

HOUSTON PLANNING COMMISSION

AGENDA

SEPTEMBER 3, 2015



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

PLANNING COMMISSION MEMBERS



Mark A. Kilkenny, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Kenneth J. Bohan
Fernando L. Brave
Antoine Bryant
Lisa Clark
Algenita Davis
Truman C. Edminster, III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Shafik I. Rifaat
Patricio Sanchez
Mark Sikes
Martha Stein
Eileen Subinsky
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.
Clay Forister, 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.
Dale A. Rudick, P.E.
Dawn Ullrich
Gilbert Andrew Garcia, CFA

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 832-393-6600. 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

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.
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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.
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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): _____

Houston Planning Commission

AGENDA

September 3, 2015

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

Call to Order

Director's Report

- **Approval of the August 20, 2015 Planning Commission Meeting Minutes**
- **Approval of the August 13, 2015 Major Thoroughfare and Freeway Plan Minutes**

I. Review and approval of a procedure for naming new streets (Jennifer Ostlind)

II. Platting Activity (Subdivision and Development plats)

- Consent Subdivision Plats (Christa Stoneham)
- Replats (Christa Stoneham)
- Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Suvidha Bandi, Aracely Rodriguez)
- Subdivision Plats with Variance Requests (Marlon Connley, Muxian Fang, Mikalla Hodges, and Christa Stoneham)
- Subdivision Plats with Special Exception Requests
- Reconsiderations of Requirement (Suvidha Bandi and Christa Stoneham)
- Extension of Approvals (Chad Miller)
- Name Changes (Chad Miller)
- Certificates of Compliance (Chad Miller)
- Administrative
- Development Plats with Variance Requests (Eric Pietsch and Christa Stoneham)

III. Establish a public hearing date of October 1, 2015

- Holly Greensbrook replat no 1
- Houston Skyscraper Shadows Sec 2 partial replat no 2
- Lakes at Creekside Sec 2 partial replat no 1
- Shady Acres Extension no 3 partial replat no 11
- Villas on Monroe

IV. Consideration of an Off-Street Parking Variance for a property located at 3703 Sampson Street (Jack Yates High School) (Kimberly Bowie)

V. Consideration of an Off-Street Parking Variance for a property located at 3325 Westheimer Road (Mirabeau B Lamar High School) (Kimberly Bowie)

VI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for 9300 Livernois (North and South) (Chris Andrews)

VII. Public Hearing and Consideration of a Special Minimum Building Line Block Application for 4700 Coke (South) (David Welch)

VIII. Excuse the absences of Commissioners Brave, Sanchez, and Mooney

IX. Public Comment

X. Adjournment

Minutes of the Houston Planning Commission

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

August 20, 2015
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order

Chair, Mark A. Kilkenny called the meeting to order at 2:38 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Absent

Kenneth Bohan

Absent

Antoine Bryant

Lisa Clark

Algenita Davis

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Shafik Rifaat

Pat Sanchez

Absent

Mark Sikes

Absent

Martha Stein

Eileen Subinsky

Arrived at 2:40 during item I

Shaukat Zakaria

Mark Mooney for

Absent

Honorable James Noack

Clay Foriester for

The Honorable Grady Prestage

Raymond Anderson for

Left at 5:56 pm during item VI

The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis

Dale A. Rudick, P.E.

DIRECTOR'S REPORT

The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE AUGUST 6, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 6, 2015 Planning Commission meeting minutes.

Motion: **Garza**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

I. PUBLIC HEARING AND CONSIDERATION OF PLAN HOUSTON.

Presentation of the City of Houston General Plan known as Plan Houston was presented by Jennifer Ostlind, Deputy Assistance Director, Planning and Development Department. Commission action: Approved the City of Houston General Plan known as Plan Houston and forwarded to City Council.

Motion: **Rifaat**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Council Member David Robertson, David Crosly and Ashley Grave – HISD supportive

II. OVERVIEW OF HISD's BOND Program RELATIVE TO RECENT AND PROPOSED PARKING VARIANCES.

Presentation was given by Kedrick Wright with HISD.

III. PLATTING ACTIVITY (Consent items A and B, 1- 96)

Items removed for separate consideration: 6, 39, 52, 63, 65, and 67.

Staff recommendation: Approve staff's recommendations for items **1 - 96** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 96** subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman, Clark, and Edminster recused themselves and left the room

Staff recommendation: Approve staff's recommendation to approve items **6, 52, 63, 65 and 67** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **6, 52, 63, 65, and 67** subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman, Clark and Edminster returned.

Agenda item 39 was taken later in the meeting.

C- Public Hearings

97 Amended Golfcrest Addition partial replat no 3

C3N

Approve

Staff recommendation: Approve the plat subject to CPC 101 form conditions.

Commission action: Approved the plat subject to CPC 101 form conditions.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

- 98 Carverdale Sec 2 partial replat no 1 C3N Deny**
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: **Garza** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
- 99 Cherryhurst 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: **Nelson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 100 City View Flats on Austin Street 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: **Edminster** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 101 Fall Creek Sec 21 replat no 1 partial replat no 1 C3N Defer**
Staff recommendation: Defer the plat for two weeks, per the applicant's request.
Commission action: Deferred the plat for two weeks, per the applicant's request.
Motion: **Jard** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 102 HISD Jack Yates High School 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: **Bryant** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
Speakers:; Alvin Roy, opposed; Arva Howard – City of Houston Legal Department.
- 103 Interfield Business Park C3N Defer**
Staff recommendation: Defer the plat for two weeks additional information is required.
Commission action: Deferred the plat for two weeks additional information is required.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 104 Memas C3N Defer**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks, additional information is required.
Motion: **Edminster** Second: **Jard** Vote: **Unanimous** Abstaining: **None**
- 105 Tricons Cramford Street Estates 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: **Alleman** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
- 106 West Court partial replat no 5 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**

107 Westhaven Villas Sec 1 partial replat no 3 C3N

Defer

Staff recommendation: Defer the plat for two weeks per the applicant's request.

Commission action: Deferred the plat for two weeks per the applicant's request.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

108 Westview Terrace 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: **Garza**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

D – Variances

Commissioner Edminster recused himself and left the room.

109 Atascocita Trace Sec 5

C3P

Approve

Staff recommendation: Deny the requested variance and approve the plat subject to providing COS at C3F submittal.

Commission action: Approved the requested variance and approved the plat subject to the CPC 101 conditions.

Motion: **Clark**

Second: **Subinsky**

Vote: **Carries**

Opposed: **Garza**

Speaker: Christopher Browne, applicant - supportive.

Commissioner Edminster returned.

110 Audubon Place partial replat no 3

C2R

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: **Edminster**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

111 Balmoral Lift Station no 1

C2

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: **Garza**

Second: **Clark**

Vote: **Unanimous**

Opposed: **None**

Items 112 and 113 were taken together at this time.

112 Creekside Ranch Sec 4

C3P

Defer

113 Creekside Ranch Sec 5

C3P

Defer

Staff recommendation: Defer the plat for two weeks per the applicant's request.

Commission action: Deferred the plat for two weeks per the applicant's request.

Motion: **Bryant**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

114 Ella Reserve

C2

Approve

Staff recommendation: Deny the requested variance and approve the plat subject to CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Anderson** Second: **Zakaria** Vote: **Carries** Opposed: **Subinsky**
Speaker: Gerald Grissom, applicant and Fred Mathis, Harris County - supportive.

115 Grand Mission Estates Water C2 Approve
Plant no 3

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: **Forister** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

116 International Tech Park GP GP Defer

Staff recommendation: Defer the plat for two weeks for further study and review.

Commission action: Deferred the plat for two weeks for further study and review.

Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Opposed: **None**

117 New Life Marine Services C2 Defer

Staff recommendation: Defer the plat for two weeks for further study and review and at the request of Council Member Green's office.

Commission action: Deferred the plat for two weeks for further study and review and at the request of Council Member Green's office.

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

118 Prince of Peace Catholic Community C2R Approve
Sec 1 replat no 1 and extension

Staff recommendation: Approve the plat subject to CPC 101 form conditions.

Commission action: Approved the plat subject to CPC 101 form conditions.

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

119 Southmore Addition Sec 1 Outlot C2R Approve
109 partial replat no 1

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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speakers: Mary L. Henry, applicant - supportive; Kathleen O'Reily and Margaret Ellison - opposed.

Commissioner Edminster recued himself and left the room.

120 Treviso Gardens Sec 1 C3P 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: **Anderson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster returned.

121 UH Student Housing and Retail Center C2R Defer
Staff recommendation: Defer the plat for two weeks additional information is required.
Commission action: Deferred the plat for two weeks additional information is required.
Motion: **Edminster** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

E – Special Exceptions
NONE

F – Reconsideration of Requirements

122 Friendswood Self Storage C2 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: **Clark** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

123 Greenwood Addition C2R 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: **Alleman** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

124 Nijadhar Development C3R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to CPC 101 form conditions.
Motion: **Forister** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself and left the room.

125 Woodlands Creekside Park West C3P Approve
Sec 38
Staff recommendation: Grant the requested variance and approve the plat subject to CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to CPC 101 form conditions.
Motion: **Rifaat** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

Items G, H and I were taken together at this time.

G EXTENSIONS OF APPROVAL

126 Annunciation Greek EOA Approve
Orthodox Cathedral
127 Champion Rentals EOA Approve

128	Crosby High School Sec 1	EOA	Approve
129	Hanover River Oaks	EOA	Approve
130	Haven at Highland Knolls	EOA	Approve
131	Imperial Trace Sec 3	EOA	Approve
132	Lawrence Park Villas	EOA	Approve
133	River Oaks District Westcreek Westheimer	EOA	Approve
134	Rose Estates	EOA	Approve
H	NAME CHANGES		
135	Channelview Travel Center Sec 1 (prev. Pilot Travel Center Sec 1)	NC	Approve
136	Springwood Manor (prev. Padfield Estates)	NC	Approve
137	Towne Lake Sec 15 partial replat no 2 partial replat no 1 (prev. Towne Lake Sec 15 partial replat no 2 partial no 1)	NC	Approve

**I CERTIFICATES OF COMPLIANCE
NONE**

Staff recommendation: Approve staff's recommendation for items 126-137.

Commission action: Approved staff's recommendation for items 126-137.

Motion: **Bryant** Second: **Clark** Vote: **Carries** Abstaining: **Edminster**
for item 137

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

138	1004 Barkdull Street	DPV	Approve
Staff recommendation: Grant the requested variances to not dedicate 5' of right-of-way to Barkdull Street and to allow a 0' building line for the partially demolished townhome.			
Commission action: Granted the requested variances to not dedicate 5' of right-of-way to Barkdull Street and to allow a 0' building line the for partially demolished townhome.			
Motion: Jard Second: Edminster Vote: Unanimous Abstaining: None			
139	5202 Chesapeake Way	DPV	Approve
Staff recommendation: Deny the requested variance.			
Commission action: Granted the requested variance with a 15' BL along Sage Street rather than a 10' BL.			
Motion: Davis Second: Stein Vote: Carries Opposed: Alleman			
Speaker: Will Gross, Clint Johnson, Jose Guevara, Ken Newberry, Sonni Estill, and Robert Estill - supportive.			

Agenda item 39 was taken at this time.

39	Memorial Green Sec 2 replat and extension	C3F	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: Subinsky Vote: Carries Abstained: Rifaat			

Speakers: Matt Tucker, applicant - supportive; Marta Molina, Carlie Sorrells, Lesley Abrunhosa, Chip Smith, Jose Abrunhosa, and Elizabeth Barker - opposed.

IV. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 17, 2015 FOR:

- a. Amended Plat of Almeda Place partial replat no 6**
- b. HISD Pilgrim Elementary School replat no 1 and extension**
- c. North Kingwood Forest partial replat no 1**
- d. Reflections Sec 2 partial replat no 1**
- e. Valley Ranch Sec 4 partial replat no 1 and extension**

Staff recommendation: Establish a public hearing date of September 17, 2015 for items **IV a-e**.

Commission action: Established a public hearing date of September 17, 2015 for items **IV a-e**.

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

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3703 SAMPSON STREET (JACK YATES HIGH SCHOOL)

Staff recommendation: Grant the requested variance to provide 316 off-street parking spaces and 124 bike parking spaces.

Commission action: Deferred the requested variance to allow time for staff and HISD to figure out how best to handle the parking problems.

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

Speakers: Kendrick Wright, applicant - supportive; Alvin Roy - opposed.

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3325 WESTHEIMER ROAD (MIRABEAU B LAMAR HIGH SCHOOL)

Staff recommendation: Defer the application for two weeks to allow time for further study and review.

Commission action: Deferred the application for two weeks to allow time for further study and review.

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

Speakers: Alison Bell and Fran Callahan - supportive; Jim Baber and George Brittan - opposed.

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 339 WEST 19TH STREET (19TH STREET THEATRE)

Staff recommendation: Grant the requested variance with the condition of the parking lease agreements be current and recorded.

Commission action: Granted the requested variance with the condition of the parking lease agreements be current and recorded.

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

Speaker: Devin Robinson, applicant - supportive.

VIII. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR A MEDISTAR LOCATED AT 6750 MAIN STREET

Staff recommendation: Approve the hotel variance.

Commission action: Approved the hotel variance.

Motion: **Davis** Second: **Rifaat** Vote: **Carries** Abstaining: **Alleman**

IX. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON JULY 22, 2015 FOR A CERTIFICATE OF APPROPRIATENESS FOR 1548 CORTLANDT STREET – HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Staff recommendation: No recommendation given.

Commission action: Overturned the decision of the Houston Archaeological and Historical Commission to deny a Certificate of Appropriateness for 1548 Cortlandt Street – Houston Heights Historic District East.

Motion: **Edminster** Second: **Zakaria**
Speaker: Matthew Ager, applicant - supportive.

Vote: **Carries**

Opposed: **Garza**

X. PUBLIC COMMENT
NONE

XI. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 6:34 pm.

Motion: **Alleman**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary

**Minutes of the 2015 Houston Planning Commission
Major Thoroughfare and Freeway Plan Amendments
Recommendation Meeting
August 13, 2015**

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

Call to order:

Vice Chair, Sonny Garza, called the meeting to order at 2:34 p.m. with a quorum present.

Mark A. Kilkenny, Chair	Absent
M. Sonny Garza	
Susan Alleman	
Fernando Brave	Absent
Kenneth Bohan	
Antoine Bryant	Absent
Lisa Clark	
Algenita Davis	Left at 5:40 pm during Item H-1
Truman C. Edminster III	
James R. Jard	Absent
Paul R. Nelson	
Linda Porras-Pirtle	
Shafik Rifaat	
Pat Sanchez	Absent
Mike Sikes	
Eileen Subinsky	Absent
Martha Stein	
Shaukat Zakaria	Absent
Mark Mooney for	Absent
The Honorable Ed Chance	
Clay Forister for	
The Honorable Grady Prestage	
Raymond Anderson for	
The Honorable Ed Emmett	

DIRECTOR'S REPORT

The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

I. STAFF RECOMMENDATION AND PLANNING COMMISSION CONSIDERATION AND ACTION ON THE 2015 MAJOR THOROUGHFARE AND FREEWAY PLAN PROPOSED AMENDMENTS

Private Sector Requests

BGE I Kerry R. Gilbert & Associates

A-1: Cypresswood Drive – Becker Road to US Highway 290

Staff recommendation: Cypresswood Drive (A-1): Delete Major Thoroughfare Cypresswood Drive between Becker Road and US Highway 290.

Commission action: Cypresswood Drive (A-1): Deleted Major Thoroughfare Cypresswood Drive between Becker Road and US Highway 290.

Motion: **Alleman** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

LJA Engineering

B-1: Westmoor Drive – Madden Road to West Airport Boulevard

Staff recommendation: Westmoor Drive (B-1): Reclassify Westmoor Drive between Madden Road and West Airport Boulevard from a 100' right-of-way Major Thoroughfare (T-4-100) to a 70/100' right-of-way Major Collector (MJ-4-70/100)

Commission action: Westmoor Drive (B-1): Reclassified Westmoor Drive between Madden Road and West Airport Boulevard from a 100' right-of-way Major Thoroughfare (T-4-100) to a 70/100' right-of-way Major Collector (MJ-4-70/100)

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

RVI Planning + landscape Architecture

C-1: Aragoste Parkway – FM 1485 to Roman Forest Boulevard

Staff recommendation: (1) Aragoste Parkway (C-1): Realign and reclassify Aragoste Parkway between FM 1485 and Roman Forest Boulevard from a 100' right-of-way Major Thoroughfare (T-4-100) to an 80' right-of-way Major Collector (MJ-2-80) (2) Add Via Principale Parkway as a Minor Collector (MN-2-60) between Loop 494 and Aragoste Parkway.

Commission action: (1) Aragoste Parkway (C-1): Realigned and reclassified Aragoste Parkway between FM 1485 and Roman Forest Boulevard from a 100' right-of-way Major Thoroughfare (T-4-100) to an 80' right-of-way Major Collector (MJ-2-80) (2) Add Via Principale Parkway as a Minor Collector (MN-2-60) between Loop 494 and Aragoste Parkway.

Motion: **Edminster** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Public Sector Request

Items D-1 through D-14 were taken together at this time excluding items D-8 and D-11.

East Harris County – EHRA on behalf of Harris County Public Infrastructure Department

D-1: Adlong Johnson Road - Houston ETJ to E. Lake Houston Parkway

Staff recommendation: Add Adlong Johnson Road between the Houston ETJ and E. Lake Houston Parkway as a Major Thoroughfare (T-4-100).

D-2: Wolf Trot Road – E. Lake Houston Parkway to Houston ETJ

Staff recommendation: Delete Major Thoroughfare Wolf Trot Road between E. Lake Houston Parkway and the Houston ETJ.

D-3: Ramsey Road – Foley Road to E. Lake Houston Parkway

Staff recommendation: Add Ramsey Road between Foley Road and E Lake Houston Parkway as a Major Thoroughfare (T-4-100).

D-4: Lord Road – Adlong Johnson Road to Houston ETJ

Staff recommendation: Add Lord Road between Adlong Johnson Road and the Houston ETJ as a Major Collector (MJ-4-80).

D-5: Foley Road- E. Lake Houston Parkway to Houston ETJ

Staff recommendation: Realign and reclassify Foley Road between E. Lake Houston Parkway and Adlong Johnson Road from a 100' right-of-way Major Thoroughfare (T-4-100) to an 80' right-of-way Major Collector (MJ-4-80).

D-6: Miller Wilson Road – Clara Road to Foley Road

Staff recommendation: Realign Major Thoroughfare Miller Wilson Road between Clara Road and Foley Road.

D-7: Golf Club Drive – Foley Road to S. Diamondhead Boulevard

Staff recommendation: Reclassify Golf Club Drive between Foley Road and S. Diamondhead Boulevard from a Major Thoroughfare (T-4-100) to a Major Collector (MJ-4-100).

D-9: Via Dora Drive – S. Diamondhead Boulevard to Houston ETJ

Staff recommendation: Realign and extend Major Thoroughfare Via Dora Drive between S. Diamondhead Boulevard and Beaumont Highway/City of Houston ETJ.

D-10: Crosby Town Center Boulevard – Via Dora Drive to E. Lake Houston Parkway

Staff recommendation: Delete Major Thoroughfare Crosby Town Center Boulevard between Via Dora Drive and E. Lake Houston Parkway.

D-12: Miller Road No. 3 – Miller Road No. 1 to San Jacinto River

Staff recommendation: Delete Major Thoroughfare Miller Road No. 3 between Miller Road No. 1 and the San Jacinto River.

D-13: Miller Road No. 1 – Miller Road No. 3 to Sheldon Road

Staff recommendation: Add Miller Road No. 1 between Miller Road No. 3 and Sheldon Road as a Major Thoroughfare (T-4-100).

D-14: Wallisville Road – Sheldon Road to San Jacinto River

Staff recommendation: Delete Major Thoroughfare Wallisville Road between Sheldon Road and San Jacinto River.

Commission action: Approved staff recommendations for items D-1 through D-14 excluding items D-8 and D-11.

Motion: **Anderson** Second: **Porras-Pirtle** Vote: **Carries** Abstaining: **Edminster**

D-8: Golf Club Drive – S. Diamondhead Boulevard to Via Dora Drive

Staff recommendation: Add Golf Club Drive between S. Diamondhead Boulevard and Via Dora Drive as a Major Collector (MJ-4-80).

Commission action: Added Golf Club Drive between S. Diamondhead Boulevard and Via Dora Drive as a Major Collector (MJ-4-80).

Motion: **Anderson** Second: **Sikes** Vote: **Carries** Abstaining: **Edminster**

D-11: Street “A” – Via Dora Drive to FM 2100

Staff recommendation: Add "Street A" between Via Dora Drive and FM 2100 as a Minor Collector (MN-2-60).

Commission action: Added "Street A" between Via Dora Drive and FM 2100 as a Minor Collector (MN-2-60).

Motion: **Clark** Second: **Rifaat** Vote: **Carries** Abstaining: **Edminster**

Harris County Public Infrastructure Department

E-1: Bauer Road – Montgomery County/Spring Creek to FM 2920

Staff recommendation: Realign Major Thoroughfare Bauer Road between Montgomery County/Spring Creek and FM 2920 (northern alignment).

Commission action: Realigned Major Thoroughfare Bauer Road between Montgomery County/Spring Creek and FM 2920 (northern alignment).

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

E-2: Hopfe Road – FM 2920 to Bauer Road

Staff recommendation: Delete Major Thoroughfare Hopfe Road between FM 2920 and Bauer Road.

Commission action: Deleted Major Thoroughfare Hopfe Road between FM 2920 and Bauer Road.

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

E-3: Mason Road – Hopfe Road to Grand Parkway

Staff recommendation: Realign Major Thoroughfare Mason Road between Hopfe Road and the Grand Parkway.

Commission action: Realigned Major Thoroughfare Mason Road between Hopfe Road and the Grand Parkway.

Motion: **Alleman** Second: **Nelson** Vote: **Carries** Abstaining: **Sikes**

E-4: Bauer Hockley Road – Mason Road to Mueschke

Staff recommendation: Realign Major Thoroughfare Bauer Hockley Road between Mason Road and Mueschke Road along existing Bauer Hockley Road.

Commission action: Realigned Major Thoroughfare Bauer Hockley Road between Mason Road and Mueschke Road along existing Bauer Hockley Road.

Motion: **Bohan** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

E-5: Bauer Road – Bauer Hockley Road to Cumberland Ridge Drive

Staff recommendation: Realign Major Thoroughfare Bauer Road between Bauer Hockley Road and Cumberland Ridge Drive.

Commission action: Realigned Major Thoroughfare Bauer Road between Bauer Hockley Road and Cumberland Ridge Drive.

Motion: **Rifaat** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

E-6: Barker Cypress Road – Grant Road to FM 2920

Staff recommendation: Realign Major Thoroughfare Barker Cypress Road between Grant Road and FM 2920.

Commission action: Realigned Major Thoroughfare Barker Cypress Road between Grant Road and FM 2920.

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

E-7: Withdrawn

E-8: Fairfield Place Drive – US 290 to Mound Road

Staff recommendation: Delete Major Thoroughfare Fairfield Place Drive between US 290 and Mound Road.

Commission action: Deleted Major Thoroughfare Fairfield Place Drive between US 290 and Mound Road.

Motion: **Edminster** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

E-9: Withdrawn

E-10: House and Hahl Road – Peek Road to Grand Parkway

Staff recommendation: Delete Major Thoroughfare House and Haul Road between Peek Road and the Grand Parkway.

Commission action: Deleted Major Thoroughfare House and Haul Road between Peek Road and the Grand Parkway.

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

E-11: Mason Road – Beckendorff Road to Clay Road

Staff recommendation: Realign Major Thoroughfare Mason Road between Beckendorff Road and Clay Road.

Commission action: Realigned Major Thoroughfare Mason Road between Beckendorff Road and Clay Road.

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

E-12: Westgreen Boulevard – FM 529 to Keith Harrow Boulevard

Staff recommendation: Realign Major Thoroughfare Westgreen Boulevard between FM 529 and Kieth Harrow Boulevard; the thoroughfare should cross Bear Creek at a 90 degree angle and continue straight through the floodway; the curve should start south of the floodway/floodplain.

Commission action: Realigned Major Thoroughfare Westgreen Boulevard between FM 529 and Kieth Harrow Boulevard; the thoroughfare should cross Bear Creek at a 90 degree angle and continue straight through the floodway; the curve should start south of the floodway/floodplain.

Motion: **Edminster** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

E-13: Fallbrook Drive – US 290 to Huffmeister Road

Staff recommendation: Reclassify Major Thoroughfare Fallbrook Drive between US 290 and Huffmeister Road from a 4 lane, 100' right-of-way Major Thoroughfare to a 2 lane, 60' right-of-way Minor Collector (MN-2-60).

Commission action: Reclassified Major Thoroughfare Fallbrook Drive between US 290 and Huffmeister Road from a 4 lane, 100' right-of-way Major Thoroughfare to a 2 lane, 60' right-of-way Minor Collector (MN-2-60).

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

E-14: Jackrabbit Road – FM 529 to Highway 6

Staff recommendation: Add Jackrabbit Road between FM 529 and West Road as a Major Collector with 2 lanes (MJ-2-80) and add Jackrabbit Road between West Road and Highway 6 as a Major Collector with 4 lanes (MJ-4-80).

Commission action: Added Jackrabbit Road between FM 529 and West Road as a Major Collector with 2 lanes (MJ-2-80) and added Jackrabbit Road between West Road and Highway 6 as a Major Collector with 4 lanes (MJ-4-80).

Motion: **Nelson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

E-15: Cunningham Road – W. Little York Road to FM 529

Staff recommendation: Realign Major Thoroughfare Cunningham Road between W. Little York Road and FM 529.

Commission action: Realigned Major Thoroughfare Cunningham Road between W. Little York Road and FM 529.

Motion: **Porras-Pirtle** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

E-16: Teller Boulevard – Louetta Road to Cypresswood Drive

Staff recommendation: Realign and reclassify Teller Boulevard between Louetta Road and Cypresswood Drive along Budde Cemetery Road from a 100' right-of-way Major Thoroughfare (T-4-100) to a 60' right-of-way Minor Collector (MN-4-60).

Commission action: Realigned and reclassify Teller Boulevard between Louetta Road and Cypresswood Drive along Budde Cemetery Road from a 100' right-of-way Major Thoroughfare (T-4-100) to a 60' right-of-way Minor Collector (MN-4-60).

Motion: **Anderson** Second: **Clark** Vote: **Carries** Abstaining: **Bohan**

Speaker: Fred Mathis, Harris County

E-17: Lauder Road – John F. Kennedy Boulevard to Aldine Westfield Road

Staff recommendation: Realign Major Thoroughfare Lauder Road between John F. Kennedy Boulevard and Aldine Westfield Road and in addition to applicant's request, add Gault Road and Greenranch Drive as Minor Collector (MN-2-60).

Commission action: Realigned Major Thoroughfare Lauder Road between John F. Kennedy Boulevard and Aldine Westfield Road and in addition to applicant's request, added Gault Road and Greenranch Drive as Minor Collector (MN-2-60).

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

E-18: E. Little York Road – C.E. King Parkway to John Ralston Road

Staff recommendation: Realign Major Collector E. Little York Road between C.E. King Parkway and John Ralston Road.

Commission action: Realigned Major Collector E. Little York Road between C.E. King Parkway and John Ralston Road.

Motion: **Edminster** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

City of Houston, Planning & Development Department

Items F-1 through F-50 were taken together at this time excluding items F-8, F-10, F-14 and F-15.

Northwest Mobility Study

F-1: W. Little York Road – US 290 to Fairbanks N. Houston Road

Staff recommendation: Reclassify W. Little York Road between US 290 and Fairbanks N. Houston Road from a 4 lane Major Thoroughfare (T-4-100) to a 6 lane Principal Thoroughfare with a minimum 100' right-of-way (P-6-100/120).

F-2: Fairbanks N. Houston Road – Beltway 8 to US 290

Staff recommendation: Reclassify Fairbanks N. Houston Road between Beltway 8 and US 290 from 4 lane Major Thoroughfare (T-4-100) to a 6 lane Principal Thoroughfare (P-6-100).

F-3: Fallbrook Drive – Beltway 8 to IH 45

Staff recommendation: Reclassify Fallbrook Drive between Beltway 8 and IH 45 from a Major Thoroughfare (T-4-100) to a Principal Thoroughfare (P-4-100).

F-4: SH 249 – Beltway 8 to IH 45

Staff recommendation: Reclassify SH 249 between Beltway 8 and IH 45 from a Major Thoroughfare (T-6-120/180) to a Principal Thoroughfare (P-6-120/180).

F-5: Breen Drive – N. Houston Rosslyn Road to SH 249

Staff recommendation: Add Breen Drive between N. Houston Rosslyn Road and SH 249 as a Major Thoroughfare (T-4-100).

F-6: W. Mount Houston Road – N. Houston Rosslyn Road to W. Montgomery Road

Staff recommendation: Reclassify W. Mount Houston Road between N. Houston Rosslyn Road and W. Montgomery Road from a 4 lane Major Thoroughfare (T-4-100) to a 2 lane Major Collector (MJ-2-100).

F-7: Veterans Memorial Drive – SH 249 to IH 45

Staff recommendation: Reclassify Veterans Memorial Drive between SH 249 and IH 45 from 4 lane Major Thoroughfare (T-4-100) to a 6 lane Principal Thoroughfare (P-6-100).

F-9: Rosslyn Road (Cebra/carver/Crestvale) – Pinemont Drive to W. Gulf Bank Road

Staff recommendation: Reclassify Rosslyn Road between Pinemont Drive and W. Gulf Bank Road from a 2 lane, 70' right-of-way Major Thoroughfare (T-2-70) to a 4 lane, minimum 80' right-of-way Major Collector (MJ-4-80/100).

F-11: Victory Drive – Alabonson Road to W. Little York Road

Staff recommendation: Reclassify Victory Drive between Alabonson Road and W. Little York Road from a 6 lane Principal Thoroughfare (P-6-100) to a 4 lane Principal Thoroughfare (P-4-100).

F-12: Mangum Road – Watonga Boulevard to W. 43rd Street

Staff recommendation: Reclassify Mangum Road between Watonga Boulevard and W. 43rd Street from a 4 lane Major Collector (MJ-4-60) to a 2 lane Minor Collector with a minimum 60' right-of-way (MN-2-60/100).

F-13: Rosslyn Road – Judiway Street to W. 43rd Street

Staff recommendation: Reclassify Rosslyn Road between Judiway Street and W. 43rd Street from a 4 lane Major Collector (MJ-4-80) to a 2 lane Major Collector (MJ-2-80).

F-16: W. Tidwell Road – N. Shepherd Drive to IH 45

Staff recommendation: Reclassify W. Tidwell Road between N. Shepherd Drive and IH 45 from a 4 lane, 80' right-of-way Major Thoroughfare (T-4-80) to a 6 lane, 100' right-of-way Principal Thoroughfare (P-6-100).

F-17: W. Crosstimbers Street – N. Shepherd Drive to IH 45

Staff recommendation: Reclassify W. Crosstimbers Street between N. Shepherd Drive and IH 45 from an 80' right-of-way Major Thoroughfare (T-4-80) to a 90' right-of-way Major Thoroughfare (T-4-90).

F-18: Yale Street – IH 610 to W. Crosstimbers Street

Staff recommendation: Reclassify Yale Street between IH 610 and W. Crosstimbers Street from a 70' right-of-way Major Thoroughfare (T-4-70) to an 80' right-of-way Major Thoroughfare (T-4-80).

F-19: N. Main Street – IH 610 to W. Crosstimbers Street

Staff recommendation: Reclassify N. Main Street between IH 610 and W. Crosstimbers Street from a Major Thoroughfare (T-4-70) to a Major Collector (MJ-4-70).

F-20: Derrington Road – Windfern Road to Fairbanks N. Houston Road

Staff recommendation: Add Derrington Road between Windfern Road and Fairbanks N. Houston as a Minor Collector (MN-2-60).

F-21: Windfern Road – Beltway 8 to US 290

Staff recommendation: Add Windfern Road between Beltway 8 and US 290 as a Minor Collector with a minimum 60' right-of-way (MN-2-60/80).

F-22: Elsie Lane – Beltway 8 to Fairbanks N. Houston Road

Staff recommendation: Add Elsie Lane between Beltway 8 and Fairbanks N. Houston Road as a Minor Collector (MN-2-60).

F-23: Rodney Ray Boulevard – Windfern Road to Fairbanks N. Houston Road

Staff recommendation: Add Rodney Ray Boulevard between Windfern Road and Fairbanks N. Houston as a Minor Collector (MN-2-100).

F-24: Phillipine Street – Beltway 8 to Windfern Road

Staff recommendation: Add Phillipine Street between Beltway 8 and Windfern Road as a Minor Collector (MN-2-80).

F-25: Woodland Oaks Drive – Breen Drive to W. Little York Road

Staff recommendation: Add Woodland Oaks Drive between Breen Drive and W. Little York Road as a Minor Collector (MN-2-60).

