY MAP RECORDS
No.	= NUMBER
PG.	= PAGE
R.O.W.	= RIGHT OF WAY
S.F.	= SQUARE FEET
SAN. SWR.	= SANITARY SEWER
STM. SWR.	= STORM SEWER
VOL.	= VOLUME
I.R.	= IRON ROD
I.P.	= IRON PIPE
C.I.R.	= CAPPED IRON ROD
FND.	= FOUND

NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. COORDINATES SHOWN HEREON ARE GRID, TO CONVERT TO SURACE APPLY THE COMBINED SCALE FACTOR OF 0.99896445.
3. ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
4. THE UTILITY LINE SIZES, DIRECTIONS AND TYPES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVED EVIDENCE. THE SURVEYOR CAN NOT ATTEST TO THE EXACT LOCATION, SIZE, TYPE OR DIRECTION OF UNDERGROUND LINES SHOWN HEREON. THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE INDEPENDENTLY VERIFIED PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION.

Partial Topographic Survey of Block 228

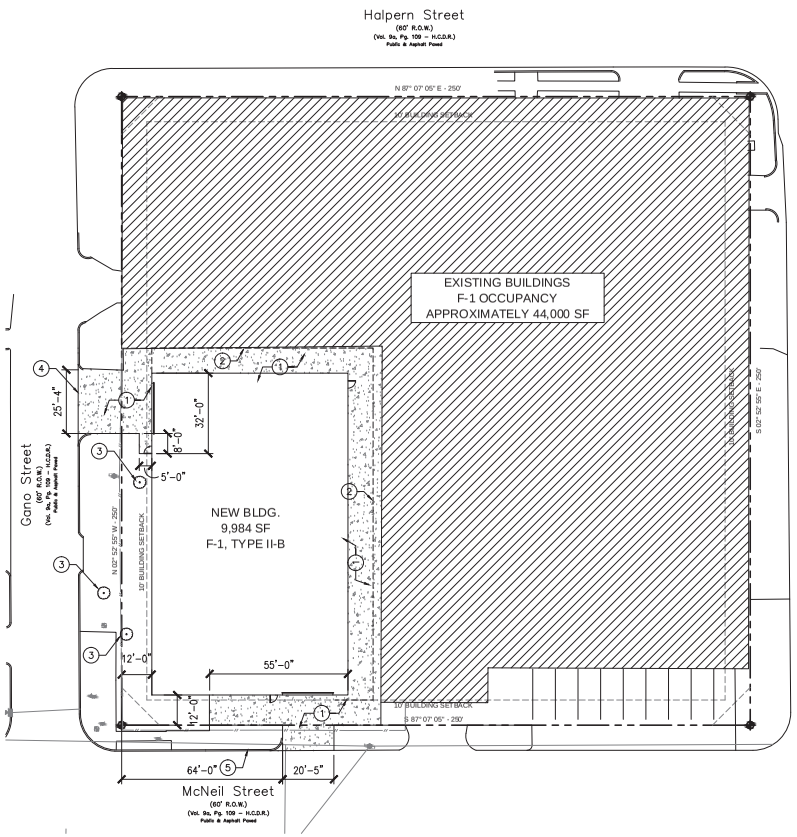
Ryons Addition
Volume 9A, Page 109
Harris County Deed Records
In the
John Austin 2 League
Abstract No. 1
Harris County, Texas

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.

MICHAEL HALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 5765

CIVIL-SURV
LAND SURVEYING, L.C.
4710 BELLAIRE BOULEVARD, SUITE #250 TBPLS No. 10143500 OFFICE: (713) 839-9181
BELLAIRE, TEXAS 77401 Email: michael@civil-surv.net FAX: (713) 839-9020

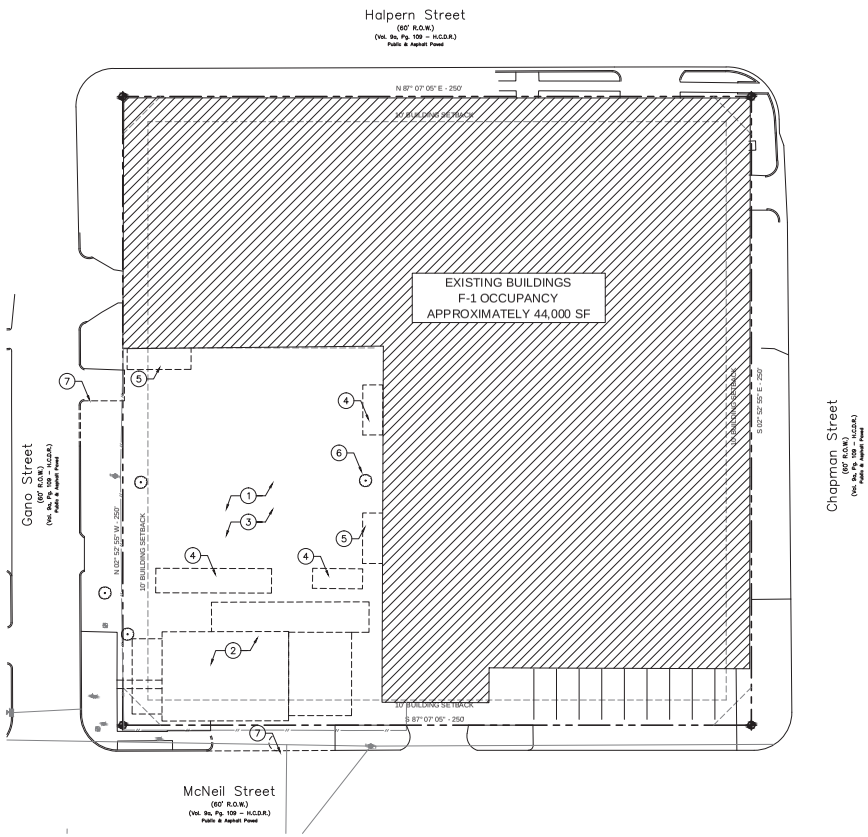
SCALE: 1" = 20'		DRAWN BY: CGR
DATE: 02/24/2014		CHECKED BY: MH
PROJECT NO.: CS 12093	FIELD BOOK NO.:	DRAWING NO.: 1 OF 1



02 SITE PLAN
1" = 20'

NEW CONSTRUCTION KEYED NOTES

1. NEW CONCRETE PAVING IN DRIVES. REFER TO CIVIL FOR DESIGN.
2. EDGE OF BUILDING OVERHANG.
3. EXISTING TREES TO BE PROTECTED.
4. EXTENSION OF EXISTING CURB CUT.
5. EXISTING CURB CUT TO BE REPLACED WITH NEW CURB.



01 SITE DEMOLITION PLAN
1" = 20'

DEMOLITION KEYED NOTES

1. REMOVE EXISTING VEGETATION AS REQUIRED FOR NEW CONSTRUCTION.
2. EXISTING STRUCTURES AND FOUNDATIONS TO BE REMOVED. PREPARE GROUND FOR NEW CONSTRUCTION.
3. EXISTING PAVING TO BE REMOVED. PREPARE GROUND FOR NEW CONSTRUCTION.
4. EXISTING CONTAINERS TO BE REMOVED FROM THE SITE.
5. EXISTING OVERHANGS AND EQUIPMENT TO BE REMOVED.
6. EXISTING TREE TO BE REMOVED
7. EXISTING CURB AND CURB CUT TO BE REMOVED, PREPARE AREA FOR NE CONCRETE.

GENERAL NOTES

1. ALL AREAS OF THE SITE NOT DESIGNATED TO RECEIVE NEW STRUCTURE OR PAVING SHALL BE HYDROMULCHED.
2. DIMENSIONS AT PAVING ARE TO FACE OF CURB.
3. DIMENSIONS AT EDGE OF PROPERTY ARE TO PROPERTY LINE.
4. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
5. SPACE SIDEWALK CONTROL JOINTS AT 5' O.C. AND EXPANSION JOINTS AT 20' O.C. UNLESS OTHERWISE SHOWN.

CONSULTANTS

VERITAS AEC
ARCHITECTURE # ENGINEERING # CONSULTING
1250 WOOD BRANCH PARK DR., SUITE 210
HOUSTON TX 77079
Office: 281.293.7511
Website: www.veritasaec.com

CLIENT

SOUTHWEST PLATING NEW BUILDING
1312 HALPERN STREET
HOUSTON, TEXAS 77009

DATE	DELTA #	DESCRIPTION
01-23-14		SD-1
	△	

PROFESSIONAL SEALS

ISSUED FOR REVIEW ONLY NOT FOR CONSTRUCTION

ISSUED FOR

FILENAME

JOB ABBREV.

DRAWN BY: RTC | CHECKED BY

JOB NO: 13.284 | SCALE

DATE: 2/20/2014 | ISSUE

SHEET CONTENTS
SITE PLAN

DRAWING NUMBER
A.100

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0490
Plat Name: Southwest Plating
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 03/07/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow a zero building line for existing structures.

Chapter 42 Section: 42-155

Chapter 42 Reference:

Sec. 42-155. Collector and local streets--Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

(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; OR

(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 property in question is within an older subdivision (Ryon Addition) that had no building line requirements. As such, the buildings were built right up to the property lines, and to enforce a building line now would render the building out of code for which there was no code at the time of their construction. These buildings were initially built in the 1940s, with various additions constructed up until the early 1980s

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

The applicant did not create this hardship as the property was acquired with the buildings already in existence.

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

The intent and general purposes of this chapter will be preserved and maintained as any new structures built in the future will conform to the newly established building lines.

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

The granting of this variance will not be injurious to the public health or safety, as day to day operation will not change from its current, accepted state..

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

Economic Hardship is not the sole justification for the variance. This request if granted, will allow the continued, uninterrupted operation of an established business.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0490
Plat Name: Southwest Plating
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 03/07/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow visibility triangles to exist over existing structures. The streets adjoining the buildings in question are all two way curbed asphalt streets, with the affected triangles being located at the corners of Halpern and Gano and Halpern and Chapman. The current curb line for these three affected street lies approximately ten feet from the existing property lines. The building that exists at McNeil and Gano is to be demolished and a new building placed within current code tolerances (see attached site plan).

Chapter 42 Section: 42-161

Chapter 42 Reference:

Sec. 42-161. Visibility triangles. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

Statement of Facts

(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; OR

(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 property in question is within an older subdivision (Ryon Addition) that visibility requirements. As such, the buildings were built right up to the property lines, and to enforce visibility triangles now would render the building out of code for which there was no code at the time of their construction. These buildings were initially built in the 1940s, with various additions constructed up until the early 1980s.

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

The applicant did not create this hardship as the property was acquired with the buildings already in existence.

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

The intent and general purposes of this chapter will be preserved and maintained as any new structures built in the future will conform to the newly established visibility triangles.

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

The granting of this variance will not be injurious to the public health or safety, as day to day operation will not change from its current, accepted state.

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

Economic Hardship is not the sole justification for the variance. This request if granted, will allow the continued, uninterrupted operation of an established business.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2014-0490
Agenda Item: 142
PC Action Date: 04/17/2014
Plat Name: Southwest Plating
Applicant: Civil-Surv Land Surveying, L.C.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-161; 42-155

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow visibility triangles to exist over existing structures. The streets adjoining the buildings in question are all two way curbed asphalt streets, with the affected triangles being located at the corners of Halpern and Gano and Halpern and Chapman. The current curb line for these three affected street lies approximately ten feet from the existing property lines. The building that exists at McNeil and Gano is to be demolished and a new building placed within current code tolerances (see attached site plan). ;
To allow a zero building line for existing structures.;

Basis of Recommendation:

The applicant is requesting a dual building line variance for existing structures to be at a 0' BL along Halpern, Galo, McNeil and Chapman Streets and to have no visibility triangles due to the existing structures at the intersection of Halpern and Gano and Halpern and Chapman Streets. The site is located north east of downtown, north of Quitman Street, east of Fulton and west of Hardy Road.
The existing buildings were constructed in 1940's and few additions added till the 1980's, upto the property lines along Halpern, Gano, McNeil and Chapman Streets. The new construction is proposed to meet all the ordinance requirements. All the abutting streets are minimum 60' ROWs. The back of the curb distances are as follows; Halpern Street (paving section 36') is 12', Gano Street (paving section 27') is 20', McNeil Street (paving section 36') is 12' and Chapman Street (paving section 22') is 26'. Since the structures predate the ordinance requirements, staff recommendation is to grant the requested dual building line and visibility triangle variances for existing structures. In the event these structures are ever demolished; the replacement buildings must adhere to the ordinance required building lines.

Statement of Facts

(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; OR

Since the structures predate the ordinance requirements requiring ordinance building lines is not feasible. All new structures will meet the 10' BL as shown on the plat.

(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;

The circumstances supporting the granting of the variance are the existing buildings which were constructed in 1940's and few additions added till the 1980's, upto the property lines along Halpern, Gano, McNeil and Chapman Streets. The new construction is proposed to meet all the ordinance requirements.

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

The buildings and encroachments have been in existence for more than 30 years and the streets abutting the development have sufficient ROW.

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

The buildings and encroachments have been in existence for more than 30 years and the streets abutting the development have sufficient ROW. The new structures will meet the ordinance required building lines. Moreover in the event these structures are ever demolished; the replacement buildings must adhere to the ordinance required building lines.

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

The sole justification for this variance is the existing conditions of the site that existed prior to the ordinance requirements.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 143
Action Date: 04/17/2014
Plat Name: Village at Palm Center
Developer: ITEX Group
Applicant: Jones & Carter, Inc.
App No/Type: 2014-0840 C3P

Staff Recommendation:
Defer for further study and review

Total Acreage:	9.5560	Total Reserve Acreage:	8.5840
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County Improvement District 21

County	Zip	Key Map ©	City / ETJ
Harris	77021	534J	City

Conditions and Requirements for Approval

A01. Applicant must coordinate a meeting with Planning Department and Public Works department to address concerns regarding the proposed public street.

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 before replat.
City Engineer: DETENTION IS REQUIRED AND MAKE SURE THAT 10’ CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

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.

Houston Planning Commission ITEM : 143

Planning and Development Department **Meeting Date: 4/17/2014**

Subdivision Name: Village at Palm Center

Applicant: Jones & Carter, Inc.

NORTH

D – Variances

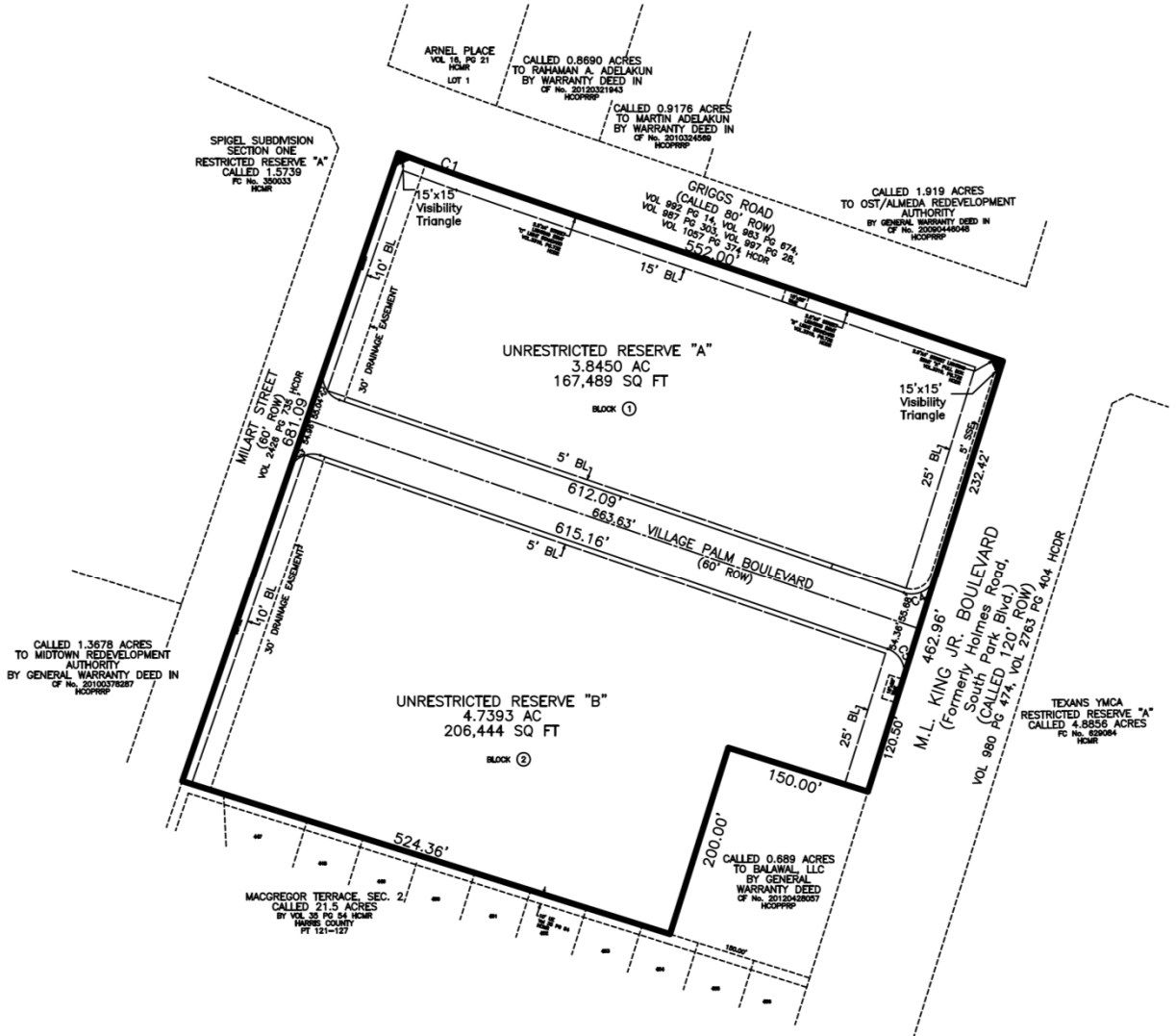
Site Location

Houston Planning Commission ITEM : 143

Planning and Development Department **Meeting Date: 4/17/2014**

Subdivision Name: Village at Palm Center

Applicant: Jones & Carter, Inc.



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2905.00'	2°02'36"	103.61'	S70°11'13"E	103.60'	51.81'
C2	25.00'	90°05'30"	39.31'	N26°03'17"W	35.38'	25.04'
C3	25.00'	89°54'30"	39.23'	N63°56'43"E	35.33'	24.96'
C4	25.00'	91°30'30"	39.93'	N63°08'43"E	35.82'	25.67'
C5	25.00'	88°29'30"	38.61'	N26°51'17"W	34.89'	24.35'

NORTH

D – Variances Subdivision

Houston Planning Commission ITEM : 143

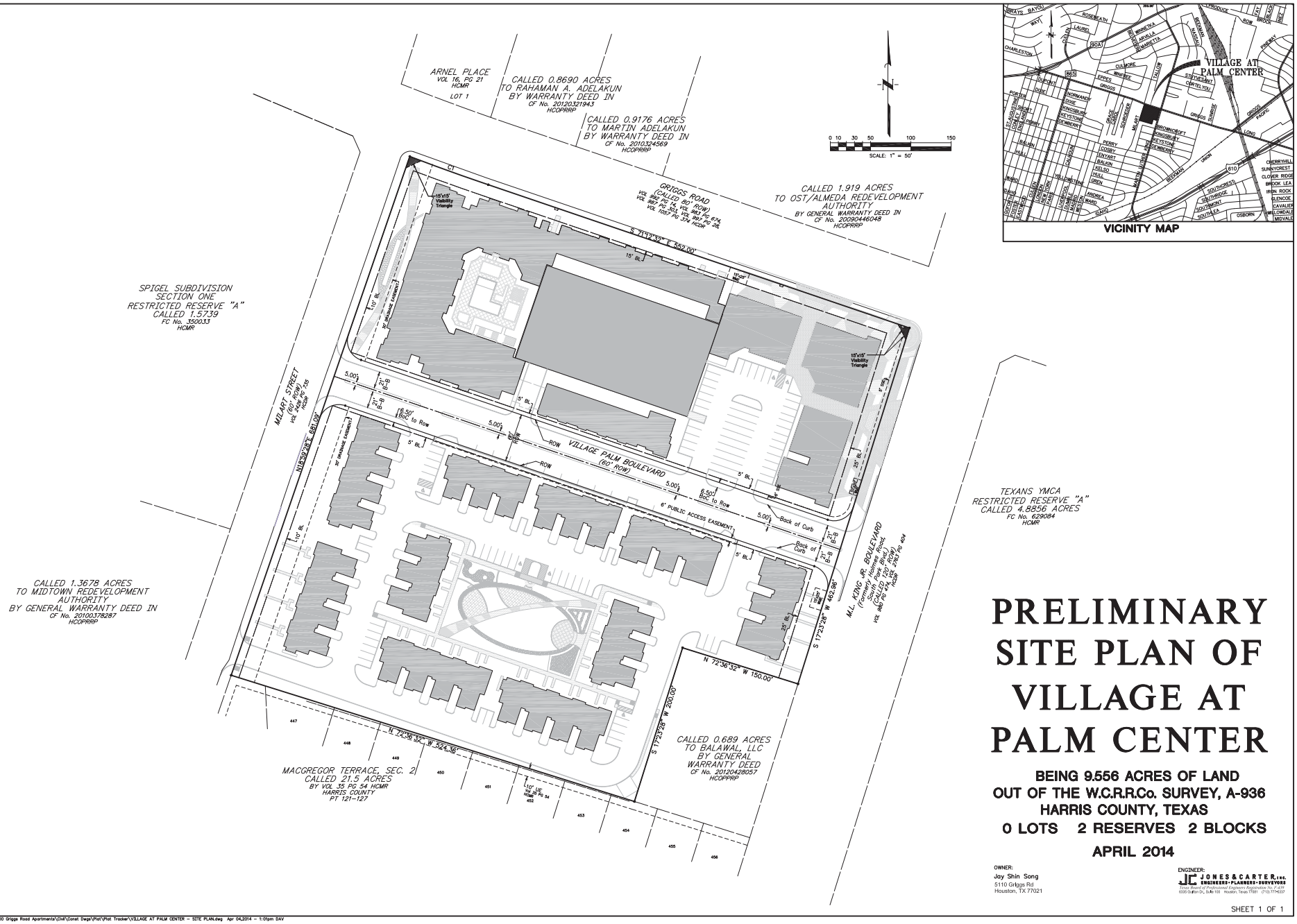
Planning and Development Department **Meeting Date: 4/17/2014**

Subdivision Name: Village at Palm Center

Applicant: Jones & Carter, Inc.

D – Variances

Aerial



PRELIMINARY SITE PLAN OF VILLAGE AT PALM CENTER

BEING 9.556 ACRES OF LAND
OUT OF THE W.C.R.R.Co. SURVEY, A-936
HARRIS COUNTY, TEXAS
0 LOTS 2 RESERVES 2 BLOCKS

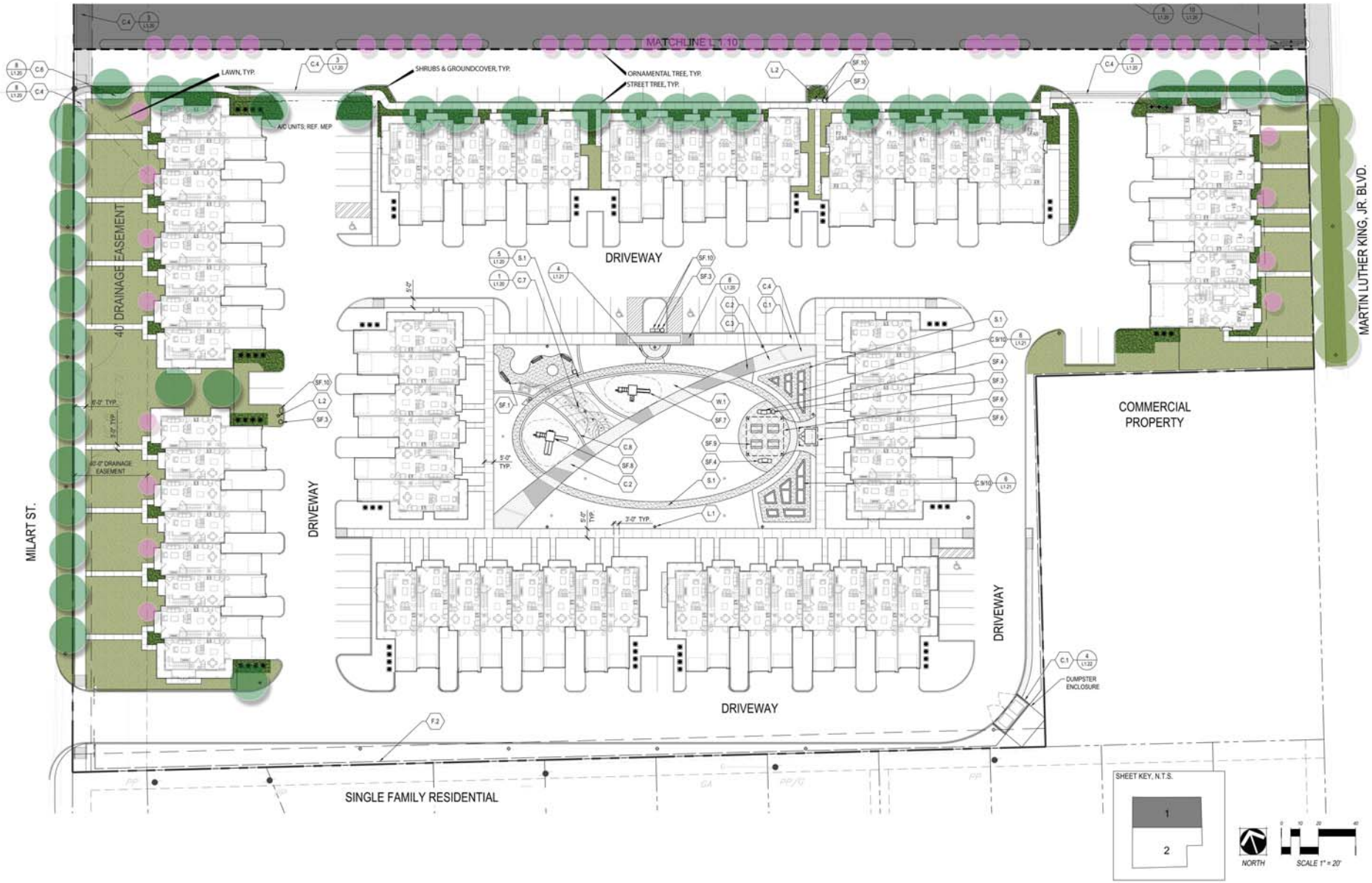
APRIL 2014

OWNER:
Jay Shin Song
5110 Griggs Rd
Houston, TX 77021

ENGINEER:
JONES&CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
6330 Gulfton Dr., Suite 100 Houston, Texas 77081 (713) 777-5337

SHEET 1 OF 1

P:\PROJECTS\11352 The Itex Group, LLC\0002-00 Griggs Road Apartments\CIVIL\Const Dwgs\Plat\Plat Tracker\VILLAGE AT PALM CENTER – SITE PLAN.dwg Apr 04,2014 – 1:05pm DAV



N D L I
PLANNING | LANDSCAPE ARCHITECTURE
2121 E. 6TH ST, SUITE 203
AUSTIN, TEXAS 78702
P. 512.428.6738 F. 512.308.5274
www.ndlli.com

VILLAGE AT PALM CENTER
HOUSTON 5110 GRIGGS ROAD, LP.
HOUSTON, TEXAS

Issue/Revisions

No.	Date	Description
1	03/24/14	90% CD

Seal

REGISTERED LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION
2750
STATE OF TEXAS

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Drawing Title

SITE PLAN

Issue Date: 03/24/2014
LI Project: 000301
Reviewed By: RDA
Drawn By: CCC

Drawing Number

L1.11

Filename:

N D L I
PLANNING | LANDSCAPE ARCHITECTURE
2121 E. 6TH ST. SUITE 203
AUSTIN, TEXAS 78702
P. 512.428.6736 F. 512.308.6274
www.ndlia.com

VILLAGE AT PALM CENTER
HOUSTON 5110 GRIGGS ROAD, LP.
HOUSTON, TEXAS

Issue/Revisions

No.	Date	Description
1	03/24/14	90% CD

Seal

NOT FOR CONSTRUCTION

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Drawing Title

SITE PLAN

Issue Date:	03/24/2014
LI Project:	000301
Reviewed By:	RDA
Drawn By:	CCC

Drawing Number

L1.10

Filename:

COLOR ELEVATIONS

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Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

THE VILLAGE AT PALM CENTER
THE ITEX GROUP
HOUSTON, TX

31/01/2014

HPA # 13499

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS IRVINE NEW ORLEANS ORLANDO

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THE VILLAGE AT PALM CENTER

THE ITEX GROUP

HOUSTON, TX

12-30-2013

HPA# 12499

HUMPHREYS & **PARTNERS** ARCHITECTS L.P.
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www.humphreys.com marketing@humphreys.com
DALLAS NEW ORLEANS ORLANDO IRVINE CHARLOTTE NORTHWEST PHOENIX CHENNAI DUBAI

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0840
Plat Name: Village At Palm Center
Applicant: Jones & Carter, Inc.
Date Submitted: 04/07/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To have a reduced intersection spacing of approximately 260-feet between a local street and an intersection with a major thoroughfare.