F-26: Fairbanks White Oak Road – Fairbanks N. Houston Road to Hollister Road

Staff recommendation: Add Fairbanks White Oak Road between Fairbanks N Houston Road to Hollister Road as a Minor Collector (MN-2-60).

F-27: Guhn Road – Fairbanks White Oak Road to US 290

Staff recommendation: Add Guhn Road between Fairbanks White Oak Road and US 290 as a Minor Collector (MN-2-60).

F-28: Seton Lake Drive – SH 249 to Old Bammel N. Houston Road

Staff recommendation: Add Seton Lake Drive between SH 249 and Old Bammel N. Houston Road as a Minor Collector (MN-2-60).

F-29: Old Bammel N. Houston Road – SH 249 to Bammel N. Houston Road

Staff recommendation: Add Old Bammel N. Houston Road between SH 249 and Bammel N. Houston/N. Houston Rosslyn Road as a Minor Collector with a minimum 60' right-of-way (MN-2-60/70).

F-30: Aldine Western Road – Veterans Memorial Drive to Ella Boulevard

Staff recommendation: Add Aldine Western Road between Veterans Memorial Drive and Ella Boulevard as a Minor Collector with a minimum 60' right-of-way (MN-2-60/70).

F-31: Ann Louise Road – Essie Road to Beltway 8

Staff recommendation: Add Ann Louise Road between Essie Road and Beltway 8 as a Minor Collector (MN-2-60).

F-32: Old Foltin Road – Essie Road to SH 249

Staff recommendation: Add Old Foltin Road between Essie Road and SH 249 as a Minor Collector (MN-2-60).

F-33: Frick Road – Antoine Drive to Veterans Memorial Drive

Staff recommendation: Add Frick Road between Antoine Drive and Veterans Memorial Drive as a Minor Collector (MN-2-60).

F-34: Chippewa Boulevard – N. Houston Rosslyn Road to SH 249

Staff recommendation: Add Chippewa Boulevard between N. Houston Rosslyn Road and SH 249 as a Minor Collector (MN-2-60).

F-35: Upland Willow Avenue – SH 249 to Veterans Memorial Drive

Staff recommendation: Add Upland Willow Avenue between SH 249 and Veterans Memorial Drive as a Minor Collector (MN-2-60).

F-36: Northville Street – Veterans Memorial Drive to IH 45

Staff recommendation: Add Northville Street between Veterans Memorial Drive and IH 45 as a Minor Collector (MN-2-60).

F-37: Blue Bell Road Veterans – Memorial Drive to IH 45

Staff recommendation: Add Blue Bell Road between Veterans Memorial Drive and IH 45 as a Minor Collector (MN-2-60).

F-38: Alabonson Road – N. Houston Rosslyn Road to W. Little York Road

Staff recommendation: Add Alabonson Road between N. Houston Rosslyn Road and W. Little York Road as a Minor Collector (MN-2-60).

F-39: Langfield Road – W. Tidwell Road to W. Little York Road

Staff recommendation: Add Langfield Road between W. Tidwell Road and W. Little York Road as a Minor Collector with a minimum 60' right-of-way (MN-2-60/80).

F-40: Burlington N. Drive – Langfield Road to N. Houston Rosslyn Road

Staff recommendation: Add Burlington N. Drive between Langfield Road and N. Houston Rosslyn Road as a Minor Collector (MN-2-60).

F-41: Dewalt Street – W. Montgomery Road to IH 45

Staff recommendation: Add Dewalt Street between W. Montgomery Road to IH 45 as a Minor Collector (MN-2-60).

F-42: De Priest Street – De Walt Street to W. Montgomery Road

Staff recommendation: Add De Priest Street between De Walt Street and W. Montgomery Road as a Minor Collector (MN-2-60).

F-43: De Soto Street – Antoine Drive to Wheatley Street

Staff recommendation: Add De Soto Street between Antoine Drive and Wheatley Street as a Minor Collector with a minimum 60' right-of-way (MN-2-60/100).

F-44: Creekmont Drive – Antoine Drive to Wheatley Street

Staff recommendation: Add Creekmont Drive between Antoine Drive and Wheatley Street as a Minor Collector with a minimum 60' right-of-way (MN-2-60/70).

F-45: Magnum Road – W. 43rd Street to Creekmont Drive

Staff recommendation: Add Mangum Road between W. 43rd Street and Creekmont Drive as a Minor Collector (MN-2-60).

F-46: Oak Forest Drive – W. 34th Street to Pinemont Drive

Staff recommendation: Add Oak Forest Drive between W. 34th Street and Pinemont Drive as a Minor Collector with a minimum 60' right-of-way (MN-2-60/70).

F-47: Wakefield Drive/38th Street – TC Jester Boulevard to Yale Street

Staff recommendation: Add Wakefield Drive between TC Jester Boulevard and Yale Street as a Minor Collector with a minimum 60' right-of-way (MN-2-60/70).

F-48: Alba Road – W. 43rd Street to IH 610

Staff recommendation: Add Alba Road between W. 43rd Street and IH 610 as a Minor Collector (MN-2-60).

F-49: Victoria Drive – Yale Street to IH 45

Staff recommendation: Add Victoria Drive between Yale Street and IH 45 as a Minor Collector with a minimum 60' right-of-way (MN-2-60/100).

F-50: Stokes Street – Airline Drive to Fulton Street

Staff recommendation: Add Stokes Street between Airline Drive and Fulton Street as a Minor Collector with a minimum 60' right-of-way (MN-2-60/80).

Commission action: Approved staff recommendations for items F-1 through F-50 excluding items F-8, F-10, F-14 and F-15.

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

F-8: Rosslyn Road – W. Gulf Bank Road to West Road

Staff recommendation: Reclassify Rosslyn Road between W. Gulf Bank Road and Upland Willow Avenue from a 100' right-of-way Major Thoroughfare (T-4-100) to an 80' right-of-way Major Collector (MJ-4-80) and delete proposed Major Thoroughfare Rosslyn Road between Upland Willow Avenue and West Road.

Commission action: Reclassified Rosslyn Road between W. Gulf Bank Road and Upland Willow Avenue from a 100' right-of-way Major Thoroughfare (T-4-100) to an 80' right-of-way Major Collector (MJ-4-80) and deleted proposed Major Thoroughfare Rosslyn Road between Upland Willow Avenue and West Road.

Motion: **Anderson** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

F-10: N. Houston Rosslyn Road – W. Little York Road to Antoine Drive

Staff recommendation: Add N. Houston Rosslyn Road between W. Little York Road and Antoine Drive as a Major Collector (MJ-2-70).

Commission action: Add N. Houston Rosslyn Road between W. Little York Road and Antoine Drive as a Major Collector (MJ-2-70).

Motion: **Bohan** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Items F-14 and F-15 were taken together at this time.

F-14: W 43rd Street – TC Jester Boulevard to Ella Boulevard

Staff recommendation: Reclassify W. 43rd Street between TC Jester Boulevard and Ella Boulevard from an 80' right-of-way Major Thoroughfare (T-4-80) to a 90' right-of-way Major Thoroughfare (T-4-90).

Commission action: Reclassified W. 43rd Street between TC Jester Boulevard and Ella Boulevard from an 80' right-of-way Major Thoroughfare (T-4-80) to a 90' right-of-way Major Thoroughfare (T-4-90).

F-15: W 43rd Street – Ella Boulevard to N. Shepherd Drive

Staff recommendation: Reclassify W. 43rd Street between Ella Boulevard and N. Shepherd Drive from a 60' right-of-way Major Thoroughfare (T-4-60) to a minimum 70' right-of-way Major Thoroughfare (T-4-70/80).

Commission action: Reclassified W. 43rd Street between Ella Boulevard and N. Shepherd Drive from a 60' right-of-way Major Thoroughfare (T-4-60) to a minimum 70' right-of-way Major Thoroughfare (T-4-70/80).

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

Heights-Northwest Mobility Study

Items G-1 through G-42 were taken together at this time excluding items G-8, G-9, G-10, G-16, G-17, G-18, G-19, G-23, G-24 and G-38.

G-1: E. TC Jester Boulevard – W. 11th Street to IH 610

Staff recommendation: Reclassify E. TC Jester Boulevard between W. 11th Street and IH 610 from a 80'/120' right-of-way Major Thoroughfare (T-4-80/120) to a Principal Thoroughfare with a minimum 100' right-of-way (T-4-100/120).

G-2: Durham Drive – IH 10 to W. 20th Street

Staff recommendation: Reclassify Durham Drive between IH 10 and W. 20th Street from a 60' right-of-way Principal Thoroughfare (P-4-60) to a Principal Thoroughfare with a minimum 70' right-of-way (P-4-70/100).

G-3: Shepherd Drive – IH 10 to W 11th Street

Staff recommendation: Reclassify Shepherd Drive between IH 10 and W. 11th Street from a 60' right-of-way Principal Thoroughfare (P-4-60) to a minimum 70' right-of-way Principal Thoroughfare (P-4-70/100).

G-4: Heights Boulevard – IH 10 to W 20th Street

Staff recommendation: Reclassify Heights Boulevard between IH 10 and W 20th Street from a 4 lane Major Thoroughfare (T-4-140/150) to a 2 lane Major Collector with a minimum 140' right-of-way (MJ-2-140/150).

G-5: Studewood Street – N. Main Street to White Oak Drive

Staff recommendation: Reclassify Studewood Street between N. Main Street and White Oak Drive from a 3 lane, 70/80' right-of-way Major Thoroughfare (T-3-70/80) to a 2 lane, 80' right-of-way Major Thoroughfare with a center turn lane (T-2-80).

G-6: Airline Drive – W. Cavalcade Street to N. Main Street

Staff recommendation: Reclassify Airline Drive between W. Cavalcade Street and N. Main Street from a 70' right-of-way Major Thoroughfare (T-4-70) to an 80' right-of-way Major Thoroughfare (T-4-80).

G-7: W. Calvacade – Airline Drive to IH 45

Staff recommendation: Reclassify W. Cavalcade Street between Airline Drive and IH 45 from a 90' right-of-way Major Thoroughfare (T-4-90) to a 100' right-of-way Major Thoroughfare (T-4-100).

G-11: E. 11th Street – Studewood Street to Michaux Street

Staff recommendation: Reclassify E. 11th Street between Studewood Street and Michaux Street from a 4 lane Major Collector (MJ-4-70) to a 2 lane Minor Collector (MN-2-70).

G-12: Pecore Street – Michaux Street to N. Main Street

Staff recommendation: Reclassify Pecore Street between Michaux Street and N. Main Street from a Major Collector (MJ-2-60) to a Minor Collector (MN-2-60).

G-13: W. 6th Street – Shepherd Drive to Yale Street

Staff recommendation: Delete Major Thoroughfare W. 6th Street between Shepherd Drive and Yale Street.

G-14: W. 6th Street – Yale Street to Heights Boulevard

Staff recommendation: Reclassify W. 6th Street between Yale Street and Heights Boulevard from a Major Thoroughfare (T-2-60) to a Major Collector (MJ-2-70).

G-15: White Oak Drive – Heights Boulevard to Studewood Street

Staff recommendation: Reclassify White Oak Drive between Heights Boulevard and Studewood Street from a Major Thoroughfare (T-2-60) to a Major Collector (MJ-2-70).

G-20: Hogan Street – IH 45 to Cochran Street

Staff recommendation: Reclassify Hogan Street between IH 45 and Cochran Street from a 60' right-of-way Major Collector (MJ-4-60) to a minimum 70' right-of-way Major Collector (MJ-4-70/80).

G-21: Lorraine Street – Cochran Street to Hardy Street

Staff recommendation: Reclassify Lorraine Street between Cochran Street and Hardy Street from a 60' right-of-way Major Collector (MJ-4-60) to a 70' right-of-way Major Collector (MJ-4-70).

G-22: Lorraine Street – Jensen Drive to Eastex Freeway

Staff recommendation: Reclassify Lorraine Street between Jensen Drive and Eastex Fwy from a 60' right-of-way Major Collector (MJ-4-60) to a 70' right-of-way Major Collector (MJ-4-70).

G-25: San Jacinto Street (Fulton Street) – Burnett Street to IH 10

Staff recommendation: Reclassify San Jacinto Street between Burnett Street and IH 10 from a varying-width right-of-way Major Thoroughfare (T-4-varies) to an 80' right-of-way Major Thoroughfare (T-4-80).

G-26: Hardy Street – IH 610 to Harrington Street

Staff recommendation: Reclassify Hardy Street between IH 610 and Harrington Street from a 4 lane, 50/60' right-of-way Major Thoroughfare (T-4-50/60) to a 2 lane, minimum 60' right-of-way Major Collector (MJ-2-60/100).

G-27: Elysian Street – IH 610 to Harrington Street

Staff recommendation: Reclassify Elysian Street between IH 610 and Harrington Street from a 4 lane Major Thoroughfare (T-4-60) to a 2 lane Major Collector with a minimum 60' right-of-way (MJ-2-60/100).

G-28: Seamist Drive – W. 18th Street to W. 11th Street

Staff recommendation: Add Seamist Drive between W. 18th Street and W. 11th Street as a Minor Collector (MN-2-60).

G-29: Kansas Street – Hempstead Highway to TC Jester Boulevard

Staff recommendation: Add Kansas Street between Hempstead Highway and TC Jester Boulevard as a Minor Collector (MN-2-60).

G-30: Bevis Street – IH 610 to E. TC Jester Boulevard

Staff recommendation: Add Bevis Street between IH 610 and E. TC Jester Boulevard as a Minor Collector with a minimum 60' right-of-way (MN-2-60/70).

G-31: Beall Street – W. 14th Street to W. 24th Street

Staff recommendation: Add Beall Street between W. 14th Street and W. 24th Street as a Minor Collector (MN-2-60).

G-32: W. 24th Street – Ella Boulevard to Yale Street

Staff recommendation: Add W. 24th Street between Ella Boulevard and Yale Street as a Minor Collector (MN-2-70).

G-33: W. 19th Street – W. 20th Street to Heights Boulevard

Staff recommendation: Add W. 19th Street between W. 20th Street and Heights Boulevard as a Minor Collector with a minimum 70' right-of-way (MN-2-70/100).

G-34: W. 14th Street – Beall Street to N. Main Street

Staff recommendation: Add W. 14th Street between Beall Street and N. Main Street as a Minor Collector with a minimum 65' right-of-way (MN-2-65/70).

G-35: Withdrawn

G-36: Link Road – Airline Drive to Fulton Street

Staff recommendation: Add Link Road between Airline Drive and Fulton Street as a Minor Collector (MN-2-60).

G-37: Watson Street – Pecore Street to Usener Street

Staff recommendation: Add Watson Street between Pecore Street and Usener Street as a Minor Collector with a minimum 60' right-of-way (MN-2-60/70).

G-39: Withdrawn

G-40: McKee Street – IH 10 to Lyons Avenue

Staff recommendation: Add McKee Street between IH 10 and Lyons Avenue as a Minor Collector (MN-2-60).

G-41: Hardy Street – IH 10 to Lyons Avenue

Staff recommendation: Add Hardy Street between IH 10 and Lyons Avenue as a Minor Collector (MN-2-60).

G-42: Lyons Avenue – McKee Street to Elysian Street

Staff recommendation: Add Lyons Avenue between McKee Street and Elysian Street as a Minor Collector (MN-2-60).

Commission action: Commission voted to approve all staff recommendations for items G-1 through G-42 excluding items G-8, G-9, G-10, G-16, G-17, G-18, G-19, G-23, G-24 and G-38.

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

Items G-8, G-9 and G-10 were taken together at this time.

G-8: Patton Street – Airline Drive to IH 45

Staff recommendation: Reclassify Patton Street between Airline Drive and IH 45 from a 4 lane Major Collector with a 70' right-of-way (MJ-4-70) to a 2 lane Major Collector with a 60' right-of-way (MJ-2-60).

G-9: Patton Street – IH 45 to Fulton Street

Staff recommendation: Reclassify Patton Street between IH 45 and Fulton Street from a 60' right-of-way Major Collector (MJ-4-60) to a 70' right-of-way Major Collector (MJ-4-70).

G-10: Patton Street – Fulton to Irvington Boulevard

Staff recommendation: Reclassify Patton Street between Fulton Street and Irvington Boulevard from a 4 lane Major Collector (MJ-4-60) to a 2 lane Major Collector (MJ-2-60).

Commission action: Commission voted to approve all staff recommendations for items G-8, G-9 and G-10.

Motion: **Alleman** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

G-16: White Oak Drive – Studewood Street to IH 45

Staff recommendation: Reclassify White Oak Drive between Studewood Street and Usener Street from a 70' right-of-way Major Thoroughfare (T-2-70) to a 60' right-of-way Major Collector (MJ-2-60) and reclassify White Oak Drive between Usener Street to IH 45 from a Major Thoroughfare (T-2-70) to a Major Collector (MJ-2-70/100).

Commission action: Reclassified White Oak Drive between Studewood Street and Usener Street from a 70' right-of-way Major Thoroughfare (T-2-70) to a 60' right-of-way Major Collector (MJ-2-60) and reclassified White Oak Drive between Usener Street to IH 45 from a Major Thoroughfare (T-2-70) to a Major Collector (MJ-2-70/100).

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

Items G-17, G-18 and G-19 were taken together at this time.

G-17: Quitman Street – IH 45 to Fulton Street

Staff recommendation: Reclassify Quitman Street between IH 45 and Fulton Street from a Major Thoroughfare (T-2-60) to a Major Collector (MJ-2-60).

G-18: Quitman Street – Fulton Street to Elysian Street

Staff recommendation: Reclassify Quitman Street between Fulton Street and Elysian Street from a 50' right-of-way Major Thoroughfare (T-2-50) to a 60' right-of-way Major Collector (MJ-2-60).

G-19: Quitman Street – Elysian Street to Jensen Drive

Staff recommendation: Reclassify Quitman Street between Elysian Street and Jensen Drive from a Major Thoroughfare (T-2-60) to a Major Collector (MJ-2-60).

Commission action: Commission voted to approve all staff recommendations for items G-17, G-18 and G-19.

Motion: **Bohan** Second: **Clark** Vote: **Carries** Opposing: **Edminster**

Items G-23 and G-24 were taken together at this time.

G-23: Fulton Street – Boundary Street to Hogan Street

Staff recommendation: Reclassify Fulton Street between Boundary Street and Hogan Street from a 4 lane Major Thoroughfare (T-4-70) to a 2 lane Major Thoroughfare (T-2-70/100).

G-24: Fulton Street – Hogan Street to Burnett Street

Staff recommendation: Reclassify Fulton Street between Hogan Street and Burnett Street from a 4 lane Major Thoroughfare (T-4-60) to a 2 lane Major Thoroughfare (T-2-60).

Commission action: Commission voted to approve all staff recommendations for items G-23 and G-24.

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

G-38: North Street – Houston Avenue to N. Main Street

Staff recommendation: Add North Street between Houston Avenue and Eunice Street as a Minor Collector with a 50' right-of-way (MN-2-50) and add North Street between Eunice Street and N. Main Street as a Minor Collector with a 60' right-of-way (MN-2-60).

Commission action: Added North Street between Houston Avenue and Eunice Street as a Minor Collector with a 50' right-of-way (MN-2-50) and added North Street between Eunice Street and N. Main Street as a Minor Collector with a 60' right-of-way (MN-2-60).

Motion: **Stein** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Inner West Loop Study

Items H-3, H-4, H-6 H-7 and H-8 were taken out of order and addressed together at this time.

H-3: Shepherd Drive – Dickson Street to IH 10

Staff recommendation: Reclassify Shepherd Drive between Dickson Street and IH 10 from a 60' right-of-way Principal Thoroughfare (P-4-60) to a 70' right-of-way Principal Thoroughfare (P-4-70).

H-4: Durham Drive – Dickson Street to Washington Avenue

Staff recommendation: Reclassify Durham Drive between Dickson Street and Washington Avenue from a 60' right-of-way Principal Thoroughfare (P-4-60) to a minimum 70' right-of-way Principal Thoroughfare (P-4-70/80).

H-6: Lovett Boulevard - Montrose Boulevard to Commonwealth Street

Staff recommendation: Add Lovett Boulevard between Montrose Boulevard and Commonwealth Street as a Minor Collector (MN-2-110).

H-7: Commonwealth Street – Lovett Boulevard to Westheimer Road

Staff recommendation: Add Commonwealth Street between Lovett Boulevard and Westheimer Road as a Minor Collector (MN-2-60).

H-8: Yoakum Boulevard – Westheimer Road to Richmond Avenue

Staff recommendation: Add Yoakum Boulevard between Westheimer Road and Richmond Avenue as a Minor Collector (MN-2-90).

Commission action: Commission voted to approve all staff recommendations for items H-3, H-4, H-6, H-7 and H-8.

Motion: **Nelson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

H-1: Dunlavy Street – Richmond Avenue to Allen Parkway – Items were taken in segments and acted upon separately.

Segment 1

Staff recommendation: (1) Reclassify Dunlavy Street between Richmond Avenue and W. Alabama Street from a 4 lane Major Collector (MJ-4-60) to a 2 lane Major Collector (MJ-2-60).

Commission action: (1) Reclassified Dunlavy Street between Richmond Avenue and W. Alabama Street from a 4 lane Major Collector (MJ-4-60) to a 2 lane Major Collector (MJ-2-60).

Motion: **Rifaat** Second: **Clark** Vote: **Carries** Abstaining: **Davis, Sikes**

Opposed: **Bohan, Edminister and Forister**

Segment 2

Staff recommendation: Reclassify Dunlavy Street between W. Alabama Street and Westheimer Road from a 4 lane Major Collector (MJ-4-60) to a 2 lane Major Collector (MJ-2-60).

Commission action: Reclassified Dunlavy Street between W. Alabama Street and Westheimer Road from a 4 lane Major Collector (MJ-4-60) to a 2 lane Major Collector (MJ-2-60).

Motion: **Alleman** Second: **Porras-Pirtle** Vote: **Carries** Abstaining: **Sikes**

Opposed: **Bohan, Edminister and Forister**

Segment 3

Staff recommendation: Reclassify Dunlavy Street between Westheimer Road and W. Gray Street from a 4 lane Major Collector (MJ-4-60) to a 2 lane Major Collector (MJ-2-60).

Commission action: Reclassified Dunlavy Street between Westheimer Road and W. Gray Street from a 4 lane Major Collector (MJ-4-60) to a 2 lane Major Collector (MJ-2-60).

Motion: **Alleman** Second: **Clark** Vote: **Carries** Abstaining: **Sikes**

Opposed: **Bohan, Edminister, Forister, Nelson**

Segment 4

Staff recommendation: Reclassify Dunlavy Street between W. Gray Street and Allen Parkway from a 4 lane Major Collector (MJ-4-60) to a 2 lane Major Collector (MJ-2-60).

Commission action: Reclassified Dunlavy Street between W. Gray Street and Allen Parkway from a 4 lane Major Collector (MJ-4-60) to a 2 lane Major Collector (MJ-2-60).

Motion: **Rifaat** Second: **Porras-Pirtle** Vote: **Carries** Abstaining: **Sikes**

Opposed: **Bohan, Edminister, Forister and Nelson**

H-2: Sawyer Street – Crockett Street to Washington Avenue

Staff recommendation: Reclassify Sawyer Street between Crockett Street and Washington Avenue from a 3 lane Major Collector (MJ-3-70) to a 2 lane Major Collector (MJ-2-70).

Commission action: Reclassified Sawyer Street between Crockett Street and Washington Avenue from a 3 lane Major Collector (MJ-3-70) to a 2 lane Major Collector (MJ-2-70).

Motion: **Bohan** Second: **Stein** Vote: **Carries** Abstaining: **Alleman**

W. Alabama Street – Wesleyan Street to Spur 527

H-5: W. Alabama Street – Wesleyan Street to Spur 527

Staff recommendation: Reclassify W. Alabama Street between Wesleyan Street and Spur 527 from a 4 lane Major Collector (MJ-4-60) to a 2 lane Major Collector with a minimum 60' right-of-way (MJ-2-60/80).

Commission action: Reclassified W. Alabama Street between Wesleyan Street and Spur 527 from a 4 lane Major Collector (MJ-4-60) to a 2 lane Major Collector with a minimum 70' right-of-way (MJ-2-70).

Motion: **Edminster** Second: **Bohan** Vote: **Carries** Abstaining: **Sikes**

Texas Medical Center Mobility Study

Items I-1 and I-5 were taken together at this time excluding items I-3 and I-4.

I-1: Dryden Road – Main Street to Fannin Street

Staff recommendation: Add Dryden Road between Main Street and Fannin Street as a Major Collector (MJ-4-70).

I-2: Fannin Street – S. Braeswood Boulevard to Greenbriar Drive

Staff recommendation: Reclassify Fannin Street between S Braeswood Boulevard and Greenbriar Drive from a 6 lane Principal Thoroughfare (P-6-100) to a 4 lane Major Thoroughfare (T-4-100).

I-5: Holcombe Boulevard – SH 288 to S. Braeswood Boulevard/N. MacGregor Way

Staff recommendation: Reclassify Holcombe Boulevard between SH 288 and S. Braeswood Boulevard/N. MacGregor Way from an 80' right-of-way Principal Thoroughfare (P-6-80) to a 100' right-of-way Principal Thoroughfare (P-6-100).

Commission action: Commission voted to approve all staff recommendations for items I-1 through I-5 excluding items I-3 and I-4.

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

Items I-3 and I-4 were taken together at this time.

I-3: Hermann Drive – Main Street to Alameda Road

Staff recommendation: Reclassify Hermann Drive between Main Street and Alameda Road from a Major Thoroughfare (T-4-80/90) to a Minor Collector with a minimum 80' right-of-way (MN-2-80/90).

I-4: MacGregor Drive – Alameda Road to SH 288

Staff recommendation: Reclassify MacGregor Drive between Alameda Road and SH 288 from a 4 lane Major Thoroughfare (T-4-70) to a 2 lane Minor Collector (MN-2-70).

Commission action: Commission voted to approve all staff recommendations for items I-3 and I-4.

Motion: **Alleman** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

II. PUBLIC COMMENT
NONE

III. EXCUSE THE ABSENCES OF COMMISSIONER FORISTER

Commissioner Forister present no commission action required.

IV. Adjournment

There being no further business to come before the Commission, Vice Chair, Sonny Garza, adjourned the meeting at 5:38 p.m.

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

Sonny Garza, Vice Chair

Patrick Walsh, Secretary

Administrative Regulation for Establishment of Street Names for Certain Public Streets

Chapter 41 of the Code of Ordinances (“Chapter 41”) sets forth the procedures for changing the street name of a public street or a non-public street, naming a non-public street, and assigning or changing a site address. This Administrative Regulation sets forth the process and requirements for the establishment of a street name for a public street in situations not specifically contemplated in Chapter 41. In those situations, the administrative procedure for establishing a street name for a public street shall be as follows:

- **ESTABLISHMENT BY DIRECTOR:** The Director may establish a street name for a public street if the Director has determined that the establishment of a street name is necessary for the preservation of public safety, including, for example, a situation in which the establishment of the street name is necessary to avoid creating confusion for emergency communicators or responders.
- **ESTABLISHMENT BY WRITTEN PETITION:** A property owner abutting a public street may submit a written petition to the Director requesting that the Director establish a street name for the public street.
- **WRITTEN PETITION REQUIREMENTS:** A written petition submitted by a property owner pursuant to this Administrative Regulation shall be:
 - accompanied by an application fee in an amount equal to the amount of the application fee for a street name change under Section 41-46 of the Code of Ordinances;
 - signed by not less than 75% of the property owners abutting the entire length of the public street, concurring in the proposed street name to be established for the public street; and
 - accompanied by a title report certifying that all of the property owners listed on the petition are current owners of record abutting the public street and that the list of property owners represents not less than 75% of the property owners abutting the entire length of a public street.
- **PROCESS:** Upon the Director’s determination that the establishment of a street name is necessary, or upon receipt of a written petition that meets the requirements of this Administrative Regulation, the Director shall:
 - verify that the proposed street name conforms to the parameters of Article II of Chapter 41;
 - prepare a map depicting the boundaries of the area in which the street name is to be established; and

- cause notice to be provided to all property owners abutting the public street and to all affected public agencies.
- **COMMENT PERIOD:** The Department shall accept comments regarding the establishment of a street name for a period of not less than 30 days after providing notice pursuant to this Administrative Regulation.
- **COSTS:** If a written petition has been submitted for establishment of a street name for a public street, all costs associated with the notice provisions of this Administrative Regulation shall be paid by the applicant submitting the written petition.
- **RESPONSIBILITIES OF DIRECTOR:** Upon approval by the Director of a street name under this Administrative Regulation, the Director shall:
 - Cause notice to be provided to all property owners abutting the public street and to all utility or service providers;
 - Request the department of public works and engineering to erect new street signs on the affected public street; and
 - Enter the street name into all appropriate records of the City.
- **EFFECTIVE DATE:** A street name approved by the Director under this Administrative Regulation shall take effect on the earlier of (i) the date on which (a) the Director has completed the foregoing responsibilities and (b) the Department of Public Works and Engineering has erected new street signs on the affected public street; or (ii) 30 days after the date of approval.
- **SITE ADDRESSES:** In the event that the Director's approval of a street name under this Administrative Regulation necessitates the assignment or change of a site address, the assignment or change of site address shall be processed in accordance with Sections 41-23 and 41-24 of the Code of Ordinances.
- **DEFINED TERMS:** Any term not defined in this Administrative Regulation shall have the meaning assigned to that term by Chapter 41.

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
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A-Consent

1	Alder Trails Cypress North Houston Road Sec 1	SP		Approve the plat subject to the conditions listed
2	Alder Trails Sec 9	C3P		Approve the plat subject to the conditions listed
3	Amended Golfcrest Addition partial replat no 3	C3F		Approve the plat subject to the conditions listed
4	Anjuman Masjid Complex	C2		Approve the plat subject to the conditions listed
5	Aussie Haven	C2		Defer Chapter 42 planning standards
6	Baethe Estates	C3P		Approve the plat subject to the conditions listed
7	Bayou Fifth Sec 1	C3F		Approve the plat subject to the conditions listed
8	Bayou Fifth Sec 2	C3F		Defer Additional information reqd
9	Breckenridge Forest Sec 11	C3F		Approve the plat subject to the conditions listed
10	Bridgeland Hidden Creek Sec 32	C3F		Approve the plat subject to the conditions listed
11	Bridges on Lake Houston Sec 6	C3F		Approve the plat subject to the conditions listed
12	Carlie Place	C2		Approve the plat subject to the conditions listed
13	Cherryhurst partial replat no 2	C3F		Approve the plat subject to the conditions listed
14	City View Flats on Austin Sreet	C3F		Approve the plat subject to the conditions listed
15	CST Corner Store no 1915	C2	DEF1	Defer Additional information reqd
16	Cypress Creek Plaza Retail Center	C2		Approve the plat subject to the conditions listed
17	Dad Entrepreneurs on Katy Fort Bend Road	C2	DEF1	Defer Additional information reqd
18	Decker Place partial replat no 1	C3F		Defer Additional information reqd
19	Deerbrook Estates GP	GP		Approve the plat subject to the conditions listed
20	Deerbrook Estates Sec 11	C3F	DEF2	Approve the plat subject to the conditions listed
21	Enclave at Longwood Sec 1	C3F	DEF1	Defer Additional information reqd
22	Fair Meadows	C3F		Approve the plat subject to the conditions listed
23	Family Dollar Crosby	C2		Approve the plat subject to the conditions listed
24	Fieldstone Sec 12	C3F		Approve the plat subject to the conditions listed
25	Forest Village Sec 9	C3F		Approve the plat subject to the conditions listed
26	Highland Glen Sec 4	C3P		Approve the plat subject to the conditions listed
27	Indian Hills	C2		Defer for further study and review
28	Ivy Kids Spring Green	C2		Approve the plat subject to the conditions listed
29	Laurel Park Sec 4	C3P		Defer for further study and review
30	Learning Experience Sugar Land	C2	DEF2	Approve the plat subject to the conditions listed
31	Mason Creek Corporate Sec 7	C2		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: September 03, 2015**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
32	Miramesa GP	GP		Approve the plat subject to the conditions listed
33	Miramesa Sec 1	C3P		Approve the plat subject to the conditions listed
34	Miramesa Sec 2	C3P		Approve the plat subject to the conditions listed
35	Morton Creek Ranch Sec 12	C3F		Approve the plat subject to the conditions listed
36	Ojeman Point	C3P		Approve the plat subject to the conditions listed
37	Palta Addition	C2	DEF1	Approve the plat subject to the conditions listed
38	Piping Technology Tierwester Development	C3P	DEF1	Defer for further study and review
39	Reserve at Cutten	C2		Approve the plat subject to the conditions listed
40	Saint Joseph Townhomes	C2		Approve the plat subject to the conditions listed
41	Sayli Retail Plaza	C2		Defer Chapter 42 planning standards
42	Springwoods Village Spring Grove Sec 1	C2		Approve the plat subject to the conditions listed
43	Telge Ranch Sec 1	C3F	DEF1	Approve the plat subject to the conditions listed
44	Towne Lake Sec 32 partial replat no 1	C3F		Approve the plat subject to the conditions listed
45	Verizon Village Green Sec 1	C3F		Approve the plat subject to the conditions listed
46	Villatoro on Church Street	C2		Defer Chapter 42 planning standards
47	Wildwood at Oakcrest North Sec 24	C3P		Approve the plat subject to the conditions listed
48	Woodlands Creekside Park West Sec 38	C3F		Approve the plat subject to the conditions listed
49	Woodlands Village of Sterling Ridge Sec 89	C3P		Approve the plat subject to the conditions listed

B-Replats

50	Argonne Street Landing	C2R		Approve the plat subject to the conditions listed
51	Bringhurst Street Landing	C2R		Approve the plat subject to the conditions listed
52	Chapman Manors	C2R		Approve the plat subject to the conditions listed
53	Circle K at West Belfort	C2R		Approve the plat subject to the conditions listed
54	Colina Homes on Darling Street	C2R		Approve the plat subject to the conditions listed
55	Covington Plaza	C2R		Defer Additional information reqd
56	East 28th Street Gardens	C2R		Approve the plat subject to the conditions listed
57	Energy Plaza West Office Park	C2R		Approve the plat subject to the conditions listed
58	Fisher Estates on Houston Avenue	C2R		Approve the plat subject to the conditions listed
59	Gomez Reserve on Crosstimbers	C2R		Defer further deed rests review reqd
60	Harris County ESD no 50	C2R		Defer Applicant request
61	Hartley Plaza	C2R	DEF2	Approve the plat subject to the conditions listed

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Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
62	Heights Creek	C2R		Approve the plat subject to the conditions listed
63	Hunters Place	C2R		Defer Chapter 42 planning standards
64	Kevins Korner	C2R	DEF2	Approve the plat subject to the conditions listed
65	Kinderworks Seven Meadows replat no 1	C2R		Approve the plat subject to the conditions listed
66	Kono Place	C2R		Approve the plat subject to the conditions listed
67	Landing at Nineteenth	C2R	DEF1	Approve the plat subject to the conditions listed
68	Magnolia Terrace partial replat no 1	C2R		Defer Applicant request
69	Monroe at Bayou Park	C2R	DEF1	Approve the plat subject to the conditions listed
70	Morningside Square	C2R		Defer Additional information reqd
71	North Shore Meadows	C2R		Defer Chapter 42 planning standards
72	Parks on Adele	C2R		Approve the plat subject to the conditions listed
73	Saint Thomas High School replat no 1 and extension	C2R	DEF2	Approve the plat subject to the conditions listed
74	Siegel Landing	C2R		Approve the plat subject to the conditions listed
75	Spanish United Pentecostal Church Fallbrook	C2R		Defer Chapter 42 planning standards
76	Trails on Dowling Street	C2R	DEF2	Approve the plat subject to the conditions listed
77	Tricons Bomar Enclave	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

78	Blossom Hotel and Suite	C3N		Defer Additional information reqd
79	Fall Creek Sec 21 replat no 1 partial replat no 1	C3N	DEF2	Withdraw
80	Interfield Business Park replat no 1	C3N	DEF1	Defer Applicant request
81	Memas	C3N	DEF1	Approve the plat subject to the conditions listed
82	Milby Street Reserve	C3N		Approve the plat subject to the conditions listed
83	Westhaven Villas Sec 1 partial replat no 3	C3N	DEF1	Approve the plat subject to the conditions listed

D-Variances

84	Ashford Manor	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
85	Champs Corner	C2R		Defer Additional information reqd
86	Cottage Vista	C2R		Defer Applicant request
87	Creekside Ranch Sec 4	C3P	DEF1	Deny the requested variance(s) and Disapprove the plat
88	Creekside Ranch Sec 5	C3P	DEF1	Deny the requested variance(s) and Disapprove the plat
89	Elrod Road Data Center	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
90	HISD High School for Law and Justice	C2R		Defer Additional information reqd

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Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
91	International Tech Park GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
92	Mount Vernon Montrose Lofts	C2R		Defer Additional information reqd
93	New Life Marine Services	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
94	UH Student Housing and Retail Center	C2R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
95	Willow Springs GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

None

F-Reconsideration of Requirements

96	Broadmore Health	C2R		Defer Additional information reqd
97	CCI MBM GANT	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
98	Church At Northside	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
99	Freeman Tract GP	GP		Withdraw
100	Inter Nos One Sec 1 replat no 1	C3R		Defer Additional information reqd
101	Matzinger Tract GP	GP		Withdraw
102	Stablewood Court	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed

G-Extensions of Approval

103	Bridgeland Creek Parkway from Creekside Crossing Drive to Josey Ranch Road and Drill Site Reserve	EOA		Approve
104	Huffmeister Office Condos	EOA		Approve

H-Name Changes

105	Aliana Recreation Center No 2 (prev. Aliana Recreation Center Sec 2)	NC		Approve
106	Reserves at the Groves (prev. Kings Parkway Street Dedication and Reserves)	NC		Approve

I-Certification of Compliance

107	24448 E Terrace Drive	COC		Approve
108	24122 Zahn Street	COC		Approve

J-Administrative

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Item		App		Staff's
No.	Subdivision Plat Name	Type	Deferral	Recommendation

None

K-Development Plats with Variance Requests

109	403 Butterfly Court	DPV	Defer
110	3723 Olympia Drive	DPV	Approve



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 09/03/2015
Plat Name: Alder Trails Cypress North Houston Road Sec 1
Developer: Taylor Morrison of Texas, Inc.
Applicant: GBI Partners, LP
App No/Type: 2015-1744 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.0880	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:	Harris County MUD 196
County	Zip	Key Map ©	City / ETJ
Harris	77433	367P	ETJ

Conditions and Requirements for Approval

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

073.2. Subdivision name shown on 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)

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: 1
Action Date: 09/03/2015
Plat Name: Alder Trails Cypress North Houston Road Sec 1
Developer: Taylor Morrison of Texas, Inc.
Applicant: GBI Partners, LP
App No/Type: 2015-1744 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Remove dash (-) from plat name throughout plat boundary.(HC)
Provide arrows to identify name of stub street.(HC)
MAY need additional ROW for additional corner cuts and sight distance triangles.(Bill Nobles-Traffic)
Additional easements MAY be needed for drainage and/or fill. Is the Bridge surface on grade, or will fill easements be needed for the approaches to the Bridge?(Bill Noble-Traffic)
Minimum pavement construction requirements include a concrete half boulevard to the west end of the plat, appropriate transitions and turn lanes at current / future roadway connection points, drainage and detention for full boulevard construction in the future.(Traffic)
Prior to submitting plans, meet with Harris County Traffic to confirm geometric requirements for transitions and turn lanes.(Traffic)
Harris County has a project under design in the HCFCD easement at the west end of the plat. Plan approval and plat recordation require the concurrence of HC project manager Michael Turner.(Traffic)
School zone signs may be required at the east end of the project.(Traffic)
Plans should show a speed limit sign eastbound at the west end, also the existing(?) westbound speed limit sign near the Barker Cypress intersection. Show speed limit as "XX", with a note making reference to a road test to establishing the speed limit with Harris County concurrence prior to the road opening to traffic.(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: 2
Action Date: 09/03/2015
Plat Name: Alder Trails Sec 9
Developer: Taylor Morrison
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1792 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.8000	Total Reserve Acreage:	0.5900
Number of Lots:	29	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 196
County	Zip	Key Map ©	City / ETJ
Harris	77433	367P	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. Alder Trails Sec 8 and Alder Trails Cypress North Houston Road 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)

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 09/03/2015
Plat Name: Alder Trails Sec 9
Developer: Taylor Morrison
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1792 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Coordinate with HC Traffic regarding driveway permits on corner lots. (HC)

Reserve A should be revised for dedication of additional ROW containing all fill and ROW runoff within the public ROW if Cypress N. Houston profile grade near HCFCF easement extends fill or sheet flow onto

Reserve A near Lot 18. -Per HC Traffic

Coordinate with HC Traffic regarding required UVE review and LTL for Cypress N. Houston Road at Birchwood Grove Blvd. -Per HC Traffic

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

Adjacent Cypress-North Houston Rd and Alder Trails Sec 8 must be recorded prior to or simultaneously with this plat. (HC)

Add HC Landscape note.

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: 3
Action Date: 09/03/2015
Plat Name: Amended Golfcrest Addition partial replat no 3
Developer: Individual
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2015-1789 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.5158	Total Reserve Acreage:	1.5158
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	77087	534L	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.

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 09/03/2015
Plat Name: Anjuman Masjid Complex
Developer: Dawat E- Hadiyah (Texas)
Applicant: E.I.C. Surveying Company
App No/Type: 2015-1698 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.4714	Total Reserve Acreage:	7.4714
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:	Langham Creek Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77084	407X	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.
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: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Limited scope TIA will be required prior to site plan approval to confirm driveway locations. -Per HC Traffic
UVE should be checked at Coventry Park Drive and Barker Cypress Road. -Per HC Traffic
Hypotenuse should be 28.28' for 20'x20' cutback. -Per HC Traffic
Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (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: 5
Action Date: 09/03/2015
Plat Name: Aussie Haven
Developer: robinson survey
Applicant: Robinson Surveying Inc.
App No/Type: 2015-1736 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	1.3790	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	77070	369D	ETJ

Conditions and Requirements for Approval

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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.

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

Submittal of a General Plan is required for this subdivision.

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 09/03/2015
Plat Name: Aussie Haven
Developer: robinson survey
Applicant: Robinson Surveying Inc.
App No/Type: 2015-1736 C2

Staff Recommendation:
Defer Chapter 42 planning standards

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)

Provide recording information for adjoining apartments.(HC)

Remainder acreage just north of proposed plat? Provide legal.(HC)

Provide complete recording information for Hargrave Road.(HC)

Provide correct plat name at city 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 09/03/2015
Plat Name: Baethe Estates
Developer: James C. Henderson Construction
Applicant: Arborleaf Engineering & Surveying, Inc.
App No/Type: 2015-1790 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.7828	Total Reserve Acreage:	0.0000
Number of Lots:	6	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
Waller	77484	322P	ETJ

Conditions and Requirements for Approval



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 09/03/2015
Plat Name: Baethe Estates
Developer: James C. Henderson Construction
Applicant: Arborleaf Engineering & Surveying, Inc.
App No/Type: 2015-1790 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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 *****.

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)

087. SF residential lots are allowed to take vehicular access to a major thoroughfare only when the lot is greater than one acre in size. Add notes: Lot xx, Block xx, is greater than one acre in size. This lot shall provide a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare. (189)

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)

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.

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

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

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)

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)

190. Appendix F: Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 09/03/2015
Plat Name: Baethe Estates
Developer: James C. Henderson Construction
Applicant: Arborleaf Engineering & Surveying, Inc.
App No/Type: 2015-1790 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Provide the following note on the face of the plat: "Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."

Provide the following note on the face of the plat as an for the visibility triangle 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. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground."

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: 7
Action Date: 09/03/2015
Plat Name: Bayou Fifth Sec 1
Developer: Jacobs Engineering Group Inc.
Applicant: Jacobs Engineering Group Inc.
App No/Type: 2015-1726 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.2920	Total Reserve Acreage:	0.4493
Number of Lots:	217	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	494F	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.

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)

Easements identified on the markup were done by deed record and cannot be abandoned by this plat. A JRC application to abandon the easements must be submitted and a city ordinance no. provided prior to recordation.

In order to have on-street parking on both sides of the street where on-street parking is being proposed, the paved street section must have a minimum width of 27 feet or greater. A width of 30 to 35 feet would be preferable for the paved street section, but the minimum is 27' from curb-to-curb.

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 09/03/2015
Plat Name: Bayou Fifth Sec 1
Developer: Jacobs Engineering Group Inc.
Applicant: Jacobs Engineering Group Inc.
App No/Type: 2015-1726 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater capacity Reservation letter is required for this project.
CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution
City Engineer: NEED STREET DEDICATION ON NANCE ST, CARTON ST AND BRINGHURST ST.
DETENTION IS REQUIRED

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 (217 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.



Agenda Item: 8
Action Date: 09/03/2015
Plat Name: Bayou Fifth Sec 2
Developer: Jacobs Engineering Group Inc.
Applicant: Jacobs Engineering Group Inc.
App No/Type: 2015-1806 C3F

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	14.9540	Total Reserve Acreage:	3.0080
Number of Lots:	225	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	494K	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.

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.

Provide an updated Blockface exhibit showing the blockfaces along the streets.

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: Due to close proximity to CenterPoint Energy Gas Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

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: 9
Action Date: 09/03/2015
Plat Name: Breckenridge Forest Sec 11
Developer: aurous development
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2015-1751 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	22.6156	Total Reserve Acreage:	0.8290
Number of Lots:	99	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 82
County	Zip	Key Map ©	City / ETJ
Harris	77373	293Y	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 on the face of the plat.

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 09/03/2015
Plat Name: Breckenridge Forest Sec 11
Developer: aurous development
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2015-1751 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:
Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)
Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)
UVEs have been checked and two are required. Required UVEs should be shown on the Plat and construction plan (Traffic)
Sidewalk is recommended at Reserve A, providing walking path to adjacent elementary school (Traffic)
Double check radius for C7.(HC)
Label complete street name for Joyful Way on page 1 of 3.(HC)
Provide notary public certificate for lienholder.(HC)
Call out recording info for all adjoining easements along plat boundary or remove. (HC)
Contact traffic regarding any proposed driveway issues.(HC)
Verify Reserve count in 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: 10
Action Date: 09/03/2015
Plat Name: Bridgeland Hidden Creek Sec 32
Developer: Bridgeland Development, LP
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2015-1788 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.0830	Total Reserve Acreage:	0.8685
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 419
County	Zip	Key Map ©	City / ETJ
Harris	77433	366N	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 on the face of the plat.

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

053. Show street name(s) as indicated on the 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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Call out nearest cross street. (HC)

Call out the name ROW width, and recording info of adjacent East Creekside Bend Dr. (HC)

Add UVE paragraph to plat. (HC)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 09/03/2015
Plat Name: Bridges on Lake Houston Sec 6
Developer: D.R. Horton- Texas, Ltd. a Texas limited partnership
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2015-1755 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	19.8300	Total Reserve Acreage:	0.8321
Number of Lots:	52	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:	Harris County MUD 494
County	Zip	Key Map ©	City / ETJ
Harris	77044	378A	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)

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
AND 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: 12
Action Date: 09/03/2015
Plat Name: Carlie Place
Developer: Walker Residential
Applicant: The Interfield Group
App No/Type: 2015-1805 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4800	Total Reserve Acreage:	0.0047
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	450Z	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.

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 for this project.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 09/03/2015
Plat Name: Cherryhurst partial replat no 2
Developer: Evgeny A. Shmakov 2014 Trust
Applicant: Owens Management Systems, LLC
App No/Type: 2015-1784 C3F

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	77006	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)

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: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

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.



Agenda Item: 14
Action Date: 09/03/2015
Plat Name: City View Flats on Austin Sreet
Developer: O'Connor Ventures Inc.
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2015-1769 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.1147
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493U	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)

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)

Add, "Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."

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: 09/03/2015
Plat Name: CST Corner Store no 1915
Developer: CST Brands Inc.
Applicant: Weisser Engineering Company
App No/Type: 2015-1724 C2

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	5.7290	Total Reserve Acreage:	5.7290
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
Harris	77429	327M	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.

161. Additional review for any widening of thoroughfare or drainage ROW. See Major Thoroughfare and Freeway Plan. (122) (Telge)

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 Faulkey Gulley dedication with HCFC.

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 09/03/2015
Plat Name: CST Corner Store no 1915
Developer: CST Brands Inc.
Applicant: Weisser Engineering Company
App No/Type: 2015-1724 C2

Staff Recommendation:
Defer Additional
information reqd

Harris County Flood Control District: An additional 55 ft of drainage right-of-way is needed adjacent to the existing 60 ft drainage easement - this additional right-of-way must be dedicated by this plat label drainage channel as "HCFCD Unit K142-00-00 Faulkey Gully".
City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

ROW dedication required on Telge and Grant frontages. Telge dedication required for 100 ft. ROW total width measured perpendicular to Telge centerline from Chevron station ROW line on west. Grant dedication required for 50 ft. total measured from original Grant 60 ft. ROW's centerline (i.e. a dedication on the same bearing as an extension of the previous dedication line of the Chevron plat to the west. -Per HC Traffic 25'x25' cutback is required for Telge Rd @ Grant Rd. -Per HC Traffic

Call out legal description of It 17, east of plat boundary. (HC)

Verify recording info. This segment of Grant did not receive a dedication per this map record. (HC)

Call out total ROW width of adjacent Grant Rd. (HC)

Call out property south of Grant Rd.

Site plans and Plat should be approved by Harris County CIP Telge Road Project Manager Tina Liu. -Per HC Traffic

Limited scope TIA will be required before the review of site development plan. It will address, but not limited to, proposed driveway locations relative to adjacent properties and future roadway improvements for divided roadway. -Per HC Traffic

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (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: 16
Action Date: 09/03/2015
Plat Name: Cypress Creek Plaza Retail Center
Developer: Mischer Development, L.P.
Applicant: Brown & Gay Engineers, Inc.
App No/Type: 2015-1748 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.8600	Total Reserve Acreage:	10.8600
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 433
County	Zip	Key Map ©	City / ETJ
Harris	77433	366T	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.

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

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: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Coordinate with HC Traffic prior to recordation. (HC)

Call out nearest existing cross street. (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: 17
Action Date: 09/03/2015
Plat Name: Dad Entrepreneurs on Katy Fort Bend Road
Developer: 34 DHANANI INVESTMENTS
Applicant: Advance Surveying, Inc.
App No/Type: 2015-1656 C2

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	1.8370	Total Reserve Acreage:	1.8370
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:	West Harris County MUD 5
County	Zip	Key Map ©	City / ETJ
Harris	77493	444Z	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. Include record information for these areas. Provide all documentation for verification. (41)

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

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

073.1. Replat Legal Descriptions shall follow guidelines and/or examples.

161.3. Provide exhibit that shows how cited ROW docs create the 100' ROW. 122) (Katy-Fort Bend Road)

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 09/03/2015
Plat Name: Dad Entrepreneurs on Katy Fort Bend Road
Developer: 34 DHANANI INVESTMENTS
Applicant: Advance Surveying, Inc.
App No/Type: 2015-1656 C2

Staff Recommendation:
Defer Additional
information reqd

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Limited scope TIA will be required before review of site plan. It should demonstrate provisions for shared access thru future SB left turn lane and driveway on adjacent property to the south at Mockingbird Lane and to the north at Morrison Blvd. -Per 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.



Agenda Item: 18
Action Date: 09/03/2015
Plat Name: Decker Place partial replat no 1
Developer: Urban Lofts
Applicant: Gruller Surveying
App No/Type: 2015-1816 C3F

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	1.6640	Total Reserve Acreage:	0.0327
Number of Lots:	37	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494J	City

Conditions and Requirements for Approval

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

093.1. Add the following note for subdivision plats with private water systems: 'The subdivision has a private water system. It is not a public water system, nor has it been constructed with any public funds. The water line and fire hydrants to serve this subdivision are private and will be maintained by the owner and/or owners management association.' In addition, a note shall be added to the face of the plat indicating how the subdivision will be served with water and the gallons per minute provided to the subdivision.

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

151. Revise the public street system as indicated on the marked file copy.

153.1. Measure from ROW edge to ROW edge to accurately measure intersection spacing.

174. Add Permanent Access Easement note to the plat and/or add PAE paragraph to the Appendix A: Owner's Acknowledgement. (189)

Provide an approved parking and culvert plan from PWE for the on-street parking

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.
CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

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: 19
Action Date: 09/03/2015
Plat Name: Deerbrook Estates GP
Developer: LGI Homes
Applicant: Pape-Dawson Engineers
App No/Type: 2015-1761 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	270.6900	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 26
County	Zip	Key Map ©	City / ETJ
Harris	77338	335P	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.

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 IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Stagewood Drive street dedication must be recorded prior to or simultaneously with section 12. (HC)

Stagewood Drive will need to be constructed to Kenswick Lane before final acceptance of section 12 (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: 20
Action Date: 09/03/2015
Plat Name: Deerbrook Estates Sec 11
Developer: LGI Homes
Applicant: Pape-Dawson Engineers
App No/Type: 2015-1628 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	20.7500	Total Reserve Acreage:	1.1900
Number of Lots:	97	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 26
County	Zip	Key Map ©	City / ETJ
Harris	77338	335N	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. Stagewood Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.
- 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.
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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 09/03/2015
Plat Name: Deerbrook Estates Sec 11
Developer: LGI Homes
Applicant: Pape-Dawson Engineers
App No/Type: 2015-1628 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

add note to general notes:Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.(HC)

Add 1-foot reserve note (HC)

Coordinate with Harris County Traffic prior to recordation. (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.



Agenda Item: 21
Action Date: 09/03/2015
Plat Name: Enclave at Longwood Sec 1
Developer: HTX Land Development Company
Applicant: Jones & Carter, Inc.
App No/Type: 2015-1640 C3F

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	18.9189	Total Reserve Acreage:	2.5648
Number of Lots:	61	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	77429	368A	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. Split ue must be recorded prior to or simultaneously with this plat.
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)
151. Revise the public street system as indicated on the marked file copy. Provide record info and documentation for Tin Hall public street.
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: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
 Off street parking analysis will be required for recreational facility development (Traffic)
 Be prepared to clarify street or driveway along northwestern part of plat. See recorded plat HCMR 627146 which shows ROW "Cypress Gun Club Drive" outside plat boundary. Need to clarify whether it was abandoned.(HC)
 Provide entire ROW width and recording information for Tin Hall Road. May need to dedicate additional ROW for widening.(HC)
 ROW width for Tin Hall as recorded with plat "Longwood Village Sec 1" in HCMR 359007 does not match alignment.(HC)



Agenda Item: 21
Action Date: 09/03/2015
Plat Name: Enclave at Longwood Sec 1
Developer: HTX Land Development Company
Applicant: Jones & Carter, Inc.
App No/Type: 2015-1640 C3F

Staff Recommendation:
Defer Additional
information reqd

Corner lots require a 22 feet or greater tangent distance otherwise a driveway permit may not be allowed. Refer to Harris County guidelines regarding driveway construction. (HC)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)
Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Be prepared to clarify street or driveway along northwestern part of plat. See recorded plat HCMR 627146 which shows ROW "Cypress Gun Club Drive" outside plat boundary. Need to clarify whether it was abandoned.(HC)
Provide entire ROW width and recording information for Tin Hall Road. May need to dedicate additional ROW for future widening of Tin Hall Road.(HC)
ROW width for Tin Hall as recorded with plat "Longwood Village Sec 1" in HCMR 359007 does not match alignment.(HC)
Off street parking analysis will be required for recreational facility development.(Traffic)
Label proper subdivision plat name just east of proposed plat.(HC)
Corner lots require a 22 feet or greater tangent distance otherwise a driveway permit may not be allowed. Refer to Harris County guidelines regarding driveway construction. (HC)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)
Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)
Provide correct plat name at dedicatory language.(HC)
Provide Road Law dedicatory language.(HC)
Provide correct plat name at city certificate.(HC)
Provide additional signature space at county clerk 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: 22
Action Date: 09/03/2015
Plat Name: Fair Meadows
Developer: M/I HOMES OF HOUSTON, LLC
Applicant: Dannenbaum Engineering Corporation
App No/Type: 2015-1762 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	38.2670	Total Reserve Acreage:	10.0500
Number of Lots:	105	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	77433	326T	ETJ

Conditions and Requirements for Approval

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.

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. Add new Centerpoint note: "Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."

2. Provide pipeline release letter at recordation.

3. Aspenwilde Dr cannot end in a cul de sac and must be straightened.

4. Coordinate ROW transistion with Harris COunty of Oakdale Heights Dr.

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: 22
Action Date: 09/03/2015
Plat Name: Fair Meadows
Developer: M/I HOMES OF HOUSTON, LLC
Applicant: Dannenbaum Engineering Corporation
App No/Type: 2015-1762 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Coordinate with HC Traffic regarding Traffic review and driveways on corner lots. (HC)
Call out name, ROW width, and complete recording info for adjacent Mueschke Rd. (HC)
Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)
Call out recording info for adjacent Nelson Landing Dr recorded outside plat boundary. (HC)
Establish building lines with reserve B. (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: 23
Action Date: 09/03/2015
Plat Name: Family Dollar Crosby
Developer: 3D Boothandle TX, LLC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2015-1824 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.8123	Total Reserve Acreage:	0.8123
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Open Ditch	Utility District:	Crosby MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	419Q	ETJ

Conditions and Requirements for Approval

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

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

193. Appendix I: Certificate for Harris County Commissioners' Court 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. Bold your plat boundary.
2. Zoom in 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: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Provide missing county clerk 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: 24
Action Date: 09/03/2015
Plat Name: Fieldstone Sec 12
Developer: Fieldstone (Houston) ASLI VI, L.L.L.P.
Applicant: Jones & Carter, Inc.
App No/Type: 2015-1802 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	28.8100	Total Reserve Acreage:	4.8066
Number of Lots:	118	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:	Fort Bend County MUD 165
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526T	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 on the face of the plat.

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

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)

1. Provide street name breaks for homes taking access from Harmony Bay Circle.

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: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Fort Bend Engineer: See attached document for items to be addressed when submitting to Fort Bend County for 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: 25
Action Date: 09/03/2015
Plat Name: Forest Village Sec 9
Developer: Woodmere Development Company, Limited
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2015-1753 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.7571	Total Reserve Acreage:	3.0338
Number of Lots:	51	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:	Spring Creek Utility District
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	292D	ETJ

Conditions and Requirements for Approval

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

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 on 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.

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.

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: 26
Action Date: 09/03/2015
Plat Name: Highland Glen Sec 4
Developer: Highland Resources Inc
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1797 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.5000	Total Reserve Acreage:	0.4200
Number of Lots:	70	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:	Timber Lane Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77373	332D	ETJ

Conditions and Requirements for Approval

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.

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.

049.5. 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.

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)

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

159. Provide centerline tie.

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26

Action Date: 09/03/2015

Plat Name: Highland Glen Sec 4

Developer: Highland Resources Inc

Applicant: BGE|Kerry R. Gilbert Associates

App No/Type: 2015-1797 C3P

Staff Recommendation:

Approve the plat subject to the conditions listed

Harris County Flood Control District: HCFCD Review - Include Key Map information on the Vicinity Map it is 332D.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Coordinate with HC Traffic regarding driveways on corner lots. (HC)

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

Add the HC Landscape note. (HC)

Call out Name, ROW width, and recording info for all adjacent ROW outside plat boundary. (HC)

Establish building line along West Hardy Rd. (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: 27
Action Date: 09/03/2015
Plat Name: Indian Hills
Developer: Del Papa Properties LLC
Applicant: Town and Country Surveyors
App No/Type: 2015-1787 C2

Staff Recommendation:
Defer for further study and
review

Total Acreage:	3.8200	Total Reserve Acreage:	3.8200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77389	250J	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.

207.1. Staff requests a two week deferral for further study and review per Harris County request.

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 09/03/2015
Plat Name: Indian Hills
Developer: Del Papa Properties LLC
Applicant: Town and Country Surveyors
App No/Type: 2015-1787 C2

Staff Recommendation:
Defer for further study and review

City Engineer: DETENTION IS REQUIRED AND NEED STREET DEDICATION ON INDIAN HILLS DR

Harris County Flood Control District: HCFCD Review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)

Clarify complete plat name to match with plat name on application.(HC)

Indian Hills will be recommended for deferral per your request. Harris County needs time to meet with developers about accessing a proposed single family subdivision to the east of this plat. (Traffic)

Provide recorded document for Indian Hills Road and clarify how Indian Hills Road was established.(HC)

May need to establish a building setback line along Indian Hills Road. Clarify.(HC)

Consultant to verify and be prepared to show to the city and county that "Woodlands Land Dev Co" no longer owns triangular parcel that is adjoining Kuykendahl Road. See HCAD maps.(HC)

Identify parcel and depict legal description for property owned by Woodlands Land Dev Co, at location where Kuykendahl ROW forks. See markup.(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: 28
Action Date: 09/03/2015
Plat Name: Ivy Kids Spring Green
Developer: Silver Ranch Ventures, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2015-1644 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.3068	Total Reserve Acreage:	2.3068
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:	Fort Bend County MUD 58
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484N	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.
- 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.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
127. Provide Visibility cutback at the intersection of Katy Flewellen and Spring Green Boulevard.
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)
- The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 09/03/2015
Plat Name: Ivy Kids Spring Green
Developer: Silver Ranch Ventures, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2015-1644 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: DETENTION IS REQUIRED

Fort Bend Engineer: Provide landscape reserve to comply with Section 7 Greenspace Regulations along Spring Green. Per City of Houston this should be an easement. A variance will be required to be submitted to Fort Bend County with the plat for review to allow for the reserves to be classified as a landscape easement.

Coordinate with Stacy Slawinski, Assistant County Engineer – Projects, on the roundabout (Spring Green) that is to be adjacent to your site to avoid issues or discrepancies between the two projects.

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.



Agenda Item: 29
Action Date: 09/03/2015
Plat Name: Laurel Park Sec 4
Developer: RH of Texas Limited Partnership
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1746 C3P

Staff Recommendation:
 Defer for further study and review

Total Acreage:	21.9130	Total Reserve Acreage:	1.3810
Number of Lots:	69	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	77379	290T	ETJ

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)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 148. Change street name(s) as indicated on the marked file copy. (133-134)
- 153.1. Revise spelling of street name as indicated on the PDF markup.
- 207.1. Staff requests a two week deferral for further study and review.

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: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
 Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)
 Provide name for stub street going northbound from Shepherds Glen Lane.(HC)
 Driveways proposed to be located on corner lots may not be located within any portion of the public street curb radii. (HC)
 Provide letter perfect county engineer's certificate.(HC)
 Record Emerald Mist Parkway prior to or simultaneously with this plat. Provide plat name(HC)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 09/03/2015
Plat Name: Learning Experience Sugar Land
Developer: Doud Land Company
Applicant: Boundary One, LLC
App No/Type: 2015-1636 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	2.0000	Total Reserve Acreage:	2.0000
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:	Fort Bend County MUD 41
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	567C	ETJ

Conditions and Requirements for Approval

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

068. Provide an enlarged vicinity map that clearly outlines the subdivision site within the boundaries of an existing major thoroughfare grid.

161.2. Identified existing major thoroughfare has sufficient right-of-way per current MTFP. No additional dedication for ROW widening is required. (122) (name)

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)

Contact CenterPointe for approvals.

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: 1. Dedicate additional right-of-way to comply with Fort Bend County Major Thoroughfare Plan & Contribute to build agreement. The Major Thoroughfare Plan shows both West Airport Blvd. and Old Richmond Rd. as being classified as Major Thoroughfares which require an ultimate ROW of 120'.

2. Submit Traffic Impact Study according to Sec. 2.15 of the FBC Platting Policy.

3. Provide 30' radii on all right of way returns for intersections with Collectors and Major Thoroughfares.

4. The required detention area must be contained within a reserve restricted for drainage.

City Engineer: DETENTION IS REQUIRED



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 09/03/2015
Plat Name: Mason Creek Corporate Sec 7
Developer: Katy BEC, L.L.C.
Applicant: IDS Engineering Group
App No/Type: 2015-1743 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.5000	Total Reserve Acreage:	2.5000
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:	Weston MUD
County	Zip	Key Map ©	City / ETJ
Harris	77449	446W	ETJ

Conditions and Requirements for Approval

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.

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 09/03/2015
Plat Name: Mason Creek Corporate Sec 7
Developer: Katy BEC, L.L.C.
Applicant: IDS Engineering Group
App No/Type: 2015-1743 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)
Limited scope TIA will be required to confirm shared access with tract immediately to west, geometry of driveways, median opening and left turn lane at shared driveway (Traffic)
EB Left turn lane will be required on Merchants Way at proposed driveway (Traffic)
Provide recording information for recorded plat just west of proposed 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 09/03/2015
Plat Name: Miramesa GP
Developer: MREC LT STERLING CANYON, LLC
Applicant: Jones & Carter, Inc. - The Woodlands
App No/Type: 2015-1818 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	158.4000	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:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406C	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)

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.

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)

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)

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: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

TIA will be required prior to development of future Reserve. -Per 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: 33
Action Date: 09/03/2015
Plat Name: Miramesa Sec 1
Developer: MREC LT STERLING CANYON, LLC
Applicant: Jones & Carter, Inc. - The Woodlands
App No/Type: 2015-1819 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	34.2700	Total Reserve Acreage:	0.2700
Number of Lots:	156	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 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406D	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.

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

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

record Miramesa Sec 2 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 09/03/2015
Plat Name: Miramesa Sec 1
Developer: MREC LT STERLING CANYON, LLC
Applicant: Jones & Carter, Inc. - The Woodlands
App No/Type: 2015-1819 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Address Traffic's comments on markup pertaining to driveway location. Driveways for Lots 15, 52 & 55, Block 2, will not be allowed as there is not adequate tangent. These lots should be converted to Reserves or lot lines should be reconfigured to create tangents. Other driveways closed to the intersection should be located away from the intersection and 5' from the adjacent lot lines as marked on the Plat. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org .