Chapter 42 Section: 127

Chapter 42 Reference:

42-127. Intersection of major thoroughfares An intersection with a major thoroughfare shall not be within 400 feet of the intersection of two major thoroughfares.

Statement of Facts

(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; OR

The proposed Village At Palm Center project is a 9.6-acre tract located at the southwest corner of Griggs Road and Martin Luther King, Jr Boulevard (MLK Blvd) and is within Tax Increment Reinvestment Zone No. 7 (TIRZ #7). The site is currently the home of King's Best Market; a flea market operating in an 187,000 square foot building originally constructed in the 1950s as a Montgomery Ward Store. In accordance with the Uniform Relocation Act, the developer is currently helping existing commercial tenants with relocation, and once complete will demolish the existing structures on the site to accommodate the proposed redevelopment project. The Village At Palm Center project is a proposed mixed-use, mixed income, transit-oriented walkable development consisting of two "neighborhoods". The northern portion of the project is proposed to be a series of multiple mid-rise apartment buildings atop retail space, and the southern portion will consist of approximately 65 townhome rental units. A public street is proposed from Milart Street to MLK Blvd between the 2 "neighborhoods" to provide separation between the 2 communities and an approved transition within the surrounding neighborhood. It will also allow for landscaping and pedestrian amenities. The proposed public street through the development will act as a pedestrian friendly access corridor to the neighboring community and rail line. The new Metro light rail passenger station is within a quarter mile of the proposed development and Metro bus stops are located on both the Griggs Road and MLK sides of the property. Additionally, the City's new swift bus service runs by the proposed development with direct service to the medical center. The area around the Griggs Road/MLK Blvd intersection is transforming because the City has invested significant public money in the surrounding neighborhood in recent years. The southeast corner of the intersection is dominated by Palm Center, a former mall which is now home to several government offices and social services agencies under the management of the Houston Business Development, Inc. (HBDi). The Palm Center includes a post office, constable substation, Justice of the Peace, library, dental center, and HBDi Headquarters. The new Texans YMCA is located just east of the proposed development across MLK Blvd. The City is completing the design of a new public library on the northwest corner of Griggs and MLK Blvd, with funding largely from TIRZ #7. The TIR

(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;

No hardship created or imposed by the applicant is used as a basis to support the granting of the variance. The desire to provide a walkable, pedestrian friendly access way within the Village At Palm Center supports the granting of the variance.

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

The intent and general purpose of Chapter 42 is preserved and maintained. One of the purposes of the chapter is to encourage compatibility with the surrounding neighborhood characteristics. The public street proposed with this development provides access as well as encourages greater pedestrian activity and interconnectivity with the transforming neighborhood.

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

No adverse impact to the public's health, safety or welfare is anticipated by granting the variance. Sidewalks will be installed along all of the streets.

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

The request for the public street is based on the developer's desire to create an accessible and walkable urban development, and create social connectivity consistent with redevelopment and growth in the neighborhood.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0840
Plat Name: Village At Palm Center
Applicant: Jones & Carter, Inc.
Date Submitted: 04/07/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow a 5-foot building line along the north and south sides of the proposed public street.

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. Building line requirement. 10 feet for non-single family and along a local street.

Statement of Facts

(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; OR

The proposed Village At Palm Center project is a 9.6-acre tract located at the southwest corner of Griggs Road and Martin Luther King, Jr Boulevard (MLK Blvd) and is within Tax Increment Reinvestment Zone No. 7 (TIRZ #7). The site is currently the home of King's Best Market; a flea market operating in an 187,000 square foot building originally constructed in the 1950s as a Montgomery Ward Store. In accordance with the Uniform Relocation Act, the developer is currently helping existing commercial tenants with relocation, and once complete will demolish the existing structures on the site to accommodate the proposed redevelopment project. The Village At Palm Center project is a proposed mixed-use, mixed income, transit-oriented walkable development consisting of two "neighborhoods". The northern portion of the project is proposed to be a series of multiple mid-rise apartment buildings atop retail space, and the southern portion will consist of approximately 64 townhome rental units. A public street is proposed from Milart Street to MLK Blvd between the 2 "neighborhoods" to provide separation between the 2 communities and an approved transition within the surrounding neighborhood. It will also allow for landscaping and pedestrian amenities. The proposed public street through the development will act as a pedestrian friendly access corridor to the neighboring community and rail line. The new Metro light rail passenger station is within a quarter mile of the proposed development and Metro bus stops are located on both the Griggs Road and MLK sides of the property. Additionally, the City's new swift bus service runs by the proposed development with direct service to the medical center. The area around the Griggs Road/MLK Blvd intersection is transforming because the City has invested significant public money in the surrounding neighborhood in recent years. The southeast corner of the intersection is dominated by Palm Center, a former mall which is now home to several government offices and social services agencies under the management of the Houston Business Development, Inc. (HBDi). The Palm Center includes a post office, constable substation, Justice of the Peace, library, dental center, and HBDi Headquarters. The new Texans YMCA is located just east of the proposed development across MLK Blvd. The City is completing the design of a new public library on the northwest corner of Griggs and MLK Blvd, with funding largely from TIRZ #7. The TIR

(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;

No hardship created or imposed by the applicant is used as a basis to support the granting of the variance. The desire to provide a walkable, pedestrian friendly accessway within the Village At Palm Center supports the granting of the variance.

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

The intent and general purpose of Chapter 42 is preserved and maintained. One of the purposes of the chapter is to encourage compatibility with the surrounding neighborhood characteristics. The 5-foot setback proposed with this

development promotes an urban environment and encourages greater pedestrian activity and interconnectivity with the transforming neighborhood.

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

No adverse impact to the public's health, safety or welfare is anticipated by granting the variance. Sidewalks will be installed along all of the streets.

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

This request for the reduced building line is based on the developer's desire to create a walkable urban development, and create social connectivity consistent with redevelopment and growth in the neighborhood.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2014-0840
Agenda Item: 143
PC Action Date: 04/17/2014
Plat Name: Village at Palm Center
Applicant: Jones & Carter, Inc.

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: 127; 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To have a reduced intersection spacing of approximately 260-feet between a local street and an intersection with a major thoroughfare.;
To allow a 5-foot building line along the north and south sides of the proposed public street.;

Basis of Recommendation:

The applicant is requesting two variances:
1) To have a reduced intersection spacing of approximately 260-feet between a local street and an intersection with a major thoroughfare and
2) To allow a 5-foot building line along the north and south sides of the proposed public street
The site is located within OST/Almeda TIRZ, at south west corner of MLK Boulevard and Griggs Road. At this time staff recommendation is to defer the project for two weeks for the applicant to meet with the PWE and Planning Staff.

Statement of Facts

(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; OR

n/a

(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;

n/a

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

n/a

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

n/a

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

n/a

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 144
Action Date: 04/17/2014
Plat Name: Bauer Landing Water Plant
Developer: LGI Homes
Applicant: Pape-Dawson Engineers
App No/Type: 2014-0802 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	3.3030	Total Reserve Acreage:	3.3030
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	285Q	ETJ

Conditions and Requirements for Approval

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

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

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)

Ingress/Egress Easement must be recorded by separate instrument prior to recordation.

Revised General Plan shall be submitted with future sections including existing Public Road Easement. The Public Road Easement shall be included in a conforming street pattern and be dedicated with adjacent sections.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 144
Action Date: 04/17/2014
Plat Name: Bauer Landing Water Plant
Developer: LGI Homes
Applicant: Pape-Dawson Engineers
App No/Type: 2014-0802 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

City Engineer: DETENTION IS REQUIRED

CenterPoint: Needs CenterPoint Energy Transmission Review
Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
If the "Variance(s)" meet with the City's approval, Harris County interposes no objection. (HC)
No Traffic issues.(Traffic)
No Flood Control comments.(HCFCD)
Provide cutback dedication conveyance by this plat or dedicate by separate instrument.(HC)
Record Ingress/egress easement prior to or simultaneously with this plat.(HC)
Verify Public Road Easement. Provide copy of recorded docment.(HC)
Provide recording information for Bauer Road.(HC)

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.

Houston Planning Commission ITEM : 144

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Bauer Landing Water Plant

Applicant: Pape-Dawson Engineers

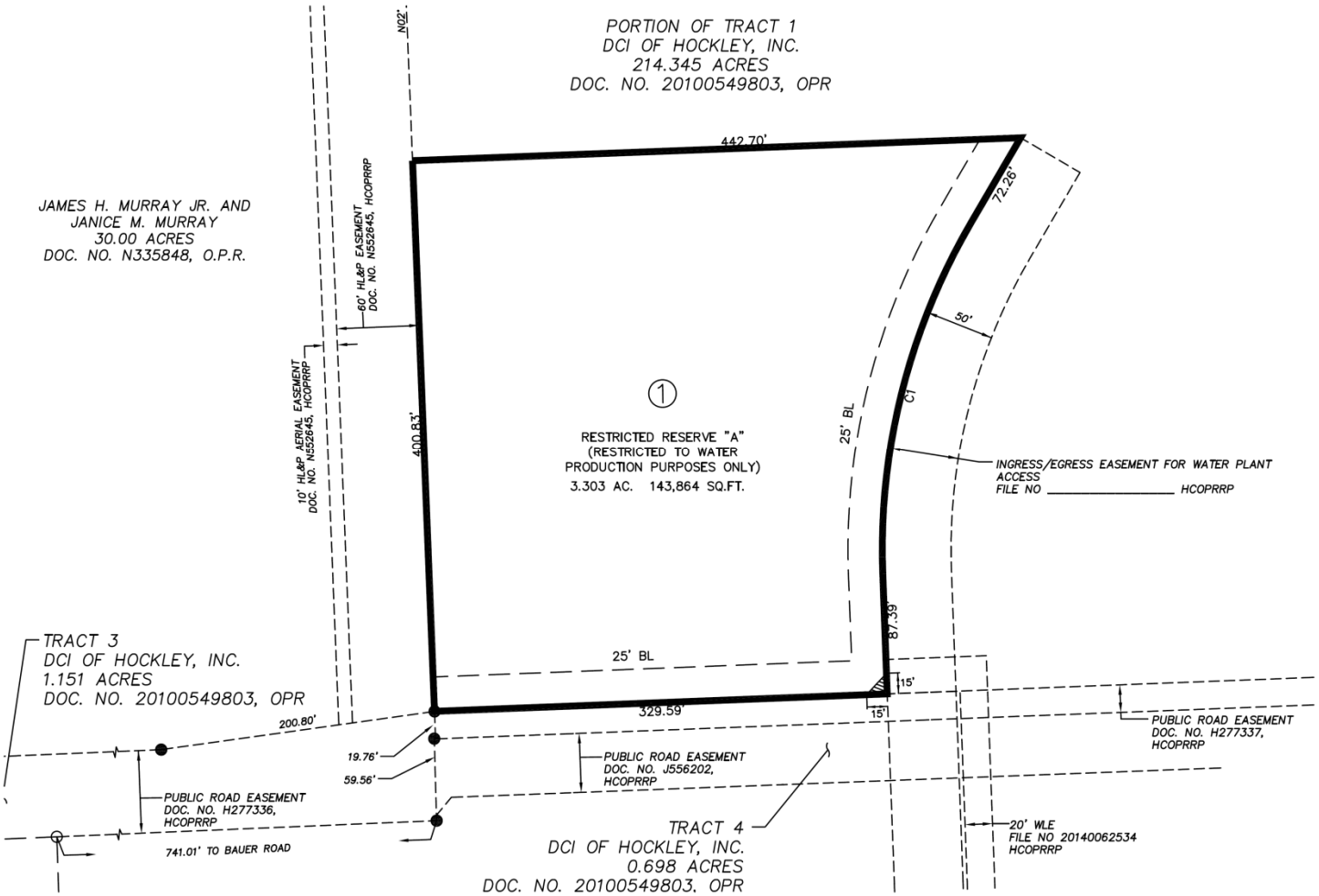
D – Variances **Site Location**

Houston Planning Commission ITEM : 144

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Bauer Landing Water Plant

Applicant: Pape-Dawson Engineers



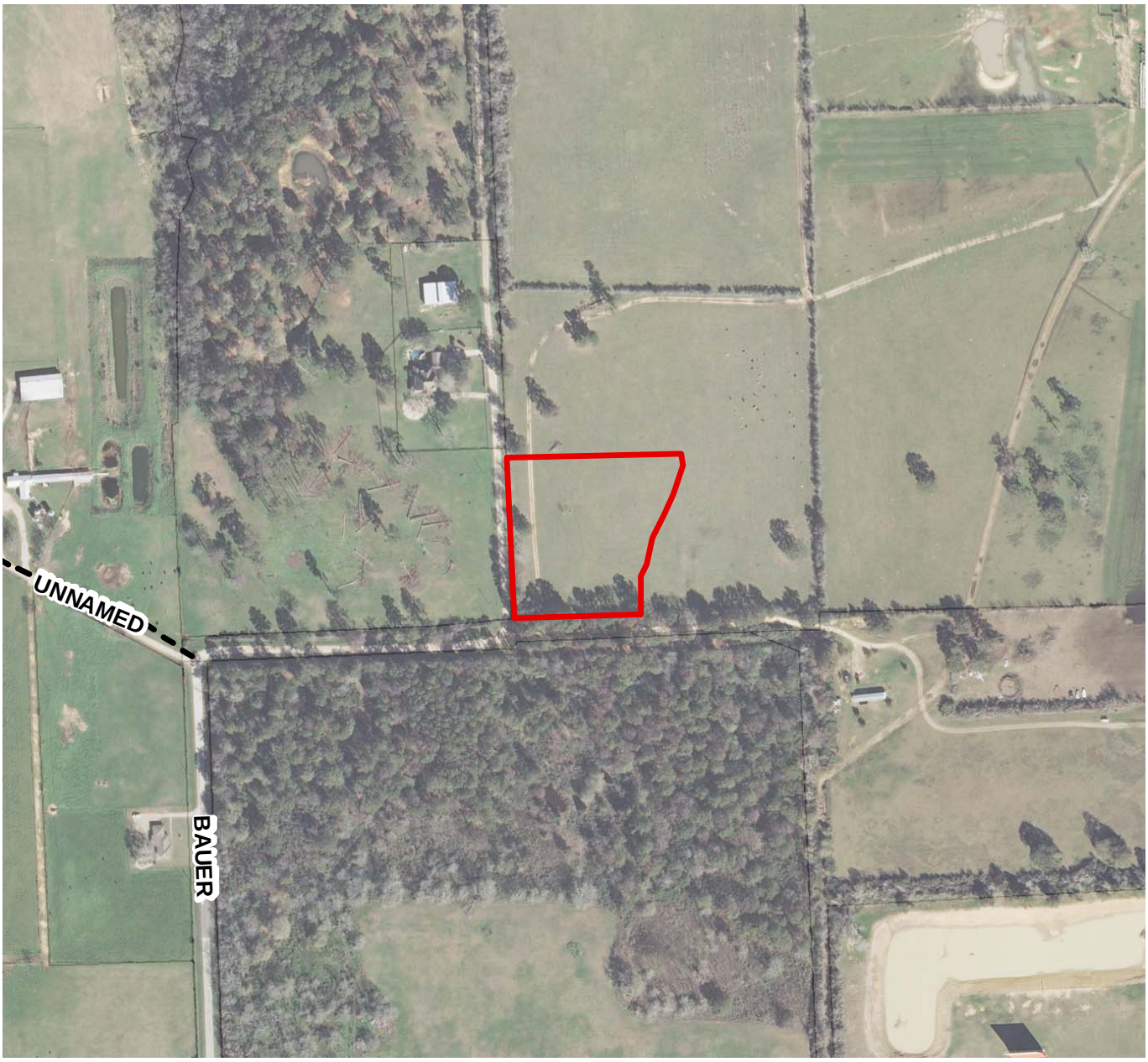
D – Variances Subdivision

Houston Planning Commission ITEM : 144

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Bauer Landing Water Plant

Applicant: Pape-Dawson Engineers



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2014-0802
Plat Name: Bauer Landing Water Plant
Applicant: Pape-Dawson Engineers
Date Submitted: 04/07/2014

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

We are seeking Reconsideration of a Requirement provided in Sec. 42-190(c) in connection with a comment for the Plat of the Bauer Landing Water Plant (the "Plat"): "Future Nickel Bauer Drive to northern plat boundary must be recorded prior to or simultaneously with this plat." Sec. 42-190(c) requires a restricted reserve for wastewater treatment, water production, or water repressurization to include a street or driveway either in the form of a public street or type 1 permanent access easement.

Chapter 42 Section: 42-190(c)

Chapter 42 Reference:

Sec. 42-190(c) requires a restricted reserve for wastewater treatment, water production, or water repressurization to include a street or driveway either in the form of a public street or type 1 permanent access easement.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

At a meeting on February 21, 2014 with Planning Department Staff (Dipti Mathur), we proposed the alternative of recording an Ingress/Egress Easement for Water Plant Access adjacent to the Plat where the future Nickel Bauer Drive is planned, which would be released upon the recording of the future Nickel Bauer Drive as a public street in future Bauer Landing section plats (see the attached Exhibit for an illustration of the proposed Ingress/Egress Easement for Water Plant Access). After presenting our proposed Ingress/Egress Easement for Water Plant Access and discussing how it preserves and maintains the intent and general purpose of the requirement in Sec. 42-190(c), there appeared to be general consensus with our proposal. Furthermore, simultaneously platting Bauer Landing Sec. 1 and the future Nickel Bauer Drive from FM 2920 up to the northern boundary of the Water Plant Plat would be impractical given that (1) access is already provided to the proposed Water Plant along the existing Bauer Road immediately south of the Water Plant reserve, and (2) the portion of proposed Nickel Bauer Drive adjacent to the eastern boundary of the Plat will require the construction of over 1-mile of offsite storm drainage and detention improvements up to Spring Creek that are impractical for inclusion in the first phase of this development; however, these storm drainage improvements will be constructed with the second phase of the development, thus allowing for the extension of Nickel Bauer Drive at that time. As such, we present that recording the proposed Ingress/Egress Easement for Water Plant Access conforms to the requirement of 42-190(c) and is practical and in accord with sound public policy, and therefore respectfully request the Planning Commission's concurrence with this request.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0802
Plat Name: Bauer Landing Water Plant
Applicant: Pape-Dawson Engineers
Date Submitted: 04/07/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Sec. 42-190(c) requires a restricted reserve for wastewater treatment, water production, or water repressurization to include a street or driveway either in the form of a public street or type 1 permanent access easement. We propose the alternative of recording an Ingress/Egress Easement for Water Plant Access adjacent to the Plat where the future Nickel Bauer Drive is planned

Chapter 42 Section: 42-190

Chapter 42 Reference:

Sec. 42-190. Tracts for non-single-family use -- Reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: TYPE OF RESERVE: Restricted reserve--Wastewater treatment, water production, or water repressurization MINIMUM SIZE: 5,000 sq. ft. TYPE OF STREET OR SHARED DRIVEWAY: public street or type 1 permanent access easement MINIMUM STREET OR SHARED DRIVEWAY WIDTH: 50 feet MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE: 50 feet

Statement of Facts

(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; OR

(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 proposed Ingress/Egress Easement for Water Plant Access preserves and maintains the intent and general purpose of the requirement in Sec. 42-190(c). Platting Bauer Landing Sec. 1 and the future Nickel Bauer Drive from FM 2920 up to the northern boundary of the Water Plant Plat would be impractical given that (1) access is already provided to the proposed Water Plant along the existing Bauer Road immediately south of the Water Plant reserve, and (2) the portion of proposed Nickel Bauer Drive adjacent to the eastern boundary of the Plat will require the construction of over 1-mile of offsite storm drainage and detention improvements up to Spring Creek that are impractical for inclusion in the first phase of this development

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

The proposed easement is temporary and would be released upon the recording of the future Nickel Bauer Drive as a public street in future Bauer Landing section plats. The alignment of the easement follows the street pattern submitted with the general plan. The Water Plant needs to be ahead of the development of the lots.

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

As stated above, the proposed Ingress/Egress Easement for Water Plant Access preserves and maintains the intent and general purpose of the requirement in Sec. 42- 190(c).

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

No. The proposed Ingress/Egress Easement for Water Plant Access will not be injurious to the public health, safety, or welfare.

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

The proposed easement is temporary and would be released upon the recording of the future Nickel Bauer Drive as a public street in future Bauer Landing section plats. The Water Plant needs to be ahead of the development of the lots.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Staff Report

Application No: 2014-0802
Agenda Item: 144
PC Action Date: 04/17/2014
Plat Name: Bauer Landing Water Plant
Applicant: Pape-Dawson Engineers

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-190

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Sec. 42-190(c) requires a restricted reserve for wastewater treatment, water production, or water repressurization to include a street or driveway either in the form of a public street or type 1 permanent access easement. We propose the alternative of recording an Ingress/Egress Easement for Water Plant Access adjacent to the Plat where the future Nickel Bauer Drive is planned;

Basis of Recommendation:

The site is located in Harris County, within the Bauer Ranch General Plan, north of FM 2920 and east of Bauer Road. The applicant is requesting a variance to allow a temporary ingress/egress easement to service a water plant until a public street is dedicated within a recorded plat.

The reserve is adjacent to an existing Public Road Easement and future Nickel Bauer Drive. The alignment of the temporary ingress/egress easement follows the alignment of the future Nickel Bauer Drive. As the surrounding subdivision develops, the right-of-way for Nickel Bauer Drive will be dedicated, providing the reserve access and frontage on public right-of-way as required by the ordinance. As a condition of the variance, the applicant must submit a revised general plan including the public road easement as part of a conforming street pattern and it must be dedicated with future sections.

Staff has received no objections from the Harris County Engineer's Office. Therefore, staff recommends that the Planning Commission grant the requested variance and approve the plat subject to CPC 101 form conditions.

Statement of Facts

(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; OR

(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;

Strict application of the rules would require dedication of Nickel Bauer Drive up to this point to access the water plant site. The proposed water plant reserve is needed now to support the water needs and infrastructure requirements of the surrounding single-family subdivision. As the subdivision develops, the right-of-way for Nickel Bauer Drive will be dedicated, providing the reserve with access and frontage on a public street as required by the ordinance.

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

The water plant is needed to support the water service and infrastructure requirments of the future development. The Harris County Engineer's Office poses no objection to the requested variance provided that the applicant record the access easement prior to the recordation of this proposed plat.

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

As the surrounding subdivision develops, the right-of-way for Nickel Bauer Drive will be dedicated, providing the reserve with the appropriate street frontage requirements as outlined in the ordinance.

(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 water plant is needed to support the infrastructure requirements of the future development of single-family residences.

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

Economic hardship is not the sole justification of the variance, rather the location of the water plant site within the general plan.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 145
Action Date: 04/17/2014
Plat Name: Energy Park South
Developer: LoneStar Construction
Applicant: GBI Partners, LP
App No/Type: 2014-0593 C3P

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	35.4660	Total Reserve Acreage:	34.3620
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77053	611G	ETJ

Conditions and Requirements for Approval

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

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

121. Add One-foot Reserve plat note: (adjacent to street) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

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.

Fort Bend Engineer: Change 5’ Building line to 25’ building line adjacent to Energy Park South Court within plat limits
City Engineer: DETENTION IS REQUIRED

CenterPoint: Located in close proximity to a CenterPoint Transmission easement and must be reviewed by transmission eng. A consent to encroach will need to be requested for road crossing easement. Please contact CNP.