WB left turn lane will be required on West Road at Mirabella Drive (Traffic)

Add note to plat: Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits. (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.



Agenda Item: 34
Action Date: 09/03/2015
Plat Name: Miramesa Sec 2
Developer: MREC LT STERLING CANYON, LLC
Applicant: Jones & Carter, Inc. - The Woodlands
App No/Type: 2015-1821 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	23.0400	Total Reserve Acreage:	1.5300
Number of Lots:	89	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 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406D	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 on 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.

record Mirabella Sec 5 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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Coordinate with HC Traffic prior to recordation. (HC)

Adjacent West Rd must be recorded prior to or simultaneously with this plat. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (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: 35
Action Date: 09/03/2015
Plat Name: Morton Creek Ranch Sec 12
Developer: Woodmere Deveopment Co., LTD.
Applicant: R.G. Miller Engineers
App No/Type: 2015-1779 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.9610	Total Reserve Acreage:	0.1165
Number of Lots:	49	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 432
County	Zip	Key Map ©	City / ETJ
Harris	77493	445J	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. 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.

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

Grand Parkway Assn: one mile west GP location. no conflict. thanks for forwarding.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.:

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Record all adjoining easements labeled outside plat boundary or remove.(HC)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 09/03/2015
Plat Name: Ojeman Point
Developer: MFT Ojeman
Applicant: Total Surveyors, Inc.
App No/Type: 2015-1798 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.0561	Total Reserve Acreage:	0.1673
Number of Lots:	39	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:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	450V	City

Conditions and Requirements for Approval

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

029. Required building line from the centerline of a pipeline facility is 15 feet. (161)

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)

134.10. Add to general notes on face of plat: This property(s) is located in Park Sector number 10.

176.1. All type 1 PAEs must be designated as PAE/PUE to accommodate public utilities.

180.2. For PAE II or Shared driveways: Storm Sewer system within the private property or private easement is a private system and must be maintained by the property owners or the home owners association.(STM)

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36

Action Date: 09/03/2015

Plat Name: Ojeman Point

Developer: MFT Ojeman

Applicant: Total Surveyors, Inc.

App No/Type: 2015-1798 C3P

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 corrected on the general notes on face of plat: This property(s) is located in Park Sector number 10. The then-current fee in lieu of dedication shall be applied to this number (39 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: 37
Action Date: 09/03/2015
Plat Name: Palta Addition
Developer: JPH Land Surveying, Inc.
Applicant: JPH
App No/Type: 2015-1433 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	2.5970	Total Reserve Acreage:	2.5970
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:	Harris County MUD 248
County	Zip	Key Map ©	City / ETJ
Harris	77429	368T	ETJ

Conditions and Requirements for Approval

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)
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: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
 NE corner of the proposed reserve may need a boundary change to accommodate shared access to a relocated median opening on Huffmeister Road.(Traffic)
 The existing median opening located near the NE corner of the proposed reserve must be relocated to the north to provide room for the the required northbound left turn lane on Huffmeister. (or the bridge must be modified.) TIA should document proposed driveway, turn lane, median opening requirements.(Traffic)
 Limited scope TIA required before plan submittal, plat recordation. (Traffic)
 Provide key map page at vicinity map.(HC)
 Provide landscaping paragraph.(HC)



Agenda Item: 38
Action Date: 09/03/2015
Plat Name: Piping Technology Tierwester Development
Developer: Piping Technology & Products, Inc.
Applicant: Doshi Engineering & Surveying Company
App No/Type: 2015-1696 C3P

Staff Recommendation:
 Defer for further study and
 review

Total Acreage:	10.1863	Total Reserve Acreage:	10.1863
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533T	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 *****.

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

Add, The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.

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 must be obtained for this project before replat.
 City Engineer: DETENTION IS REQUIRED

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or 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: 39
Action Date: 09/03/2015
Plat Name: Reserve at Cutten
Developer: Chayn Mousa
Applicant: Hovis Surveying Company Inc.
App No/Type: 2015-1682 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.8099	Total Reserve Acreage:	2.8099
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 191
County	Zip	Key Map ©	City / ETJ
Harris	77069	370F	ETJ

Conditions and Requirements for Approval

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

161.2. Identified existing major thoroughfare has sufficient right-of-way of 100' per current MTFP, and per provided recorded documents. No additional dedication for ROW widening is required. (122) (Cutten)

189. Appendix E: Certificate for Engineer or Surveyor is complete. 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)

Coordinate with County regarding documented 100' 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.

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Coordinate with HC Traffic prior to recordation. (HC)

ROW dedication required for adjacent Cutten Road's ultimate 100' ROW. (HC)

Realign 25' BL with additional ROW dedication. (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: 40
Action Date: 09/03/2015
Plat Name: Saint Joseph Townhomes
Developer: DP Design
Applicant: Advance Surveying, Inc.
App No/Type: 2015-1794 C2

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:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493U	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)

134.11. Add to general notes on face of plat: This property(s) is located in Park Sector number 11.

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)

228. Relocate shared driveway entrance so a minimum 4 foot radius curb can extend perpendicularly from the property line to the street paving. Refer to PWE design standards.

1) Fix density table. See markup.

2) Provide EAE per ordinance 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 09/03/2015
Plat Name: Saint Joseph Townhomes
Developer: DP Design
Applicant: Advance Surveying, Inc.
App No/Type: 2015-1794 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater Capacity Reservation application is required for this site.

Per COH GIMS these two lots do not front COH water lines.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 11.

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	Staff Recommendation:	Defer Chapter 42 planning standards
Action Date:	09/03/2015		
Plat Name:	Sayli Retail Plaza		
Developer:	Noor Jan Mohammad		
Applicant:	John G. Thomas and Associates, Inc. dba Thomas Land Surveying		
App No/Type:	2015-1808 C2		

Total Acreage:	1.1670	Total Reserve Acreage:	1.1670
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:	Northwest Harris County MUD 5
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.

058. Identify all adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. New record documentation to be reviewed.(41)

161. review for possible widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (122) (Spring-Cypress and Louetta MTF)

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.

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

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 for making right turn on red by SB traffic on Louetta Road at Spring Cypress Road (Traffic)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 09/03/2015
Plat Name: Springwoods Village Spring Grove Sec 1
Developer: Springwoods Realty, Inc.
Applicant: C.L. Davis & Company
App No/Type: 2015-1763 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	16.0113	Total Reserve Acreage:	16.0113
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:	Combination	Utility District:	Harris County Improvement District 18
County	Zip	Key Map ©	City / ETJ
Harris	77389	291H	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)

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)

1) Center site within vicinity map.

2) Reference numbers for all easements 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.

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Coordinate with HC Traffic prior to recordation. (HC)

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

Call out ROW width of adjacent Springwoods Village Pkwy. (HC)

Call out dimensions of all easement within plat boundary. (HC)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 09/03/2015
Plat Name: Telge Ranch Sec 1
Developer: Woodmere Development Co., LTD., A Texas Limited Partnership
Applicant: Costello, Inc.
App No/Type: 2015-1733 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	25.5349	Total Reserve Acreage:	12.2542
Number of Lots:	57	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	77429	328N	ETJ

Conditions and Requirements for Approval

014. Show building lines as indicated on the marked file copy.

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.

053. Provide street name(s) as indicated on the 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)

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)

Coordinate with Harris County for WLE along Telger.

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: 09/03/2015
Plat Name: Telge Ranch Sec 1
Developer: Woodmere Development Co., LTD., A Texas Limited Partnership
Applicant: Costello, Inc.
App No/Type: 2015-1733 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Alignment for Telge road has not been finalized, and existing waterline may or may not be located under proposed ROW. (HC)

Coordination with CIP group with alignment and ROW dedication is required before plat recordation (HC)

Additional 15 feet of ROW along Telge Road may be required. (HC)

Label recording info for Telge Road (HC)

SB left turn lane will be required on Telge Road at Telge Ranch Road. (Traffic)

UVE should be checked at Telge Ranch Road and Telge Road. (Traffic)

Telge Road is under design. Approval of plans and final Plat recordation will be required by Harris County CIP Project Manager, Tina Liu. (CIP)

Callout existing NWHCRWA easement on plat (HC)

UVE should be checked at Lark Sky Way and Chestnut Branch Trail. Alternatively, Traffic Study per TMUTCD 2B.07 could be provided for ALL-WAY Stop Control. (Traffic)

Check with COH is double reverse curve is a violation of chapter 42 (HC)

Add note to plat: Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.(HC)

Coordinate with traffic about driveway permitting (HC)

An OSSF Subdivision Planning Report may be required prior to recordation. Please refer to OSSF Subdivision Planning Report Requirements Package at http://hcpid.org/permits/ww_permit.html for more information.(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: 44
Action Date: 09/03/2015
Plat Name: Towne Lake Sec 32 partial replat no 1
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2015-1799 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.2710	Total Reserve Acreage:	3.5852
Number of Lots:	12	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 502
County	Zip	Key Map ©	City / ETJ
Harris	77433	366V	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.

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.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Required UVEs have been shown on the Plat.(Traffic)

Provide digital copy of adjoining Sec 28 plat.(HC)

Driveways proposed to be located on corner lots may not be located within any portion of the public street curb radii. (HC-traffic)

Add the following note: "A SWQ Permit must be obtained before the issuance of any development permit for a structure on all or a part of the reserve tract." (HC)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 09/03/2015
Plat Name: Verizon Village Green Sec 1
Developer: Verizon Wireless
Applicant: Jones & Carter, Inc.
App No/Type: 2015-1603 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.3332	Total Reserve Acreage:	1.1951
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77045	572P	City

Conditions and Requirements for Approval

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

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

159. Provide centerline tie.

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.

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 09/03/2015
Plat Name: Villatoro on Church Street
Developer: pedro villatoro
Applicant: Replat Specialists
App No/Type: 2015-1618 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	0.7748	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77013	496G	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)

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.

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

provide a Parks and Open Space table or notes on the face of the 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.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.

City Engineer: DETENTION IS REQUIRED

Parks and Recreation: The applicant has not provided a Parks and Open Space table or notes on the face of their 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 09/03/2015
Plat Name: Wildwood at Oakcrest North Sec 24
Developer: Friendswood Development Company
Applicant: Jones & Carter, Inc. - The Woodlands
App No/Type: 2015-1767 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	12.4500	Total Reserve Acreage:	2.4760
Number of Lots:	43	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	77429	327D	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.
052. Wildwood at Oakcrest North Sec 22 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)

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 09/03/2015
Plat Name: Wildwood at Oakcrest North Sec 24
Developer: Friendswood Development Company
Applicant: Jones & Carter, Inc. - The Woodlands
App No/Type: 2015-1767 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Harris County Flood Control District: HCFCD Review - No comments.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
The limits of the ROW dedication at Telge Road must be approved by Harris County CIP project manager Tina Liu prior to recordation. -Per HC Traffic
UVE should be checked at Della Pines Drive and Tall Chestnut St. -Per HC Traffic
Call out recording info for all adjacent streets. (HC)
Section 22 must be recorded prior to or simultaneously with this plat. (HC)
Coordinate with CIP Project manager prior to final submittal. Additional ROW dedication may be needed. -Per HC CIP
Coordinate with HC Traffic prior to recordation regarding driveways on corner lots. (HC)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (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: 48
Action Date: 09/03/2015
Plat Name: Woodlands Creekside Park West Sec 38
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1825 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	21.7010	Total Reserve Acreage:	5.5600
Number of Lots:	49	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	77375	249Q	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.

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) Woodlands Creekside Park West Sec 36 must be recorded prior to or simultaneously with this plat.

2) Provide written approval of plat with Recordation Package from the following agency(s). (Copano Pipeline Company)

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
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 09/03/2015
Plat Name: Woodlands Creekside Park West Sec 38
Developer: THE WOODLANDS LAND DEVELOPMENT COMPANY, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2015-1825 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (HC)

Label recording information for Rolling Oaks Road

Add note to plat: Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.

Dedicate 5 feet of ROW along plat boundary up to north ROW line of Rolling Oaks Blvd. (HC)

South plat boundary does not appear to be consistent with east-west road on general plan. (HC)

Sec 36 will need to be recorded prior to or simultaneously with this plat (HC)

Tie Creekside Forest Drive to the nearest recorded public street intersection.(HC)

Coordinate with traffic pertaining to driveway permitting of lots (HC)

Relocate street name break to intersection of street centerlines (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: 09/03/2015
Plat Name: Woodlands Village of Sterling Ridge Sec 89
Developer: The Woodlands Land Development Company, L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2015-1810 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	45.9700	Total Reserve Acreage:	10.4900
Number of Lots:	124	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
Montgomery	77354	249B	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.
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)
- 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.

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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 09/03/2015
Plat Name: Argonne Street Landing
Developer: Mazzarino Development
Applicant: Total Surveyors, Inc.
App No/Type: 2015-1827 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1370	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:	
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.

134.14. Add to general notes on face of plat: This property(s) is located in Park Sector number 14.

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)

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 the following note on the face of the plat as an for the visibility triangle 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. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground."

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 09/03/2015
Plat Name: Argonne Street Landing
Developer: Mazzarino Development
Applicant: Total Surveyors, Inc.
App No/Type: 2015-1827 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

PWE Utility Analysis: Lots 1, 2,3 do not front COH sanitary main.

A long form Wastewater capacity Reservation letter is required.

Parks and Recreation: To be corrected on the general notes on face of plat: 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 09/03/2015
Plat Name: Bringham Street Landing
Developer: Lovett Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2015-1781 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.7470	Total Reserve Acreage:	0.0000
Number of Lots:	10	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:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	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.

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)

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.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

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

PWE Traffic: On-Street parking is acceptable for this plat.

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 17.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 09/03/2015
Plat Name: Chapman Manors
Developer: AZH Apartments, LLC
Applicant: The Interfield Group
App No/Type: 2015-1778 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2297	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453V	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.
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.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%
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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 09/03/2015
Plat Name: Circle K at West Bellfort
Developer: Circle K Stores Inc.
Applicant: M2L Associates, Inc.
App No/Type: 2015-1817 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	1.5430	Total Reserve Acreage:	1.5430
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	77031	569D	City

Conditions and Requirements for Approval

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)

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.

115. Add Owners Certification of Restrictions note to face of replat(when plat does not include residential lots): Further, the owners hereby certify that this replat 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)

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 09/03/2015
Plat Name: Circle K at West Bellfort
Developer: Circle K Stores Inc.
Applicant: M2L Associates, Inc.
App No/Type: 2015-1817 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

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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 09/03/2015
Plat Name: Colina Homes on Darling Street
Developer: COLINA HOMES
Applicant: ICMC GROUP INC
App No/Type: 2015-1678 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3085	Total Reserve Acreage:	0.0041
Number of Lots:	6	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	77007	492B	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)

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.

Widen the pavement for Darling Street along entire block to 20' and provide certificate of completion at recordation. Refer to the guide online for process and 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.

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.



Agenda Item: 55
Action Date: 09/03/2015
Plat Name: Covington Plaza
Developer: COVINGTON CUSTOM BUILDERS, LLC
Applicant: Catalyst Technical Group, Inc.
App No/Type: 2015-1800 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.4290	Total Reserve Acreage:	0.4290
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	414S	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)

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.

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:

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 2.

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.



Agenda Item: 56
Action Date: 09/03/2015
Plat Name: East 28th Street Gardens
Developer: Manco Associates, LC
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2015-1814 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.1400	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:	Combination	Utility 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.

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 *****.

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)

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.

1. Add tree protection note to face of 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 09/03/2015
Plat Name: East 28th Street Gardens
Developer: Manco Associates, LC
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2015-1814 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%
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.



Agenda Item: 57
Action Date: 09/03/2015
Plat Name: Energy Plaza West Office Park
Developer: MAC HAIK MANAGEMENT LLC
Applicant: Halff Associates, Inc.
App No/Type: 2015-1801 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	11.1770	Total Reserve Acreage:	11.1770
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:	Harris County MUD 216
County	Zip	Key Map ©	City / ETJ
Harris	77094	487C	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.

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

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)

191. Appendix G:Harris County Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

192. Appendix H:Harris County Flood Control District Engineer 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. Add new Centerpoint note:"Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."

2. Center 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57

Action Date: 09/03/2015

Plat Name: Energy Plaza West Office Park

Developer: MAC HAIK MANAGEMENT LLC

Applicant: Halff Associates, Inc.

App No/Type: 2015-1801 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

Coordinate with Harris County Traffic prior to recordation. (HC)

Provide landscaping note.(HC)

Provide missing county clerk and county engineer certificate.(HC)

Provide Road Law paragraph at dedicatory language.(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: 58
Action Date: 09/03/2015
Plat Name: Fisher Estates on Houston Avenue
Developer: Fisher Homes
Applicant: Century Engineering, Inc
App No/Type: 2015-1765 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1354	Total Reserve Acreage:	0.0000
Number of Lots:	3	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	77009	493C	City

Conditions and Requirements for Approval

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)

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

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)

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. Add Deed Restricted BL note: The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.

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: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%



Agenda Item: 59
Action Date: 09/03/2015
Plat Name: Gomez Reserve on Crosstimbers
Developer: R. Gomez Investment
Applicant: Replat Specialists
App No/Type: 2015-1811 C2R

Staff Recommendation:
Defer further deed rests
review reqd

Total Acreage:	2.4508	Total Reserve Acreage:	2.4508
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	454J	City

Conditions and Requirements for Approval

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

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.

065. Provide specific reason(s) for replat on the face of the plat.

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)

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. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

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

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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 09/03/2015
Plat Name: Gomez Reserve on Crosstimbers
Developer: R. Gomez Investment
Applicant: Replat Specialists
App No/Type: 2015-1811 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: 60

Action Date: 09/03/2015

Plat Name: Harris County ESD no 50

Developer: Harris County Emergency Services District No 50

Applicant: Terra Surveying Company, Inc.

App No/Type: 2015-1757 C2R

Staff Recommendation:

Defer Applicant request

Total Acreage:	6.7920	Total Reserve Acreage:	6.7920
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 53
County	Zip	Key Map ©	City / ETJ
Harris	77530	458W	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.

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

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

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)

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: 60

Action Date: 09/03/2015

Plat Name: Harris County ESD no 50

Developer: Harris County Emergency Services District No 50

Applicant: Terra Surveying Company, Inc.

App No/Type: 2015-1757 C2R

Staff Recommendation:

Defer Applicant request

Harris County Flood Control District: HCFCD Review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Coordinate with Harris County Traffic prior to recordation. (HC)

Remove if part of HCMR 529194. See markup.(HC)

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

Provide complete ROW information for Dell Dale Boulevard.(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: 61
Action Date: 09/03/2015
Plat Name: Hartley Plaza
Developer: ALL SEASONS
Applicant: MAK Design & Drafting LLC
App No/Type: 2015-1607 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.0810	Total Reserve Acreage:	1.9910
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	77093	414K	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.

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.

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.



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 09/03/2015
Plat Name: Hartley Plaza
Developer: ALL SEASONS
Applicant: MAK Design & Drafting LLC
App No/Type: 2015-1607 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: HCFCD Review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Coordinate with HC Traffic regarding UVE's prior to recordation. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)

Complete legal description for property south of plat boundary. (HC) Verify/Correct map record number displayed for Hartley Rd. (HC)

Verify ROW width of adjacent Mount Houston Rd. HC Road Log show 60'. Verify Recording info displayed. (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: 62
Action Date: 09/03/2015
Plat Name: Heights Creek
Developer: Ingen Enterprises
Applicant: tejas surveying, inc
App No/Type: 2015-1675 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.5728	Total Reserve Acreage:	0.5728
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	452U	City

Conditions and Requirements for Approval

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

061. Orient the layout of the plat with north to the top of the page (perpendicular to the bottom edge of the sheet) and provide a north arrow. (41)

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.

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.

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. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

134.12. Add to general notes on face of plat: This property(s) is located in Park Sector number 12.

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62

Action Date: 09/03/2015

Plat Name: Heights Creek

Developer: Ingen Enterprises

Applicant: tejas surveying, inc

App No/Type: 2015-1675 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

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 12.

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.



Agenda Item: 63
Action Date: 09/03/2015
Plat Name: Hunters Place
Developer: Steven Allen Designs
Applicant: Field Data Srvce, Inc
App No/Type: 2015-1754 C2R

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	453N	City

Conditions and Requirements for Approval

025. Single family residential lots in the city limit 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 the typical lot layout illustration and notes to the plat.

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 *****.

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.

055. Subdivision name shall not be a duplicate. Revise subdivision name.

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.

065. Provide specific reason(s) for replat on the face of the plat 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)

134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1.

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

194. Appendix I: County Clerk Filing Acknowledgement Statement 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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 09/03/2015
Plat Name: Hunters Place
Developer: Steven Allen Designs
Applicant: Field Data Service, Inc
App No/Type: 2015-1754 C2R

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.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

Parks and Recreation: The applicant's Parks and Open Space table on the face of the plat is incorrect. The applicant is claiming 1 existing, 1 proposed, and 1 incremental dwelling units. The title block of the plat states the intent of the plat is to create 2 lots. The applicant did not revise their table on the face of the plat to reflect: 1 existing, 2 proposed, and 1 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: 64
Action Date: 09/03/2015
Plat Name: Kevins Korner
Developer: Enclave Pointe, LLC
Applicant: Manley Engineering and Associates Inc
App No/Type: 2015-1450 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7828	Total Reserve Acreage:	1.7828
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77038	372T	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.

City Engineer: DETENTION IS REQUIRED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Documentation of TxDOT driveway approval should be provided with site plan submittal (Traffic)
UVE should be checked at Sharmon Road and Beltway 8 Feeder Road (Traffic)
20'x20' cutback is required at Sharmon Road and Beltway 8 Feeder Road (Traffic)
Call out ROW width of adjacent Beltway 8. (HC)
Add HC landscape note. (HC)
Define COH ETJ and City of Houston City limits 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.



Agenda Item: 65
Action Date: 09/03/2015
Plat Name: Kinderworks Seven Meadows replat no 1
Developer: APMAC, LLC
Applicant: Windrose Land Services, Inc.
App No/Type: 2015-1745 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.8726	Total Reserve Acreage:	1.8726
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:	Fort Bend County MUD 35
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	524D	ETJ

Conditions and Requirements for Approval

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

047.1. Use the updated Centerpoint note: "Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."

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.

185.1. Appendix A: Add replat language: Long Replat Paragraph

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65

Action Date: 09/03/2015

Plat Name: Kinderworks Seven Meadows replat no 1

Developer: APMAC, LLC

Applicant: Windrose Land Services, Inc.

App No/Type: 2015-1745 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

City Engineer: DETENTION IS REQUIRED

Fort Bend Engineer: Please see attached document for items to be addressed when submitted to Fort Bend County for 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 09/03/2015
Plat Name: Kono Place
Developer: Kono Builders, Inc.
Applicant: HRS and Associates, LLC
App No/Type: 2015-1700 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1997	Total Reserve Acreage:	0.0092
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77041	450F	City

Conditions and Requirements for Approval

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.

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.

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 65%

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: 09/03/2015
Plat Name: Landing at Nineteenth
Developer: Drake Homes
Applicant: The Interfield Group
App No/Type: 2015-1702 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.7349	Total Reserve Acreage:	0.0043
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and Requirements for Approval

010. This project includes property(s) that is not eligible for City solid waste service. Provisions need to be made for collection by private garbage collection companies. For additional information, please contact Marina Joseph at 713-837-9164.

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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.

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 the following note on the face of the plat: "The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division."

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 09/03/2015
Plat Name: Landing at Nineteenth
Developer: Drake Homes
Applicant: The Interfield Group
App No/Type: 2015-1702 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater capacity reservation letter is required for this project.
PWE Traffic: Approved with On-site Parking. Recommend adding 1 additional on-site guest parking space on lot 13 similar to the parking spot on lot 12.
CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.
City Engineer: DETENTION IS REQUIRED AND DRAINAGE PLAN IS APPROVED

Parks and Recreation: The applicant is claiming 1 existing, 16 proposed, and 15 incremental dwelling units. The property's HCAD records and the survey provided by the applicant show the lot as being commercial. Commercial structures do not count towards 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 HCAD documentation from within the last year that clearly substantiated 1 residential dwelling unit. In lieu of this documentation, the applicant also did not submit a revised plat reflecting: 0 existing, 16 proposed, and 16 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: 68
Action Date: 09/03/2015
Plat Name: Magnolia Terrace partial replat no 1
Developer: JESUS VILLARREAL JR
Applicant: Catalyst Techincal Group, Inc.
App No/Type: 2015-1809 C2R

Staff Recommendation:
 Defer Applicant request

Total Acreage:	0.4056	Total Reserve Acreage:	0.4056
Number of Lots:	0	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	77011	495W	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.

047.1. Please add the performance standard diagram associated with reduced building line along major thoroughfare of 80 or less (Ch 42-153; performance standards). Furthermore, a site plan is also required to show that the project will meet all of the criteria outlined in said section of the ordinance.

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)

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 Capitol and South 75th Street as indicated on the marked file copy.

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 IS REQUIRED AND NEED B.L.'s

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: 69
Action Date: 09/03/2015
Plat Name: Monroe at Bayou Park
Developer: AI Ross Luxury Homes LLC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2015-1687 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2817	Total Reserve Acreage:	0.2817
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:	Combination	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.

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 for this project before replat.
City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

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.



Agenda Item: 70
Action Date: 09/03/2015
Plat Name: Morningside Square
Developer: 1996FT Portsmouth LLC
Applicant: Century Engineering, Inc
App No/Type: 2015-1764 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.5153	Total Reserve Acreage:	0.5153
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	77098	492Y	City

Conditions and Requirements for Approval

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

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

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

058. Identify all adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. Also provide document of adjoiner to east.

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

119. Review for possible dual building line 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.

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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 09/03/2015
Plat Name: Morningside Square
Developer: 1996FT Portsmouth LLC
Applicant: Century Engineering, Inc
App No/Type: 2015-1764 C2R

Staff Recommendation:
Defer Additional
information reqd

PWE Utility Analysis: A Wastewater capacity reservation letter required for this project.
City Engineer: DETENTION IS REQUIRED AND NEED STREET DEDICATION ON MORNINGSIDE DR

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: 71
Action Date: 09/03/2015
Plat Name: North Shore Meadows
Developer: N/A
Applicant: The Interfield Group
App No/Type: 2015-1823 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9182	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77530	498H	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.
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)

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 09/03/2015
Plat Name: Parks on Adele
Developer: Field Data Service, Inc.
Applicant: Field Data Service, Inc.
App No/Type: 2015-1752 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	77009	453T	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.
- 073.2. Subdivision name shown on 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)

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: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

Harris County Flood Control District: HCFCD Review - No comments.

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 12.

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: 09/03/2015
Plat Name: Saint Thomas High School replat no 1 and extension
Developer: Clay Development
Applicant: Gruller Surveying
App No/Type: 2015-1611 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	27.7992	Total Reserve Acreage:	27.7992
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	77007	492M	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.

059.1. Legal description and acreage on title must match plat at recordation.

068. Provide a vicinity map that more accurately outlines the subdivision site within the boundaries of the major thoroughfare grid.

134.14. Add to general notes on face of plat: This property(s) is located in Park Sector number 14.

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)

Address existing ROW's within tract.

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

PWE Traffic: No comment.



Agenda Item: 74
Action Date: 09/03/2015
Plat Name: Siegel Landing
Developer: AZH Apartments, LLC
Applicant: The Interfield Group
App No/Type: 2015-1780 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.2525	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453U	City

Conditions and Requirements for Approval

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

134.6. Correct Parks table. The then-current fee in lieu of dedication shall be applied to this number (6 proposed; 4 incremental units) of dwelling units.

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 MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65% AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

Parks and Recreation: The applicant's Parks and Open Space table on the face of the plat is incorrect. The applicant is claiming 2 existing, 4 proposed, and 4 incremental dwelling units. The title block of the plat states the intent of the plat is to create 6 lots. The applicant did not revise their table on the face of the plat to reflect: 2 existing, 6 proposed, and 4 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: 75
Action Date: 09/03/2015
Plat Name: Spanish United Pentecostal Church Fallbrook
Developer: iglesia pentecostal unida hispana
Applicant: Field Data Srvce, Inc
App No/Type: 2015-1760 C2R

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	0.7667	Total Reserve Acreage:	0.7667
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77086	370Z	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)

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)

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

- 1) Define land use within the plat boundary.
- 2) Label major thoroughfare correctly in vicinity map.
- 3) 20 x 20 cutback at intersection per Harris County comments on this form.
- 4) Add long replat paragraph.
- 5) Provide ROW easement documents identified in title.
- 6) Dedicate 5' to Gress Street.
- 7) Provide all appropriate record information for Fallbrook Drive. Submit ROW docs to Staff.
- 7) Dedicate 5' to Edwards Street.

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 09/03/2015
Plat Name: Spanish United Pentecostal Church Fallbrook
Developer: iglesia pentecostal unida hispana
Applicant: Field Data Srvice, Inc
App No/Type: 2015-1760 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.

City Engineer: DETENTION IS REQUIRED AND NEED B.L.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)

Coordinate with Harris County Traffic prior to recordation. (HC)

20 ft. x 20 ft. ROW corner clips along Fallbrook.(Traffic)

Provide complete recording information for Fallbrook Drive.(HC)

Align county engineer's name with his title at county certificate.(HC)

Label alley. See markup.(HC)

Provide/label the type of reserve proposing within plat boundary.(HC)

Provide correct plat name throughout plat boundary.(HC)

Depict Hollister alignment at vicinity map.(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.



Agenda Item: 76
Action Date: 09/03/2015
Plat Name: Trails on Dowling Street
Developer: Legion Custom Homes
Applicant: ICMC GROUP INC
App No/Type: 2015-1553 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.4878	Total Reserve Acreage:	0.0039
Number of Lots:	12	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:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	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. along the length of the ROW. (152)
- 161.2. Identified existing major thoroughfare is verified as to sufficient right-of-way per current MTFP, and per additional documents. (122) (Dowling)
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.
 CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.
 City Engineer: DETENTION IS REQUIRED AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION
 PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.
 CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.
 City Engineer: DETENTION IS REQUIRED AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 09/03/2015
Plat Name: Tricons Bomar Enclave
Developer: Tricon Homes
Applicant: Owens Management Systems, LLC
App No/Type: 2015-1796 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:	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	493N	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.

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)

add revised visibility 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. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

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 65%

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: 78
Action Date: 09/03/2015
Plat Name: Blossom Hotel and Suite
Developer: Zhejiang Blossom Tourism Group Houston, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2015-1538 C3N

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.8747	Total Reserve Acreage:	0.8747
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77030	532M	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.

The applicant has to address the encroachment of the canopy greater than 30 inches into the building line on Bertner Avenue shown on the site plan. Provide dimensions of the encroachment and a cross section plan and elevations.

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

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.

Houston Planning Commission

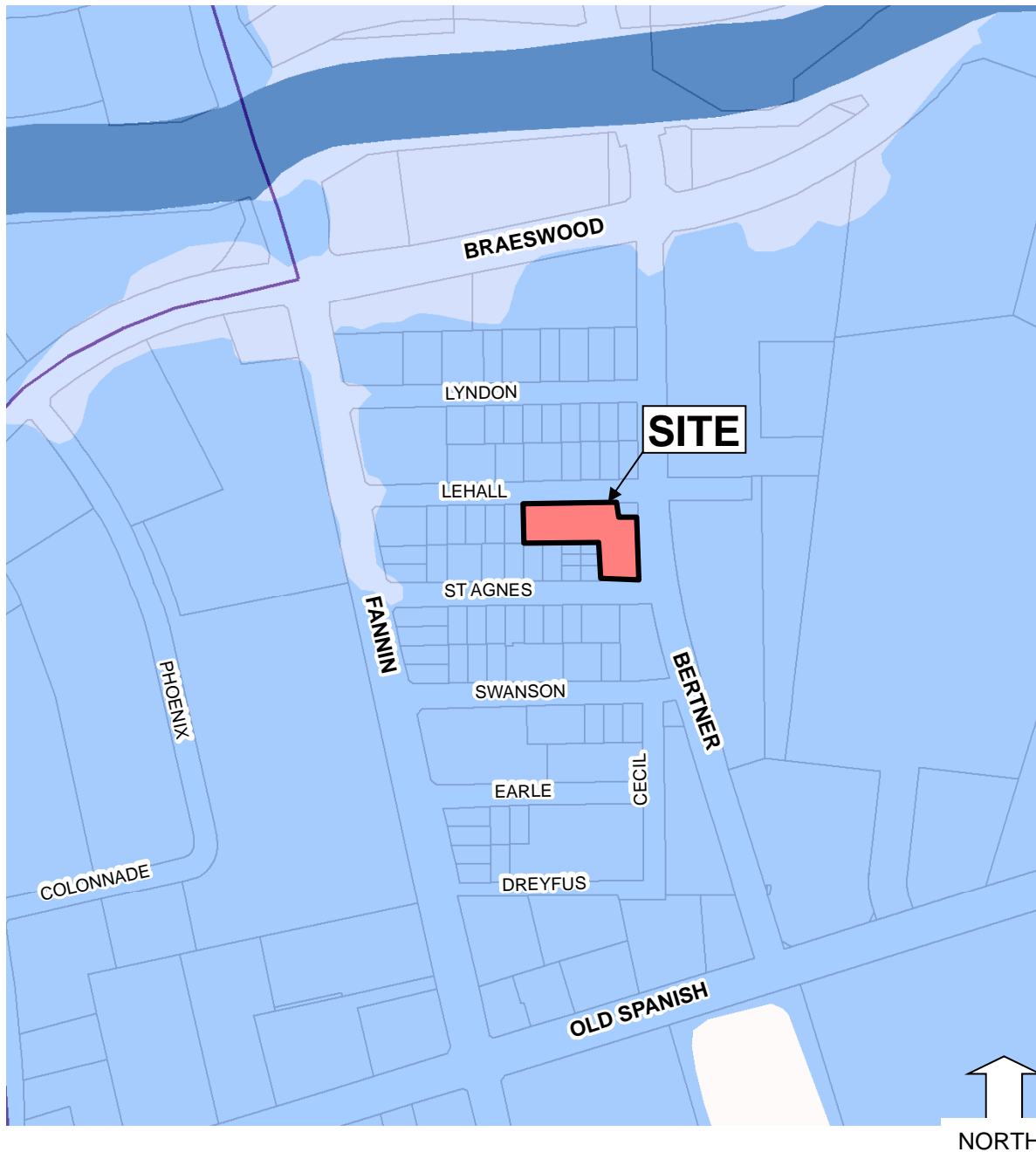
ITEM: 78

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Blossom Hotel and Suite

Applicant: Civil-Surv Land Surveying, L.C.



C – Public Hearings with Variance

Site Location

Houston Planning Commission

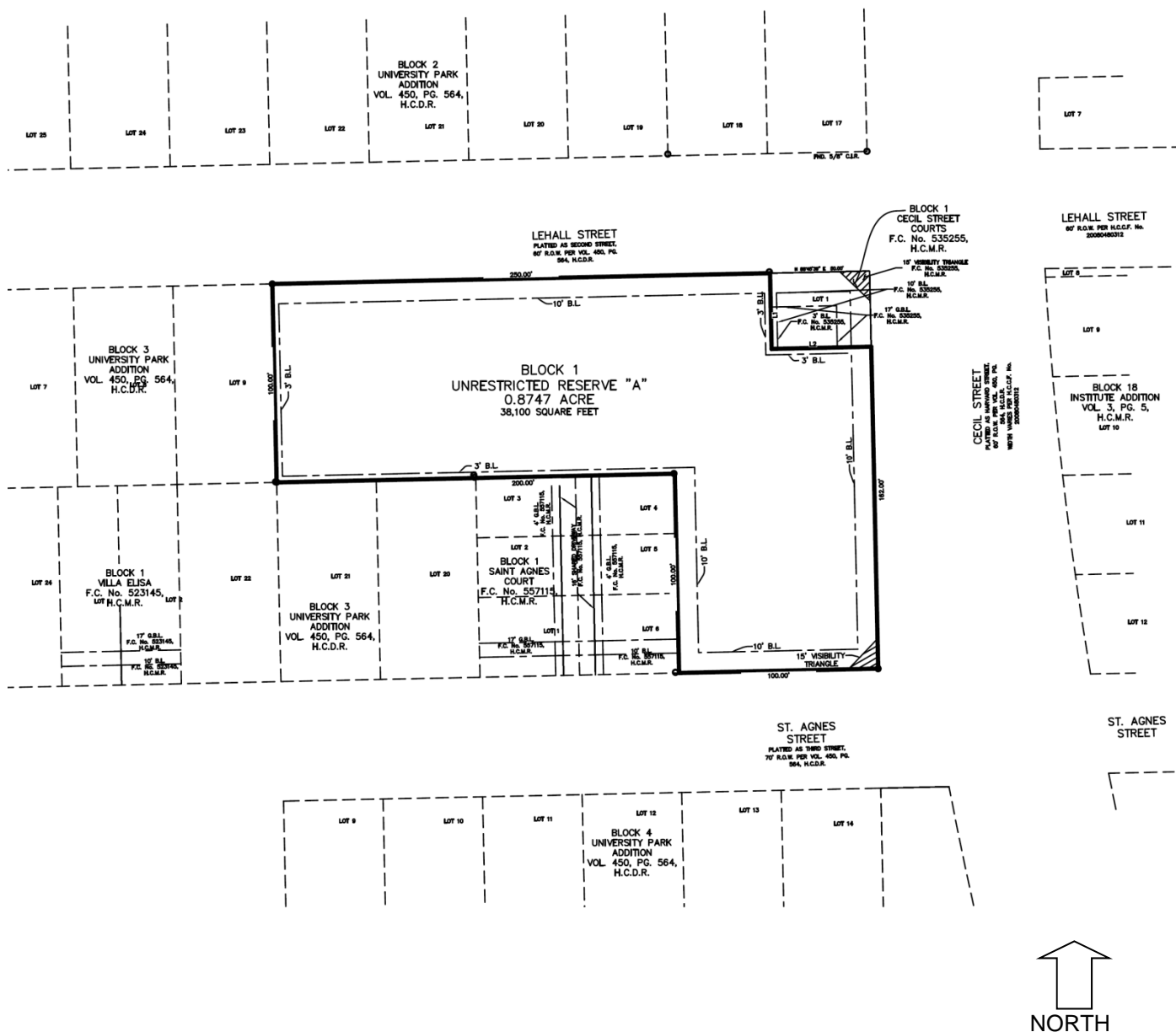
ITEM: 78

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Blossom Hotel and Suite

Applicant: Civil-Surv Land Surveying, L.C



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 78

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Blossom Hotel and Suite

Applicant: Civil-Surv Land Surveying, L.C.

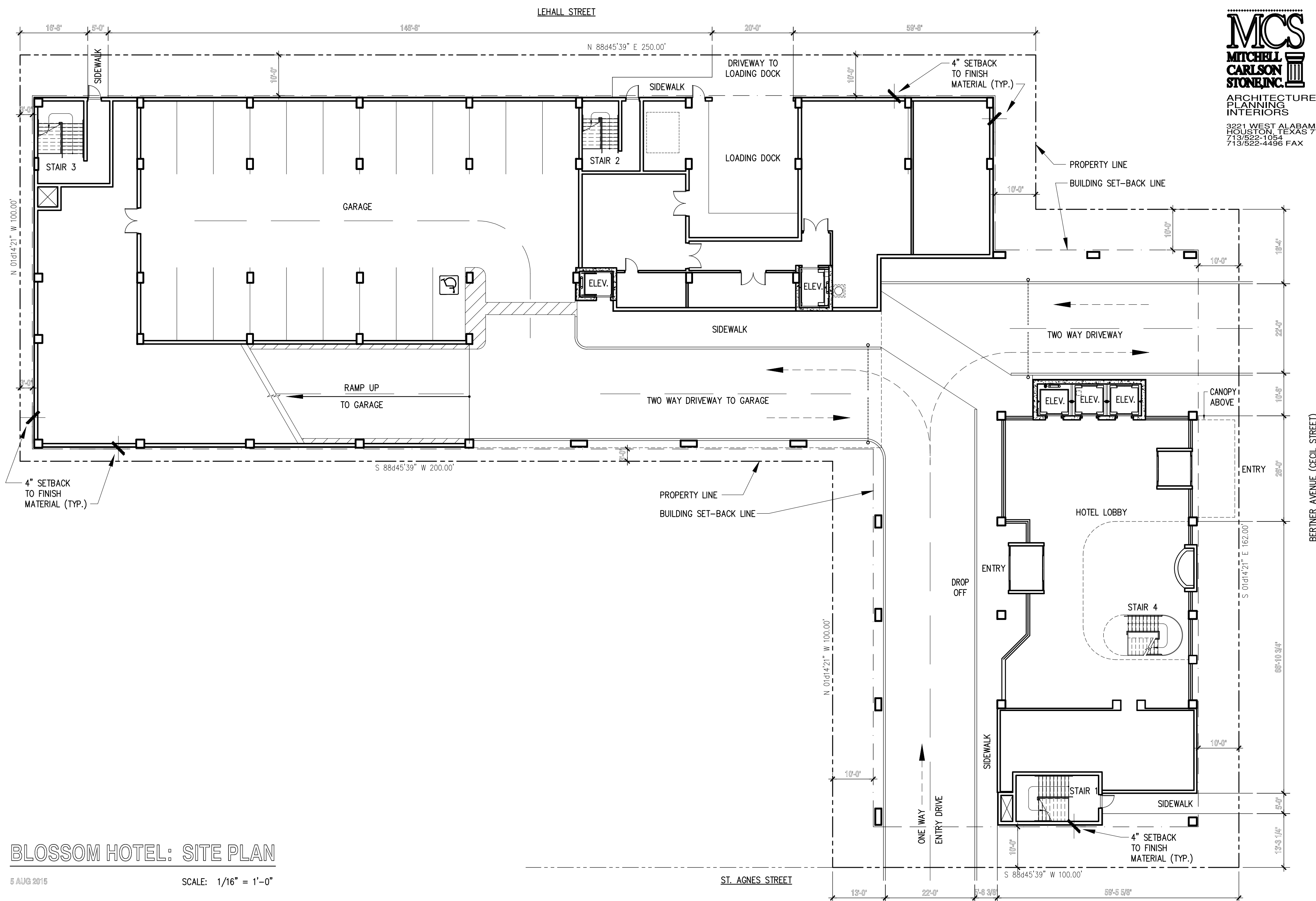


C – Public Hearings with Variance

Aerial

ARCHITECTURE
PLANNING
INTERIORS

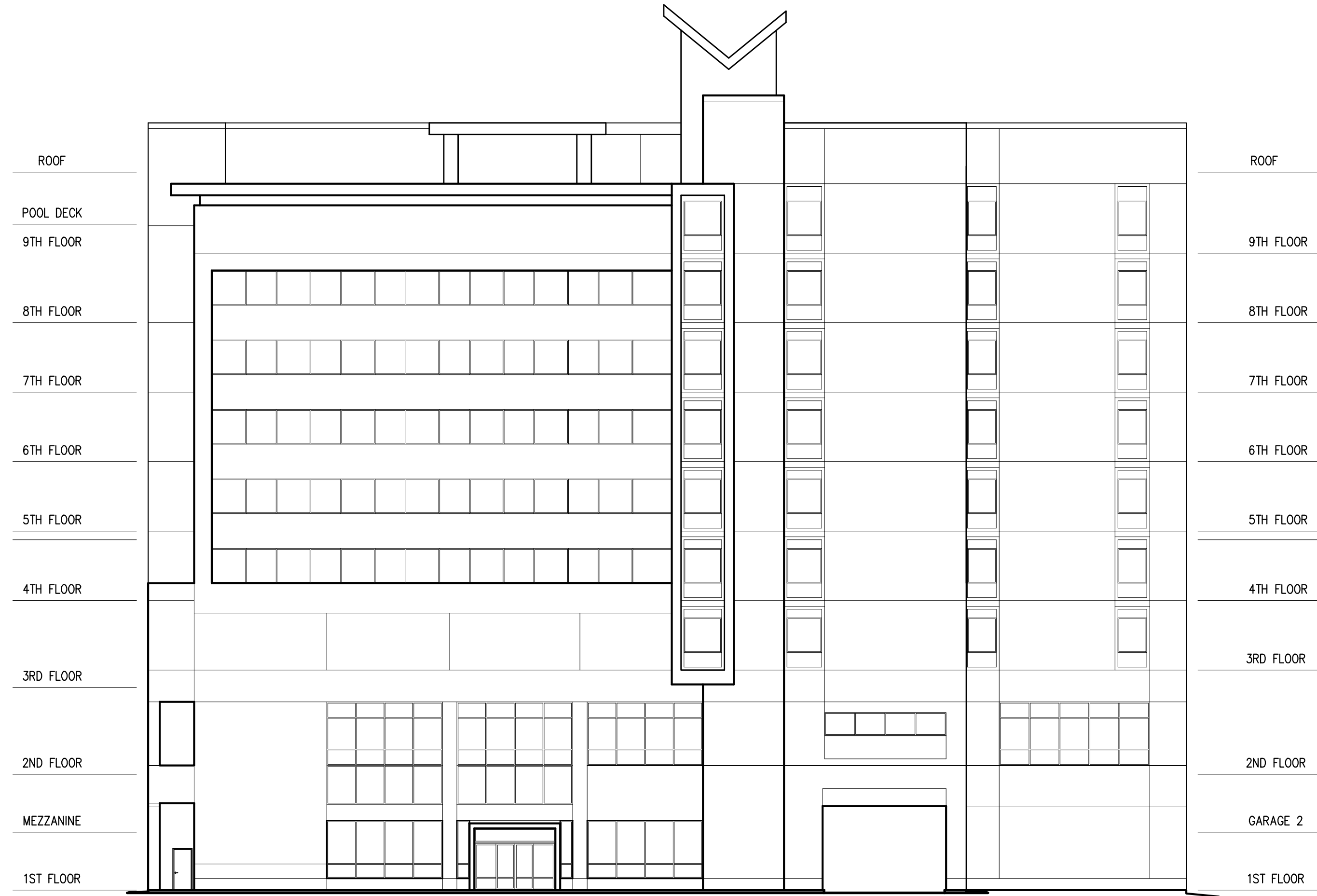
3221 WEST ALABAMA
HOUSTON, TEXAS 77098
713/522-1054
713/522-4496 FAX



BLOSSOM HOTEL: SITE PLAN

5 AUG 2015

SCALE: 1/16" = 1'-0"



BLOSSOM HOTEL: ELEVATION FROM BERTNER AVENUE

SHEET 10

25 AUG 2015

SCALE: 1/16" = 1'-0"



ARCHITECTURE
PLANNING
INTERIORS

3221 WEST ALABAMA
HOUSTON, TEXAS 77098
713/822-1054
713/822-4496 FAX



BLOSSOM HOTEL: ELEVATION FROM LEHALL STREET

SHEET 11

25 AUG 2015

SCALE: 1/16" = 1'-0"





**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2015-1538

Plat Name: Blossom Hotel and Suite

Applicant: Civil-Surv Land Surveying, L.C.

Date Submitted: 07/24/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow the partial replatting of an existing single family restricted subdivision into an unrestricted reserve.

Chapter 42 Section: 42-193(C)

Chapter 42 Reference:

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.

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 property in question is located in Major Activity Center 3, The Medical Center, Ordinance 2011-1213. This ordinance allows for mixed use developments in residential areas of the City. By favoring the strict Chapter 42 over the MAC standards the applicant is being deprived of the reasonable use of the land. In addition, The property in question does not require the complete replatting of the subdivision for development purposes, instead allowing one single family lot to remain as is and unmolested, with remaining street access to both Cecil Street and Lehall Street.

(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 does not require the complete replatting of the subdivision for development purposes, instead allowing one single family lot to remain as is and unmolested.

(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 impose this hardship. As a MAC, the City encourages development with a mix of land uses, street patterns and non-residential development. It is intended to replat just the lots necessary to meet developmental and space requirements.

(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 the remaining lot will essentially continue to exist as before, a single family residential lot. The hotel has maintained a fence and 10' extensively landscape buffer adjacent to the town house lot. The parking structure within the hotel is screened per section 406.211, Division B Residential Buffering Standards.

(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 the remaining lot will continue in its current, accepted state. The hotel will be constructed in conformance with City, State, and Federal construction requirements. Access to the hotel is from St. Agnes street \pm 150' from the town house. The hotel will be a state of the art facility, serving the needs of the Medical Center, and aesthetically complimentary to its surroundings. The hotel will be built to serve adjoining large scale projects, such as the hospital and related medical buildings. On the block the hotel is to be located on, 7 townhouses, an auto body shop, and a medical supply center remain. This development will actually lift a large portion of the block up to the standards of the rest of the new, ongoing medical center development.

(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 development of a large budget hotel site servicing the Medical Center across mostly unimproved lands. In addition, the owners of the

remaining subdivision lot (the house is vacant and unoccupied) have not been locatable, with all attempts at purchase by representatives of the hotel meeting in dead ends.



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Staff Report

Application No: 2015-1538

Agenda Item: 78

PC Action Date: 09/03/2015

Plat Name: Blossom Hotel and Suite

Applicant: Civil-Surv Land Surveying, L.C.

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: [42-193\(C\)](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow the partial replatting of an existing single family restricted subdivision into an unrestricted reserve.;

Basis of Recommendation:

The site is located in the city bounded by Lehall, Bertner and Saint Agnes Street east of Fannin Street in the Major Activity Center 3 designation in the Medical Center area. The applicant is requesting a variance to allow the partial replatting of an existing single family restricted subdivision into an unrestricted reserve. Staff is requesting to defer the plat for additional information and 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

[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](#)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79

Action Date: 09/03/2015

Plat Name: Fall Creek Sec 21 replat no 1 partial replat no 1

Developer: Fall Creek Homeowners Association

Applicant: BGE|Kerry R. Gilbert Associates

App No/Type: 2015-1361 C3N

Staff Recommendation:

Withdraw

Total Acreage:	16.5000	Total Reserve Acreage:	16.5000
Number of Lots:	0	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77396	415C	ETJ

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.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (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

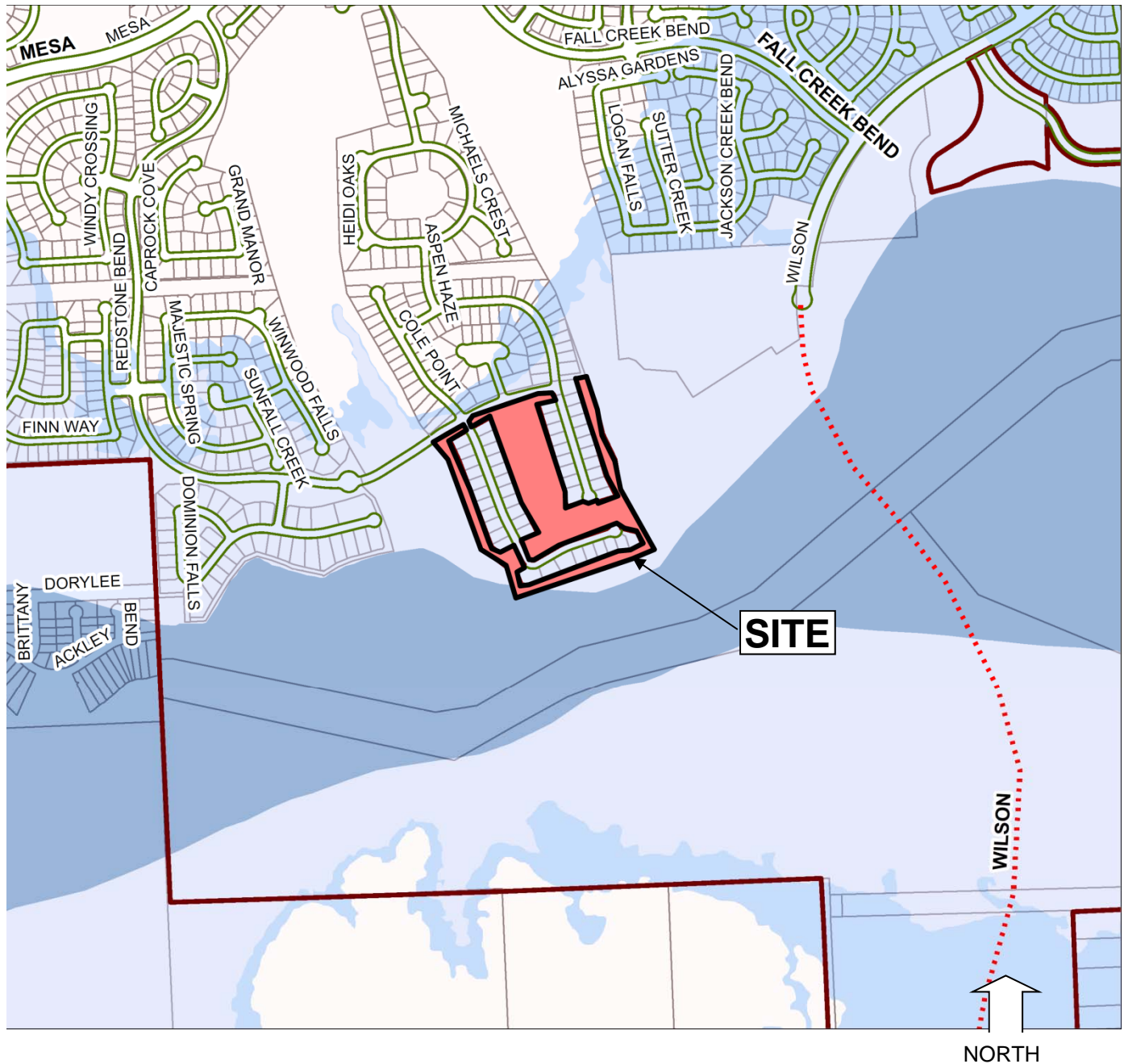
ITEM: 79

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Fall Creek Sec 21 replat no 1 partial replat no 1 (DEF 2)

Applicant: BGE | Kerry R. Gilbert Associates



C – Public Hearings

Site Location

Houston Planning Commission

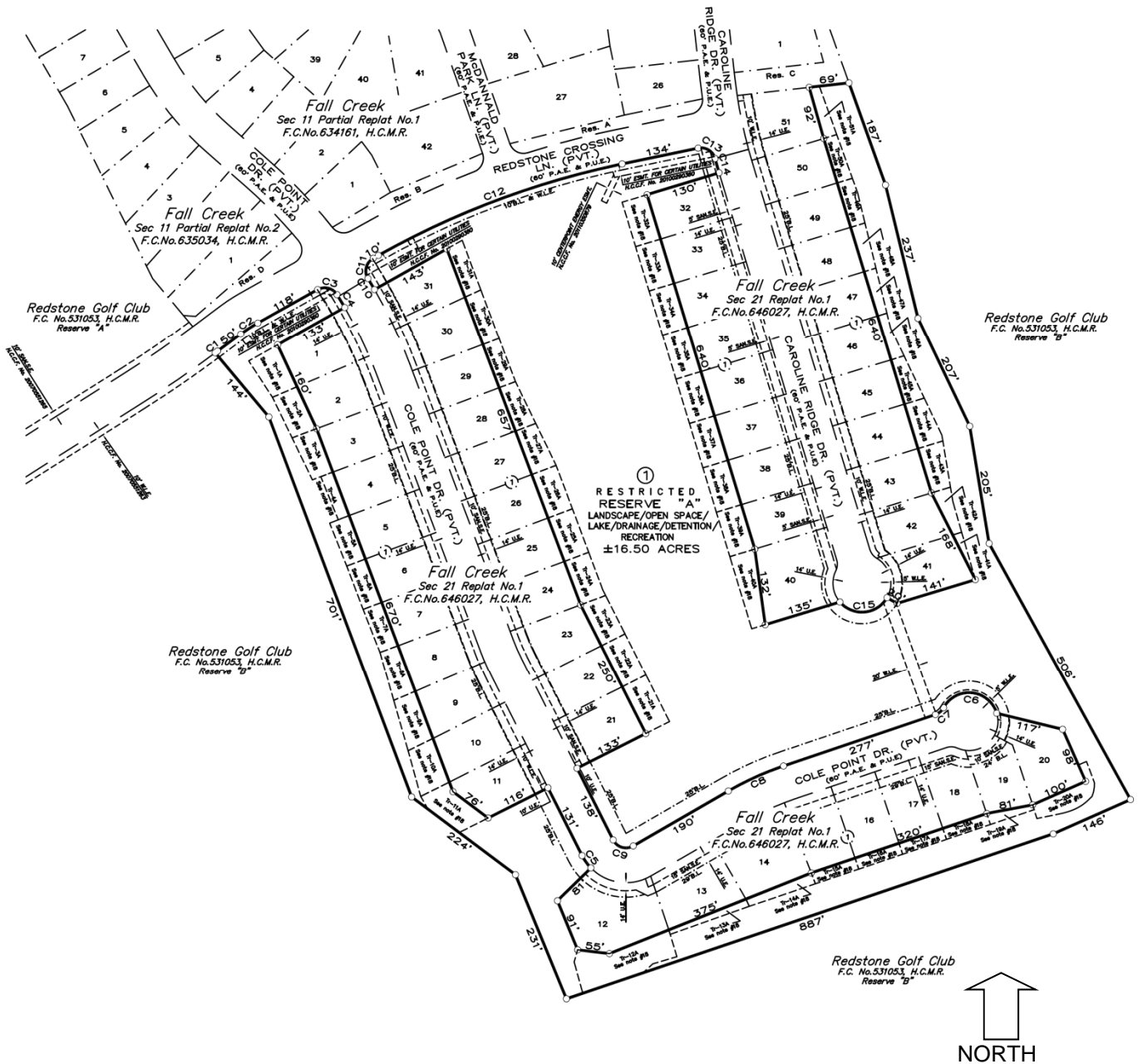
ITEM: 79

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Fall Creek Sec 21 replat no 1 partial replat no 1 (DEF 2)

Applicant: BGE | Kerry R. Gilbert Associates



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 79

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Fall Creek Sec 21 replat no 1 partial replat no 1 (DEF 1)

Applicant: BGE | Kerry R. Gilbert Associates



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 09/03/2015
Plat Name: Interfield Business Park replat no 1
Developer: Interfield, Inc.
Applicant: The Interfield Group
App No/Type: 2015-1616 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.4736	Total Reserve Acreage:	0.4736
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493A	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

Harris County Flood Control District: HCFCD Review - Correct Key Map information on the Vicinity Map it is 493A.

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

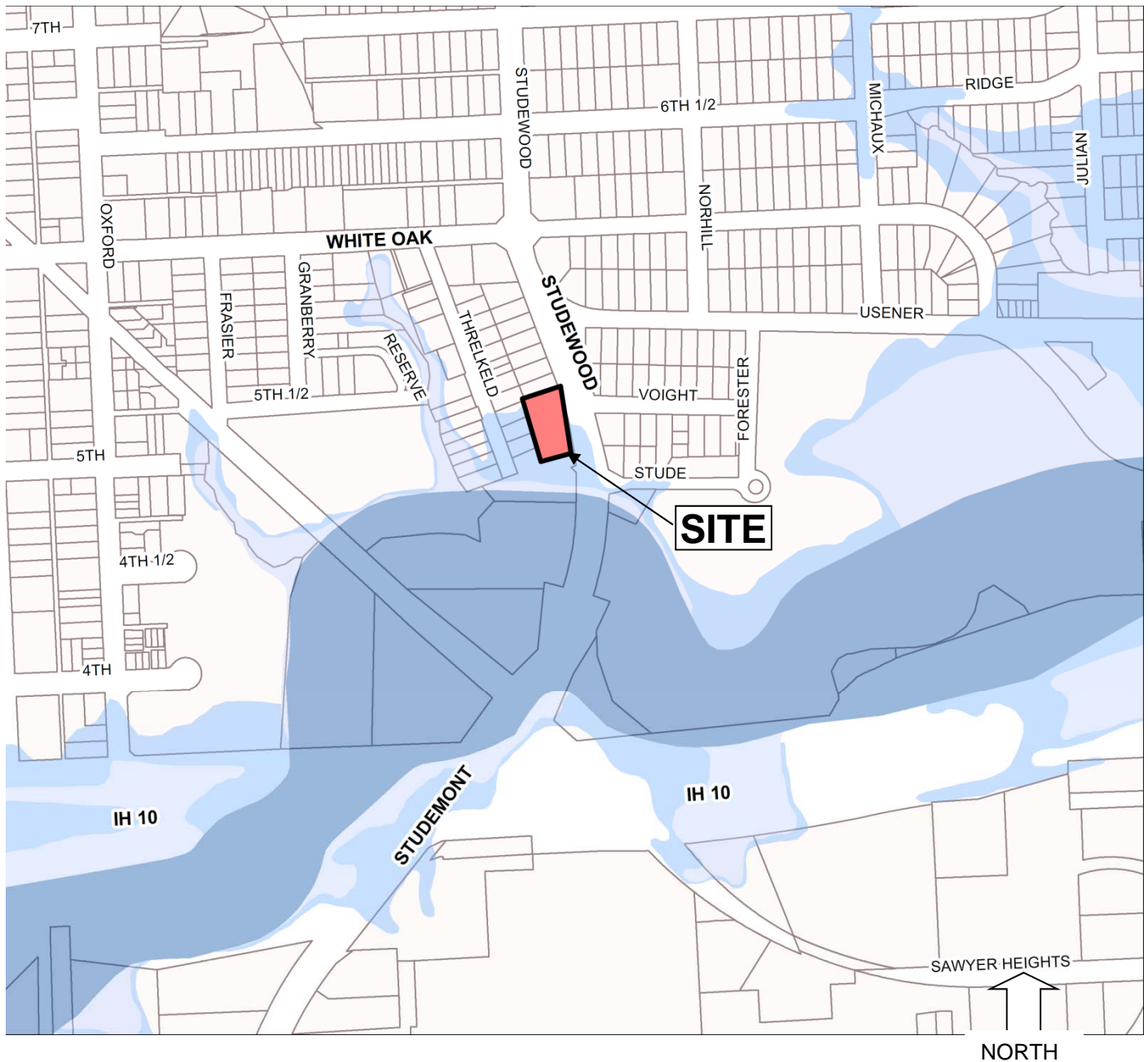
ITEM: 80

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Interfield Business Park replat no 1 (DEF 1)

Applicant: The Interfield Group



C – Public Hearings with Variance

Site Location

Houston Planning Commission

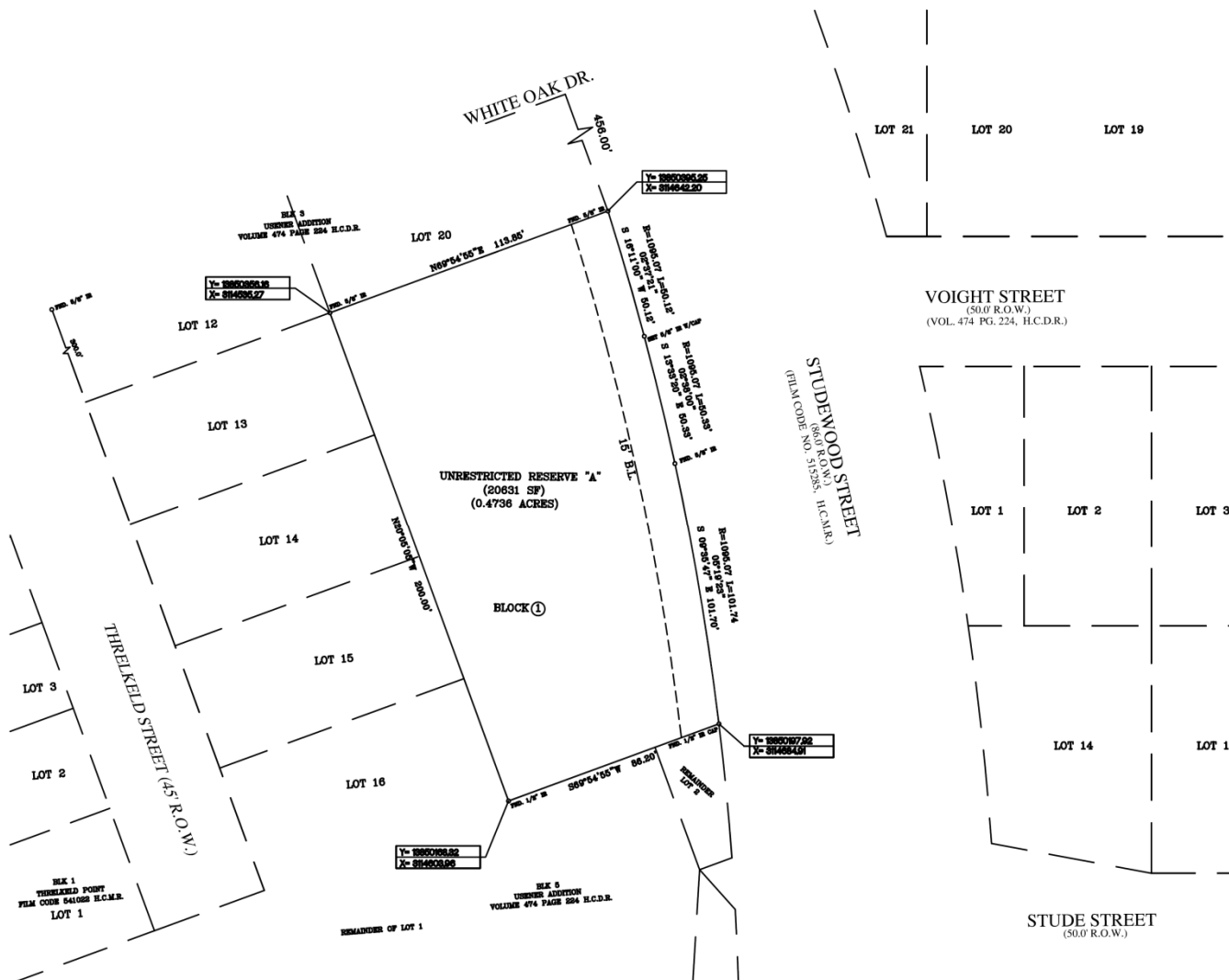
ITEM: 80

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Interfield Business Park replat no 1 (DEF 1)

Applicant: The Interfield Group



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 80

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Interfield Business Park replat no 1 (DEF 1)

Applicant: The Interfield Group



C – Public Hearings with Variance

Aerial

SCALE : N.T.S.