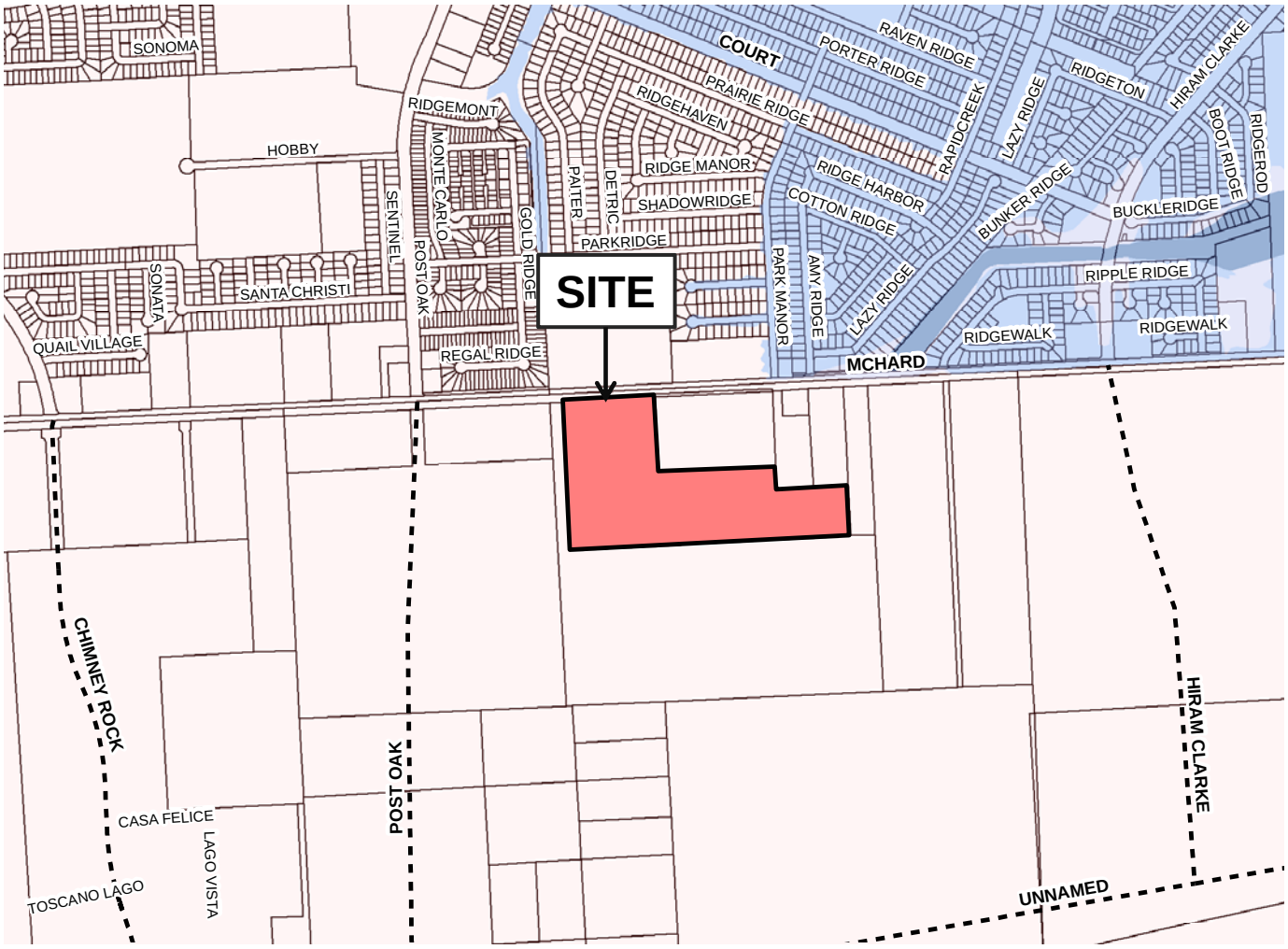
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM : 145

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Energy Park South (DEF1)

Applicant: GBI Partners, LP



NORTH

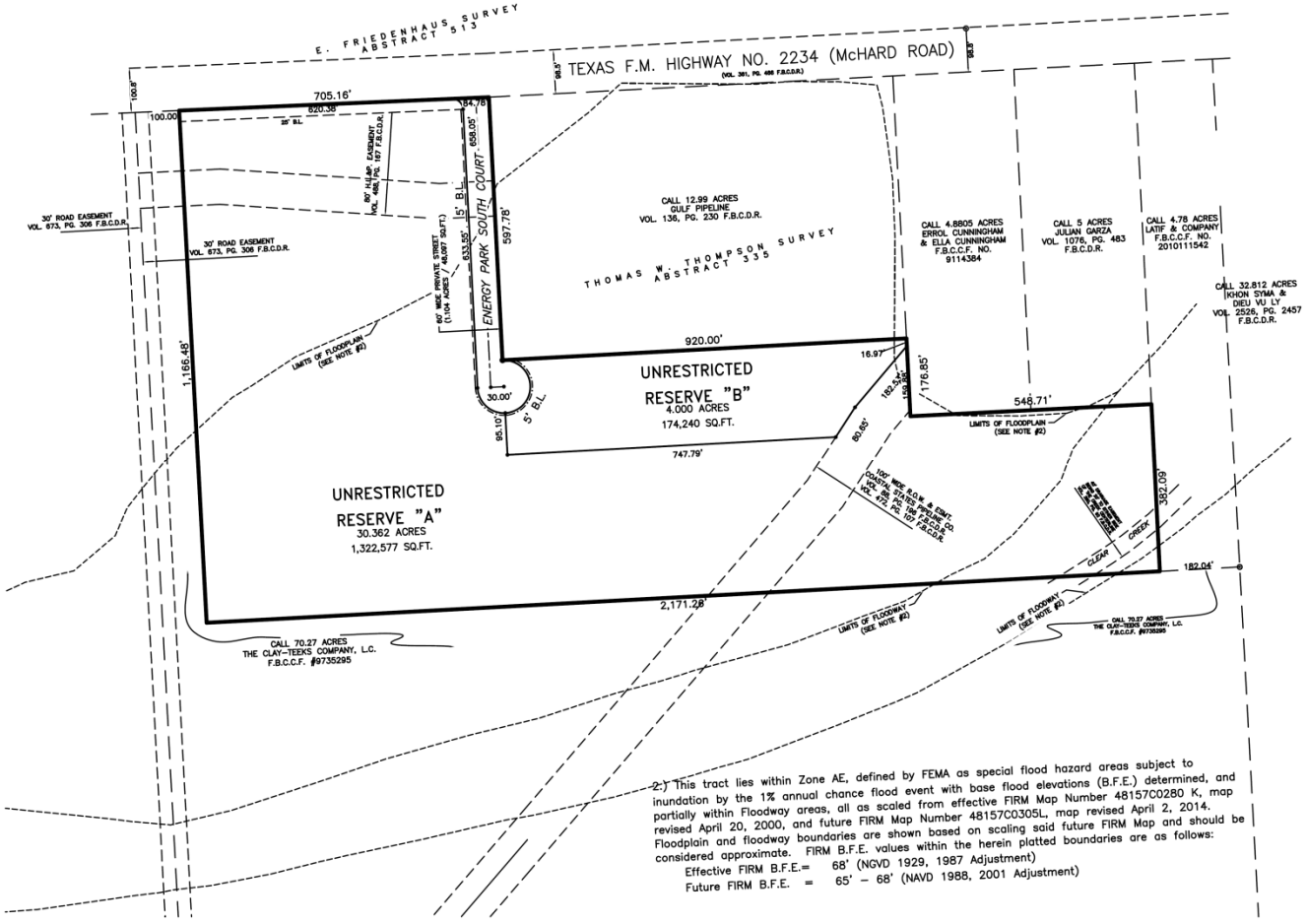
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM : 145

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Energy Park South (DEF1)

Applicant: GBI Partners, LP



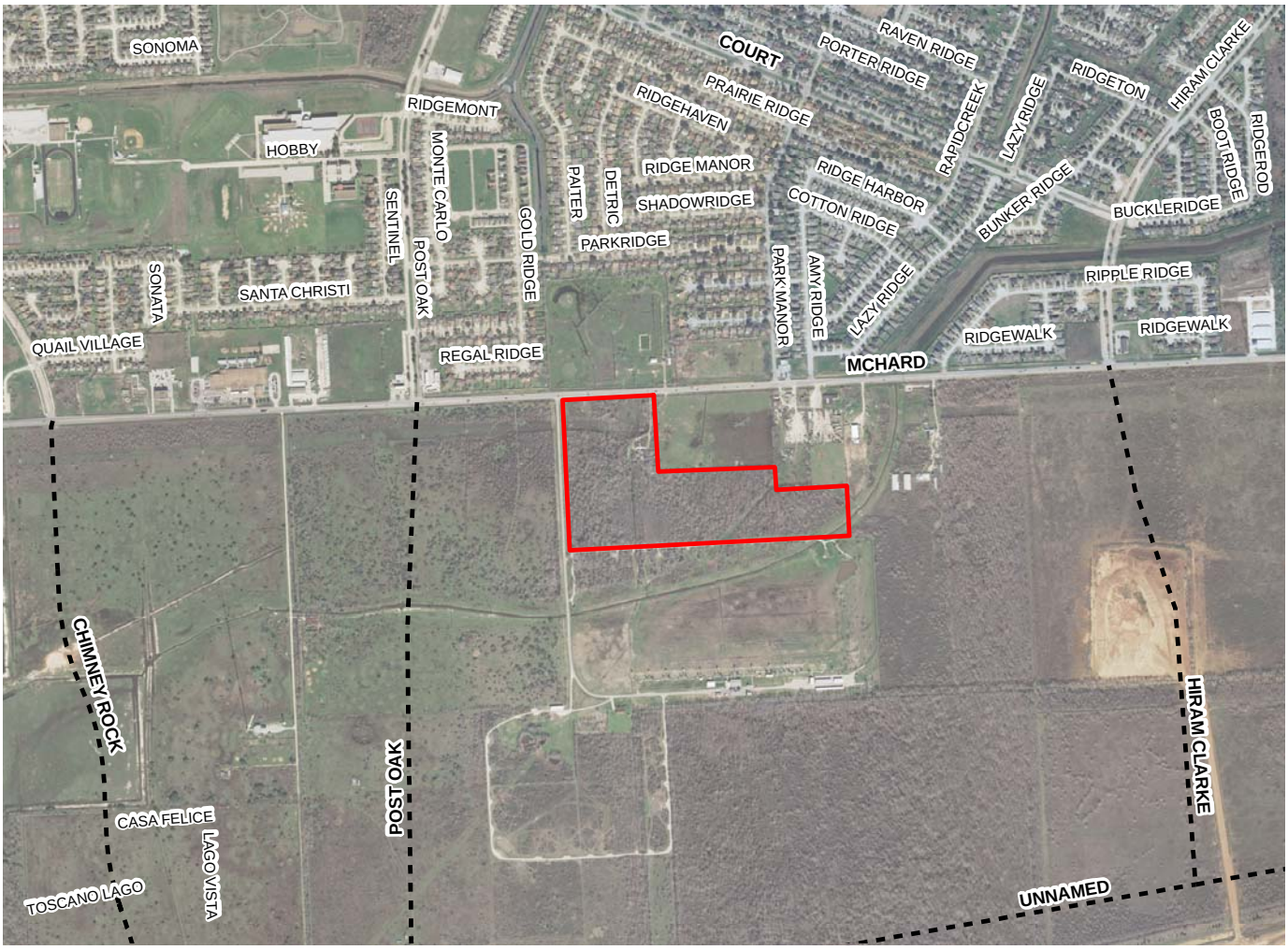
F – Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM : 145

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Energy Park South (DEF1)

Applicant: GBI Partners, LP



NORTH

F- Reconsideration of Requirements **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2014-0593
Plat Name: Energy Park South
Applicant: GBI Partners, LP
Date Submitted: 03/10/2014

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

42-127: Variance request is made for the requirement for a public street or thoroughfare to intersect with a major thoroughfare at least every 2,600 feet be waived due to physical constraints and safety measures required for the development of the land.

Chapter 42 Section: 127

Chapter 42 Reference:

Sec. 42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

Requires a variance (see attached)

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0593
Plat Name: Energy Park South
Applicant: GBI Partners, LP
Date Submitted: 03/10/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

42-127: Variance request is made for the requirement for a public street or thoroughfare to intersect with a major thoroughfare at least every 2,600 feet be waived due to physical constraints and safety measures required for the development of the land.

Chapter 42 Section: 127

Chapter 42 Reference:

Sec. 42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

(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; OR

N/A

(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 proposed development site is dissected by a pipeline corridor containing multiple pipelines. These pipelines are crossed by McHard Road (FM 2234), which road adjoins the North boundary of the development site. A North-South road across the entire development site would create an additional road crossing within less than 1/2 mile. The land South of the development site is an existing Gun Club. South of the Gun Club is an existing Landfill. A through roadway is neither safe nor desirable to either of these existing uses of the land. A public roadway leading up to an existing Gun Club where shooting takes place during all business hours will create a public nuisance and safety concerns. Additionally, the development proposed is industrial in nature and requires private, secured entry to the respective business in the development.

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

The Gun Club owners oppose the creation of a public street that will allow access to their private development. The pipelines allow for an exception to the intersection rule given the proximity to the existing crossing at McHard Road. The developer neither owns nor controls the land lying between the development and McHard Road, which is currently being requested as an extension of Park Manor Drive.

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

The intent of the chapter is to insure that there is reasonable access for traffic that meets the demand of the population in the area – current and future. There are existing thoroughfares in South Post Oak and Hiram Clarke to either side of the development. Existing intersecting roads exist along the North line of McHard road in between those thoroughfares, which allow access. The existing condition of the lands South of McHard Road are farm, commercial, and industrial. The potential for a higher density use such as single-family and multi-family residential is reduced and thereby the demand for additional roadways is reduced. The traffic associated with the land proposed for development will be accounted for with the construction of private roads of the development. The City of Houston allows for the creation of one large reserve, which can later be divided by metes and bounds descriptions as long the reserve is a recorded plat. Fort Bend County requires that each parcel be platted. For this reason, we are dividing out the second reserve and platting the access road to the reserve. Without the Fort Bend County requirement, the developer would be platting one reserve with no need to create the private roadway.

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

The requirement for a public road introduces public traffic vehicles to the heavy-duty commercial traffic vehicles in an industrial environment, which will be injurious to the public health, safety or welfare. For this reason, we wish to construct a private road to (a) prevent unsafe conditions, (b) protect the public, (c) protect the workers in the development, and (d) preserve the integrity of the companies operating businesses in the development. The requirement for a public road introduces public traffic access to an existing Gun Club operation where shooting takes place during all business hours. Safety would be in jeopardy for all public choosing to access the roadway. The Gun Club has invested several million dollars in their facility and have no plans of closing.

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

As mentioned above, construction of a public roadway has no benefit to the surrounding properties due to lack of connectivity going North and South. A public road would require the crossing of a multi-pipeline corridor totaling in excess of 100 feet in width, as well as a Clear Creek crossing just South of the development requiring bridge construction by the County or City.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Staff Report

Application No: 2014-0593
Agenda Item: 145
PC Action Date: 04/17/2014
Plat Name: Energy Park South
Applicant: GBI Partners, LP

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

42-127: Variance request is made for the requirement for a public street or thoroughfare to intersect with a major thoroughfare at least every 2,600 feet be waived due to physical constraints and safety measures required for the development of the land.;

Basis of Recommendation:

The site is located in fort Bend County, west of FM 521 along the south side of McHard Road. The applicant has revised the application to include the dedication of a 60' public street- proposed Energy Park South Court, and is requesting a reconsideration of requirement with variance request to exceed the 2,600' block length requirement by not providing a north-south public street through the site. Staff is in support of the requested variance.

There is approximately 5,408' along McHard Road between proposed major thoroughfares Hiram Clark and Post Oak. There is a single pipeline easement traversing the site which allows an intersection spacing exception of 2,000'. However, after taking this exception into consideration, a north-south public street is still required per the ordinance.

To the west of the proposed site is a 60' public road easement dedicated by deed record in 1966 which provides access to several adjacent tracts south of McHard Road, including the existing Houston Gun Club. Once the adjacent property develops, the 60' road will be dedicated by plat to the public for right-of-way uses. Therefore, requiring an additional north-south public street through the subject site will be impractical. Should the Planning Commission grant the requested variance, the resulting intersection spacing between Post Oak and the road easement is approximately 1000'; and between Hiram Clark and the road easement is approximately 4,300'.

Fort Bend County Engineer's Office has voiced no objection to staff's recommendation. Therefore, staff recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(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; OR

(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;

There is approximately 5,408' along McHard Road between proposed major thoroughfares Hiram Clark and Post Oak. There is a single pipeline easement traversing the site which allows an intersection spacing exception of 2,000'. However, after taking this exception into consideration, a north-south public street is still required per the ordinance. To the west of the proposed site is a 60' public road easement dedicated by deed record in 1966 which provides access to several adjacent tracts south of McHard Road, including the existing Houston Gun Club. Once the adjacent property develops, the 60' road will be dedicated by plat to the public for right-of-way uses.

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

Granting of the variance is based on the existing 60' public road easement to the west dedicated by deed record in 1966. Once the adjacent property develops, the 60’ road will be dedicated by plat to the public for right-of-way uses. Therefore, requiring an additional north-south public street through the subject site will be impractical.

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

To the west of the proposed site is a 60’ public road easement dedicated by deed record in 1966 which provides access to several adjacent tracts south of McHard Road, including the existing Houston Gun Club. Once the adjacent property develops, the 60’ road will be dedicated by plat to the public for right-of-way uses. the resulting intersection spacing between Post Oak and the road easement is approximately 1000’; and between Hiram Clark and the road easement is approximately 4,300’.

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

Once the adjacent property develops, the 60’ road easement will be dedicated by plat to the public for right-of-way uses. The resulting intersection spacing between Post Oak and the road easement is approximately 1000’; and between Hiram Clark and the road easement is approximately 4,300’.

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

Justification for the granting of the variance is based on the existing 60’ public road easement dedicated by deed record in 1966 west of the subject site. When the adjacent property develops and the road is dedicated by plat, it will function as a north-south street connection between Post Oak and Hiram Clarke.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 146
Action Date: 04/17/2014
Plat Name: Falls at Dry Creek Sec 1
Developer: RH of Texas Limited Partnership
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2014-0517 C3P

Staff Recommendation:
Deny the requested variance(s) and Disapprove the plat

Total Acreage:	95.6440	Total Reserve Acreage:	33.0890
Number of Lots:	178	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	CY Fair Community Improvement District

County	Zip	Key Map ©	City / ETJ
Harris	77433	326K	ETJ

Conditions and Requirements for Approval

150. Provide a second point of access to a public street when the total number of lots exceeds 150. (190)

206. Staff recommendation is disapproval for the following reasons. Provide a second point of access to the development that intersects with Mueschke Road.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 146
Action Date: 04/17/2014
Plat Name: Falls at Dry Creek Sec 1
Developer: RH of Texas Limited Partnership
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2014-0517 C3P

Staff Recommendation:
Deny the requested variance(s) and Disapprove the plat

CenterPoint: Did not receive the entire map Esmts do not meet minimum requirements existing recorded and unrecorded easement not shown please contact CNP to discuss
Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division. Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HE)
Project is adjacent to HCFCD interests, applicant must directly contact Harris County Flood Control District for requirements, including right-of-way dedication. A plat release letter is required. (HE)
define 60 foot easement
Label Little Cypress Creek as "HCFCD Unit L100-00-00" (HCFCD)
Show centerline and existing high banks of Little Cypress Creek (HCFCD)
Show 320 ft ultimate ROW width along Cypress Creek (160 ft on each side of centerline) (HCFCD)
callout entire name and Harbor Falls Drive and Wolf Pass Drive for sheet 3
verify street name of Dry Creek blvd for sheet 3. street is called Dry Creek Falls blvd on sheet 2
callout entire street name for Glenwood Drive
show entire lots on page in vicinity of match line
Plat is requested to be deferred for further study and review
Left turn lane and traffic signal warrant analysis will be required at Schiel Road and Dry Creek Falls Blvd (Traffic)
UVE Dry Creek Falls Blvd at Schiel Road should be checked (Traffic)
Corner ROW will be checked when individual sections are reviewed (Traffic)

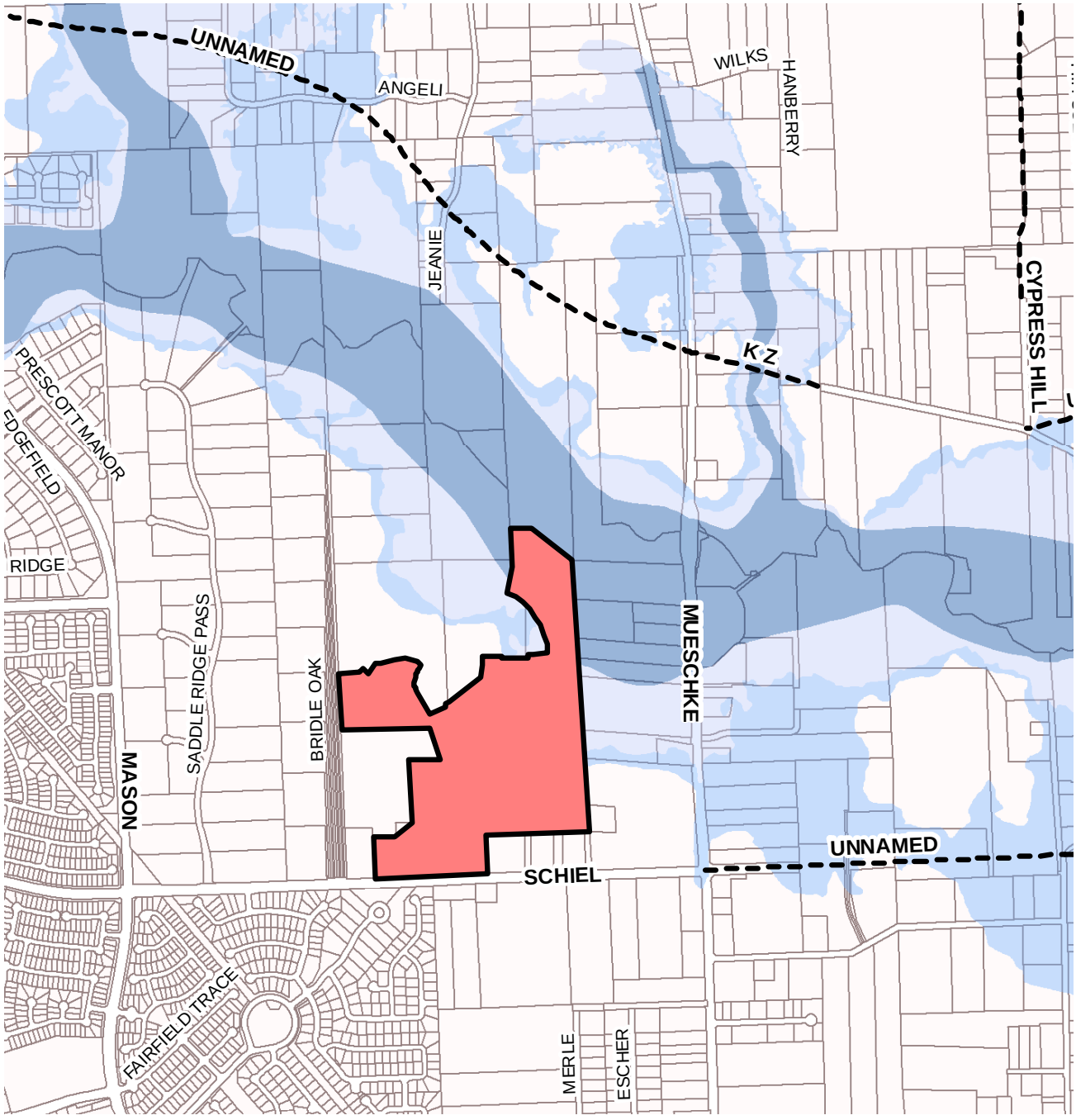
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM : 146

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Falls at Dry Creek Sec 1 (DEF2)

Applicant: LJA Engineering, Inc. – (West Houston Office)



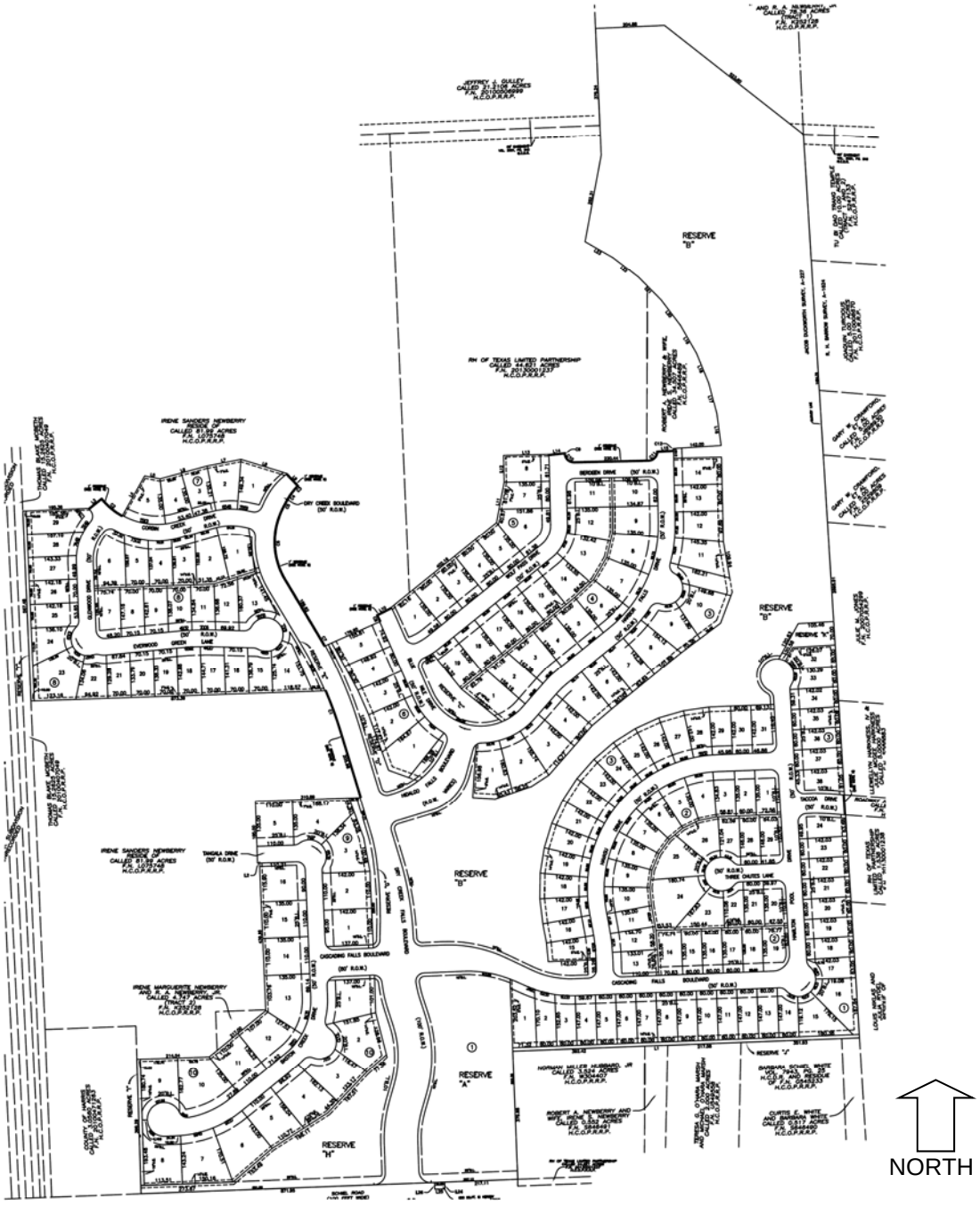
D – Variances **Site Location**

Houston Planning Commission ITEM : 146

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Falls at Dry Creek Sec 1 (DEF2)