WHITE OAK DR.

LOT 21 LOT 20

Y- 13850395.25
X- 3114642.20

BLK 3
USENER ADDITION
(VOL. 474, PG. 224 H.C.D.R.)

Y- 13850356.16
X- 3114535.27

LOT 20

LOT 12

UNRESTRICTED RESERVE "A"
(20631 SF)
(0.4736 ACRES)

LOT 13

BLOCK ①

LOT 14

LOT 15

LOT 16

Y- 13850168.32
X- 3114603.96

PROPOSED BUILDING

Y- 13850197.92
X- 3114684.91

STUDEWOOD STREET
(FILM CODE NO. 515285, H.C.M.R.)
(86.0' R.O.W.)

VOIGHT STREET
(50.0' R.O.W.)
(VOL. 474 PG. 224, H.C.D.R.)

LOT 1

LOT 14

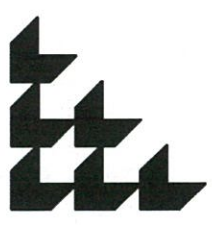
LEGEND:

- PROPOSED TREE
- SUPPORT COLUMN

THE INTERFIELD GROUP
CONSULTING ENGINEERS

401 STUDEMONT, SUITE 300
HOUSTON, TEXAS 77007

TEL (713) 780-0909
FAX (713) 780-8550



TITLE
PAVEMENT SECTION

PROJECT
INTERFIELD BUSINESS PARK REPLAT NO. 1

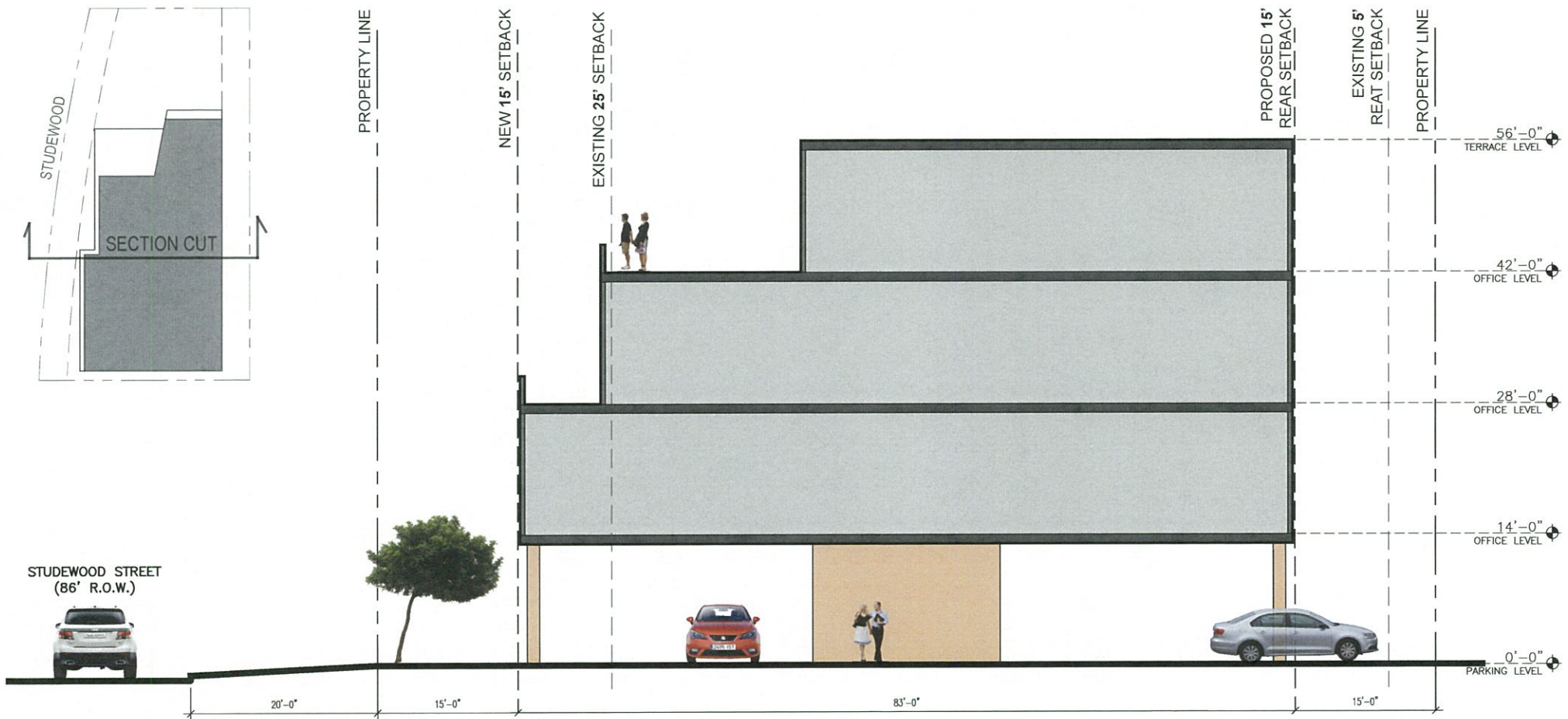
DATE: JULY, 2015 JOB #: 15-14151

DRAWN BY: RA

CHECKED BY: MLV

SHEET NO.

1





Application Number: 2015-1616

Plat Name: Interfield Business Park replat no 1

Applicant: The Interfield Group

Date Submitted: 07/27/2015

(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 allow a reduced building line of 15 feet, along Studewood Street.

Chapter 42 Section: 152

Chapter 42 Reference:

Chapter 42 Reference: 42-152 – Building Line Requirement (d) Major Thoroughfares In general 25 feet Single-family residential backing on a major thoroughfare 10 feet, if the lot meets the standards of section 42-152(b) Not single-family residential and abutting a major thoroughfare with a planned right-of-way width of 80 feet or less 15 feet, if the reserve meets the standards of section 42-153 Retail commercial center abutting a major thoroughfare with a planned right-of-way width of 80 feet or less 5 feet, if the reserve meets the standards of section 42-154(a)

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;

Interfield Business Park replat no 1 is located north of Interstate 10, east of Studewood Street, west of Threlkeld Street and south of White Oak Drive. Proposed development consists of a new 3-story office building with ground level parking and offices located on the second, third and fourth floors. The depth of the property, at its widest point, is 113.85 feet and only 86.20 feet, at its narrowest point. The peculiar shape and size of tract, 25' building line and owner's desire to construct office building at least 15 feet from the west property line (rear of building), to be more friendly to abutting residents, do not allow for a feasible building program. Therefore, in order to have a building program feasible for developer and friendlier to abutting neighbors, we request that a 15 foot front building line be allowed along Studewood Street. Studewood Street is an 86 foot right-of-way, along the front of subject tract. According to City of Houston Major Thoroughfare and Freeway Plan (MTFP) Hierarchy Classification Table, this portion of Studewood Street does not appear to be listed; however, the MTFP Map shows there is sufficient width, and no widening appears to be planned. Studewood Street runs from Interstate 10 to 20th Street. The land along this street consists of a unique blend of commercial and historic residential. Commercial development appears to be more of the land use nearer Interstate 10. A majority of the remaining residential areas north of White Oak Drive have approved or pending minimum lot size applications. The east side of Studewood Street, from 11th Street to just past 19th Street is part of the Norhill Historic District. Many of the homes along this portion of Studewood Street have been beautifully maintained and many are located nearer than 25 feet of Studewood Street. The combined Norhill Historic District and minimum lot size applications pending or approved are a strong indication that increase in density would be minimal, in turn making a significant increase in traffic along Studewood Street less likely. Studewood Street consists of two south-and-north bound lanes with a center median, from Interstate 10 up to East 6 ½ Street and one south and north bound lane with a center turning lane further north. This configuration appears to sufficiently allow for smooth traffic flow in the area. Interfield Business Park replat no 1 is approximately 250 feet from the Buffalo Bayou bridge, and this portion of Studewood Street and Buffalo Bayou bridge already having two north-and-south bound lanes. It would be unlikely that Studewood Street would further be widened, not to mention the historic character of the area to the north, and additional traffic would diminish the historic character of the area.

Recently, City of Houston has been more inclined to having structures closer to the street, with enhanced pedestrian realms that make streets more useable to community life. We are of the opinion that Interfield Business Park replat no 1 will contribute to this scheme by beautifying the block face and landscaping, enhancing the pedestrian realm with 6 foot sidewalks, 4" caliper trees and bike parking rack. The view from Interstate 10 west bound lanes would render a more metropolitan impression.

Please note the following:

1. Ground level parking design would help prevent any vehicular stacking at Studewood Street entrance.
2. Distance from property line to back of curb varies from 22.38 feet to 17.65 feet. At the narrowest point, columns of the new building would be a minimum of approximately 32 feet.
3. The majority of this block is currently being utilized by commercial developments, as is much of Studewood Street.

We are of the opinion that allowing the 15' setback along the frontage of subject tract would not be injurious to the public's welfare, since the building columns will be set back approximately 32 feet from traveled lanes; on the contrary, Interfield Business Park replat no 1 will add to the beautification of the block face and contribute to the City of Houston's overall scheme of enhanced pedestrian realms.

(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 6-foot side walk along Studewood Street b. Four (4) 4" caliper trees c. Area between right-of-way line and building will be landscaped, and will preserve and enhance the pedestrian realm 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. 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 properties peculiar shape, vicinity to residential development and existing conditions.



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Staff Report

Application No: 2015-1616

Agenda Item: 80

PC Action Date: 09/03/2015

Plat Name: Interfield Business Park replat no 1

Applicant: The Interfield Group

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 152

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 allow a reduced building line of 15 feet, along Studewood Street.;

Basis of Recommendation:

The site is located west of Studemont and south of White Oak Drive. The applicant is seeking a variance to allow a reduced building line of 15 feet, along Studewood Street. Studewood is major thoroughfare of 86' feet with sufficient width. Staff's recommendation is to defer the plat per the applicant's request.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 09/03/2015
Plat Name: Memas
Developer: Memas Enterprises
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2015-1532 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2295	Total Reserve Acreage:	0.2295
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492V	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.

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 65%

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

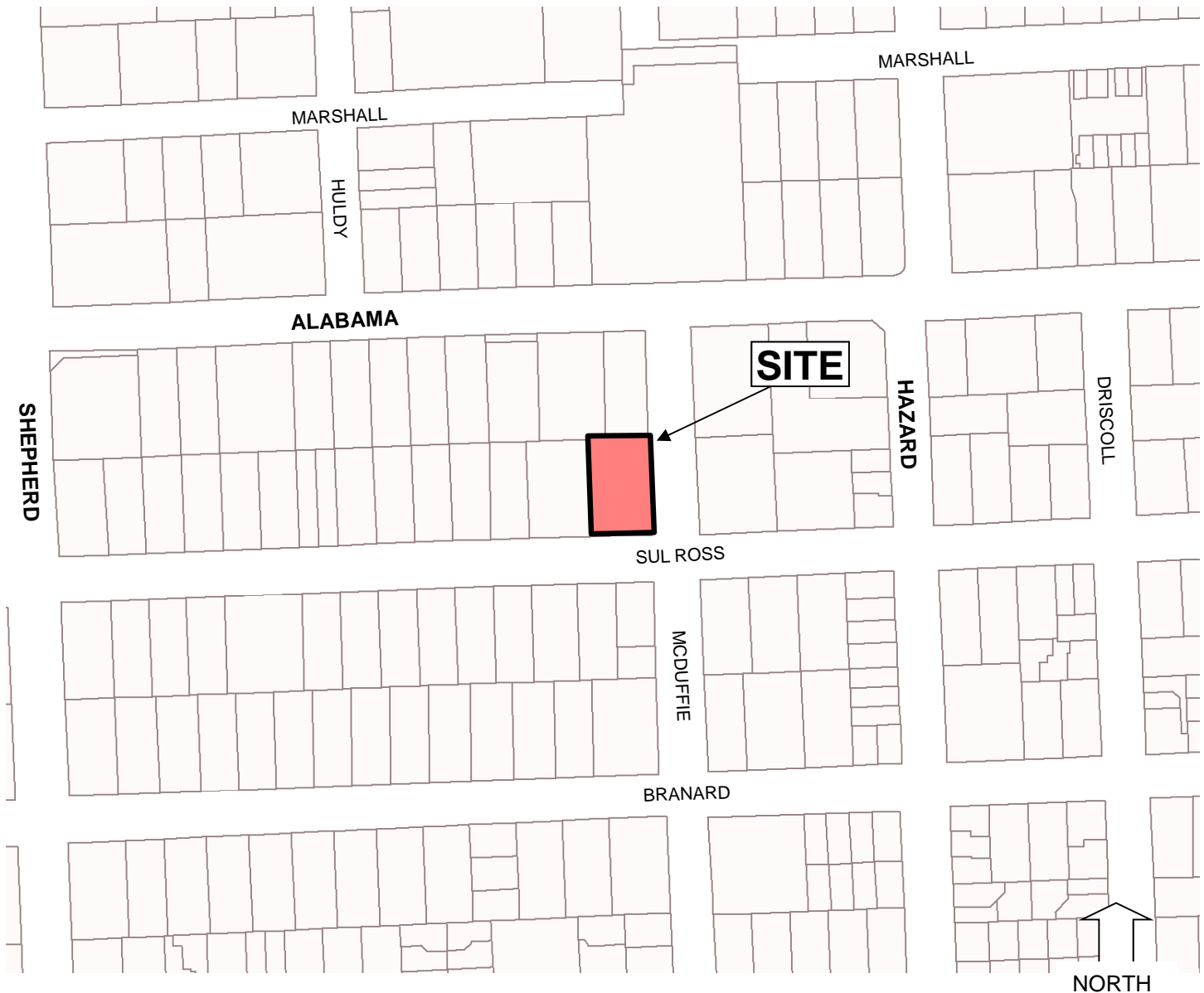
ITEM: 81

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Memas (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

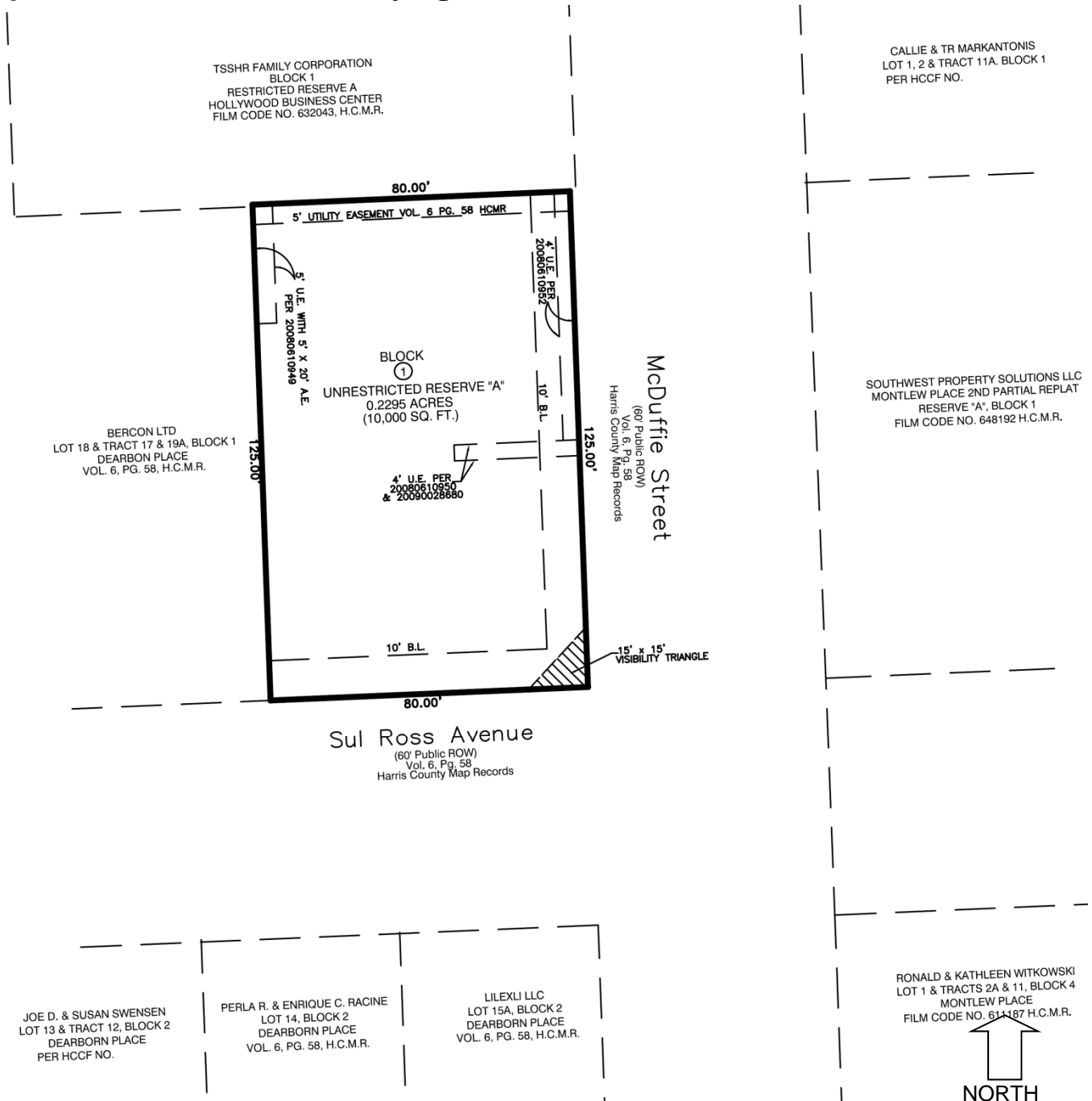
ITEM: 81

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Memas (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

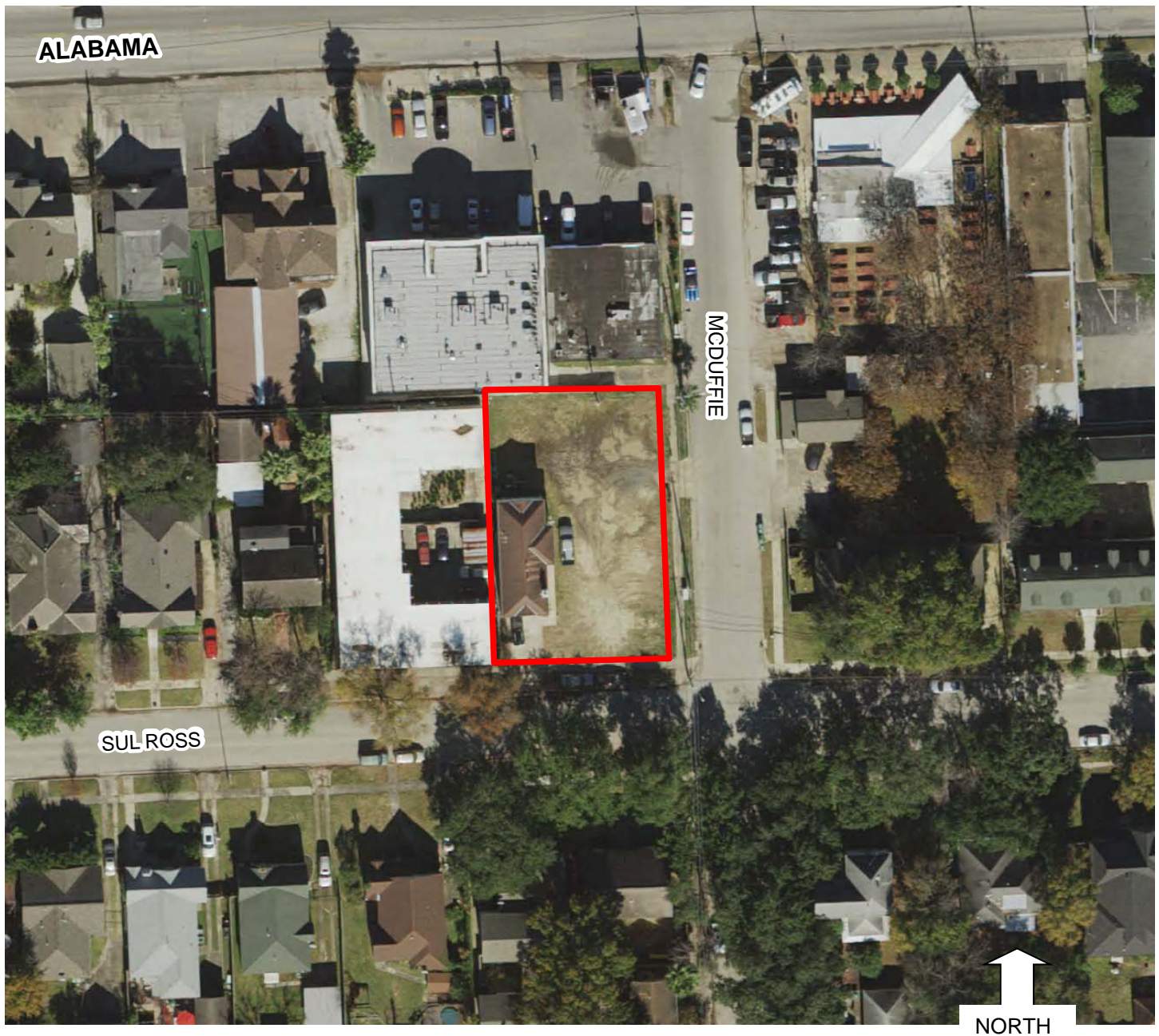
ITEM: 81

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Memas (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 09/03/2015
Plat Name: Milby Street Reserve
Developer: Blanca Garza-Bianco
Applicant: Total Surveyors, Inc.
App No/Type: 2015-1613 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4339	Total Reserve Acreage:	0.4339
Number of Lots:	0	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	77003	494P	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.

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)

Verify the ROW for Milby Street to be 60'.

Visibility Triangle 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. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

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 County Flood Control District: HCFCD Review - Include Key Map information on the Vicinity Map it is 494P.

Houston Planning Commission

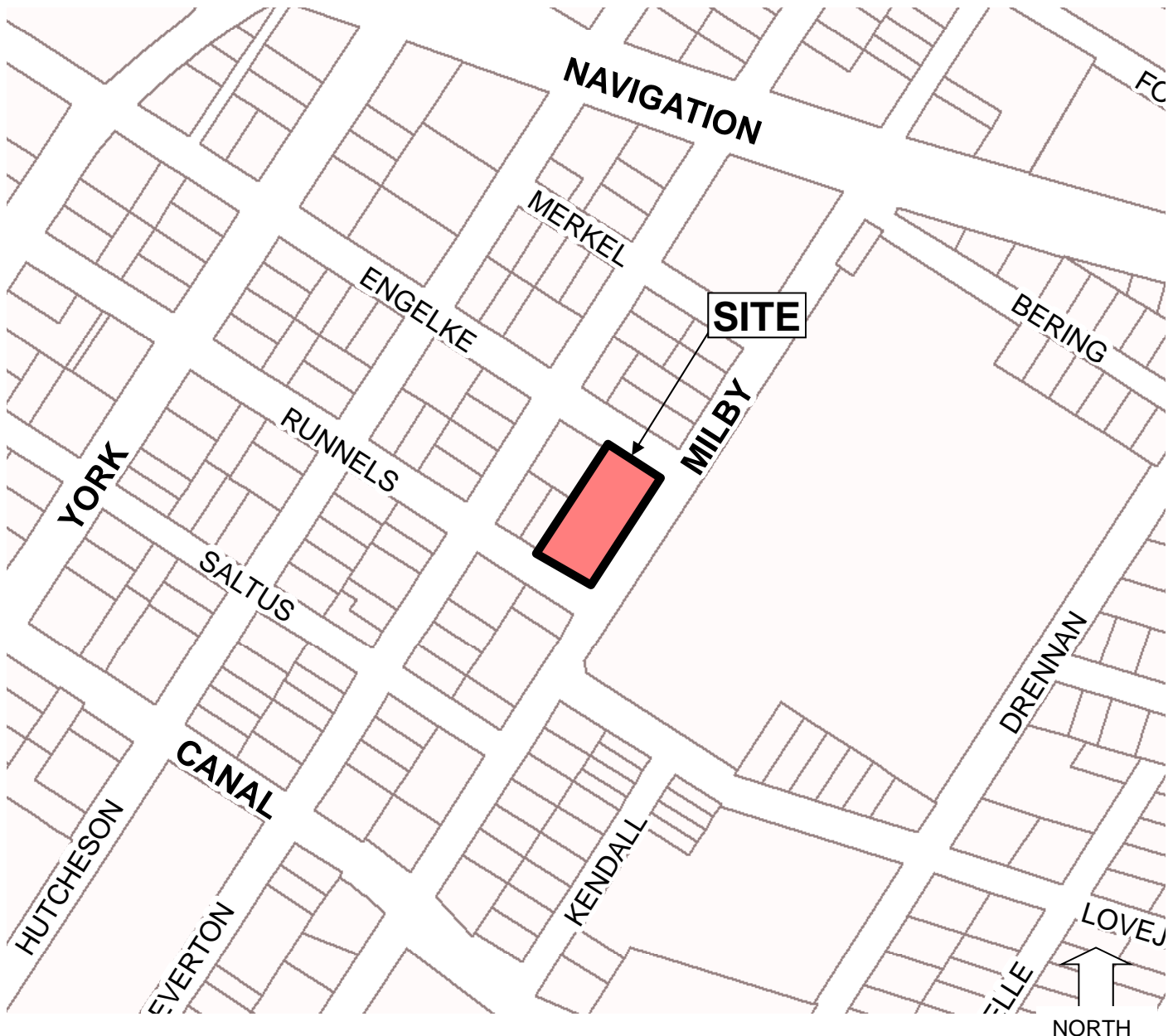
ITEM: 82

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Milby Street Reserve

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

ITEM: 82

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Milby Street Reserve

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 09/03/2015
Plat Name: Westhaven Villas Sec 1 partial replat no 3
Developer: Johnson Atala
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2015-1366 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2965	Total Reserve Acreage:	0.0000
Number of Lots:	4	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	491S	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 of the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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.

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

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

Provide revised centerpointe paragraph.

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: 83
Action Date: 09/03/2015
Plat Name: Westhaven Villas Sec 1 partial replat no 3
Developer: Johnson Atala
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2015-1366 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%
AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION

PWE Traffic: No comment.

PWE Utility Analysis: Private easement EAE can not encroach over public easement. EAE must stop before public utility easement.

A wastewater Capacity Reservation letter is required for this shared driveway.

Parks and Recreation: The applicant placed a blank Parks and Open Space table on the face of their 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.

Houston Planning Commission

ITEM: 83

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Westhaven Villas Sec 1 partial replat no 3 (DEF 1)

Applicant: Rekha Engineering, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

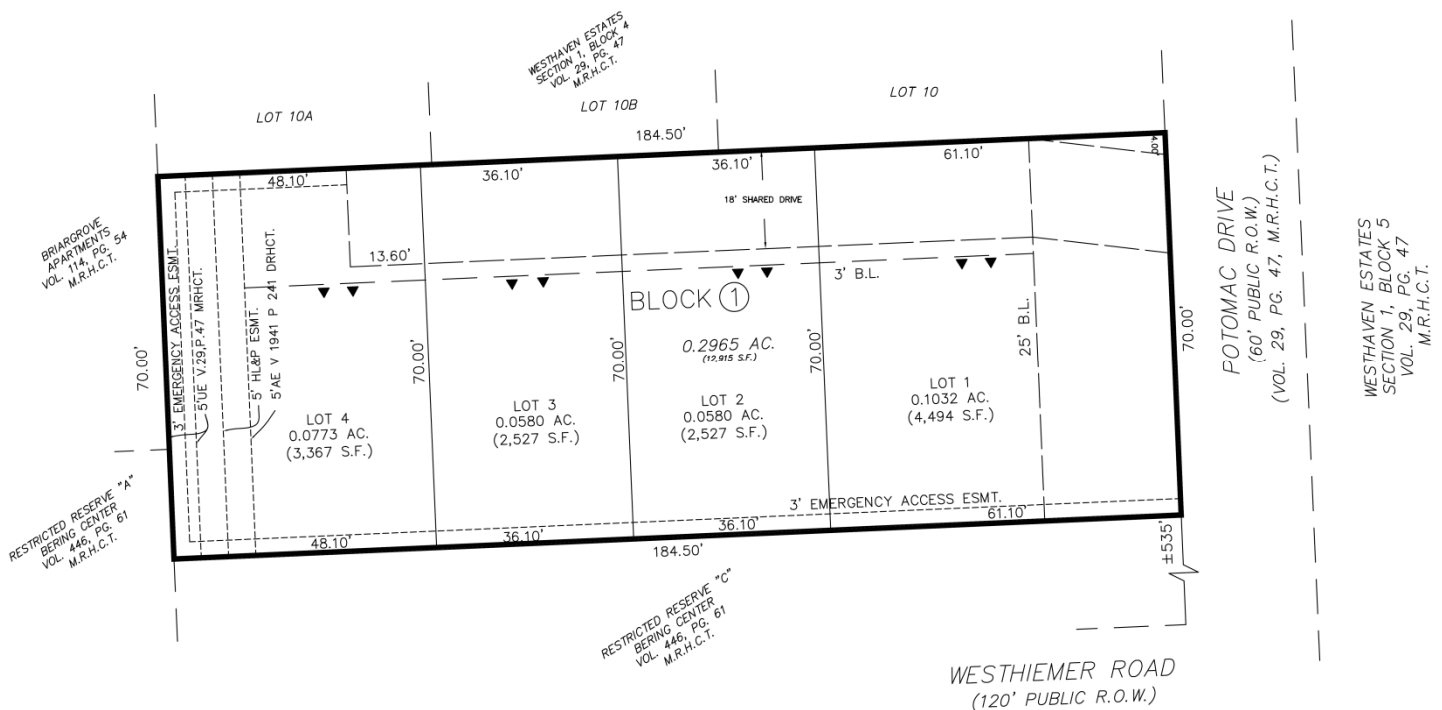
ITEM: 83

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Westhaven Villas Sec 1 partial replat no 3 (DEF 1)

Applicant: Rekha Engineering, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 83

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Westhaven Villas Sec 1 partial replat no 3 (DEF 1)

Applicant: Rekha Engineering, Inc.



C – Public Hearings

Aerial



Agenda Item: 84
Action Date: 09/03/2015
Plat Name: Ashford Manor
Developer: Classic Neighborhood-FC Holdings LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2015-1662 C3P

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	5.9857	Total Reserve Acreage:	0.3426
Number of Lots:	94	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77077	488R	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.

The proposed Landscape Reserve B is not allowed to be located within the Type II PAE. Please remove.

Address fire hydrants to meet hose lay distance requirements 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.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION IS REQUIRED AND W.M.E. IS REQUIRED

Addressing: Subdivision plat does not include street type for Holly Blue. Also, the "Tarfite Court" street type needs to be changed. "Court" shall only be used to designate streets that terminate at a cul-de-sac or as a loop 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

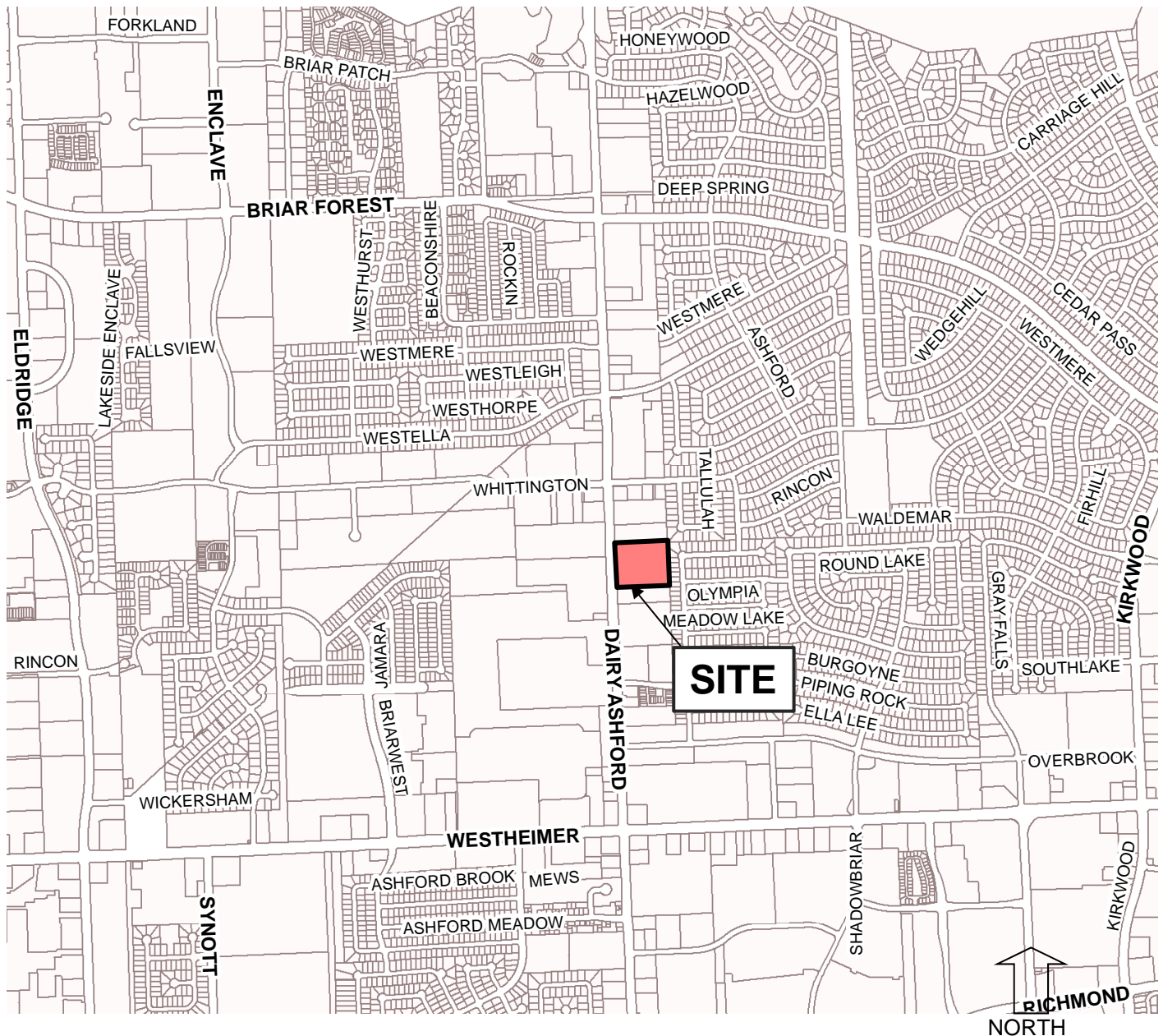
ITEM : 84

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Ashford Manor

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

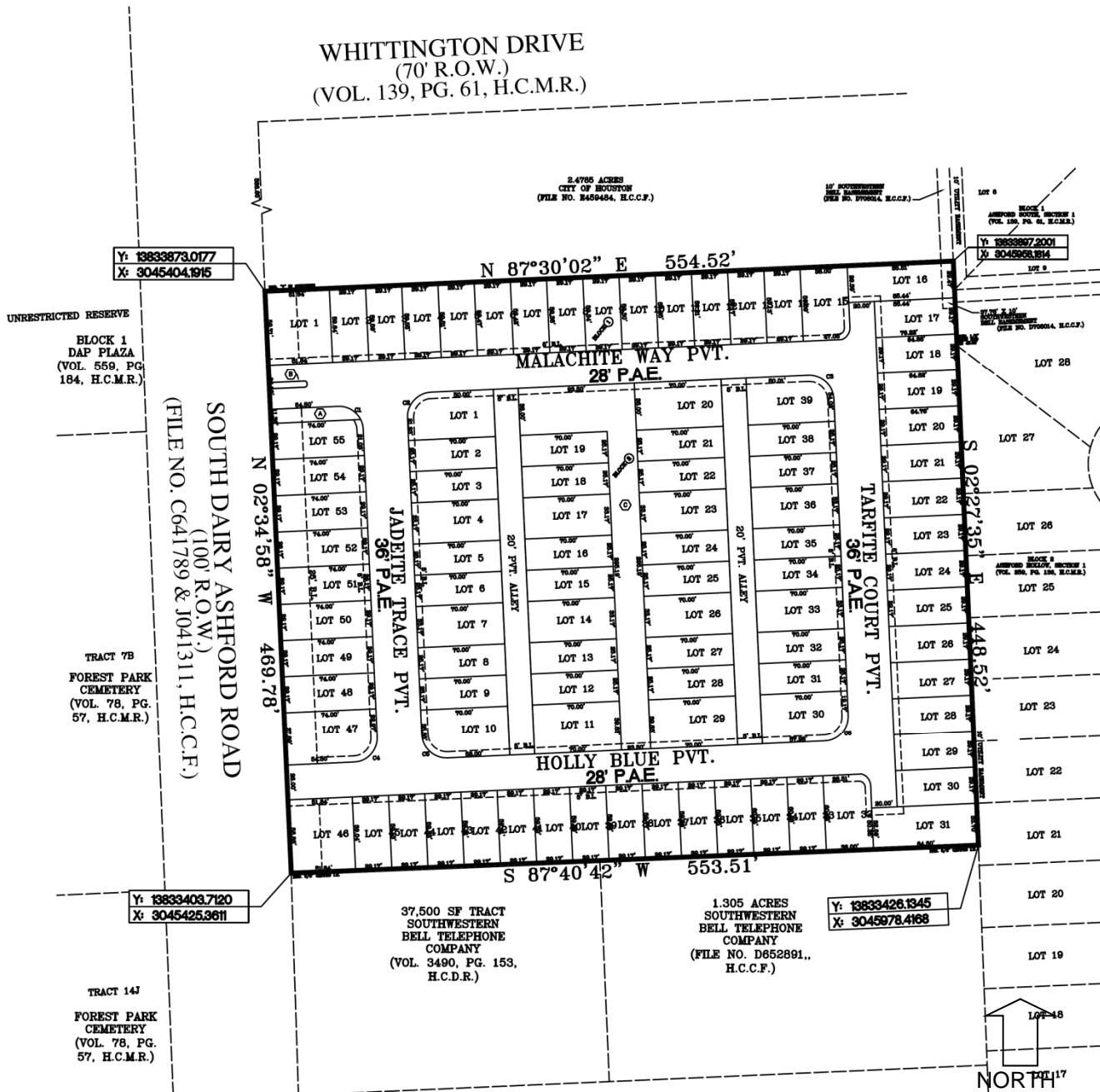
ITEM : 84

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Ashford Manor

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM : 84

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Ashford Manor

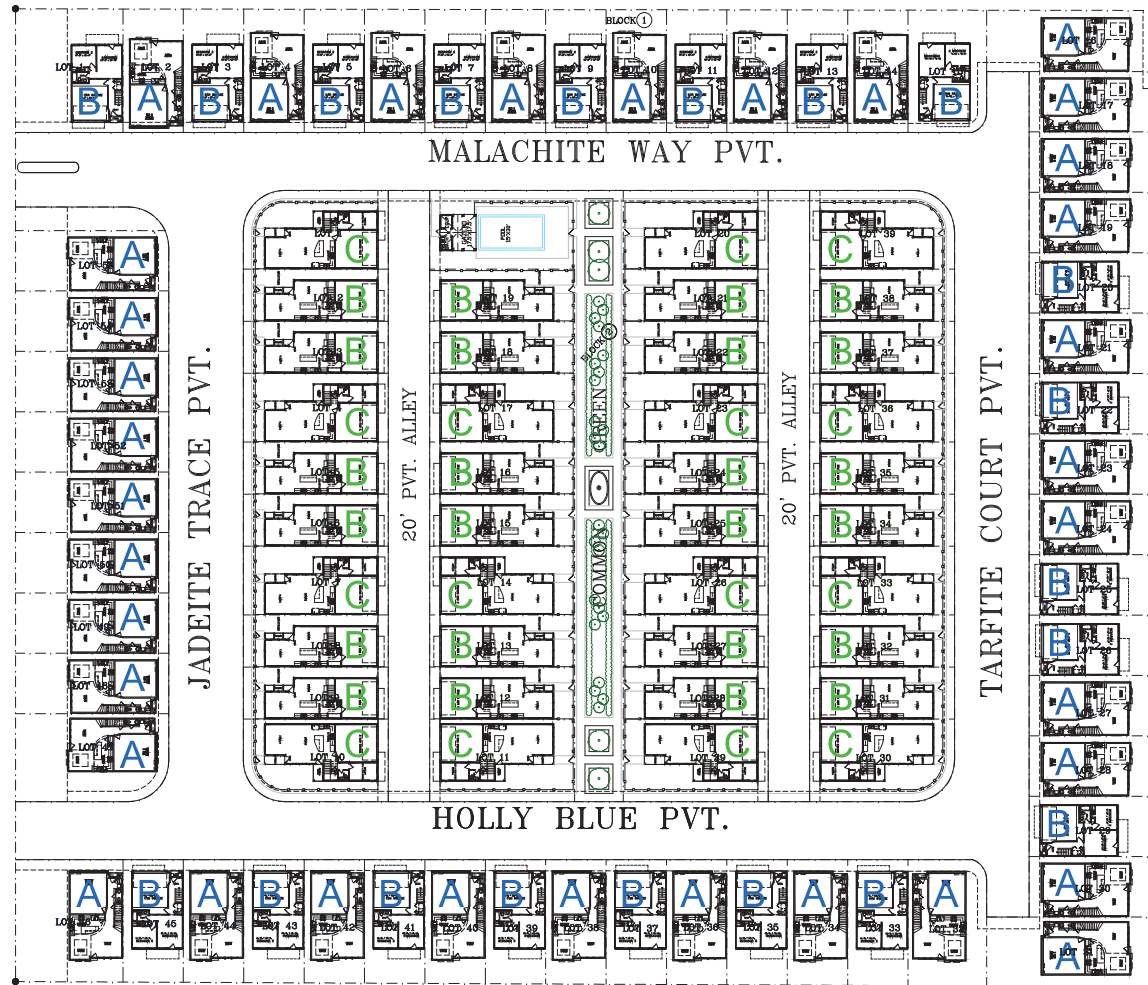
Applicant: Vernon G. Henry & Associates, Inc.



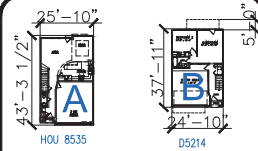
D – Variances

Aerial

SOUTH DAIRY ASHFORD ROAD

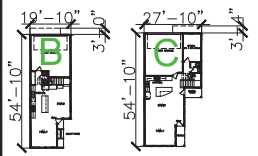


David Weekley Homes



55 BLUE

(B) 29'-2" x 64'-0" LOT
(C) 29'-2" x 64'-0" LOT



39 GREEN

(B)-24 25'-2" x 70'-0" LOT
(C)-16 33'-2" x 70'-0" LOT

Labeled dimensions are max
pad sizes including all ext.
materials, max. cantilever
depths are also dimensioned.

COMMUNITY INFO

IRC VERSION USED	2014
LOCAL AMENDMENTS? (Y/N)	Y
SITE SIZE:	±261,508 / 6.0 Acres
LOTS @ 27/ACRE DENSITY:	162
MAX. SITE DENSITY:	27 / ACRE
MAX. SITE COVERAGE	60%
ACTUAL LOTS:	94
ACTUAL DENSITY:	15.7
ACTUAL LOT COVERAGE	XXX
PARKING SPACES:	20 (15.8 REQ.)
SIDE SETBACKS:	
FIREWALL SIDE	0'-2" / 2'-2"
NON-FIREWALL SIDE	3'-2" / 5'-2"
GARAGE SETBACK	5'-0"
OVERHANGS ABLE TO ENCRDCH? (Y/N)	YES
DISTANCE ALLOWED	30'
MIN. HEIGHT OF CANTILEVERS/OVERHANGS	XXX
VISIBILITY TRIANGLES? (Y/N)	N
MIN. SIZE FOR ACCESS ESMT.	2'-0"
MIN. YARD SIZE	±10'-0"
DOWNSPOUT RULES	XXX
COMMON AREA AGREEMENTS ALLOWED (Y/N)	Y

SITE PLAN

ASHFORD MANOR
HOUSTON, TX

SCALE: 1"=60'-0" SCALE: 1"=30'-0"
Printed @ 11x17" Printed @ 22x34"

8-25-15 PRELIM MASTER CLK



Application Number: 2015-1662

Plat Name: Ashford Manor

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 08/07/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow some of the lots, which will have garage access from a private alley in the rear, to take their legal access from an open space corridor in the front; to allow a reserve for open space, landscaping and recreation to take access from a Type II p.a.e.

Chapter 42 Section: 188 (a), 190

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. 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--Recreation MINIMUM SIZE: 5,000 sqft 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;

This large townhouse project in far west Houston will be creating a variety of lot arrangements in order to meet the needs of various types of home buyers and avoid environmental monotony. Lots will have a variety of width to accommodate various size homes. Some homes will have front entry garages facing on the internal circulation system (p.a.e.) and others will have garage entry at the rear and front doors that face open space. These units will particularly appeal to families with children because the long open space between the 19 of the lots in Block 2. Lack of variety in a large townhome area creates an undesirable environment for residents. The reserve restricted to open space, landscaping and recreation is for the sole use of the residents of this subdivision and will not be open to public use.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The needs of homebuyers are not identical and many people do not want to live in a neighborhood stratified so that most homeowners have identical characteristics. The access requirements for reserves that include recreation were based on the access needed for facilities open to the public.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Each lot will have adequate physical access to individual garage with two parking spaces. The recreation facilities in the reserve area will be within walking distance of all the homes.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting the variance will enhance the health, safety and welfare of the future residents by

creating environmental variety and a large outdoor area available to children that would not otherwise exist. Allowing recreation facilities within the subdivision will encourage healthy activities for the residents.

(5) Economic hardship is not the sole justification of the variance.

The justification for the variance is the creation of environmental variety and healthy activities to suit the needs of a variety of households within a large townhome neighborhood. Economics is not the reason for the variance since providing the open space corridor with private alleys is more expensive than fronting lots on a p.a.e.=



Application No: 2015-1662

Agenda Item: 84

PC Action Date: 09/03/2015

Plat Name: Ashford Manor

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 188 (a), 190

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow some of the lots, which will have garage access from a private alley in the rear, to take their legal access from an open space corridor in the front; to allow a reserve for open space, landscaping and recreation to take access from a Type II p.a.e.;

Basis of Recommendation:

The site is located east of South Dairy Ashford Road, north of Westheimer Road and south of Briar Forest Drive. The applicant requests two variances: 1. to allow lots taking vehicular access from a private alley to have no frontage on a street or a shared driveway; 2. to allow a reserve restricted to recreational use to take access from a Type II P.A.E. instead of a public street or a Type I P.A.E.. Staff supports both of the requested variances.

The site is located in an area mainly with residential and commercial development. The applicant proposes to develop a townhome community with Type II P.A.E.s and private alleys. The proposed Type II P.A.E.s form a loop street system for the proposed 94 lots. The proposed two private alleys will provide rear vehicular access for the lots fronting the open space and recreational reserve. The proposed design would not only provide sufficient traffic circulation for the whole development but also create an attractive design for the community. Granting the requested variance to allow these 19 lots taking vehicular access from a private alley to have no frontage on a street or a shared driveway would meet the intent of Chapter 42.

The applicant proposes a swimming pool and landscape/open space on the reserve in the center of Block 2 to provide recreational amenities for the residents. The proposed recreational reserve is for residents' use only. It has frontage on two Type II P.A.E.s. In addition, the applicant provides 20 additional parking spaces for guest parking. Granting the requested variance to allow the recreation reserve to take access from a Type II P.A.E. will not contradict to a sound public policy.

Therefore, staff recommends granting the requested variances 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;

The proposed design would not only provide sufficient traffic circulation for the whole development but also create an attractive design for the community. The applicant proposes a swimming pool and landscape/open space on the reserve in the center of Block 2 to provide recreational amenities for the residents. The proposed recreational reserve is for residents' use only. It has frontage on two Type II P.A.E.s. In addition, the applicant provides 20 additional parking spaces for guest parking. Granting the requested variances will not contradict with a 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 main justification for granting the requested variance is based on the fact that the proposed design will meet the intent of the ordinance.

(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.

(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 fact that the proposed design will meet the intent of the ordinance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 09/03/2015
Plat Name: Champs Corner
Developer: Michael Saladino
Applicant: Owens Management Systems, LLC
App No/Type: 2015-1722 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.5739	Total Reserve Acreage:	0.2296
Number of Lots:	3	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	77003	494N	City

Conditions and Requirements for Approval

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

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.

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

No building line and visibility triangle encroachment are allowed.

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.

Houston Planning Commission

ITEM: 85

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Champs Corner

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

ITEM: 85

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Champs Corner

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 85

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Champs Corner

Applicant: Owens Management Systems, LLC



D – Variances

Aerial

ADDRESS :3320 GARROW; 314 #318 SAMPSON
HOUSTON, TEXAS 77003

ORDER BY :RUTH SALADINO

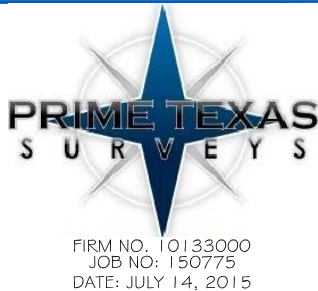
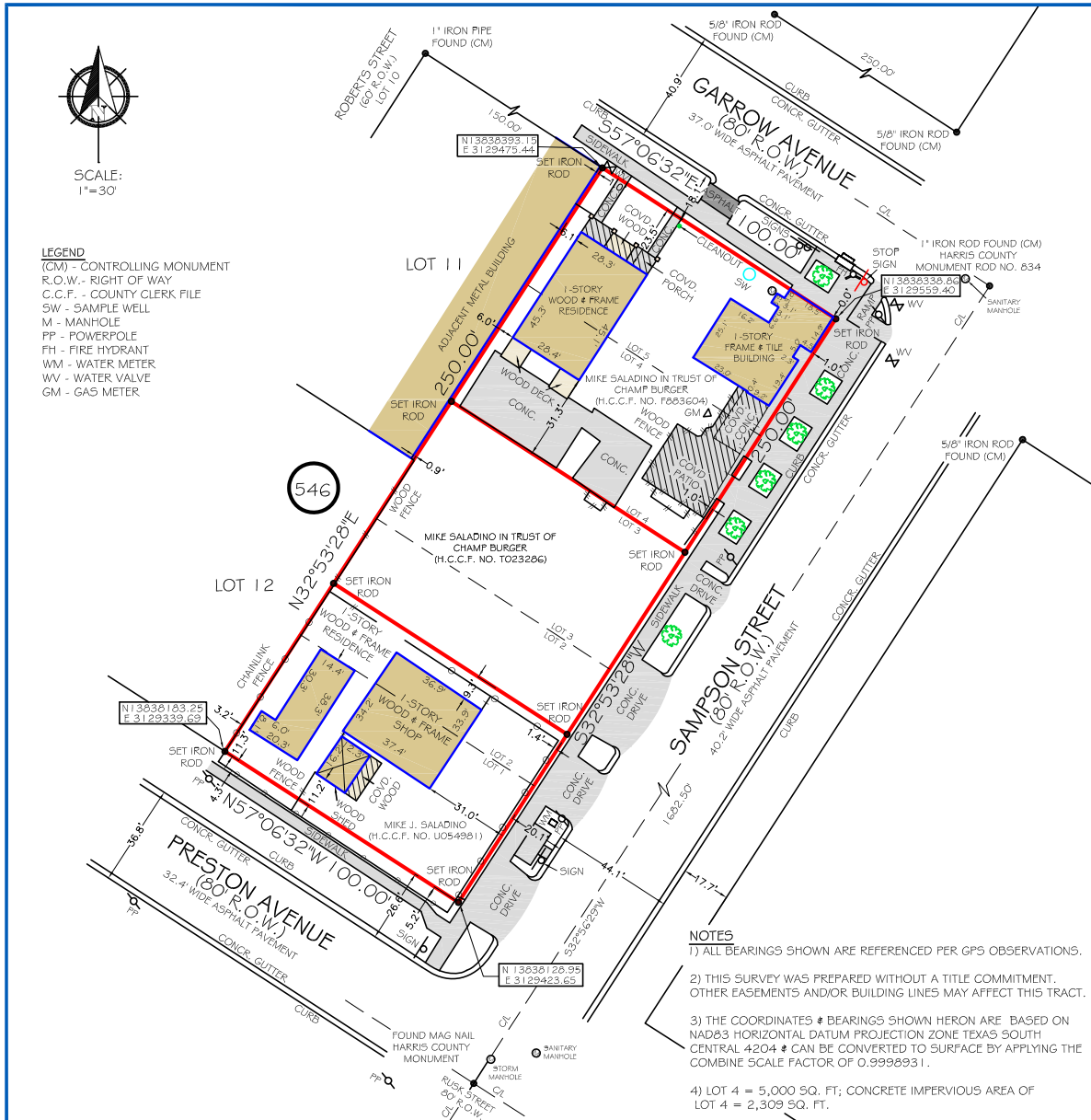
TITLE CO :N/A

GF NO :N/A

LENDER :N/A

**A EXISTING CONDITION SURVEY OF
LOTS 1, 2, 3, 4 & 5, BLOCK 1
RANGER-55BB**

ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 25, PAGE 440
OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

FLOOD INFORMATION

*THIS TRACT DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AS LOCATED BY F.E.M.A. FLOOD INSURANCE RATE PANEL NO: 48201C0880L DATED: 06-18-2007



PIOTR A. DEBSKI
R.P.L.S. NO. 5902



Application Number: 2015-1722

Plat Name: Champs Corner

Applicant: Owens Management Systems, LLC

Date Submitted: 08/10/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

1) dual building line along Sampson and Garrow Streets 2) Encroachment into 15' x 15' visibility triangle.

Chapter 42 Section: 155,161

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. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

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

Block 546, Ranger Extension, SSBB was recorded in 1802 a residential subdivision. Sampson Street, 80-foot right-of-way, is a 4 lane one-way Collector street with curb and gutter and 44.1' paved section. There is an existing 15-foot pedestrian walkway, with 6-foot wide sidewalks that meet ADA requirements. Garrow Street, 80-foot right-of-way with 2 lanes, curb & gutter with 40.09' paved section. The subject property is located north of Polk and south of Harrisburg in the East End Corridor. The owner desires to bring the property into compliance with the current City Code and has applied for an Occupancy permit for a fast food walk-up restaurant. The replat will change the land use from residential to a reserve. There are no plans for new construction being proposed to the portion of the building that encroaches the building line. Per HCAD, the existing structure, Champs Burgers, located at the corner of Garrow and Sampson was constructed in 1962 prior to Chapter 42. The fast food walk-up restaurant, approximately 852 square feet, primarily serves pedestrian customers. Per City Code Enforcement records, there have been no permits for structural improvements, only plumbing, dumpster and sign permits have been issued. The portion of the existing building that encroaches building line requirement is not reconstructed in a way that replaces the structural elements of the encroachment. The replat includes lots 1 - 5. The owner is proposing to change the land use of lot 1 to a reserve. Lot 1 is currently a mechanic shop. A portion of the building encroaches into lot 2. The encroachment will be demolished. There is an existing curb cut on Sampson and driveway access on Preston Street. Lots 2 and 3 will remain residential, with existing curb cuts. Lots 4 & 5 will be reconfigured to change to land use for Champ Burgers to a Reserve fronting on Sampson and the residential lot fronting on Garrow Street.

(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 variance are not the result of a hardship created or imposed by the applicant. The existing restaurant sits 16.1' feet from the back of curb on Sampson and 18.1' from Garrow Street. Champs Burgers provides an outdoor covered patio for dining. As a walk-up restaurant, Champs Burgers clientele are mostly pedestrian. Per Code Enforcement, on-site parking has never been required.

(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. The existing structure is 16.0' feet from the back of curb. There is adequate visibility at the corner of Garrow and Sampson. If the existing structure is ever demolished, then any replacement structure shall adhere to the building line as shown on plat.

(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 part of the Harrisburg TIRZ and the Greater East End Capital Improvement Plan to reduce emissions and traffic congestions, improvements along Sampson and other collector streets created a more pedestrian friendly atmosphere. The existing pedestrian walkway meets Chapter 42 regulations, including 5 street trees along Sampson and 1 street tree on Garrow. At the hard corner of Sampson & Garrow, the distance from the back of curb to the existing structure exceeds 15' required for visibility. Sampson is a one-way street southbound. No left turn is permitted. Vehicles on Garrow can only make a right turn. The existing structure does not obstruct the view of Sampson. Vehicles have a clear view of on-coming traffic on Sampson.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The justification is that the existing structure pre-dates Chapter 42 and meets the 42.151 recently adopted exceptions to the building line requirement. With the existing improved 15' pedestrian walkway, and the southbound direction of Sampson, there is no visibility obstruction within the 15' x 15' area within the hard corner. The owner is working to bring development into compliance with Chapter 42.



Application No: 2015-1722

Agenda Item: 85

PC Action Date: 09/03/2015

Plat Name: Champs Corner

Applicant: Owens Management Systems, LLC

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: [155,161](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[1\) dual building line along Sampson and Garrow Streets 2\) Encroachment into 15' x 15' visibility triangle.;](#)

Basis of Recommendation:

[The site is located west of Sampson Street, north of Harrisburg Boulevard and south of Commerce Street. The applicant requests two variances: 1. to allow a dual building line along Sampson Street and Garrow Street; 2. to allow an existing restaurant to encroachment into the visibility triangle at the corner of Sampson and Garrow Streets. Staff recommends deferring this application for two weeks to 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

Platting Approval Conditions

Agenda Item: 86
Action Date: 09/03/2015
Plat Name: Cottage Vista
Developer: Mattler Developments, LLC
Applicant: replats.com
App No/Type: 2015-1663 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.3802	Total Reserve Acreage:	0.0000
Number of Lots:	6	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	77009	453X	City

Conditions and Requirements for Approval

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

175. Add Shared Driveway note to the plat. (159)

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

Extend Shelly Street or terminate it with a cul-de-sac.

Show the dimensions of West Cottage Street as indicated on the marked file copy.

Address the ineligibility of solid waste collection on face of the 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.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

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: 86

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Cottage Vista

Applicant: Replats.com



D – Variances

Site Location

Houston Planning Commission

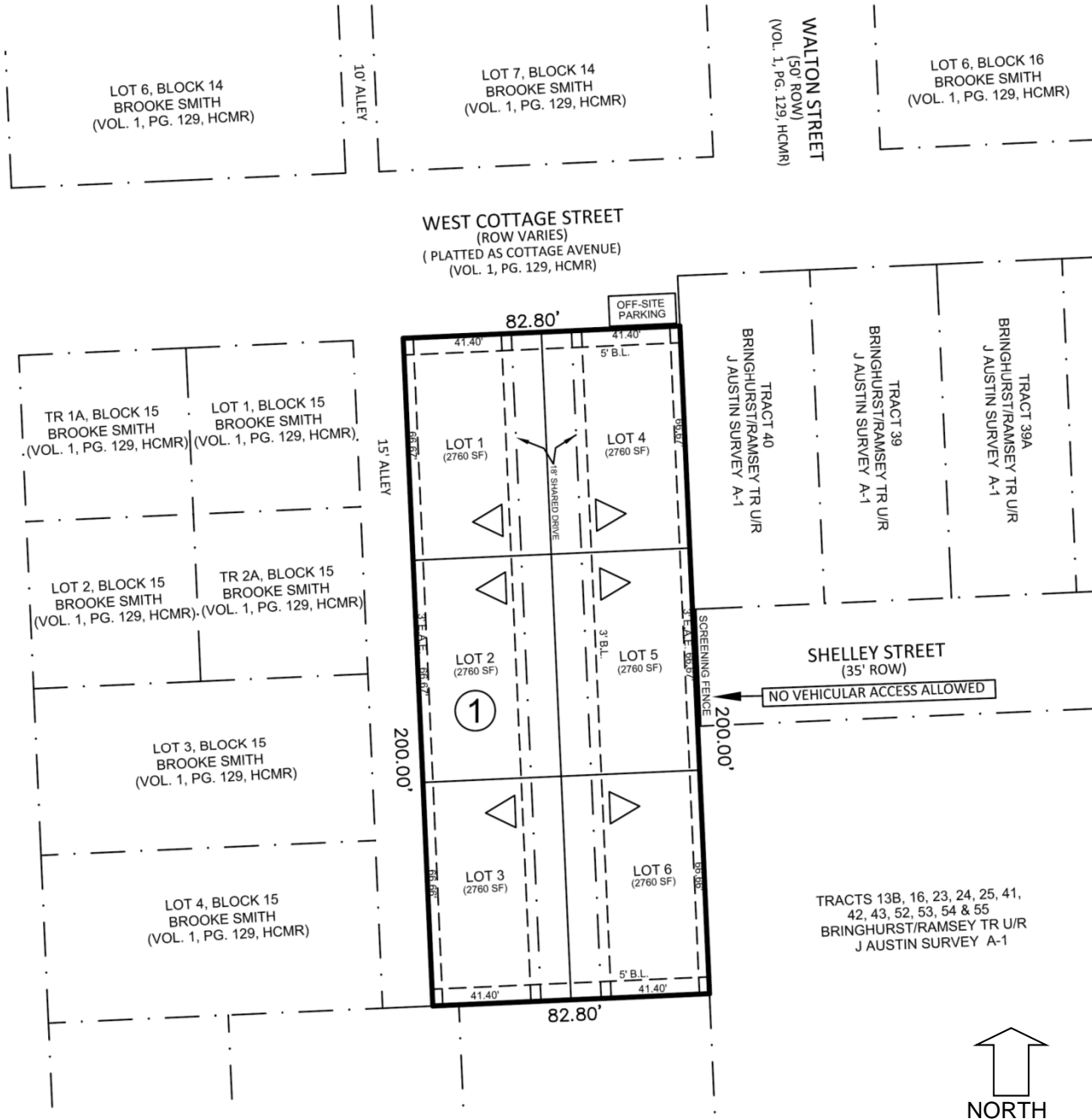
ITEM: 86

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Cottage Vista

Applicant: Replats.com



D – Variances

Subdivision

Houston Planning Commission

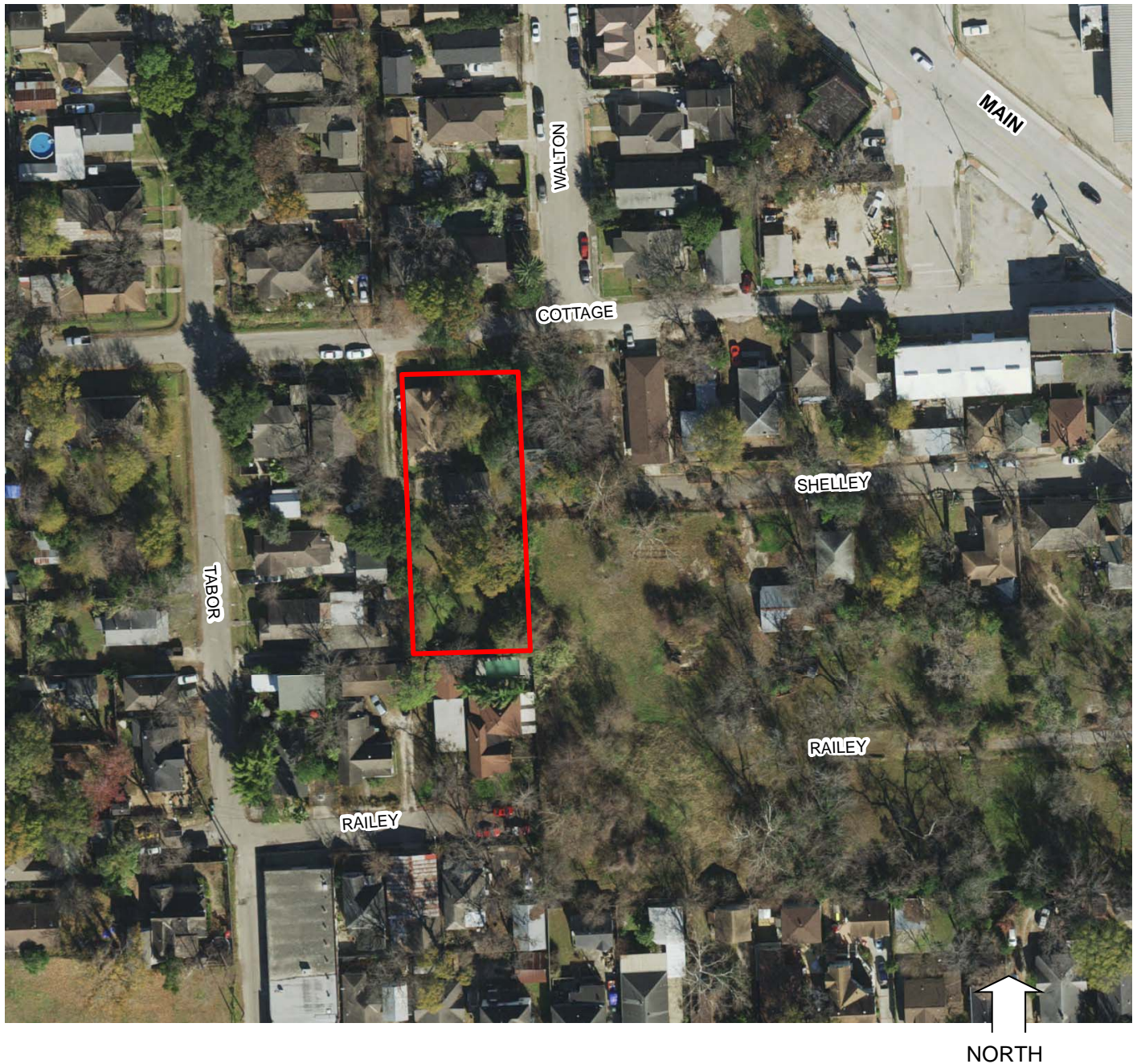
ITEM: 86

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Cottage Vista

Applicant: Replats.com



D – Variances

Aerial



Application Number: 2015-1663

Plat Name: Cottage Vista

Applicant: replats.com

Date Submitted: 08/07/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Not to extend Shelly Street through subject property 82.80-feet to 15-foot alley, nor to create a cul-de-sac.