Applicant: LJA Engineering, Inc. – (West Houston Office)



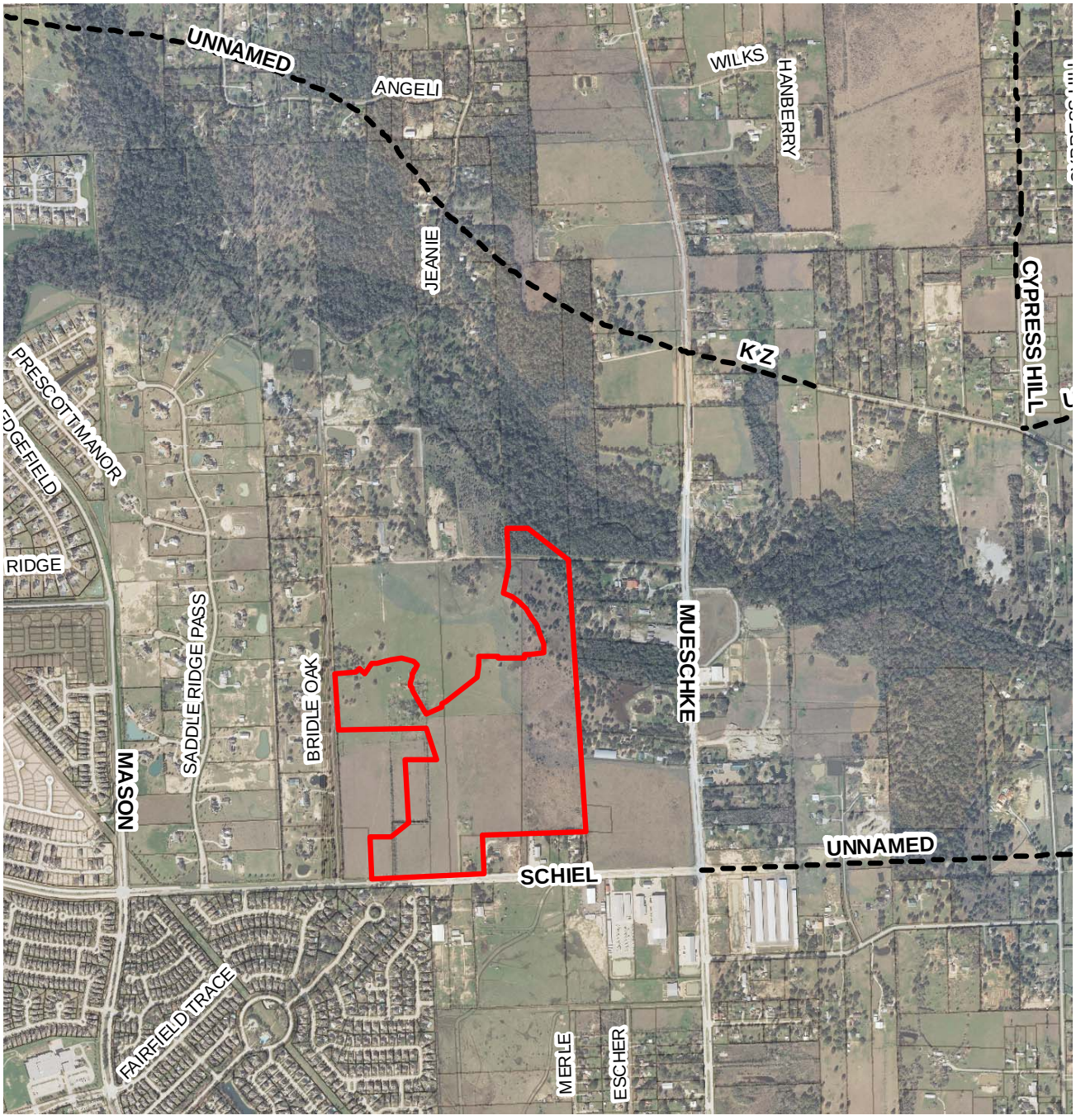
D – Variances **Subdivision**

Houston Planning Commission ITEM : 146

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Falls at Dry Creek Sec 1 (DEF2)

Applicant: LJA Engineering, Inc. – (West Houston Office)



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2014-0517
Plat Name: Falls At Dry Creek Sec 1
Applicant: LJA Engineering, Inc.- (West Houston Office)
Date Submitted: 03/08/2014

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

The requirement to provide two points of access (along Taccoa Drive to Mueschke) when a subdivison is greater than 150 lots. Variance being requested with the revised General plat

Chapter 42 Section: 189

Chapter 42 Reference:

Sec. 42-189. Points of access. Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

Falls at Dry Creek Sec. 1 includes 178 lots and 5 reserves in 98.6 acres. The subdivision has access to Schiel Road along the southern subdivision boundary. The most feasible location for an east/west street is at the end of the proposed Taccoa Drive. However, the configuration of existing Mueschke Road, existing median opening, and proposed Taccoa Road creates a public street intersection configuration which is non-desirable based on current traffic patterns.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 147
Action Date: 04/17/2014
Plat Name: Shady Acres Partial Replat No 10
Developer: Shady Acres Partners on 26th Street, LLC
Applicant: Jones & Carter, Inc. - The Woodlands
App No/Type: 2014-0699 C3R

Staff Recommendation:
Defer for further study and review

Total Acreage:	3.5760	Total Reserve Acreage:	0.3900
Number of Lots:	58	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

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 ********.

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

Shared driveways must take access from a public street.

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.

CenterPoint: 10’ BL needed and UE’s required for service. Please coordinate with CenterPoint
City Engineer: DETENTION IS REQUIRED

PWE Utility Analysis: OBTAIN A WASTEWATER CAPACITY RESERVATION LETTER FOR THIS PROJECT BEFORE REPLAT.

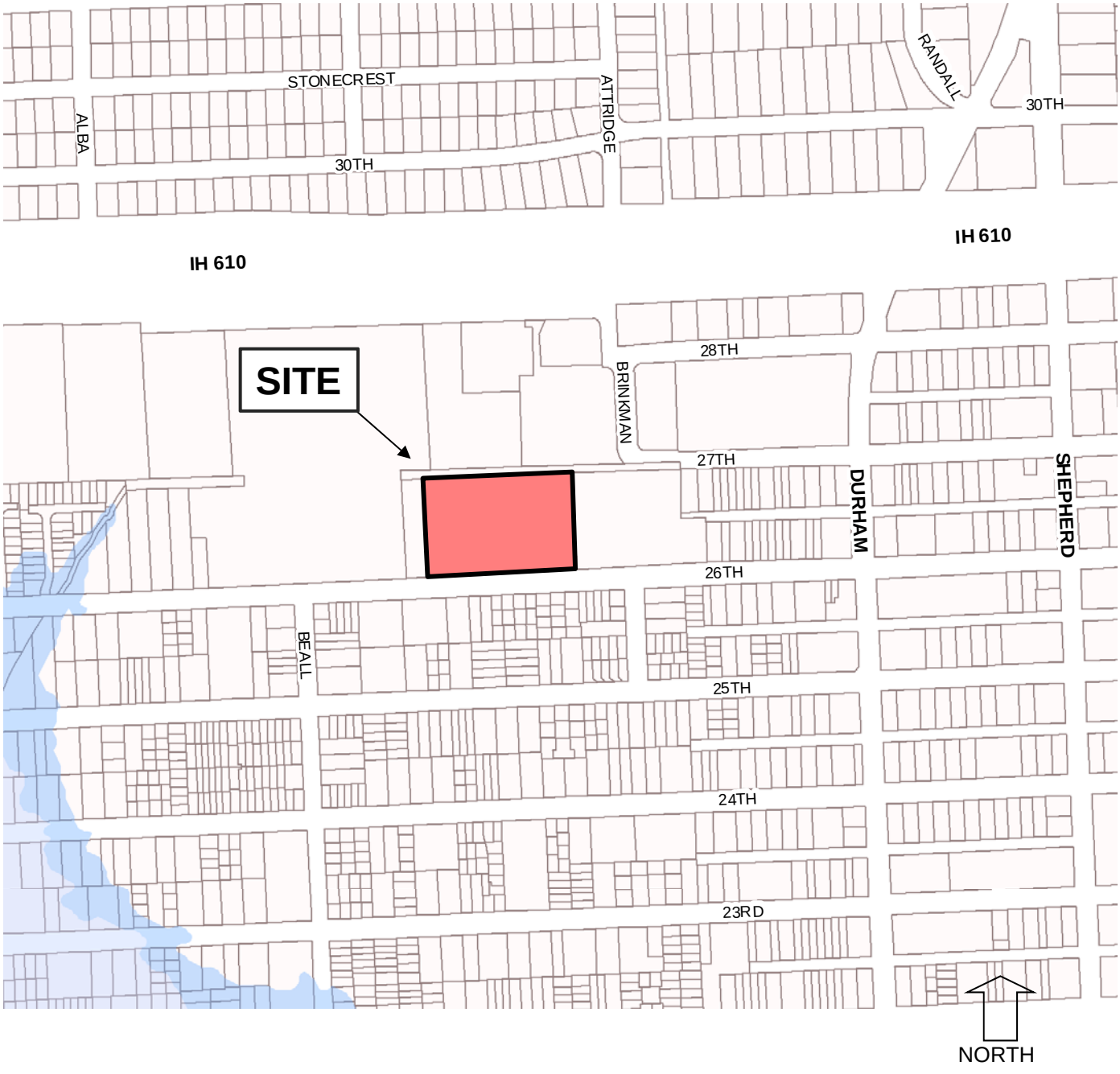
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM : 147

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Shady Acres Partial Replat No 10 (DEF1)

Applicant: Jones & Carter, Inc. – The Woodlands



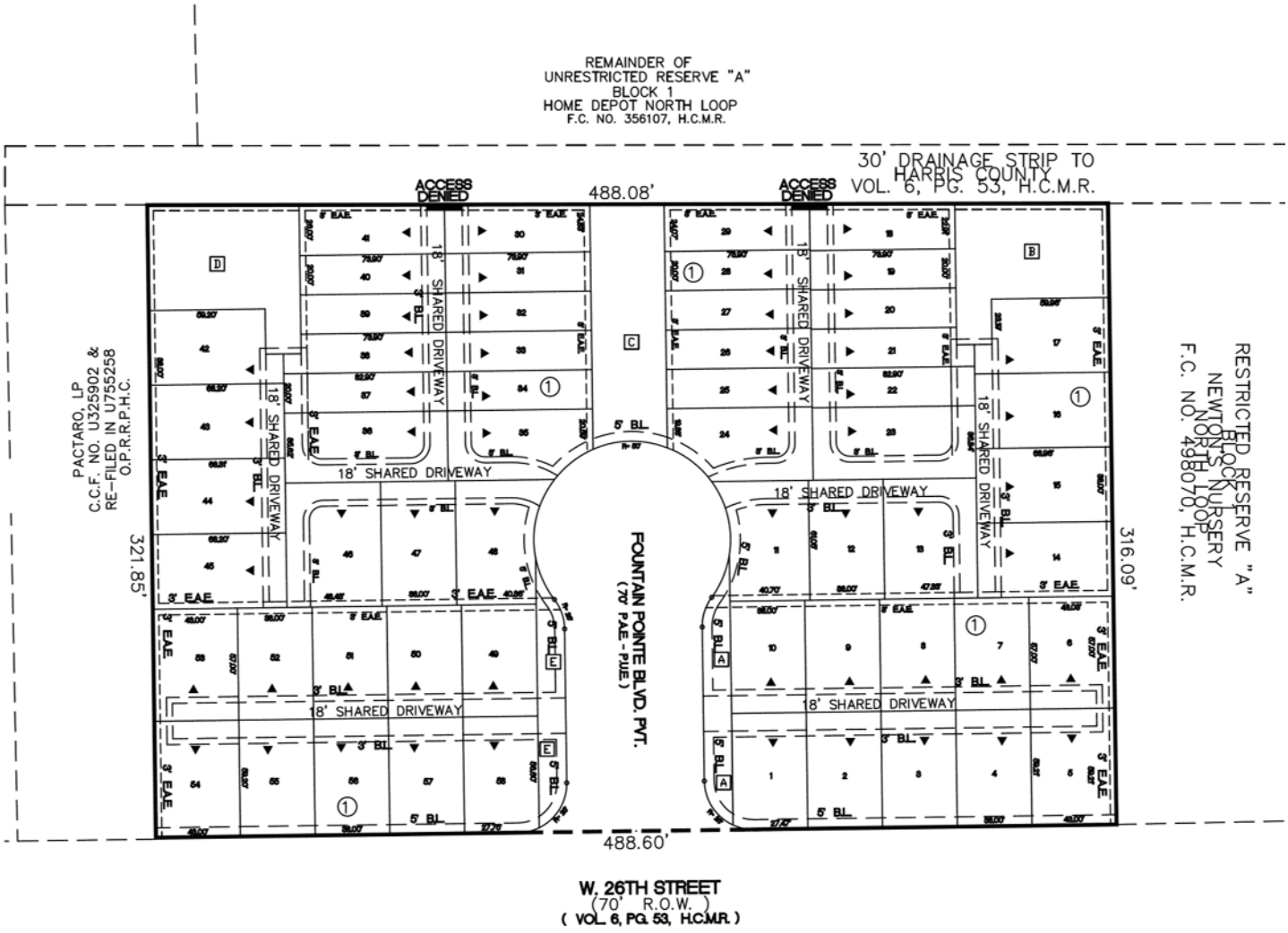
D – Variances **Site Location**

Houston Planning Commission ITEM : 147

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Shady Acres Partial Replat No 10 (DEF1)

Applicant: Jones & Carter, Inc. – The Woodlands



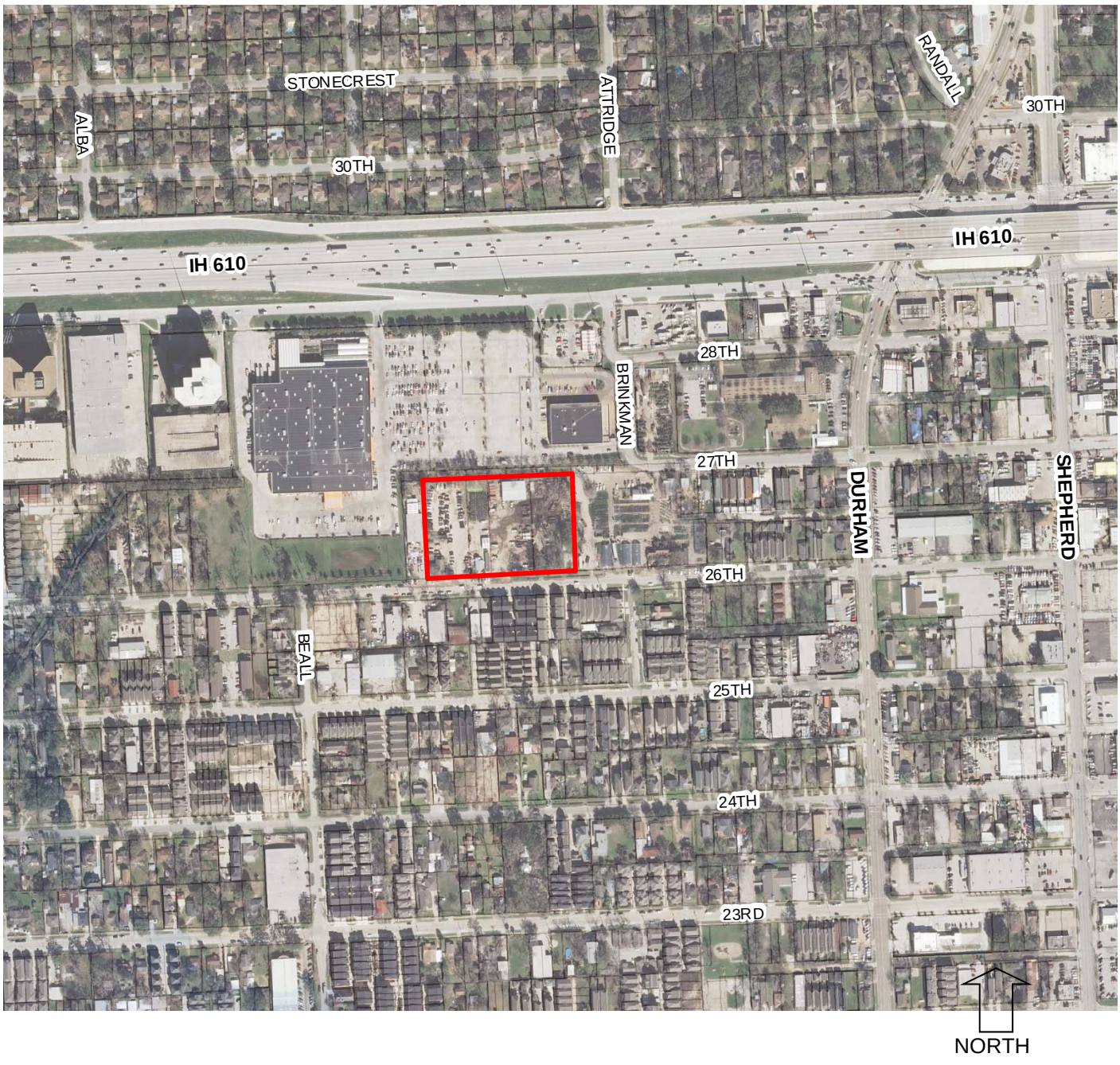
D – Variances Subdivision

Houston Planning Commission ITEM : 147

Planning and Development Department **Meeting Date: 04/17/2014**

Subdivision Name: Shady Acres Partial Replat No 10 (DEF1)

Applicant: Jones & Carter, Inc. – The Woodlands



D – Variances

Aerial

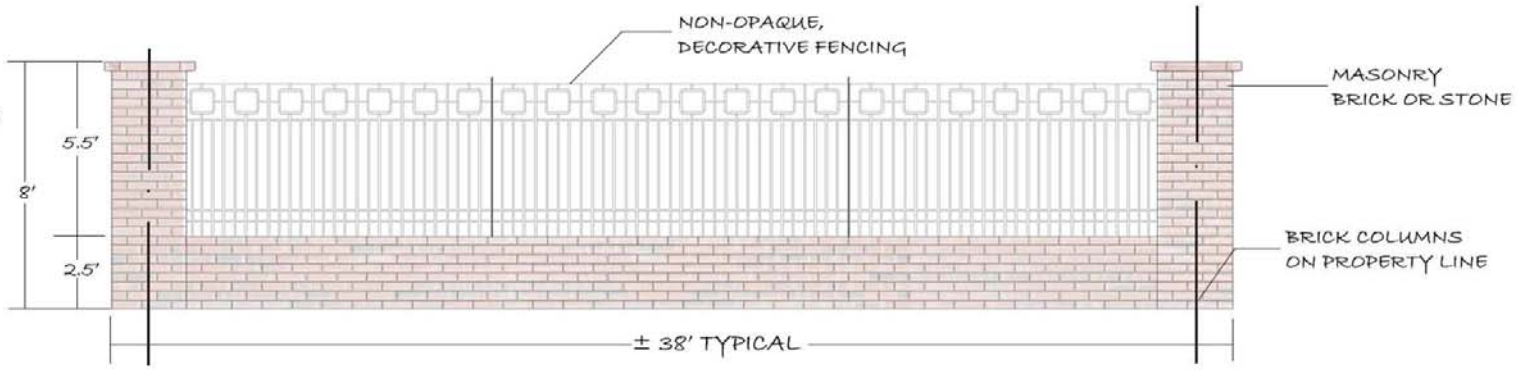
A SCHEMATIC PLAN
58 TOTAL LOTS

WEST 26TH

DATE: 12-9-2013
SCALE: 1" = 20'
JONES & CARTER, INC.

FENCE DETAIL

(MINIMUM 65% OF SITE FRONTAGE SHALL BE DECORATIVE "OPEN" FENCE)



488.6'

(317' MIN. L.F.) OF DECORATIVE OPEN FENCE (65%)

LEGEND

- EXISTING TREE TO BE REMOVED
- PROTECTED EXISTING TREE
- EXISTING TREE TO REMAIN

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2014-0699
Plat Name: Shady Acres partial replat no 10
Applicant: Jones & Carter, Inc. - The Woodlands
Date Submitted: 03/24/2014

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

To allow a shared driveway to intersect with a “Type 1”, p.a.e./p.u.e.

Chapter 42 Section: 145(b)

Chapter 42 Reference:

42-145(b)General layout and arrangement for all shared driveways. A shared driveway shall not intersect with a permanent access easement, a private alley, or connect to, or be the extension of, a shared driveway created by an adjacent subdivision. A shared driveway shall intersect with at least one public street that is not an alley in accordance with the following requirements: (1) The shared driveway shall intersect with a public street that has a roadway width 18 feet or more as measured at the narrowest point of the roadway adjacent to the tract; (2) The shared driveway shall intersect with a public street at a 90-degree angle except as needed to comply with item (3) of this subsection; and (3) The shared driveway shall be set back at least four feet from the boundary of the subdivision plat measured at the point of intersection with the public street.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

Upon disapproval of the original variance request to allow a shared driveway to intersect with a “Type 1” permanent access easement / public utility easement p.a.e./p.u.e., we prepared construction and drainage plans based on the entry street, Fountain Pointe Boulevard being built as a public street. Based on the recommendation by Public Works, it is in the best interest of the public for Fountain Pointe Boulevard to be built and maintained as a private street. A “Type 1” p.a.e./p.u.e, is designed and constructed like a public street, except that the storm water drainage in a private street can outfall into a private drainage and detention system. Physical characteristics that are unique to this site that affect the property in question and the justification for the variance includes: • Existing topography- The site is located at a high spot on West 26th Street and drains away from the shallow ditches along W 26th Street and toward the back of the site to an existing Harris County Flood Control ditch. • Tract Dimensions- The site is larger than most (3.54 acres) in the area, and although it has 487 feet of frontage on W. 26th Street, the tract is too deep (316’) to access single family lots with only a shared driveway. The dimensions of the site allow a unique opportunity to utilize a “Type 1” p.a.e. / p.u.e. with a right-of-way width of 70 feet in combination with 200’ long shared driveways to access single family lots and minimize intersections along W 26th Street. Public Works has indicated that it would be safer to minimize intersections on W. 26th Street. Unlike other recent developments on W. 26th Street, with numerous driveway connections onto the public street, the proposed plan has one boulevard entry with landscape reserves on each side of the entry street. Other mitigating factors: • Alternative Plan – Although the approval of the variance will allow the proposed subdivision to be gated, and the lots in the gated subdivision will be more valuable to the developer, this is not the sole reason for the variance request. An alternative plan has been created, that would not require a variance, with the site being developed with access from a “Type 2” p.a.e., creating 61 lots within a gated subdivision. It is, however, a less desirable subdivision, in that, significant green space would be lost and additional intersections would be required along W. 26th Street. Furthermore, since the alternative plan provides access via a “Type

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2014-0699
Plat Name: Shady Acres partial replat no 10
Applicant: Jones & Carter, Inc. - The Woodlands
Date Submitted: 03/24/2014

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow a shared driveway to intersect with a “Type 1” permanent access easement.

Chapter 42 Section: 145(b)

Chapter 42 Reference:

42-145(b)General layout and arrangement for all shared driveways. (b) A shared driveway shall not intersect with a permanent access easement, a private alley, or connect to, or be the extension of, a shared driveway created by an adjacent subdivision. A shared driveway shall intersect with at least one public street that is not an alley in accordance with the following requirements: (1) The shared driveway shall intersect with a public street that has a roadway width 18 feet or more as measured at the narrowest point of the roadway adjacent to the tract; (2) The shared driveway shall intersect with a public street at a 90-degree angle except as needed to comply with item (3) of this subsection; and (3) The shared driveway shall be set back at least four feet from the boundary of the subdivision plat measured at the point of intersection with the public street.

Statement of Facts

(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; OR

(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;

Partners in Building, a premier custom home builder, is proposing to develop a superior “Urban Subdivision” featuring townhomes ranging from 2,500 s.f. and detached cottage homes from 3,700 s.f. The site is approximately 3.54 acres, and is located in an “Urban Area” on W. 26th Street. As the site is larger than most in the area, the tract is too deep to access single family lots with only a shared driveway. The proposed plan results in 58 single-family lots, with a new “Type 1” p.a.e./p.u.e., named Fountain Pointe Blvd, which will intersect with W. 26th Street, and divide the tract making it possible to serve the proposed single family lots via shared driveways less than 200 feet long. In addition to the larger than average homes for the area, and unique mix of product type, the proposed plan features 5 landscape and open space reserves, totaling 16,500 s.f., including a central courtyard as the focal point of the subdivision. The green space is not required by Chapter 42. Additional green space will be provided along Fountain Pointe Drive and in the public right-of-way along W. 26th Street. Product prices will range from $400,000 to $600,000. A “Type 1”, p.a.e/p.u.e as opposed to a public street will permit a private drainage system, recommended by the Public Works Department for this development. A private drainage system will allow the drainage to be designed as a single unified system, with a single outfall, and will preserve open space and will allow the streets to be amenitized with additional pedestrian friendly features including a water fountain and will result in more common open space, centrally located in the development than is typical of most urban developments. A public street and its associated public drainage system will result in a fractured drainage system and increase the complexity and maintenance cost for the homeowners and the public. The public drainage would also require separate drainage easements across the green space at the focal point of the subdivision reducing or eliminating amenities discussed above. A “Type 1” p.a.e. / p.u.e. is designed and constructed to the same requirements and standards as a public street. Fountain Pointe Boulevard has a right of way of 70 feet, (exceeding the minimum requirements of a 50 foot right-of -way), and a paving section identical to a public street.

An alternative plan has been created, with the site being developed with access from a “Type 2”, p.a.e, creating 61 lots. Even though the alternative plan could be developed with private streets and without any variance, the alternative plan is contrary to sound public policy since the alternative plan would result in the loss of the green space and would require additional intersections along W. 26th Street, rather than the single point of access needed if the site is created with the current proposal. The alternative plan would also require that the utility meters be consolidated outside the subdivision within the right-of-way of W. 26th Street as opposed to hidden within the subdivision.

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

The existing tract dimensions and topography resulting in storm water draining away from the existing public streets toward the back of the site to an existing Harris County Flood Control ditch and the recommendation by the Public Works Department made it necessary for the proposed boulevard street, Fountain Pointe Blvd., to be private as opposed to public.

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

The intent of the Chapter is to insure that all lots have adequate access, which they will have since a “Type 1”,p.a.e./p.u.e. is designed and constructed like a public street.

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

Granting of the requested variance will not be injurious to public health, safety, or welfare. The proposed layout also provides for sufficient police, fire, and emergency vehicle access. Additionally, the proposed subdivision layout will result in fewer curb cuts and driveways from the subdivision along W 26th Street, thus reducing the number of vehicular points of conflict.

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

As other development options exist, economic hardship is not the sole justification of the request. Support for the variance stems from the Public Works Departments recommended drainage system for the site, as well as the desire to create an attractive, safe, urban-street scape type of development, with significant green space which would not be achievable through strict application of the standards.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2014-0699
Agenda Item: 147
PC Action Date: 04/17/2014
Plat Name: Shady Acres Partial Replat No 10
Applicant: Jones & Carter, Inc. - The Woodlands

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: 145(b)
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To allow a shared driveway to intersect with a “Type 1” permanent access easement.;
Basis of Recommendation:
The site is located south of 610 Loop, east of Ella Boulevard and west of Durham Drive. The applicant requests a reconsideration of requirement with a variance to allow shared driveways to take access from a Type 1 Permanent Access Easement, instead of the required public streets. Staff recommends deferring this application for two weeks to allow staff time to meet with the applicant and allow the applicant time to submit revised information by noon next Wednesday.

Statement of Facts
(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; OR

(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;
.

(3) 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;
.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 148
Action Date: 04/17/2014
Original Action Date: 04/25/2013
Plat Name: Generation Park West Sec 1
Developer: Baseline Corporation
Applicant: Baseline Corporation
App No : 2013-1404
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	39.5500	Total Reserve Acreage:	34.6300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 402

County	Zip	Key Map ©	City / ETJ
Harris	77044	416D	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 149
Action Date: 04/17/2014
Original Action Date: 04/25/2013
Plat Name: Harris County Mud no 402 Water Plant no 1
Developer: Baseline Corporation
Applicant: Baseline Corporation
App No : 2013-1463
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	1.7590	Total Reserve Acreage:	1.7590
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 402

County	Zip	Key Map ©	City / ETJ
Harris	77044	416D	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Subdivison Name Change Approval Conditions

Agenda Item: 150
Action Date: 04/17/2014
Plat Name: Lawrence Estates
Original Action Date: 04/11/2013
Original Plat Name: Lawrance Estates
Developer: Kimley-Horn, Inc
Applicant: Terra Surveying Company, Inc.
App No : 2013-1330
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	4.1320	Total Reserve Acreage:	4.1320
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

Subdivison Name Change Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/17/14
ITEM: 151

Applicant: NANCY MUNOZ
Contact Person: NANCY MUNOZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	14-1010	77365	5572	295-F	ETJ

WEST OF: SORTERS RD **NORTH OF:** MILLS BRANCH DR

ADDRESS: 18663 Kita Ct

ACREAGE:

LEGAL DESCRIPTION:

LOT NINETY-TWO (92), SECTION TWO (2), OF SUMMER HILLS, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME D ON PAGE 2A, PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 152
Meeting Date: 4/17/2014

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@houstontx.gov 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
Denise Soto	Denise Soto	832-443-2974	s374@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1215 Bingham	13123048	77008	5358	493G	H

HCAD ACCOUNT NUMBER(S):	0050850000008
PROPERTY LEGAL DESCRIPTION:	LT 8, BLK 260, W.R. Baker Subdivision
PROPERTY OWNER OF RECORD:	Soto, Denise
ACREAGE (SQUARE FEET):	0.0689 ac. (3000 sf)
WIDTH OF RIGHTS-OF-WAY:	35'
EXISTING PAVING SECTION(S):	16'
OFF-STREET PARKING REQUIREMENT:	Project Complies
LANDSCAPING REQUIREMENTS:	One (1) qualified tree
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	N/A
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Single-family residence; 2550 sf
PURPOSE OF VARIANCE REQUEST:	To allow for a garage or carport facing the street to be setback at 10' from the property line.

CHAPTER 42 REFERENCE(S):

Sec. 42-156. Collector and local streets—Single-family residential.

(b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be:

(1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or

(2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 152
Meeting Date: 4/17/2014

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): My lot being so narrow gives me no option but to place my garage at the front. I am the only lot on my street with this narrowness. The lot was not re-plated or subdivided by myself. I have done extensive investigations and have not been able to located re-plat plans or paperwork. Even after having a title search done, no records were available to me. The only verbal record is, as of the 1960's this lot has existed as a 30'x100' 3000 square foot lot.

I'd like to be able to set my garage/carport at 10' so I can have enough room for my house, only a two story, and a small garden in the back. Doing this will not cause any parking issues on the street. I could still park 2 cars in the garage. The dimension form the edge of the pavement to the garage entrance {I do not have a garage door, this is more a carport} is 18' +/- 2'' This would not create any hardship on the public.

All new construction in my area is being built 4 stories high with a common shared drive. I do not have the option to do this, as my lot does not meet the necessary requirements for re-plat. I'd like to keep with the characteristics of the original neighborhood and build a single family home. A single family home that will allow for a small decent foundation with a small yard at the rear.

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@houstontx.gov.

(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; or

(1b) 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;

My lot being so narrow gives me limited building options. The garage needs to be at the front. All neighbors on my street have their houses built on the 10' building line. There are houses in my neighborhood that do have their carport/garage built at 10' from the property. The lot was not re-plated or subdivided by myself. I have done extensive investigations and have not been able to located re-plat plans or paperwork showing when the lot was re-platted. Even after having a title search done, no records were available to me. The only verbal record is, as of the 1960's this lot has existed as a 30'x100' 3000 square foot lot.

I purchased this as a 30'x100' 3000 sq ft lot. With my garage having to be at the front losing 7' on an already small lot would be detrimental and could possibly put me over my impervious percentage allowed. I cannot afford to lose any more space on an already small lot. If the house is set back to 17' I will be over the allotted impervious requirements.

(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

All others houses on my street are at 10'. Note that most of them do not even have garages. Most of the homes on my street are older. The one that does is a corner lot with loads more space than mine. I am the only lot on my street with the narrowness of 30'

This lot was not re-plated or subdivided by me. I purchased this lot being already 30'x100'. Due to this narrowness of this lot I would like to build a single-family residence with a garage that sits 10' from the street. With this lot being so narrow, there isn't room to place the garage to the rear. It must be in the front. I only have 3000 sq.ft and pushing me further back onto the lot would eat up much needed space. All others houses on my street are at 10'. Note that most of them do not even have garages. The one that does, is a corner lot with loads more space than mine. I am the only lot on my street with the narrowness of 30'

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

I am 1 person living at this address and only have 1 vehicle. Guests visiting could use my other parking space. To keep cars from blocking the sidewalk I am going to park my cars in the carport garage. There is plenty of room inside to house 2 cars. Having 10 feet of driveway also allows me to park inside my property gate. This property will not allow for a city sidewalk with the open ditch bing so wide. So with out a sidewalk, I would not be blocking the right of pedestrian way.

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

There will be no negative impact of this variance on the public. This will not affect the health or welfare of the community or any person.

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

This is not an economic hardship; I am requesting the variance because my garage has to be at the front and losing any extra space on an already small lot would take away form an already small house. I'd like to set my garage at 10' to be able to have a small garden in the back. All houses on my street are at 10'. There is no lot as narrow as mine. All are at least 50' wide, which allows for a garage with a setback. There are other houses in my neighborhood that have their garage at 10'.

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 152

Meeting Date: 4/17/2014

DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

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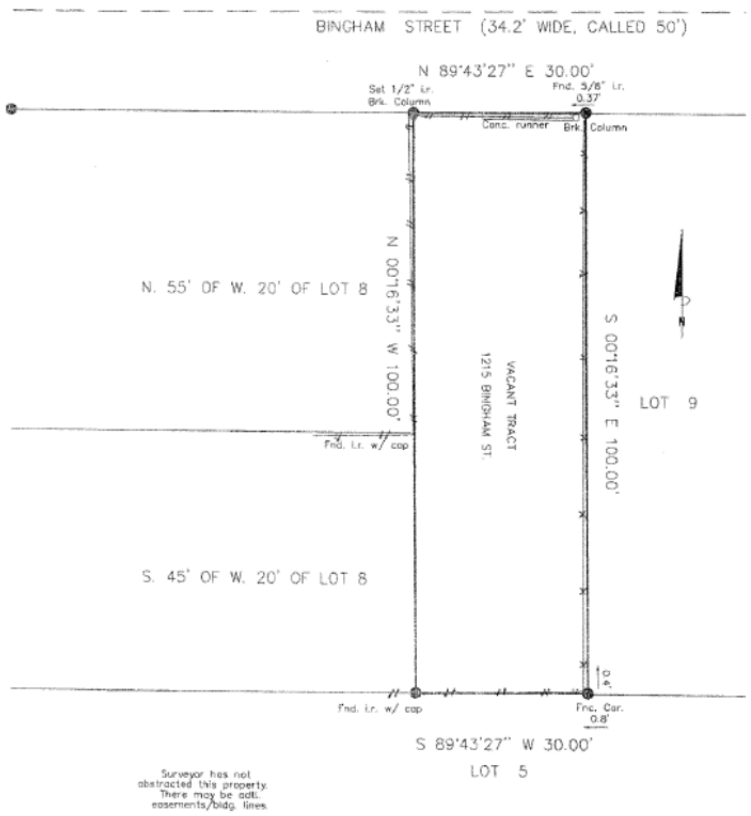
Meeting Date: 4/17/2014

DEVELOPMENT PLAT VARIANCE

H & M SURVEYING & ASSOCIATES, INC.

PHONE: (713) 524-1500
FAX: (713) 524-8860

P.O. BOX 980068
HOUSTON, TEXAS 77098-0968



I certify that the above plat is a true representation of a survey made on the ground under my supervision of

Lot EAST 30' 8 Block 260 in W. R. BAKER ADDN., N. S. B. B.

recorded in Vol. _____ Page _____ of the _____ Records of HARRIS County, Texas

and out of the _____ Survey, Abstract No. _____

Purchaser DENISE SOTO

GF # 0713734843 Date 10-14-13 FB # _____

Bearing Reference E. LINE GOLIAD S. LINE BINGHAM Scale 1"=20' , Job No. _____

This Property is located in flood insurance rate map zone X

as per map 48201C 690L , dated 2007

STATE OF TEXAS REGISTERED PAUL W. HURLEY 5576 PROFESSIONAL LAND SURVEYOR

Note: This survey is provided to, and for the benefit of, . Any re-distribution, copying, or use for any other purpose or transaction is not authorized, and is a violation of federal copyright law. The certification placed hereon is void under any such unauthorized circumstances.

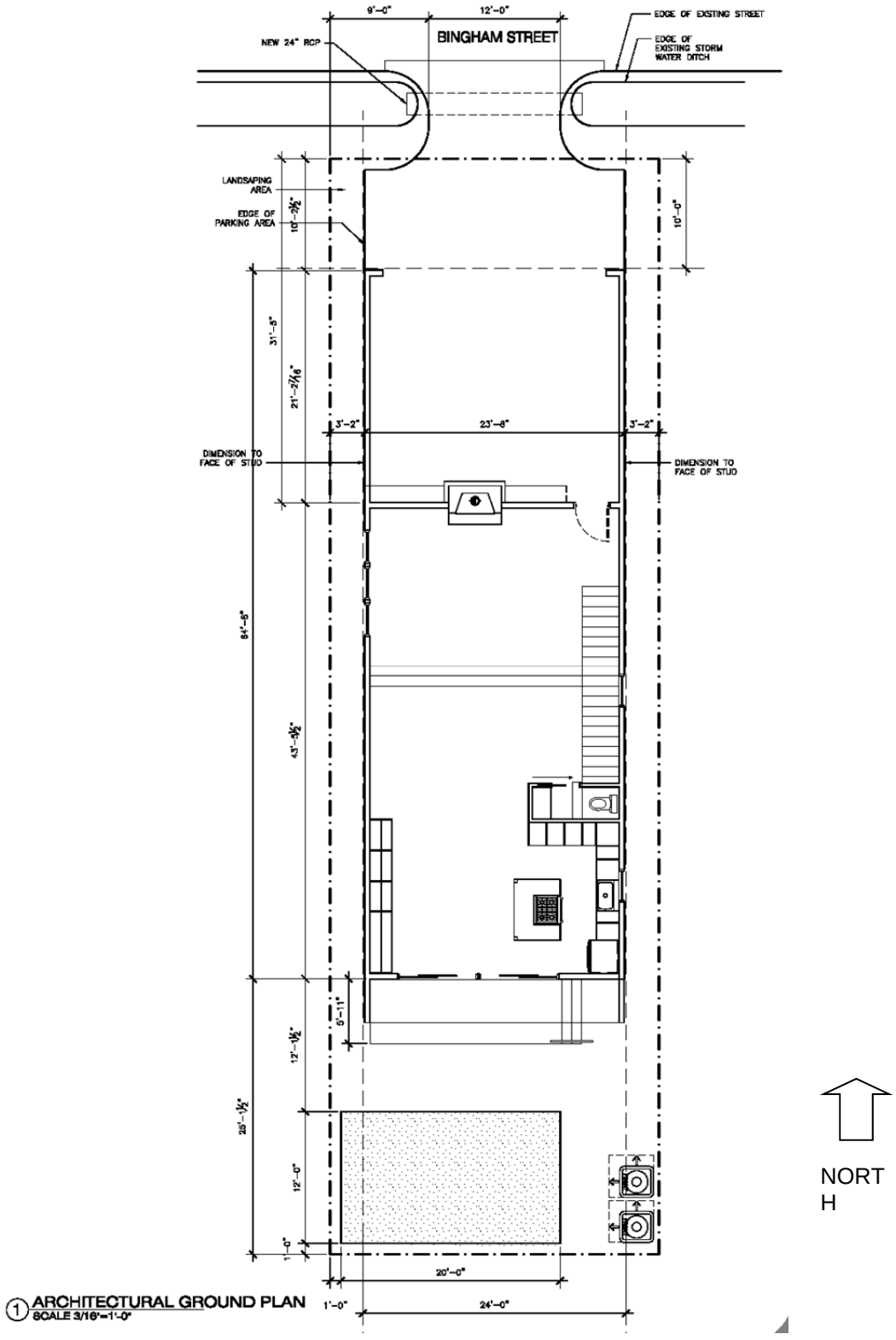
DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

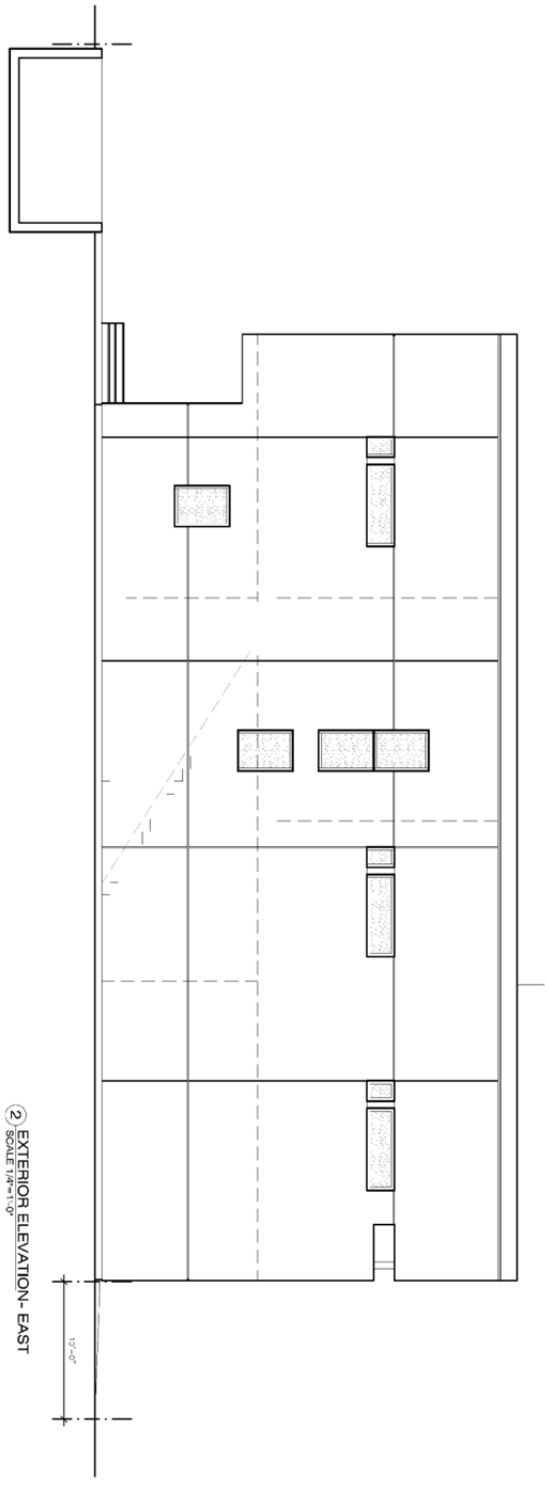
City of Houston Planning and Development Department

ITEM: 152

Meeting Date: 4/17/2014



DEVELOPMENT PLAT VARIANCE



DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 152

Meeting Date: 4/17/2014

STAFF REPORT

Staff Recommendation: Deny the requested variance

Basis of Staff Recommendation: The site is located east of Houston Avenue, south of Crockett Street and north of Washington Avenue. The applicant requests a variance to allow a 10' garage setback for the proposed single family residential house. Staff's recommendation is to deny the requested variance.

The site is located in an urban area mainly with residential development. It is a 30' X 100' lot. The applicant proposes to construct a single family residential home with a 10' garage setback on the lot. The proposed residential structure is about 65' long. As the lot is 100' in depth, there is sufficient room for a 17' garage setback as required by the ordinance. The hardship demonstrated by the applicant is self-imposed. Additionally, with the proposed 10' garage setback, guest parkings would block the sidewalk, and therefore, creates public safety issues.

Therefore, staff recommends denying the requested variance.

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 153

Meeting Date: 04-17-2014

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@houstontx.gov 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
Allen Bianchi Architects	Shawn Royer	713-834-5669	ShawnRoyer@Yahoo.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3471 Locke Lane	14027933	77027	5256	492T	G

HCAD ACCOUNT NUMBER(S):	0601590640001
PROPERTY LEGAL DESCRIPTION:	LT 1, Blk 64, River Oaks Sec 7
PROPERTY OWNER OF RECORD:	Sherman C. Yu
ACREAGE (SQUARE FEET):	12,762 SF
WIDTH OF RIGHTS-OF-WAY:	Westheimer – 80'; Larchmont – 60'; Locke – 50'
EXISTING PAVING SECTION(S): N/A	Westheimer – 55'; Larchmont – 23'; Locke – 22'
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING PROVIDED:	Meets requirement
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	8,550 SF Single Family Residence
PURPOSE OF VARIANCE REQUEST: required by ordinance.	To provide a 15' building line along Westheimer instead of the 25'
CHAPTER 42 REFERENCE(S):	Sec. 42-152. Building line requirement along major thoroughfares (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this section.

DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 153

Meeting Date: 04-17-2014

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

This variance request is to cross amended build lines in an attempt to maximize lot use & buildable area. Lot 1, Block 64 of River Oaks, Section 7 is a corner lot with 3 streets creating 3 separate build lines affecting the lot; thus the existing build lines hinder new construction. The original plat from 1937 does not show any build lines.

We require a variance due to the offsetting rear build line (Westheimer Road) narrows an already thinned lot due to the 15' build lines on Locke Lane and Larchmont Road. The original plat dated June 16, 1937 show no build lines. The current build lines for this area are 25' (Westheimer Road) and 15' (Locke Lane and Larchmont Road).

Allowing the lot to have 15' build lines on all sides makes the area more functional and aesthetically pleasing.

This variance request is that the 25' (Westheimer Road) build line be reduced to 15' for the construction of a new single family home.

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@houstontx.gov.

(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; or

(1b) 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;

Requirements of this chapter make this project infeasible due to an offsetting rear build line narrowing a corner lot lot. The 25' build line on the major thoroughfare Westheimer Road along with the 15' build lines on Locke Lane and Larchmont Road makes construction of a home infeasible.

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

The circumstances are not a result of a hardship created by the applicant. The build lines have been changed by the City of Houston since the original platting of the subdivision. The lot being on a corner combined with the changes in the City of Houston's build lines in this area narrow the lot hindering construction and has created the need for this variance.

(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 maintained. This variance request is that the build line on Westhemier Road be reduced from 25' to 15' for the construction of a new home.

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

DEVELOPMENT PLAT VARIANCE

This variance will not be injurious to the public health, safety or welfare. The variance will only affect the property owned by the applicant for the construction of a new single family residence.

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

Economic hardship is not the sole justification of this variance request. Practical use of the property is the reason of this variance request. The only economic issue could be lack of curb appeal due to the hindering of the practical use of space for construction.

DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

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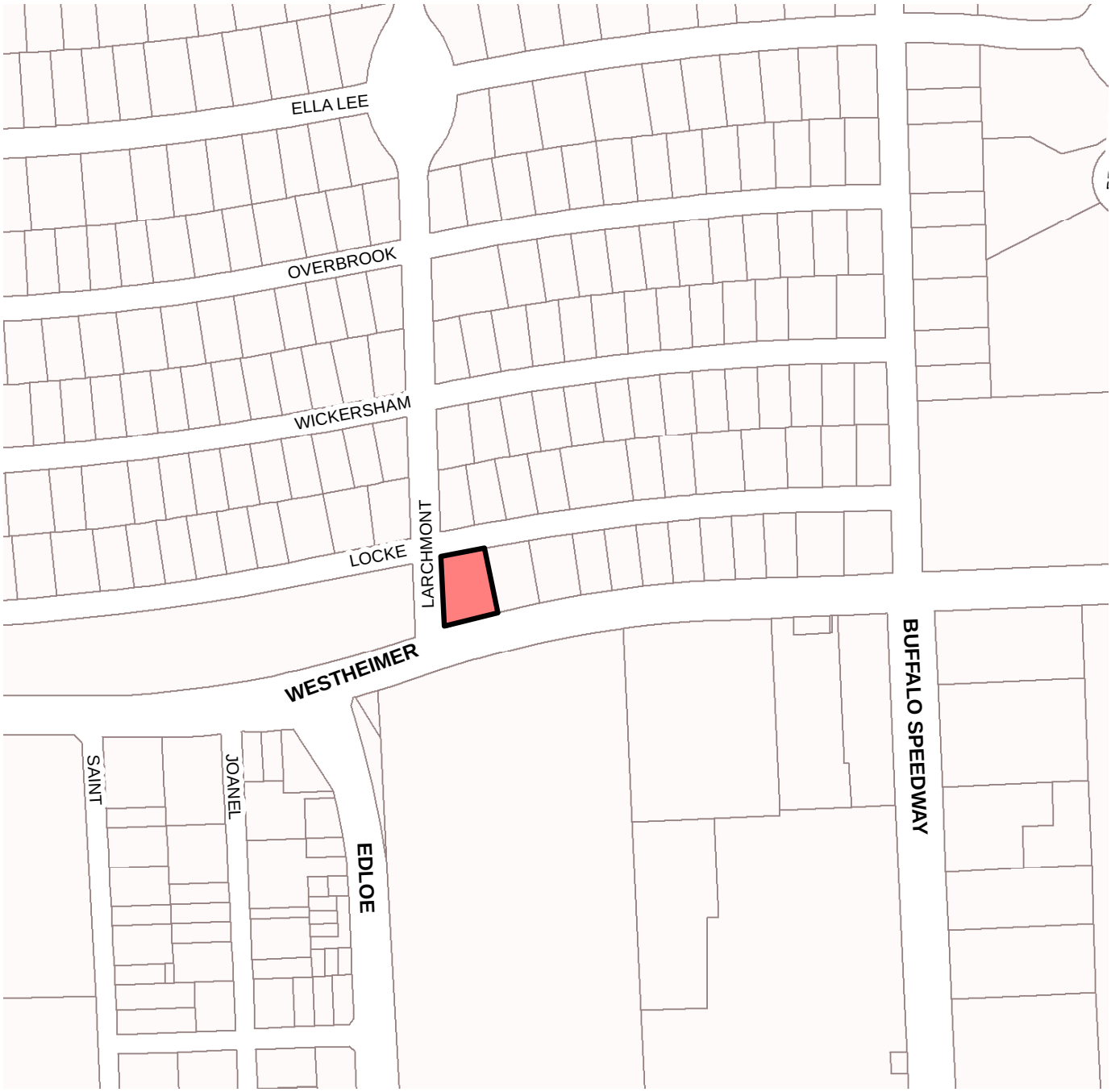
Meeting Date: 04-17-2014

Area Map



DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

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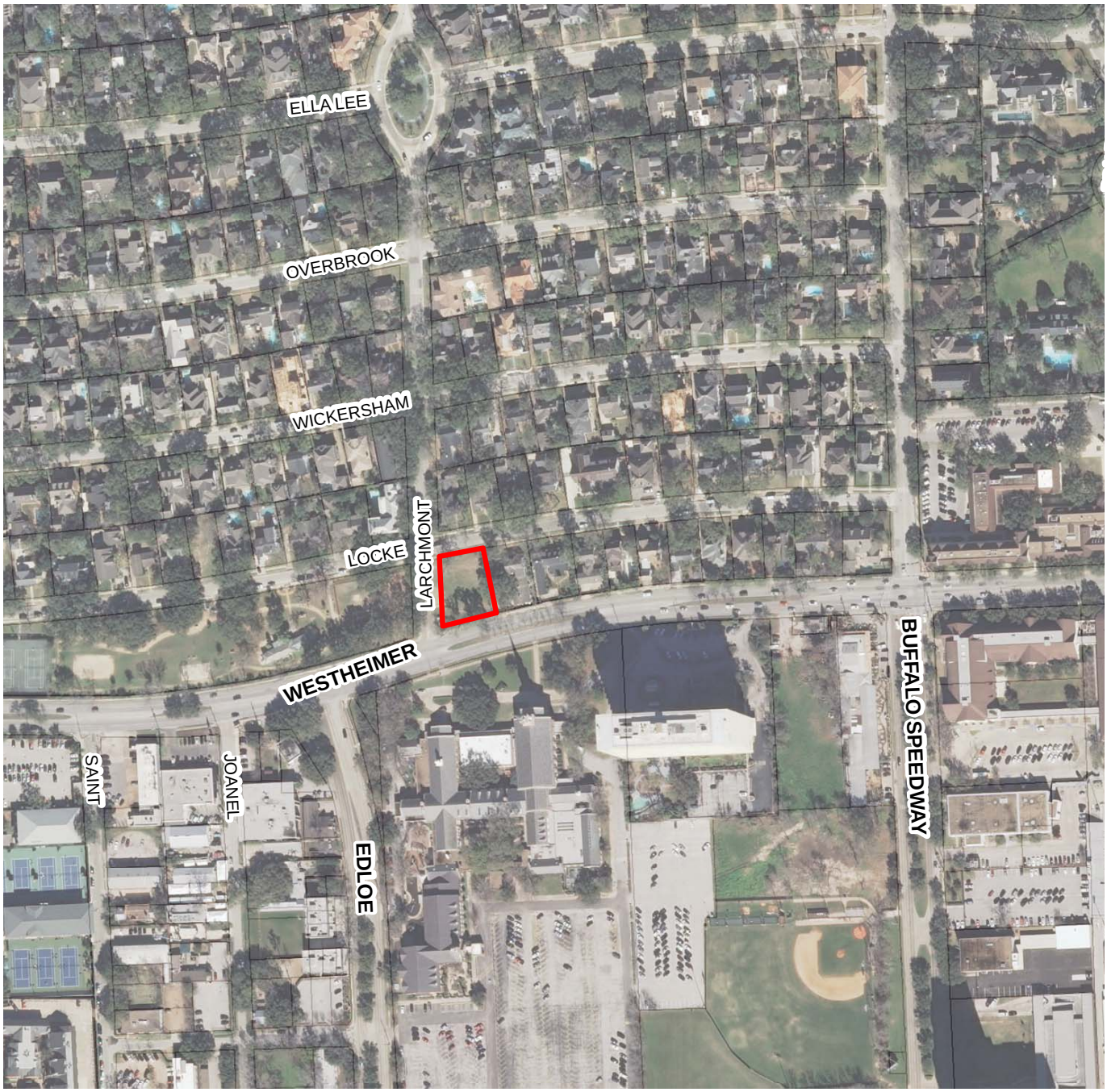
Aerial



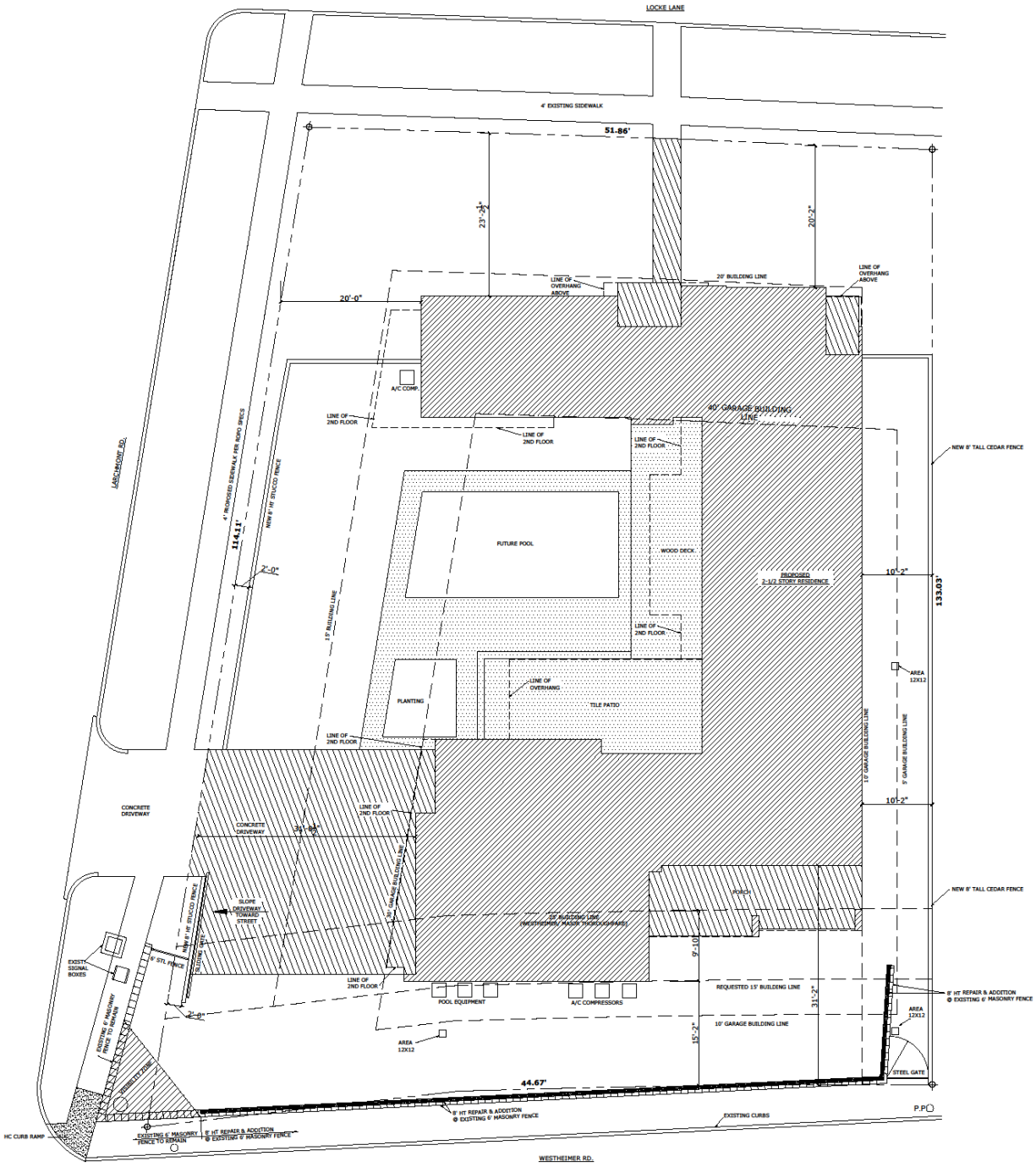
DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 153

Meeting Date: 04-17-2014



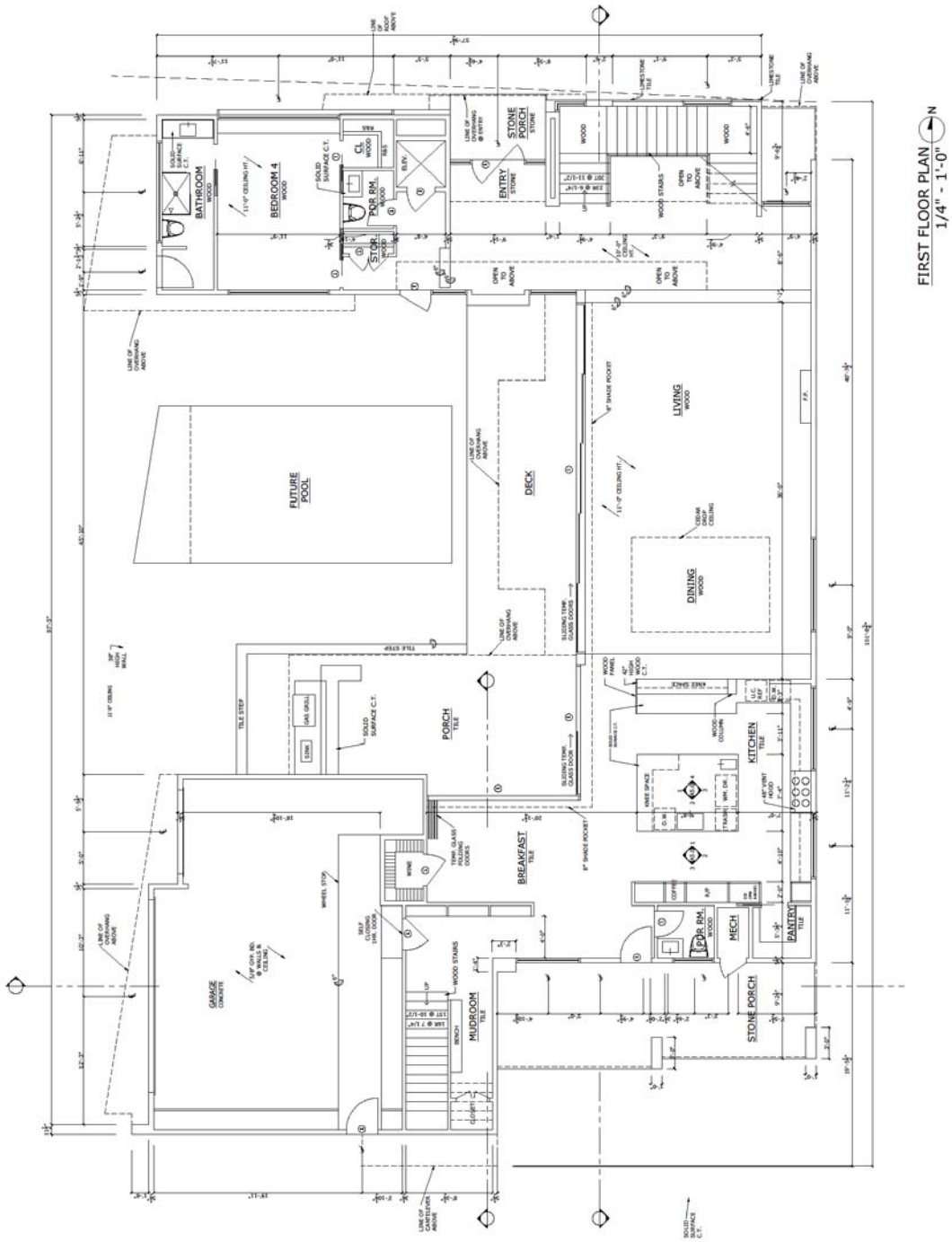
DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 153

Meeting Date: 04-17-2014



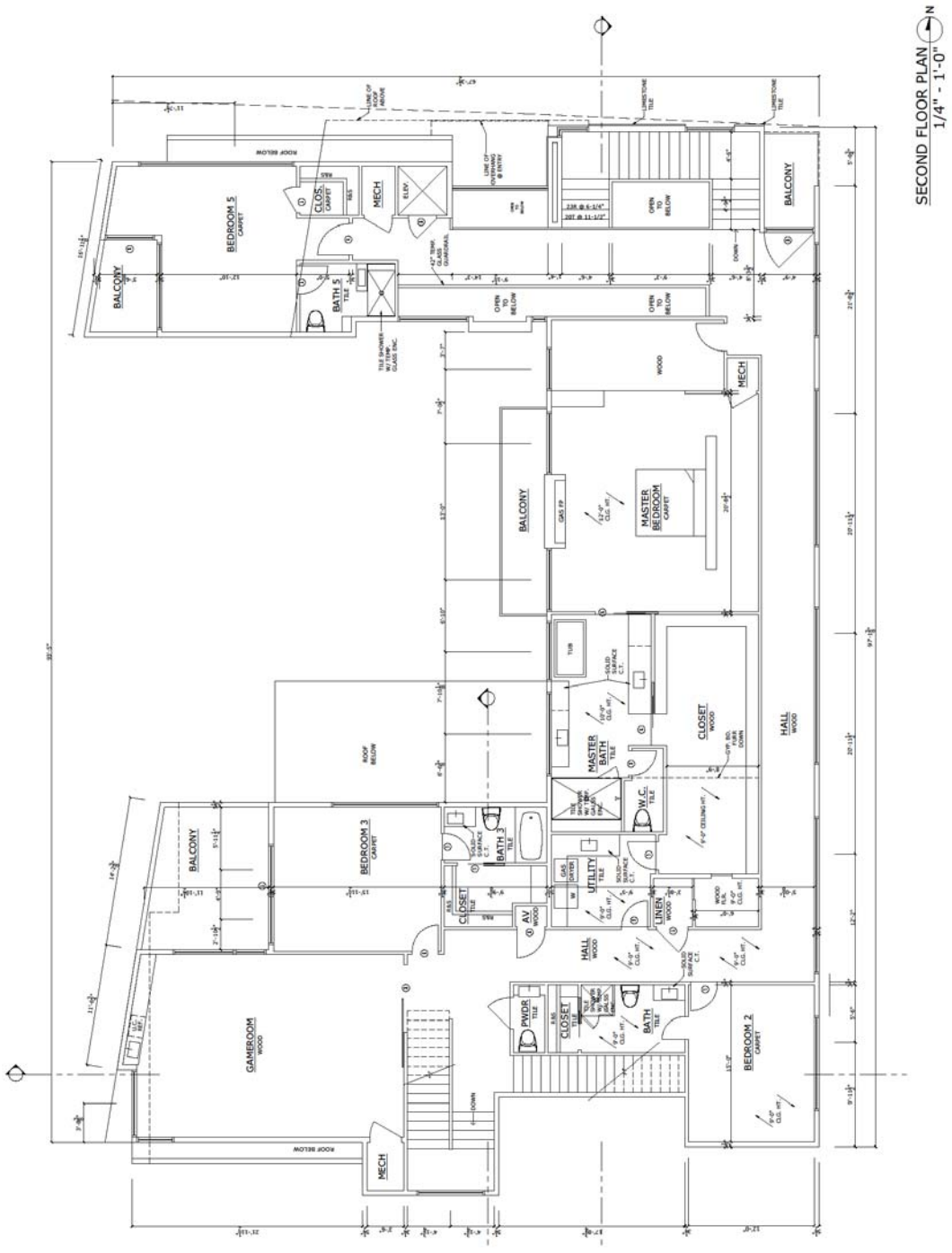
DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 153

Meeting Date: 04-17-2014



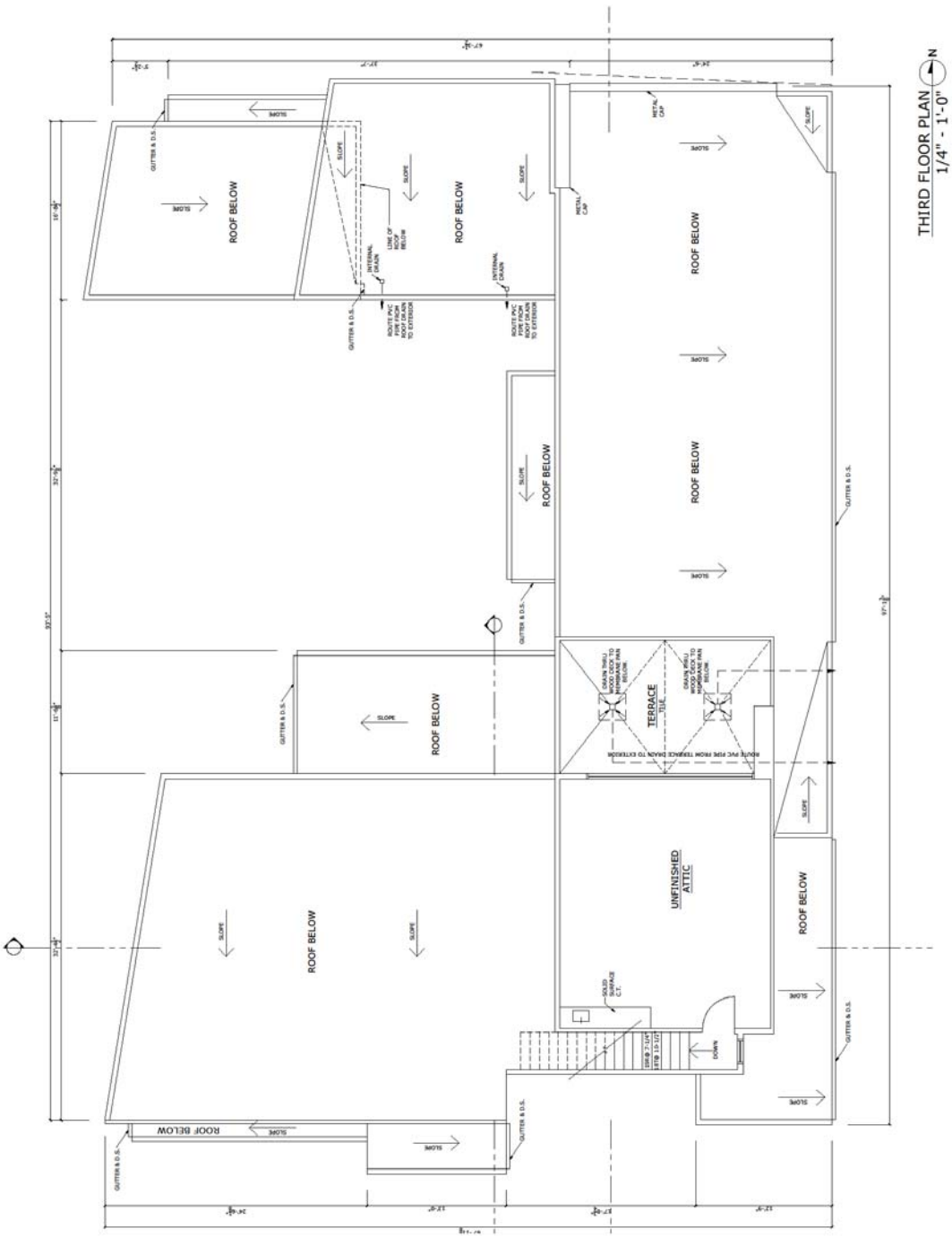
DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 153

Meeting Date: 04-17-2014



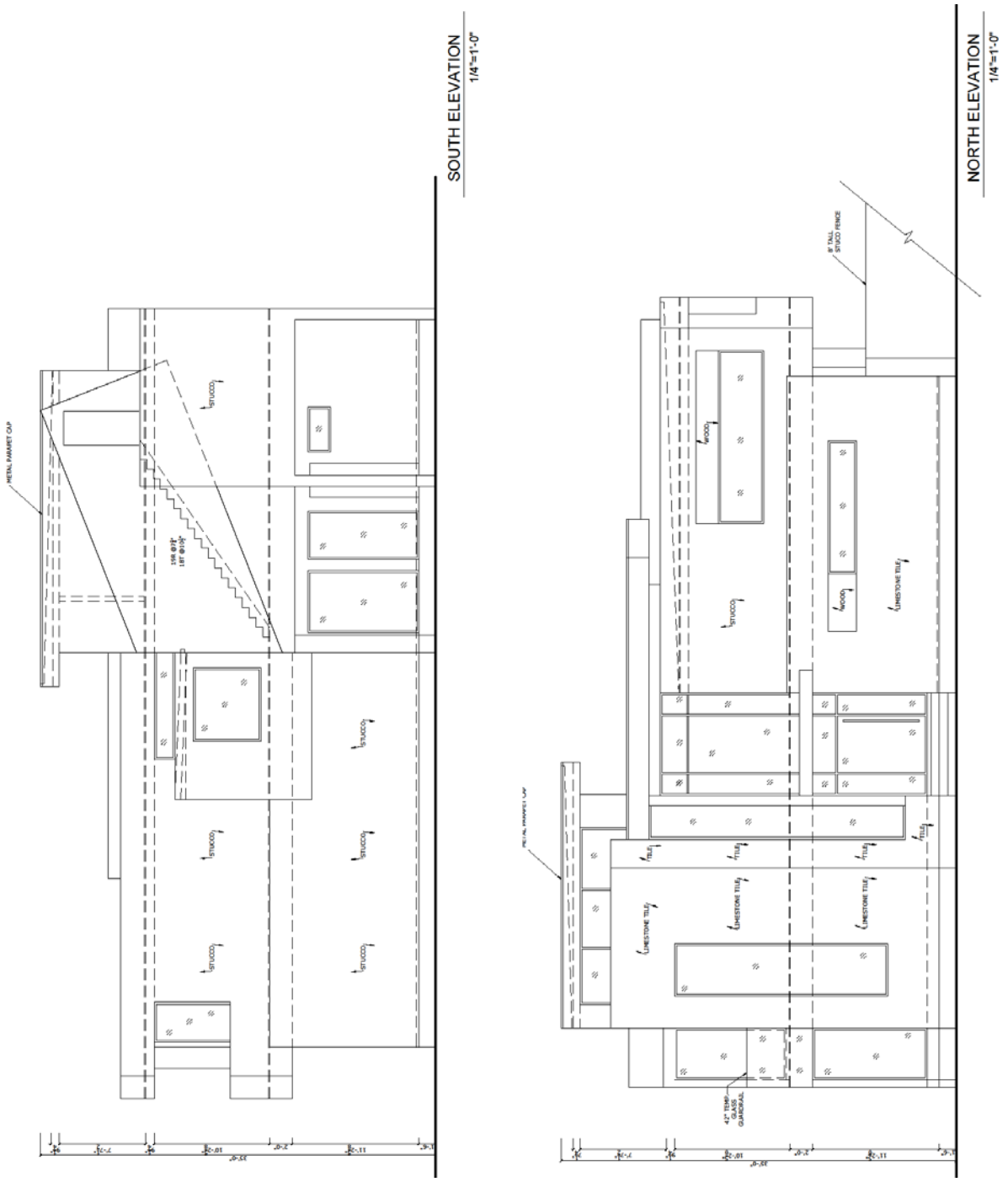
DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 153

Meeting Date: 04-17-2014



DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 153

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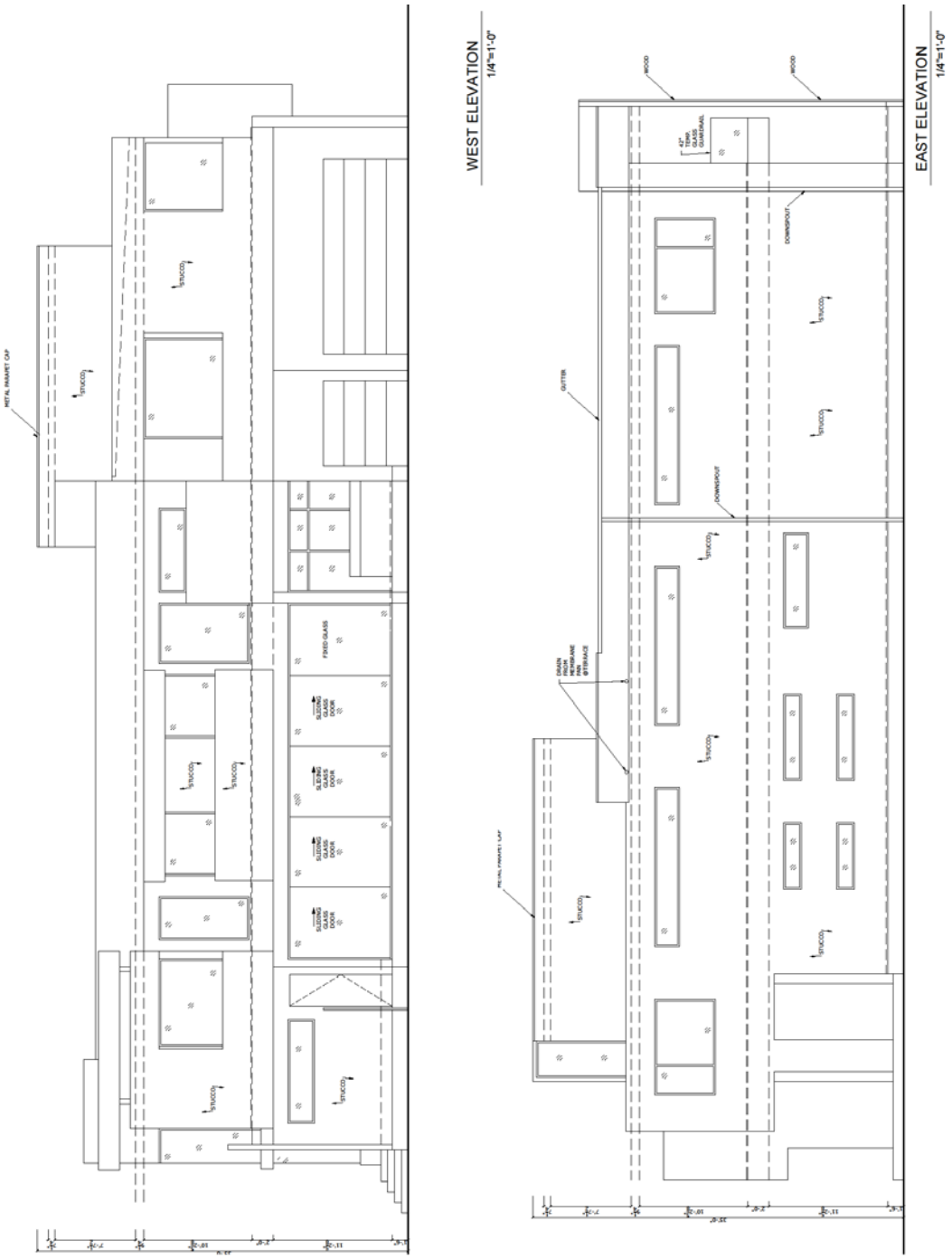


DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 153

Meeting Date: 04-17-2014

STAFF REPORT

Staff Recommendation: Grant the requested variance

Basis of Staff Recommendation: 3471 Locke Lane. The site is located on the north side of Westheimer Road, at the southeast corner of Locke Lane and Larchmont Road. The applicant is requesting a variance to allow a 15' building line along Westheimer Road- instead of the 25' building line as required by the ordnance.

The site is located in an urban area mainly with residential development along the north side of Westheimer and non-residential development on the south side. Westheimer at this location exists as a 4-lane divided roadway with 80' right-of-way. The proposal will not have driveway access onto Westheimer and includes a turnaround within the driveway to prevent cars from backing out on Larchmont.

The proposed structure will be approximately 19'-21' from the vehicular travel lanes along Westheimer. There is a existing 6' brick fence along Westheimer and a portion of Larchmont which will remain and there are no planned improvements within the visibility triangle.

The site is restricted by deed restricted building lines along Locke Lane (20' BL) and Larchmont (15' BL) that further limits the buildable area.

Existing homes along the north side of Westheimer have varied setbacks, some of which are less than15'; therefore, the proposed 15' building line would be consistent with the development characteristics in this area. Staff recommendation is to grant the requested variance subject to 5' wide sidewalk along all public streets and four – 3" caliper street trees.

Legal review has determined that the proposal does not violate separately file deed restrictions;

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 154
Meeting Date: 04-17-2014

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@houstontx.gov 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
Jordan & Stephanie Fruge	Stephanie Fruge	(832) 341-3699	stephanie.fruge@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
730 Omar Street	14029455	77009	5358	493B	H

HCAD ACCOUNT NUMBER(S):	0372980000008
PROPERTY LEGAL DESCRIPTION:	Lt 8 Blk 33 Woodland Heights
PROPERTY OWNER OF RECORD:	Stephanie R & Jordan E Fruge
ACREAGE (SQUARE FEET):	5,000 SF
WIDTH OF RIGHTS-OF-WAY:	Watson Street – 60'; Omar Street – 50'
EXISTING PAVING SECTION(S):	Watson Street – 19'; Omar Street – 17'
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING PROVIDED:	Meets requirement
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	1,721 SF
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	3,101 SF per plans (1,380 SF addition)

PURPOSE OF VARIANCE REQUEST: Variance request to allow a portion of the existing residence that includes first floor, second floor and roof overhang to encroach on 10' building line off of Watson St. The direction of the roof pitch is changing over an existing area of the house that is encroaching the 10' building line along Watson.

CHAPTER 42 REFERENCE(S): Sec. 42-156. Collector and local streets – Street-family residential (b) except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be:

(1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street.

DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

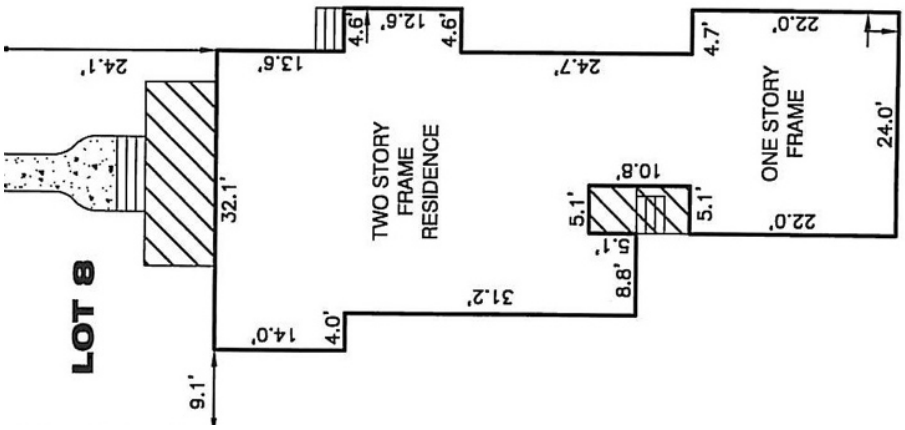
City of Houston Planning and Development Department

ITEM: 154

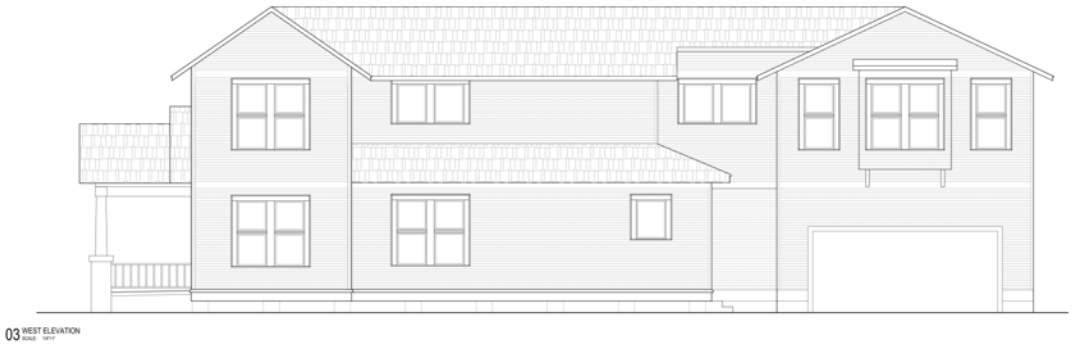
Meeting Date: 04-17-2014

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): We are proposing a 1,301 SF addition to the existing 1,721 SF residence. Our existing residence includes an encroachment on the 10' building line. The encroachment is in the northwest corner of the property and includes the first floor, second floor and a 20" roof overhang from the second floor.



The encroachment is part of the original structure built in the 1920's and the second floor addition added prior to 1980. This structure and encroachment was in existence prior to the city ordinance. The proposed addition to the house does not violate the ordinance nor does it encroach on the 10' building line. We are asking for the variance request for existing structure – first floor, second floor and roof overhang. The roof line of the second floor room will be changed to face Watson rather than facing Omar St. (see below)



The first floor and second floor room will remain the same. Only the roof pitch and line will change. The roof pitch and line will match the other areas of the house. The roof overhang will remain the same distance at 20" that encroaches on to building line. The encroachment is to 9'1' from property line with an additional 20" roof overhang. We love our house and want to stay in our neighborhood but we need space for our growing family.

DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

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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@houstontx.gov.

(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; or

The existing residence encroaches on the 10' building line off of Watson St. The existing residence was built in the 1920's and the upstairs was added prior to 1980's. The existing structure predates the ordinance.

(1b) 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;

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

Yes, the existing structure and roof overhang encroachment on the 10' building line predates the ordinance.

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

Yes, the proposed addition does not encroach on the 10' building line. The proposed addition conforms to the ordinance.

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

Yes, there is no injurious to the public health, safety or welfare.

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

Yes, the existing structure and encroachment predates the ordinance. The existing encroachment is a part of the original house.

DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

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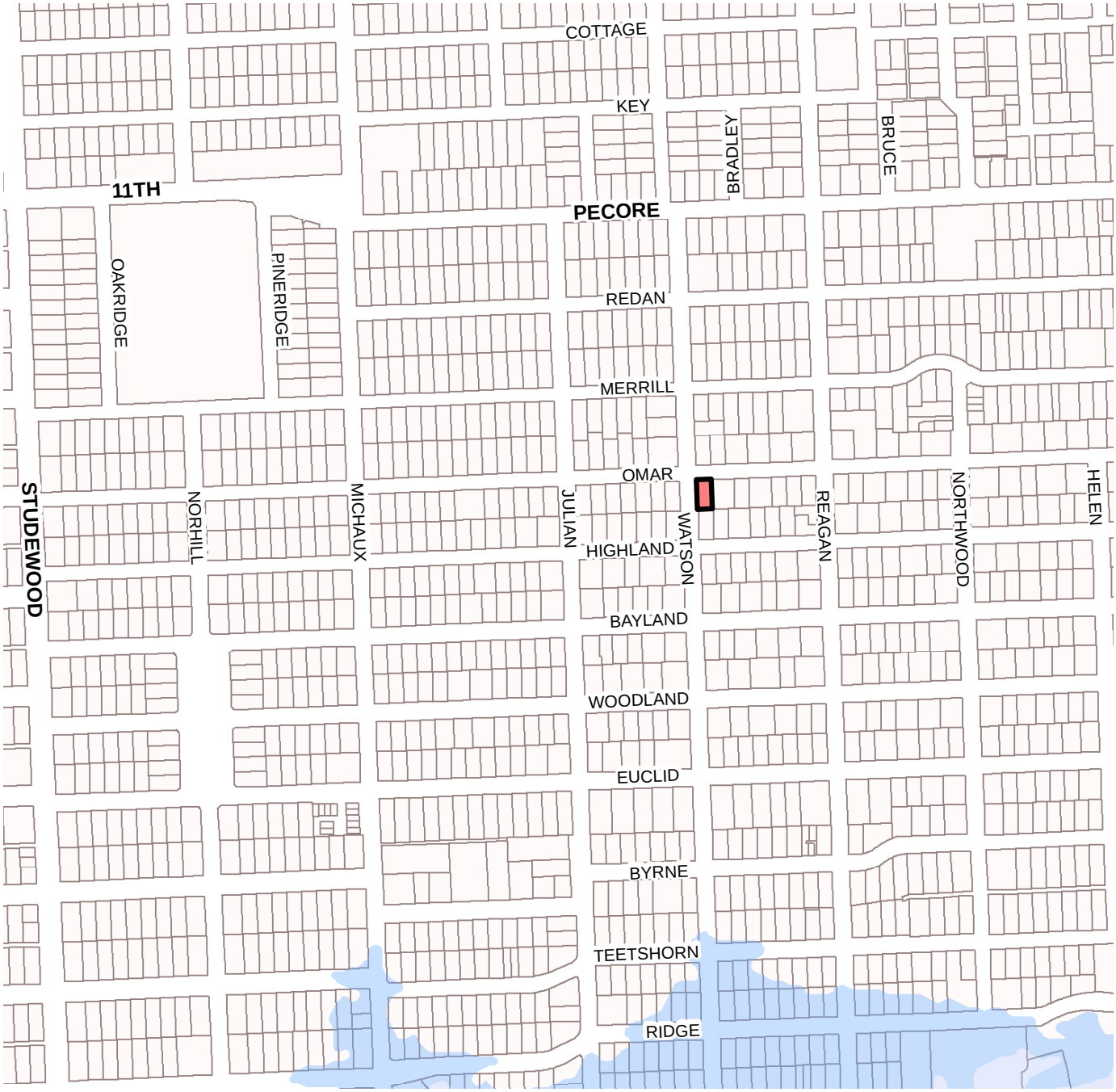
Area Map



DEVELOPMENT PLAT VARIANCE

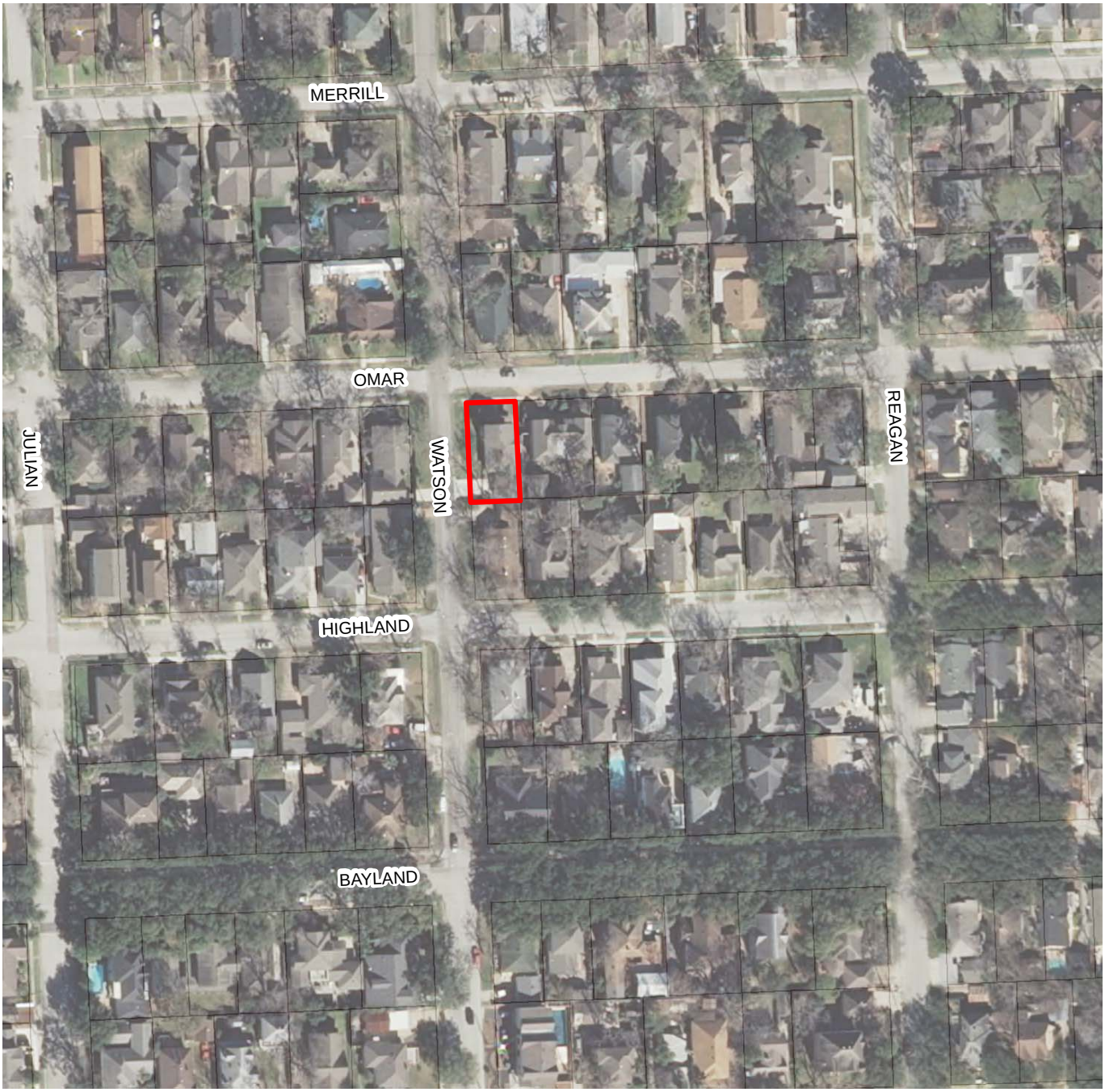
Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 154

Meeting Date: 04-17-2014

Aerial



DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

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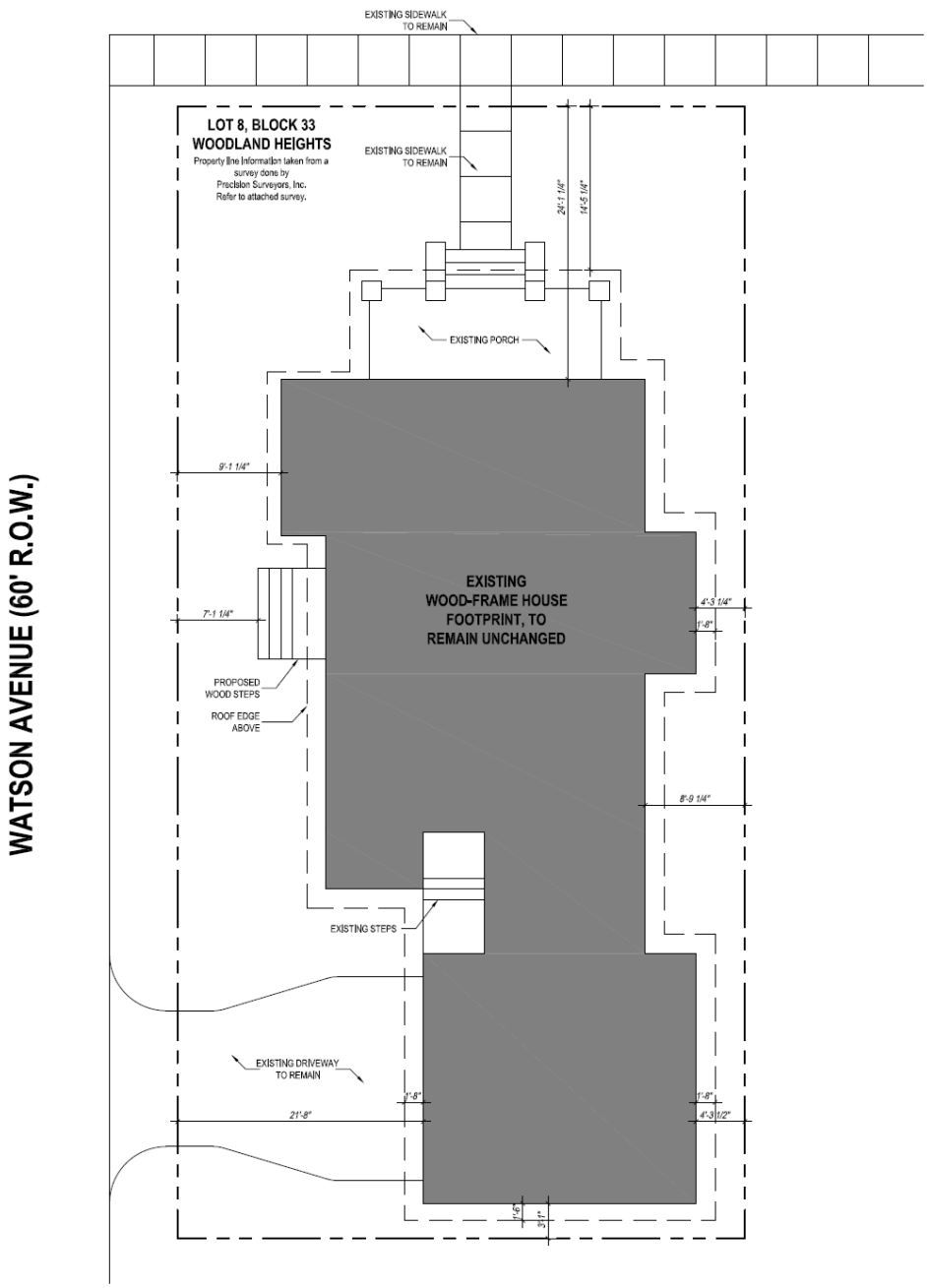
Meeting Date: 04-17-2014



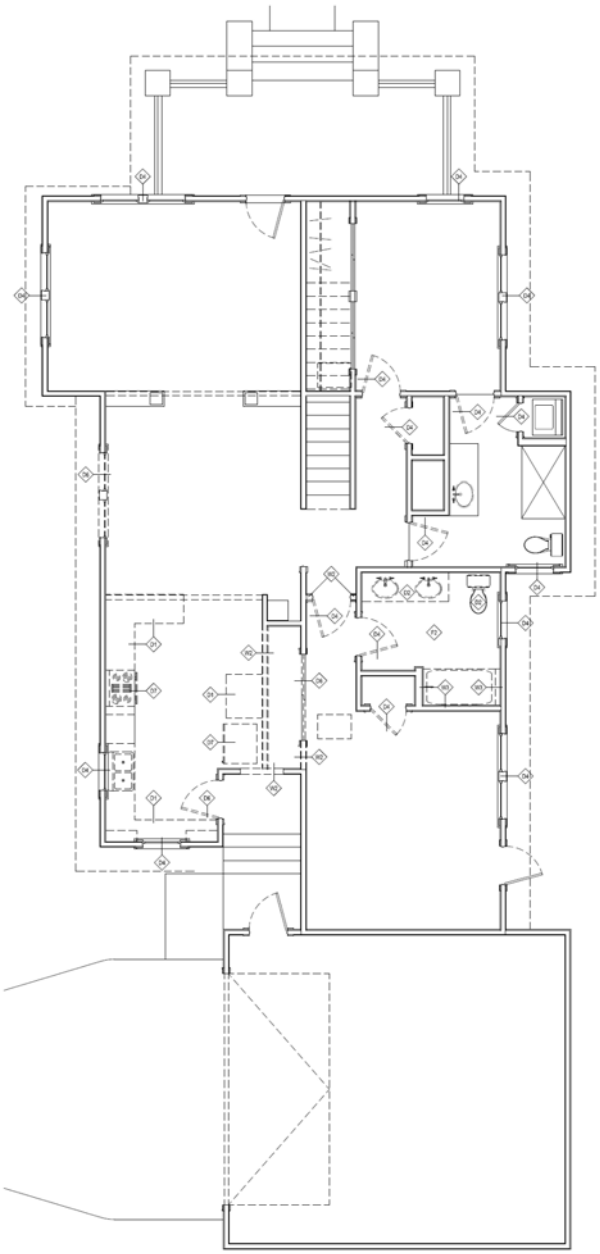
DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

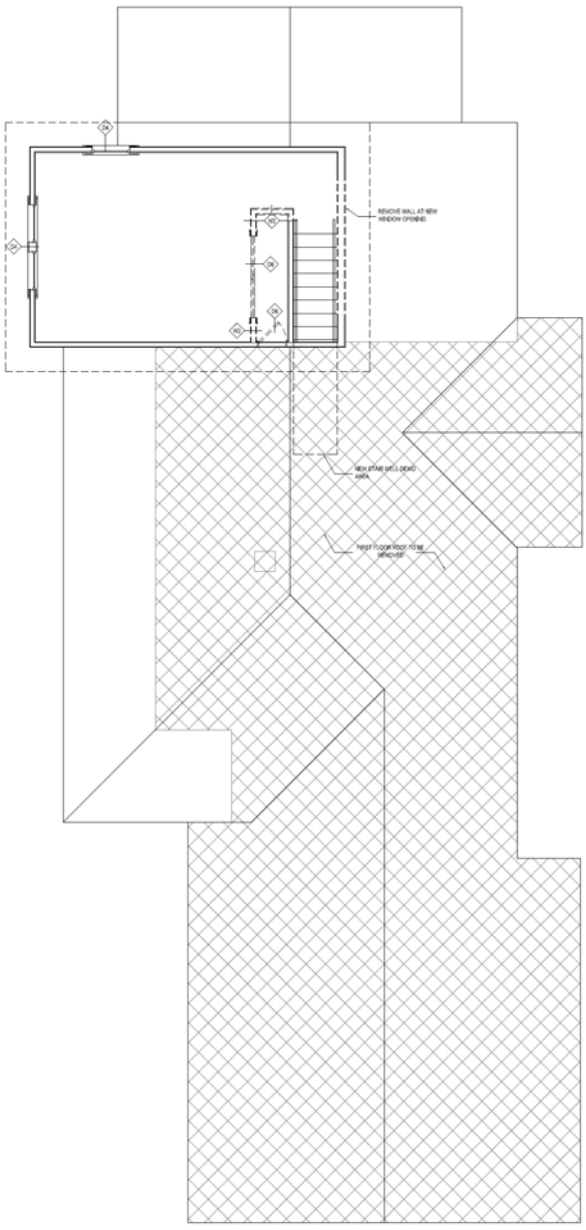
City of Houston Planning and Development Department

ITEM: 154

Meeting Date: 04-17-2014

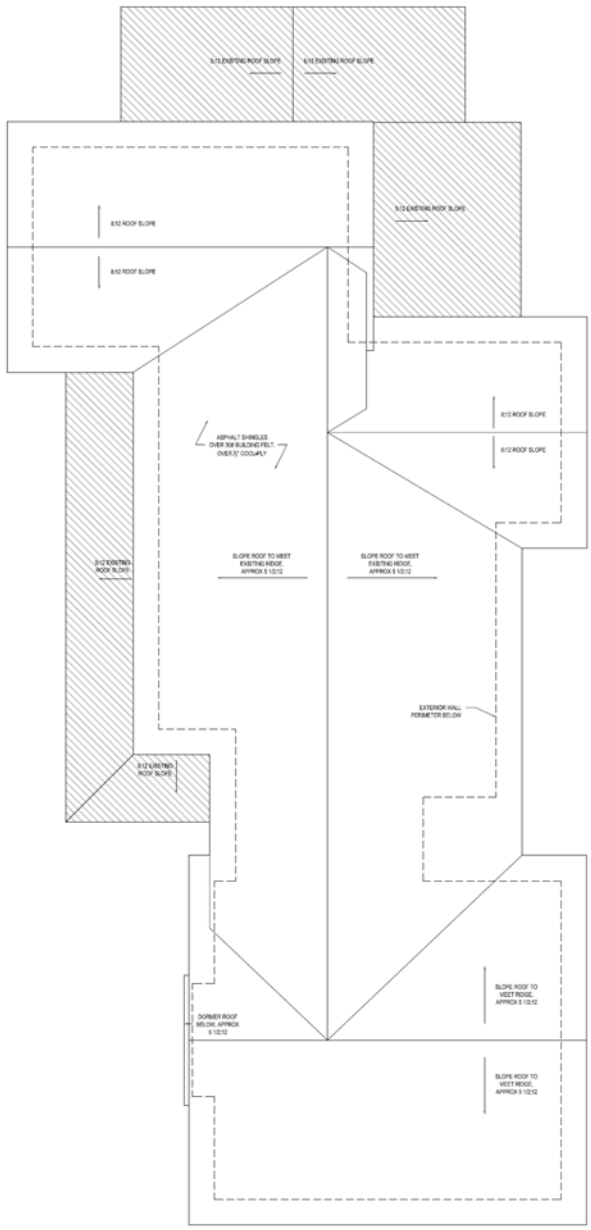


01 FIRST FLOOR DEMOLITION PLAN



02 SECOND FLOOR/ROOF DEMOLITION PLAN

DEVELOPMENT PLAT VARIANCE



02 ROOF PLAN

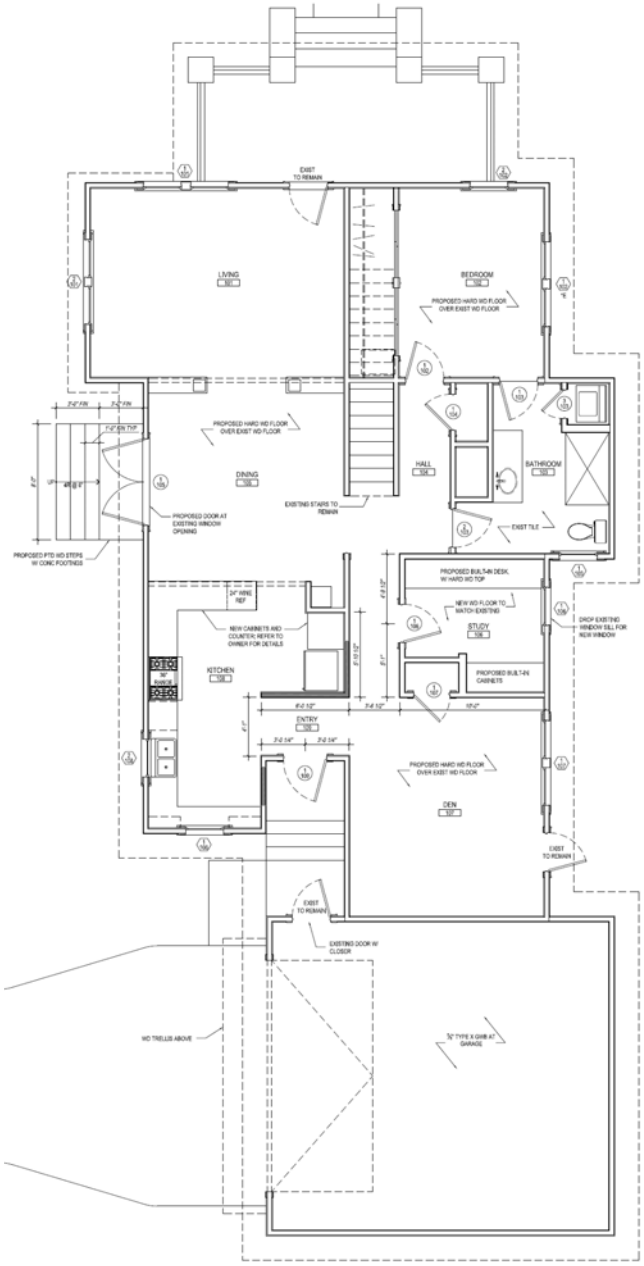
DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

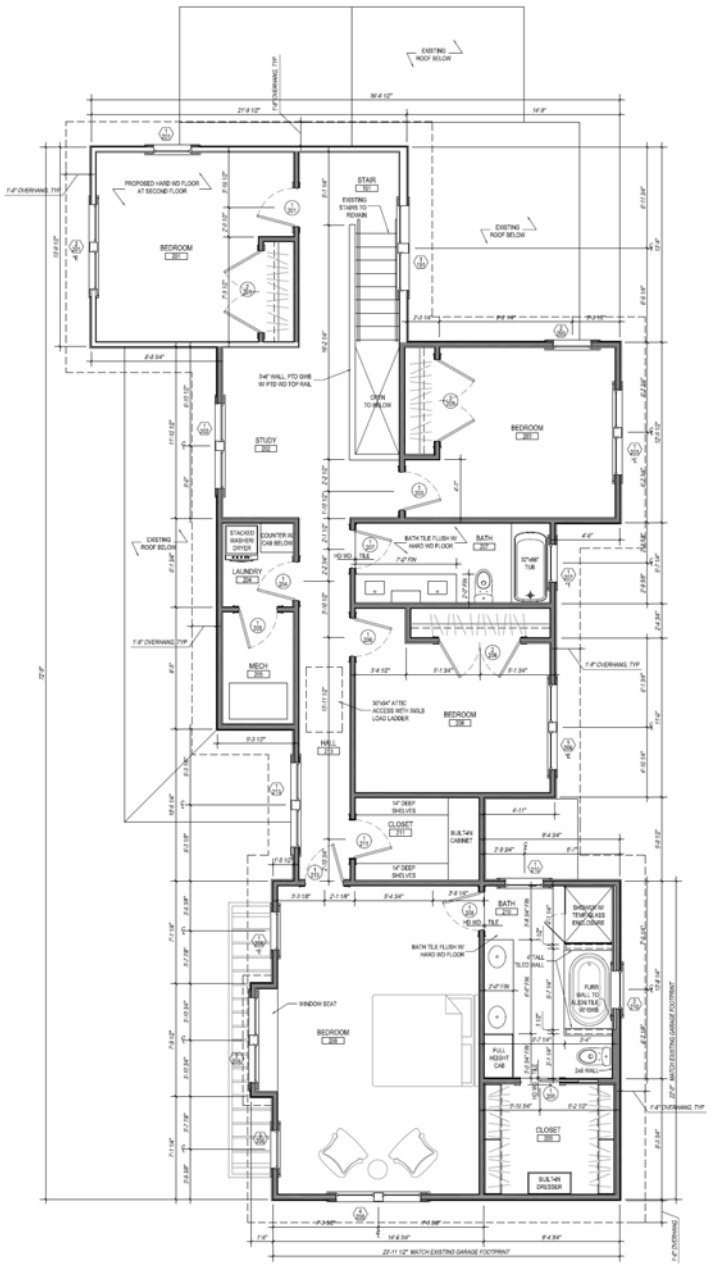
City of Houston Planning and Development Department

ITEM: 154

Meeting Date: 04-17-2014



01 FIRST FLOOR RENOVATION PLAN



02 SECOND FLOOR RENOVATION PLAN

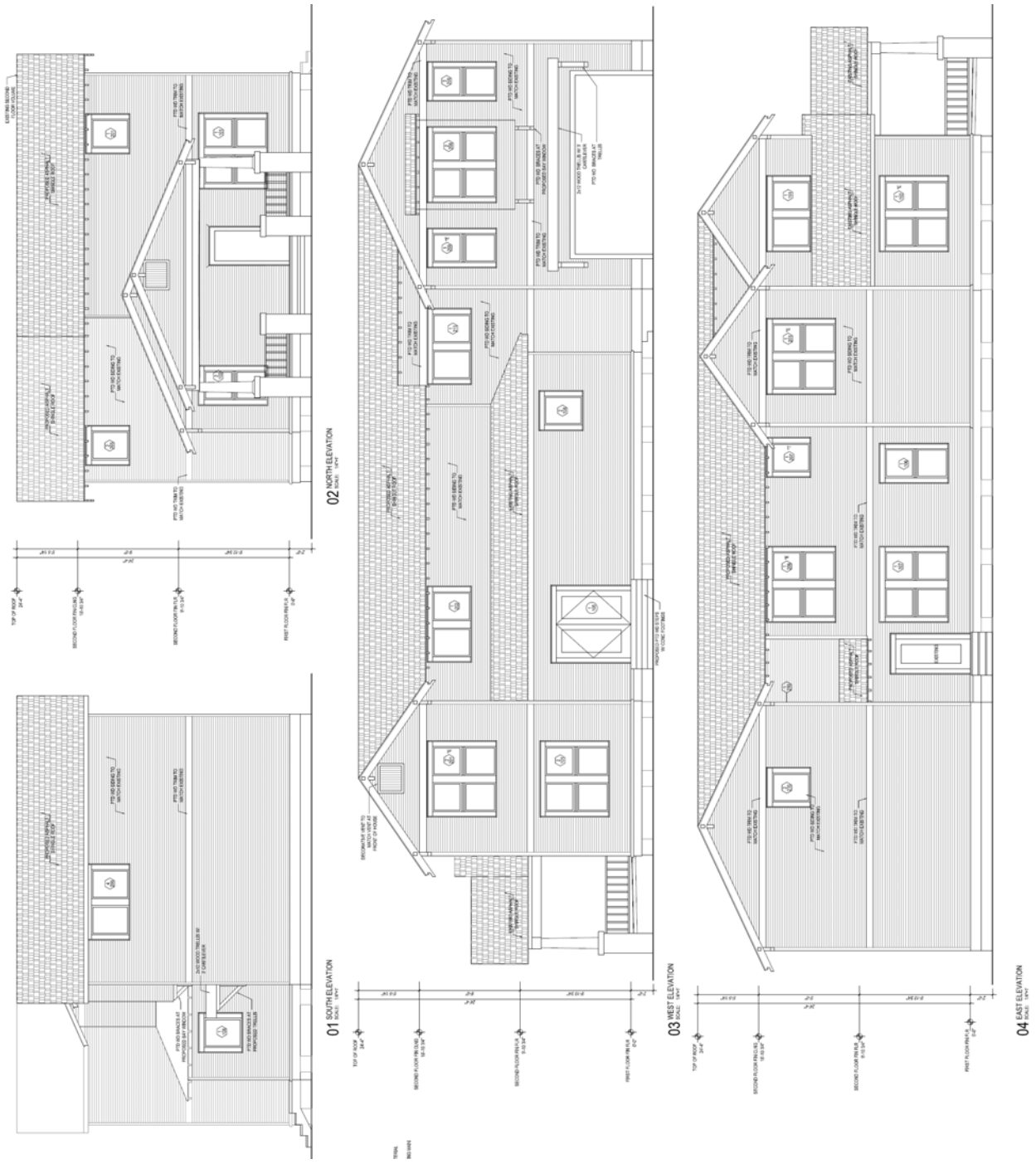
DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 154

Meeting Date: 04-17-2014



DEVELOPMENT PLAT VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department

ITEM: 154

Meeting Date: 04-17-2014

STAFF REPORT

Staff Recommendation: Grant the requested variance.

Basis of Staff Recommendation: 730 Omar Street. The site is located on the southeast corner of Omar Street and Watson Street, south of Pecore Street and east of Studewood. The applicant is requesting a variance to allow a portion of the roof to encroach into the 10' building line along Watson Street.

The original structure was built in the 1920's and the second floor addition was added prior to 1980. The existing structure and the roof overhang is existing and encroaches into the 10' BL along Watson Street by 11" and 31" respectively. The variance request is to allow a change the pitch of the roof for the existing encroaching structure. This proposed change will not result in any further encroachment into the building line. Other proposed additions to the structure do not encroach into any ordinance required building lines. Since this is only a roof remodel, staff recommendation is to grant the requested variance.

Legal review has determined that the proposed addition does not violate separately file deed restrictions.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

DEVELOPMENT PLAT VARIANCE

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT

AGENDA ITEM: IV

MEETING DATE: April 17, 2014

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ ETJ
	14007633	77070	4966	370E	City

NORTH OF: FM 1960 **EAST OF**: SH 249
SOUTH OF: Cypresswood Drive **WEST OF**: Cutten Road

APPLICANT: Ward, Getz, and Associates

ADDRESS: 7815 Willow Chase Blvd

EXISTING USE: Vacant

PROPOSED USE: 108 unit Willowbrook Home2 by Hilton

HOTEL / MOTEL APPLICATION DATE: March 3, 2014

DIRECTOR DECISION:

BASIS OF DECISION:
Failed to comply with section 28-202 location requirements:

(2) No portion of the tract on which the hotel, other than a hotel with 120 or more separately rentable units and service facilities is stated may have frontage on or take any access from any street on which any school, library, church, licensed day care center, health and human services department facility, or public park also has frontage, if the hotel tract would be within 750 feet of the school, library, church, licensed day care center, health and human services department facility, or public park tract. The distance shall be measured from the nearest point on the tract on which the hotel is situated to the nearest point on the tract on which the school, library, church, licensed day care center, health and human services department facility, or public park is situated.

PRIMARY ENTRANCE LOCATION: Willow Chase Boulevard

PURPOSE OF REQUEST: To allow the construction of a 108 unit Willowbrook Home2 by Hilton to have frontage and take access within 750' of a hospital along Willow Chase Blvd.

BASIS OF REQUEST: The site is located north of FM 1960 and east of State Highway 249 along Willow Chase Blvd. The proposed hotel is 12 units short of the 120 unit requirement which would allow it to be located closer than 750 feet to a protected use. The proposed hotel is located within a commercial corridor at the intersection of FM1960 and State Highway 249. There is an existing hotel located on an adjacent tract with 171 units. The total number of units between the existing and proposed hotels would meet the requirement. With the addition of this hotel, the development characteristics of the area will not change.

STAFF RECOMMENDATION: Grant the requested variance

PLANNING COMMISSION ACTION

DECISION: ___ VARIANCE GRANTED ___ VARIANCE DENIED DATE: APRIL 17, 2014

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT

AGENDA ITEM: IV

MEETING DATE: April 17, 2014

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION — PLANNING & DEVELOPMENT DEPARTMENT

HOTEL / MOTEL APPLICATION FORM

☑ To expedite this application, please complete entire application form.

Staff will complete shaded items.

1. **HOTEL / MOTEL NAME:** WillowBrook Home2 by Hilton
2. **HOTEL / MOTEL ADDRESS:** 0 Willowchase Blvd.
3. **PROJECT INFO.:** File no.: 120-752-001-0001 — Abstract no.: 380 & 217
   Lambert: 4966 — Census Tract: 5527 — School Dist.: Cy Fair IS D
   Key Map: 370 E — Zip Code: 77070 — City Council Dist.: A
   County: Harris — Super Neighborhood.: WillowBrook
   Survey: Centerfield West a Subdivision of 13.4831 Acres situated in the Addison Herington George W. Childress, A- 217 and the Addison Herington Survey, A - 380 Harris County, Texas — Project number : 13126411
4. **GEOGRAPHIC:**
   North of: FM - 1960 — East of: SH - 249
   South of: Willowchase Blvd. — West of: Centerfield Drive
5. **PROJECT DATA:**
   Total acreage: 6.2295 — Total no. of rooms: — Total no. of suites: 108
6. **CONTACTS:**
   Owner: Dan Rheault - TMI Hospitality
   Address: 4850 32nd Ave South — Phone: 701-639-5812 — Fax: 7012800757
   City: Fargo — State: Texas — Zip: 58104
   Applicant: Sarah Taylor Ward, Getz, & Associates, LLP
   Address: 2500 Tanglewilde # 120 — Phone: 713-789-1900 — Fax: 713-789-1901
   City: Houston — State: TX — Zip: 77063

7. SUBMITTAL REQUIREMENTS	HM
Completed Application form	☐
One copy complete building permit drawings (including survey or plat)	☐
Title information	☐
Land use parcel map	☐
Copy of the application for building permit with project number	☐
Filing fee ($206.46 & $25.00 non refundable service fee payable to "City of Houston")	☐
One copy of the site plan	☐
Landscape Analysis form	☐
Off-street Parking Calculation form	☐

Sarah Taylor — Applicant Signature — 3/3/13 — Date

Hot_mot — *02/26/14*

PLANNING COMMISSION ACTION

DECISION: ___ **VARIANCE GRANTED** ___ **VARIANCE DENIED** **DATE: APRIL 17, 2014**

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT

AGENDA ITEM: IV **MEETING DATE:** April 17, 2014

CITY OF HOUSTON
DEPARTMENT OF PLANNING AND DEVELOPMENT

HOTEL/MOTEL VARIANCE FORM

Building Permit Number 1 4 0 0 7 6 3 3 ___ ___ ___

Applicant: Sarah Taylor Phone: 713-474-2438

Address: 2500 Tanglewilde, Suite 120 Houston, Tx Zip Code: 77063

Site Address: 0 Willowchase Blvd. Date Disapproved: _____

Statement of the specific provision of the article from which the variance is requested:

Sec. 28-202 a2

State of the extent of the variance sought and the specific facts and reasons that the applicant believes warrant the granting of the variance:

We are requesting a variance for the proposed Hilton Hotel along Willow Chase Blvd. The Hotel will be located approximately 92 feet across from Houston Methodist Willowbrook Hospital. To our knowledge, currently only one hotel is located within a 1000 sq.ft. circumference surrounding the hospital. We are requesting a variance to provide more availability to the surrounding area. The proposed site design is for a 108 suite hotel and it is limited by the property boundaries to increase to a 120 suite hotel

Sarah Taylor 2/26/2014

Signature of Applicant Date

FOR DEPARTMENT USE ONLY

One copy of Hotel Motel Variance Form

Non-refundable fee of $200.00

_____ _____

Date Signature of Planning Department Representative

PLANNING COMMISSION ACTION

DECISION: ___ VARIANCE GRANTED ___ VARIANCE DENIED DATE: APRIL 17, 2014

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT

AGENDA ITEM: IV

MEETING DATE: April 17, 2014

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

We are requesting a variance for the proposed Hilton Hotel along Willow Chase Blvd. The Hotel will be located approximately 92 feet across from Houston Methodist Willowbrook Hospital. To our knowledge, currently one hotel is located within 1000 sq. ft. circumference surrounding the hospital. We are requesting a variance to provide more availability to the surrounding are. The proposed site design is for a 108 unit suite hotel and it is limited by the property boundaries to increase to a 120 suite hotel.

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(1) The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant or owner of the property of reasonable use of the land; and

It is our position that the imposition of the terms, rules, conditions, policies and standards of Article VI(2) under Chapter 28 will indeed create an undue hardship to the applicant. By not allowing TMI to construct a hotel with 108 rooms versus the required 120 rooms, we deviate from the recommended hotel room count for this property type, in this market, for this particular flag as determined by both the applicant and the applicant's franchisor. In addition, by asking us to build 12 more rooms or 11% more, we potentially incur lower occupancy rates and average daily rate due to the economy softening and competitive landscape, etc.

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

The applicant did not impose or create the hardship other than requesting to construct a 108 room hotel versus the number of hotel rooms required by the ordinance.

(3) The intent and general purposed of this article will be preserved and maintained; and

Other than the provision of the ordinance requiring a 120 or more room hotel, every other requirement is being met or exceeded.

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

The construction and operation of a high quality 108 room Home2 extended stay hotel by Hilton rather than a 120 or more room hotel will not have an injurious effect on the public. The applicant submits that a 108 unit upper midscale hotel such as the caliber of a Home 2 by Hilton is more beneficial and appealing to the public than a 120 unit midscale or economy hotel of lesser quality. Please see attached 2014 STR Hotel Chain scales for your reference.

PLANNING COMMISSION ACTION

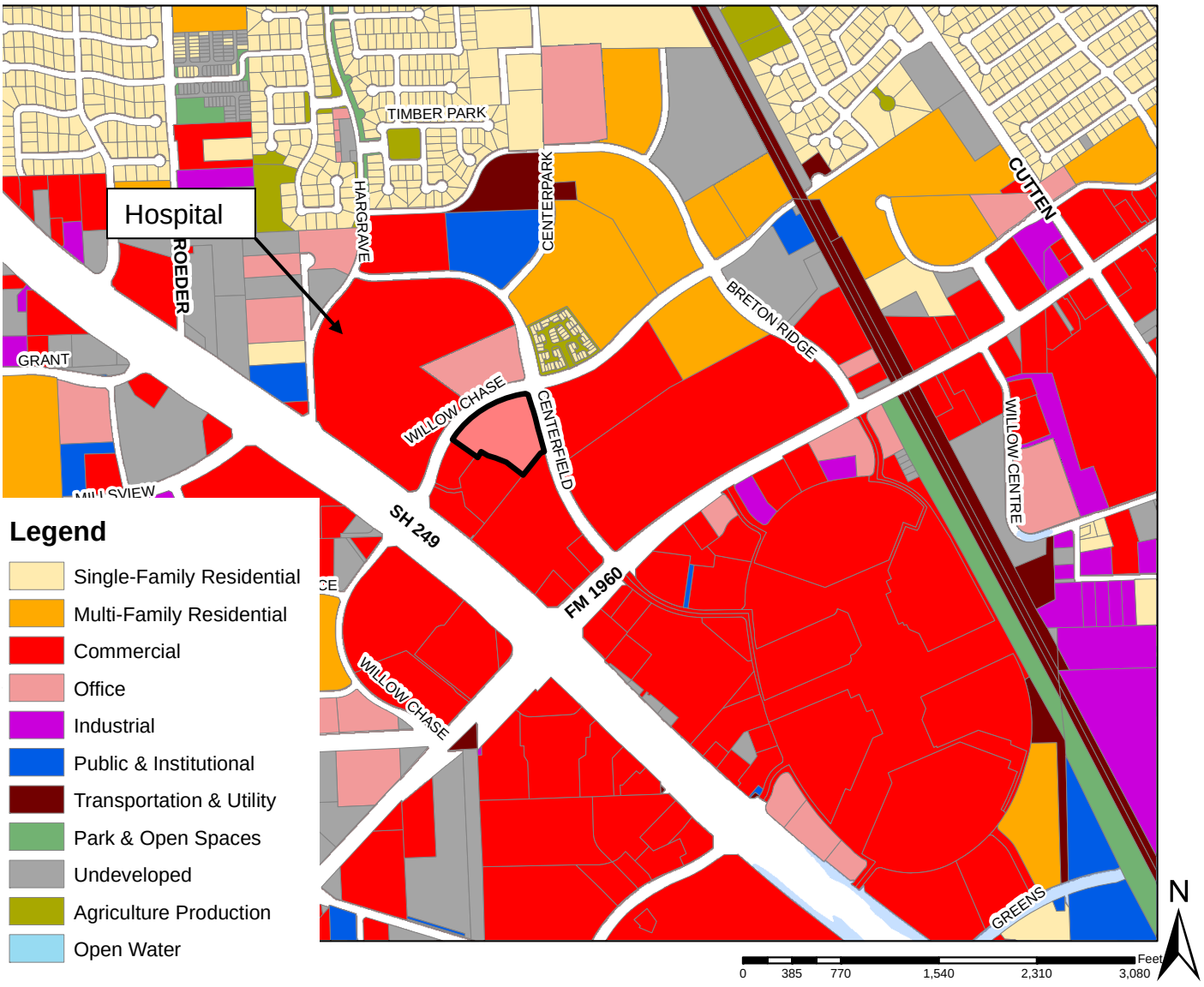
DECISION: ___ VARIANCE GRANTED ___ VARIANCE DENIED DATE: APRIL 17, 2014

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT

AGENDA ITEM: IV

MEETING DATE: April 17, 2014

Land Use Map



PLANNING COMMISSION ACTION

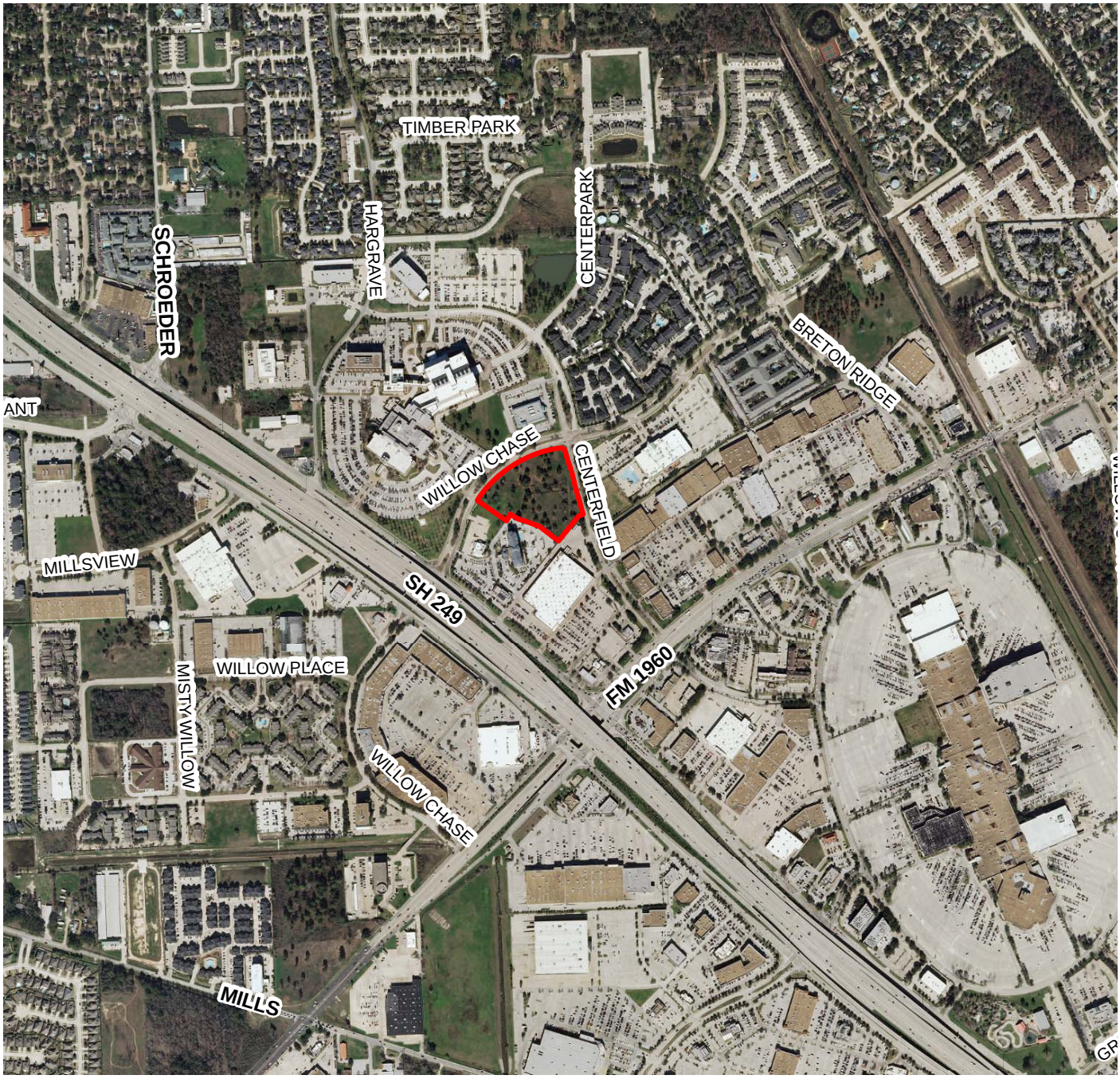
DECISION: ___ **VARIANCE GRANTED** ___ **VARIANCE DENIED** **DATE: APRIL 17, 2014**

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT

AGENDA ITEM: IV

MEETING DATE: April 17, 2014

Aerial



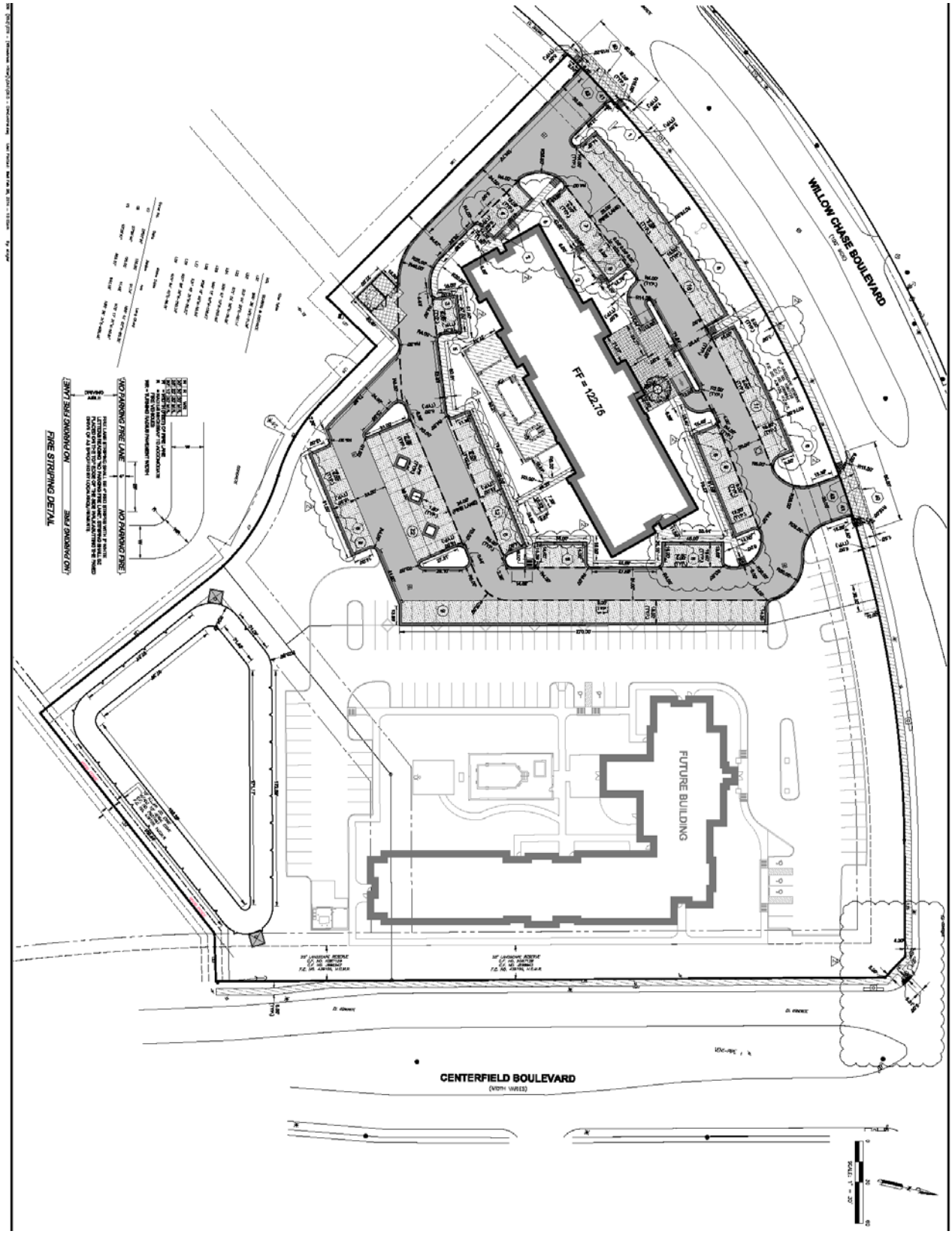
PLANNING COMMISSION ACTION

DECISION: ___ **VARIANCE GRANTED** ___ **VARIANCE DENIED** **DATE: APRIL 17, 2014**

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT

AGENDA ITEM: IV

MEETING DATE: April 17, 2014



PLANNING COMMISSION ACTION

DECISION: ___ **VARIANCE GRANTED** ___ **VARIANCE DENIED** **DATE: APRIL 17, 2014**