Chapter 42 Section: 135

Chapter 42 Reference:

42-135 Street Extension A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: 1. The existing stub street is a local street and is not designated as a collector or major collector thoroughfare on a major thoroughfare and freeway plan; 2. The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; 3. The existing stub street is only one lot in depth; 4. The proposed subdivision will not extend residential development; and 5. The extension of the stub street is not required to meet the intersection spacing requirements of 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

West Cottage is a local street situated between Studewood and N. Main Streets. The subject property, Lot 5, Block 15 is located in the Brooke Smith subdivision, platted in 1905. West Cottage Street is a 50-foot right-of-way with 24-foot paved section with open ditches. Lot 5 is the eastern boundary for the Brooke Smith subdivision. Land from the east of Lot 5 to N. Main is out of acreage and unplatted. Shelley Street, a 35-foot right-of-way local stub street with curb was created in the Bringhurst/Ramsey TR unrecorded subdivision, J Austin Survey, Abstract 1. Shelly Street terminates 74.5-feet from the northeast boundary of Lot 5, Block 15 at W. Cottage. Shelley Street, approximately 605-feet, intersects with N. Main Street. The abutting lot on the south side of Shelly is a 1.4699-acre wooded tract with main access from Railey Street. There is a driveway approximately 150-feet from the street termination. The properties on the north side of Shelley Street, within 200-feet of stub, take driveway access from W. Cottage. The western property line of Lot 5 is bound by a 15-foot undeveloped alley. There are 3 residential lots that abut the west side of the alley. The extension of Shelley Street would be impractical and achieve no benefits. The owner is proposing to construct 6 - 2 story townhouses with a shared driveway. One additional on-street guest parking space has been approved by Public Works & Engineering. Owner has permit for installation for culvert on W. Cottage Street. These subdivisions were created many decades before the current development regulations.

(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 unique characteristics of the existing neighborhood would make it unfeasible to extend Shelley Street or construct a cul-de-sac. The extension of Shelly Street and/or a cul-de-sac would be impractical for the creation of lots and 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 the applicant. Shelley Street is in an unrecorded subdivision. Per HCAD records, the houses along Shelley Street were constructed in the 1920's. Lot 5 borders the Brooke Smith subdivision. A 50-foot radius cul-de-sac would not fit within the subject property, and if it could, it would pose a negative impact on the existing residential developments.

(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. The lots along W. Cottage, north of Shelley Street, take ROW access from W. Cottage. The lot on the south of Shelly Street takes access from Railey Street. Extending Shelley Street will not improve traffic circulation. Abutting Lot 5, 500 W. Cottage, is new single family construction with driveway access on W. Cottage. The rear property is fenced with no curb cuts on Shelley Street. The nearest curb cut on Shelley Street is approximately 150-feet from the terminus.

(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. Not providing a cul-de-sac will not impact existing vehicular patterns nor improve traffic circulation. The lots within 150-feet of the stub street have no existing curb cuts along Shelley Street. No vehicular access will be allowed to Shelley Street from proposed development. Owner will construct a wood, concrete or masonry opaque screening fence with a minimum height of 6-feet that extends the width of the right-of-way of the stub street.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The unique characteristics of the existing neighborhood would make it unfeasible to extend Shelley Street or construct a cul-de-sac. The extension of Shelly Street and/or a cul-de-sac would be impractical for the creation of lots and would deprive the owner of reasonable use of the property.



Application No: 2015-1663
Agenda Item: 86
PC Action Date: 09/03/2015
Plat Name: Cottage Vista
Applicant: replats.com

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 135

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Not to extend Shelly Street through subject property 82.80-feet to 15-foot alley, nor to create a cul-de-sac.;

Basis of Recommendation:

The site is located north of Pecore Street, east of Studewood Street and west of North Main Street. The applicant requests a variance to not extend Shelly Street nor terminate it with a cul-de-sac. The applicant requests a two week deferral to allow 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.

.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 09/03/2015
Plat Name: Creekside Ranch Sec 4
Developer: RH OF TEXAS LIMITED PARTNERSHIP/ASHTON WOODS HOMES
Applicant: Jones & Carter, Inc. - The Woodlands
App No/Type: 2015-1738 C3P

Staff Recommendation:
Deny the requested
variance(s) and
Disapprove the plat

Total Acreage:	10.4090	Total Reserve Acreage:	0.8190
Number of Lots:	39	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	77406	524T	ETJ

Conditions and Requirements for Approval

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

206. Staff recommendation is disapproval for the following reasons.

Coordinate with Fort Bend County Engineer's Office regarding the geometry of the cul-de-sac.

The total number of lots proposed by Sec 1-4 has exceeded 150, please provide 2nd point of access.

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: 30' radii required for all curb returns along Clearstone Circle.

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

ITEM: 87

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Creekside Ranch Sec 4 (DEF1)

Applicant: Jones & Carter, Inc



D – Variances

Site Location

Houston Planning Commission

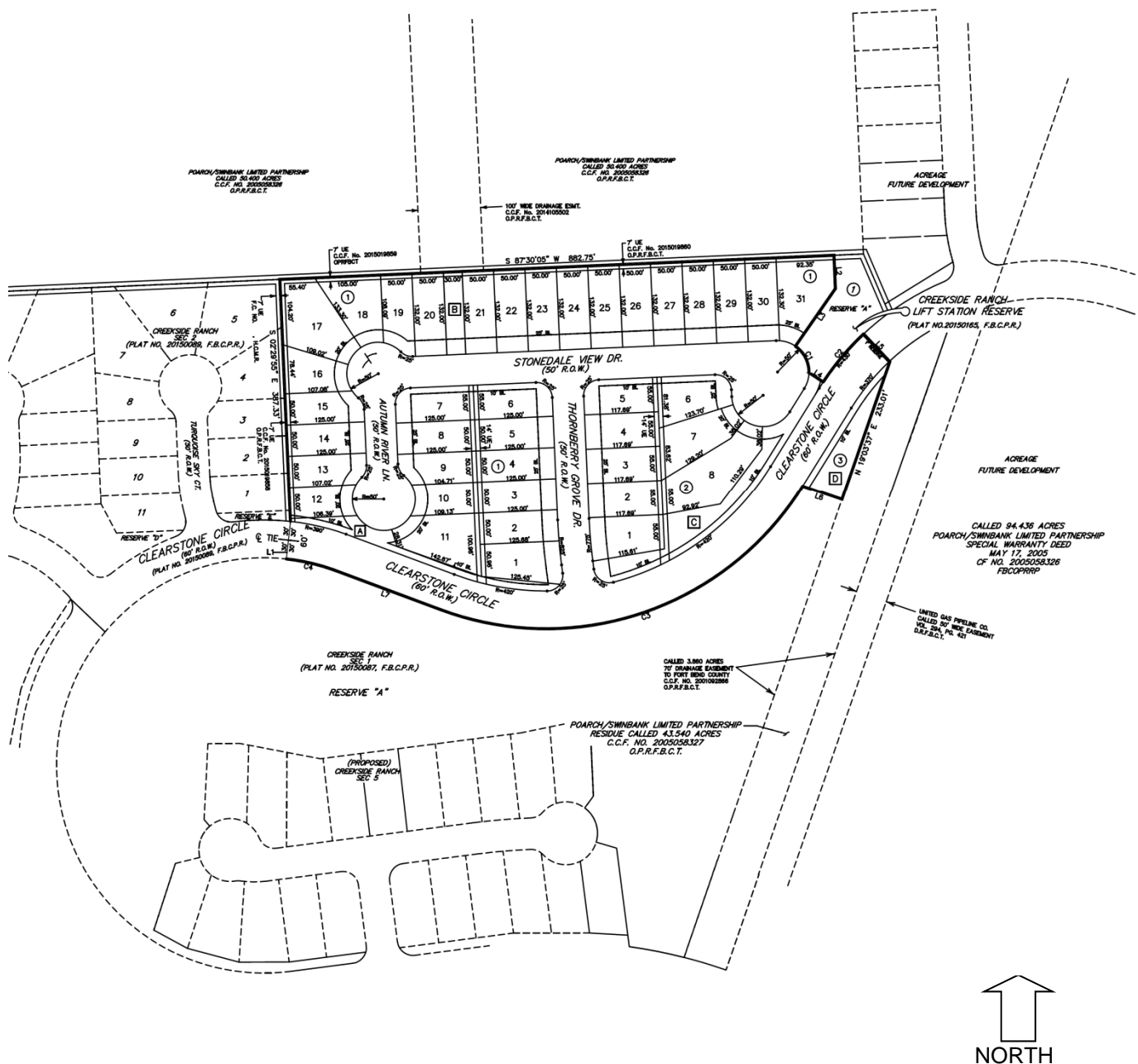
ITEM: 87

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Creekside Ranch Sec 4 (DEF1)

Applicant: Jones & Carter, Inc



D – Variances

Subdivision

Houston Planning Commission

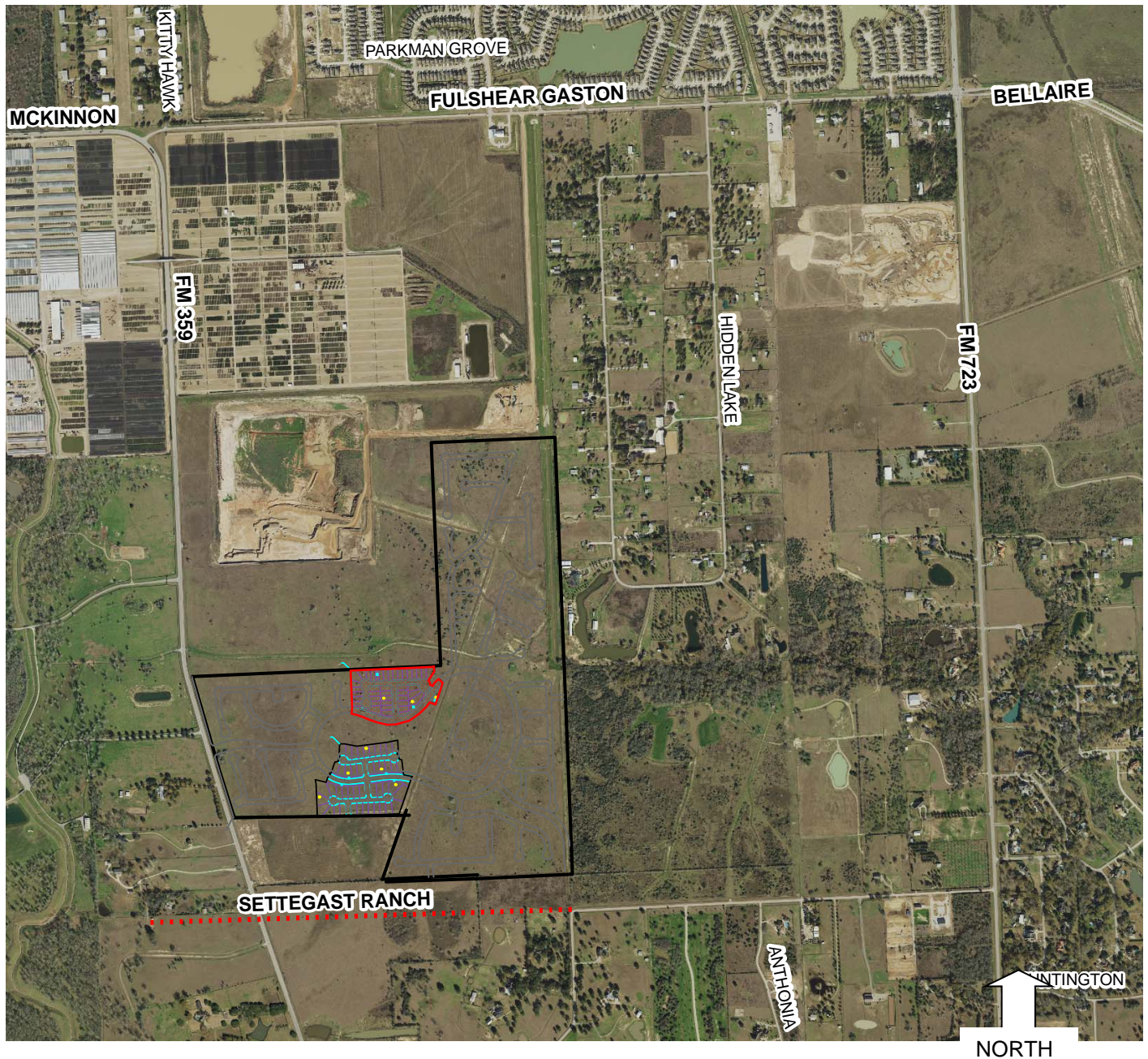
ITEM: 87

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Creekside Ranch Sec 4 (DEF1)

Applicant: Jones & Carter, Inc



D – Variances

Aerial



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

August 3, 2015

Mr. Patrick Walsh
City of Houston
Planning & Development Department
611 Walker Street, 6th Floor
Houston, Texas 77002
PlanningDepartment@houstontx.gov

**RE: Preliminary Plats for Creekside Ranch, Section 4 & 5 and Second Access
Timeframe**

Dear Mr. Walsh:

The Fort Bend County Engineering Department interposes no objection to the referenced preliminary plats provided that the procedures for recordation under the Regulations of Subdivision as approved by Fort Bend County Commissioners are followed. In addition, the Fort Bend County Engineering Department interposes no objection to the referenced phasing plan for secondary access proposed by the applicant.

The Fort Bend County Engineering Department supports consideration of a variance to allow one point of access to temporarily serve over 150 lots as property acquisition and site development proceed to facilitate construction of the second point of access.

Should you have any questions please do not hesitate to call.

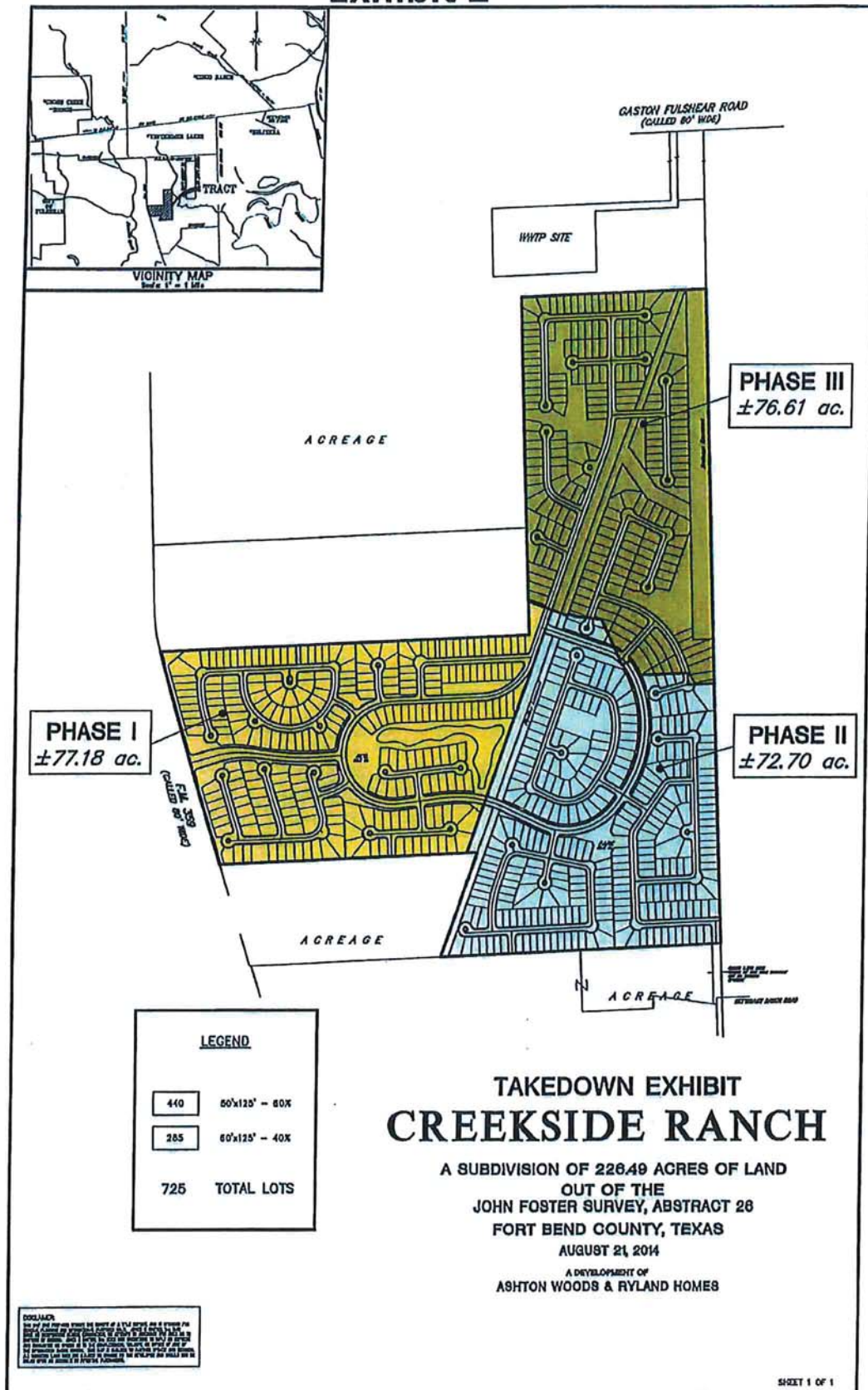
Sincerely,

Travis Huff
Development Coordinator

TH/mjs

cc: Mr. Blair M. Bozoarth, P.E., Jones & Carter, Inc. Bbozoarth@jonescarter.com
File

Exhibit 2





Application Number: 2015-1738

Plat Name: Creekside Ranch Sec 4

Applicant: Jones & Carter, Inc. - The Woodlands

Date Submitted: 08/10/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow more than 150 lots from a single point of access.

Chapter 42 Section: 42-189

Chapter 42 Reference:

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;

The Creekside Ranch development is a 226 acre master-planned community along the east side of F.M. 359, just south of F.M. 1093 within Fort Bend County. The site's only public street frontage is along F.M. 359. The 226 acres of land is to be purchased in three separate takedowns, as shown on the attached exhibit. Currently, the developers only own Tract 1 with Tract 2 to be purchased in March of 2016 and Tract 3 in March of 2017. The first three sections are already under construction containing a total of 149 single-family lots. The original development plan was to have the main entry point on F.M. 359 as it has been platted and a secondary access point also on F.M. 359 at the southern end of the site's frontage. At pre-development meetings with Fort Bend County Engineering, they indicated that a second point of access along F.M. 359 would not be permitted due to the presence of several other driveways in close proximity to the proposed entrances and the safety issue that they would create. This is combination with TXDOT's access spacing requirements along a state road required that a second point of access be provided somewhere other than F.M. 359. The only solution available to the developer was to acquire an access easement through an adjacent tract of land at the southeast corner of the site to Settegast Ranch Road, a Fort Bend County designated major thoroughfare. The secondary access point to Settegast Road will not be possible until the developer owns Tract 2 and proceeds with development of the next two future sections, Sections 6 and 7. The secondary access will be designed, platted and construction with the first sections of Tract 2. The estimated schedule for design of Sections 6 and 7 will be May of 2016 with construction estimated to start near the end of 2016. Enclosed you will find a letter from the Fort Bend County Engineering Department which indicates their support for the variance to temporarily serve over 150 lots as property acquisition and site development proceeds to facilitate construction of the second 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;

The circumstances supporting the granting of the variance are the access limitations of the site due to the limited public street frontage and Fort Bend County's request to only provide one access point to F.M. 359.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the chapter is to ensure adequate access and traffic circulation is provided to allow for sufficient emergency access. The plan will preserve the intent of the chapter by providing access to the first phase of development via a divided entry off F.M. 359 and a non-loaded 60-foot collector street to all sections within the first phase. Also, a street stub to the tract directly to the south of Section 5 will be provided within the section for future connections as that tract develops.

(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 superior access and circulation will be provided via a non-loaded collector until the second phase is purchased and the second access point is constructed. Requiring a second access point along F.M. 359 would be pose a risk to the public by introducing two new public street intersections in such close proximity to each other.

(5) Economic hardship is not the sole justification of the variance.

The justification for the variance is the access limitations of the site, the safety issue that providing another access point along F.M. 359 creates and Fort Bend County's request to allow only the single access point.



Application No: 2015-1738

Agenda Item: 87

PC Action Date: 09/03/2015

Plat Name: Creekside Ranch Sec 4

Applicant: Jones & Carter, Inc. - The Woodlands

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 more than 150 lots from a single point of access. ;

Basis of Recommendation:

The site is located north of Settegast Ranch Road, east of FM 359 and west of FM 723 in Fort Bend County. The applicant requests a variance to allow more than 150 lots to take access from one point of access. Staff does not support the requested variance.

The subject tract is located within Creekside Ranch GP, a 226 acre public street residential community located. The applicant proposes to develop the GP by three phases. At least two points of access will be provided with the full build-out of GP Phases 2 and 3 in future years. One point of access to FM 359 already exists in Phase I and the second point of access is proposed in Phase II. According to the applicant, the developer currently only owns the land in Phase I. The developer will purchase the remaining land in Phase II in March 2016 and Phase III in March 2017. Phase I is currently in the development process. The first three sections in Phase I have been approved by the Planning Commission. The total number of lots created by the three sections is 149. By developing Section 4 and Section 5, the total number of lots in Phase I will be 224 exceeding the 150 lot limitation by 74 lots. Therefore, two points of access would be required.

Staff does not support the requested variance for the following reasons:

1. The only tract the developer owns is Phase I. There is no guarantee that he will be able to purchase Phase II and III. The ownership and development plan in Phase II and III are uncertain at this time. By granting the variance to allow one point of access until phase II is developed, it will create uncertain future development possibilities in this GP boundary, and could create public safety concerns. P&D staff's analysis of the available information indicates that it is premature to grant the variance allowing one point of access for the whole GP until the ownership issues can be worked out.
2. The developer plans to purchase Phase II in March 2016. Therefore, the current owner of Phase II tract has common interest or knowledge of this development's future expansion. P&D staff's analysis indicates that it will greatly improve traffic circulation and public safety within this development, if the developer is able to get a temporary access easement aligned with the proposed collector street in Phase II to provide a second point of access until Phase II is purchased and development begins. This temporary access easement could serve as an emergency access. Since this solution will meet the intent of the ordinance, staff discussed this solution with the applicant and indicated that we could support the variance to allow the second point of access from the access easement until Phase II is developed. However, the applicant indicates that the developer doesn't want to consider this option at this time.
3. The Commission approved the GP in November 2014 subject to the condition that two points of access must be provided once the total number of lots exceeds 150. With the existing conditions and restrictions adjacent to the subject property, two points of access are very important to satisfying growing traffic circulation needs within the development and providing additional access for public safety issues should they be necessary in this community.

Staff recommends denying the requested variance and disapproving the plat.

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: 88
Action Date: 09/03/2015
Plat Name: Creekside Ranch Sec 5
Developer: RH of Texas Limited Partnership/K. Hovnanian of Houston II
Applicant: Jones & Carter, Inc. - The Woodlands
App No/Type: 2015-1740 C3P

Staff Recommendation:
Deny the requested
variance(s) and
Disapprove the plat

Total Acreage:	13.9450	Total Reserve Acreage:	0.6300
Number of Lots:	46	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	77406	524S	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 on the face of the plat.

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

206. Staff recommendation is disapproval for the following reasons.

Number of lots created by Sec 1-5 exceeds 150, second point of access is required.

Coordinate with Fort Bend County Engineer's Office regarding right-of-way geometric.

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: 30' radii required for all curb returns along Clearstone Circle.
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

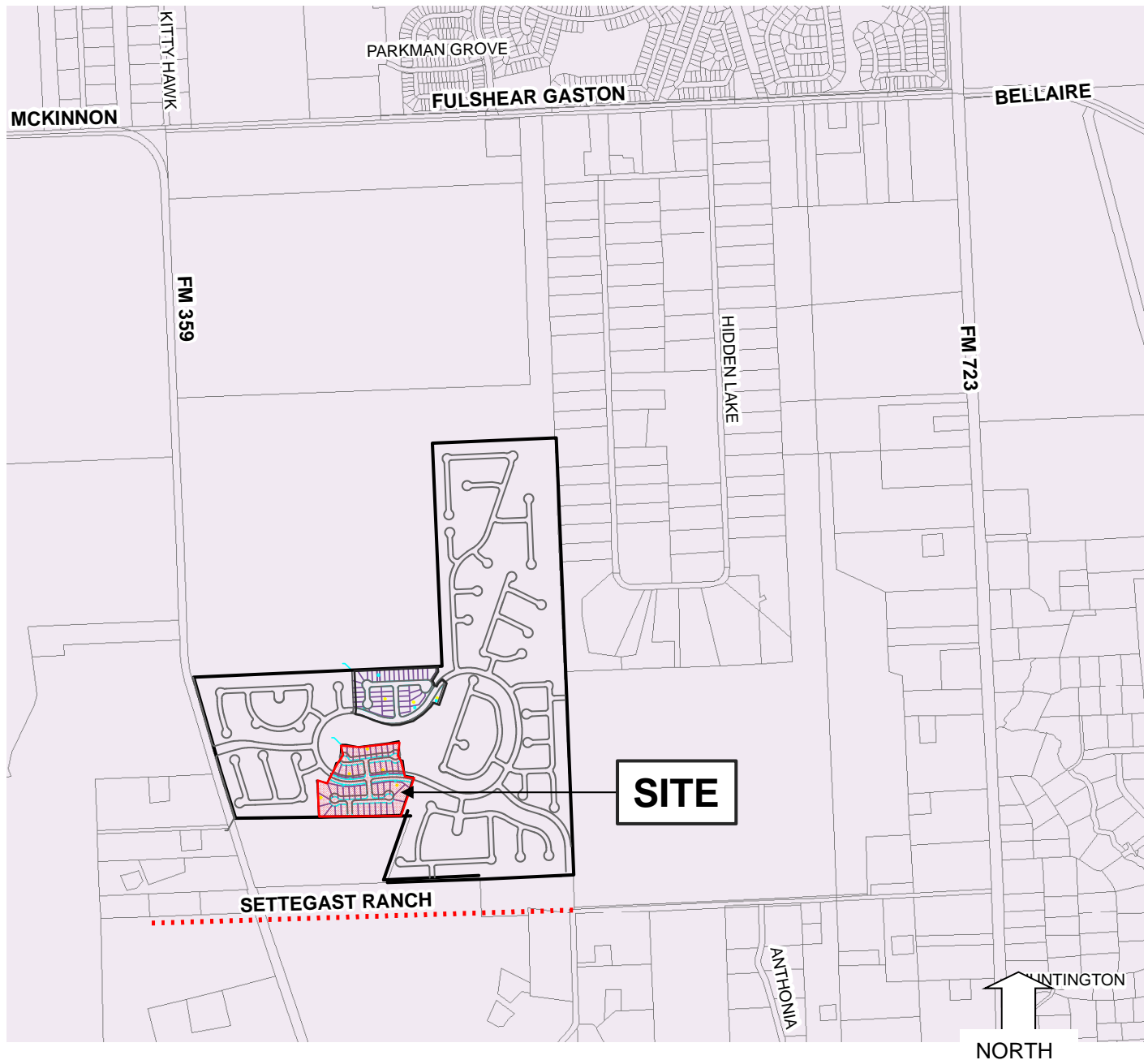
ITEM: 88

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Creekside Ranch Sec 5 (DEF1)

Applicant: Jones & Carter, Inc



D – Variances

Site Location

Houston Planning Commission

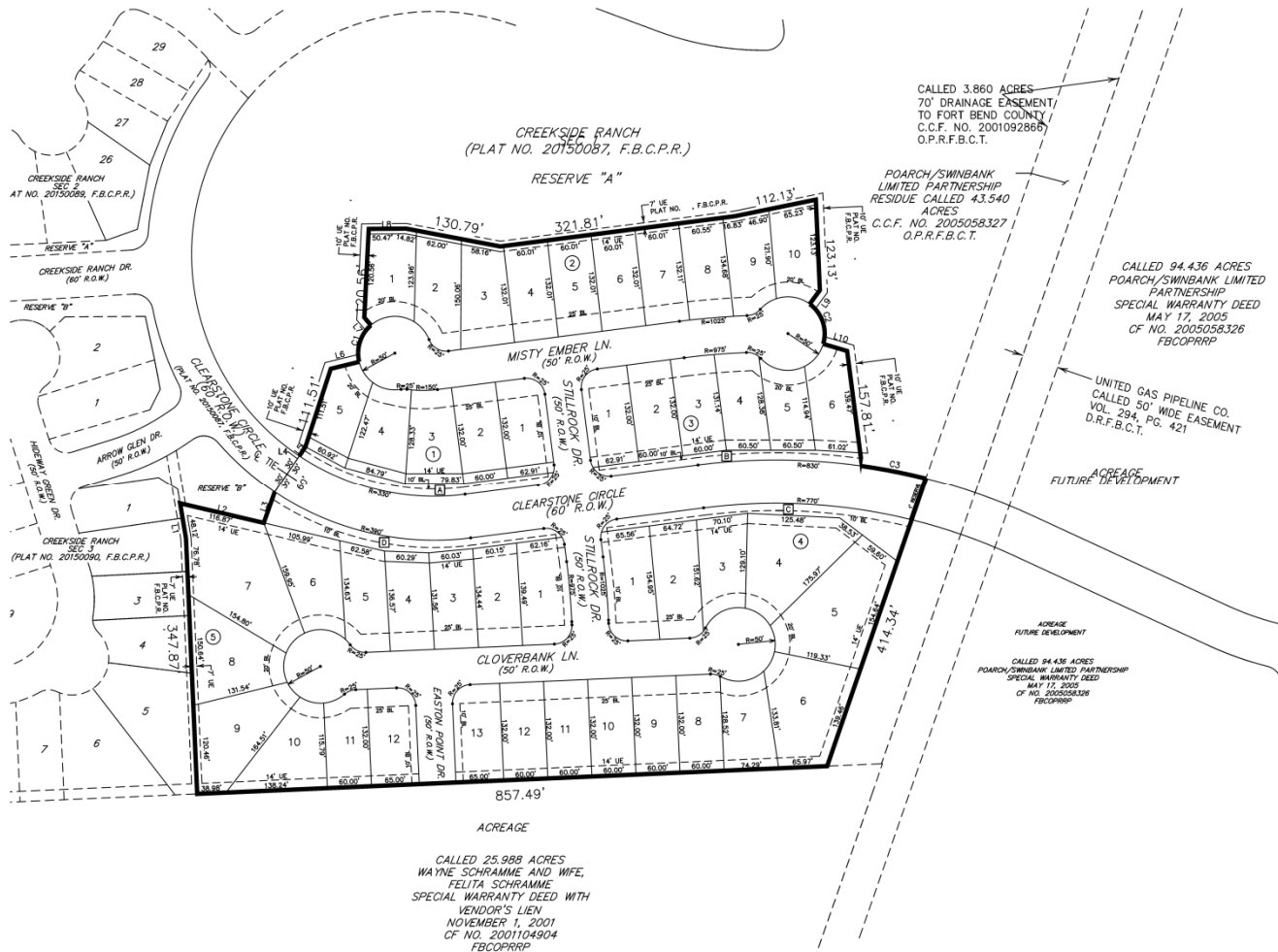
ITEM: 88

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Creekside Ranch Sec 5 (DEF1)

Applicant: Jones & Carter, Inc



RESTRICTED RESERVE ☐ A
Restricted to Landscape, Open Space
& Incidental Utility Purposes Only
0.128 Acres
5,576 Sq Ft

RESTRICTED RESERVE ☐ B
Restricted to Landscape, Open Space
& Incidental Utility Purposes Only
0.122 Acres
5,346 Sq Ft

RESTRICTED RESERVE ☐ C
Restricted to Landscape, Open Space
& Incidental Utility Purposes Only
0.194 Acres
8,469 Sq Ft

RESTRICTED RESERVE ☐ D
Restricted to Landscape, Open Space
& Incidental Utility Purposes Only
0.186 Acres
8,135 Sq Ft



D – Variances

Subdivision

Houston Planning Commission

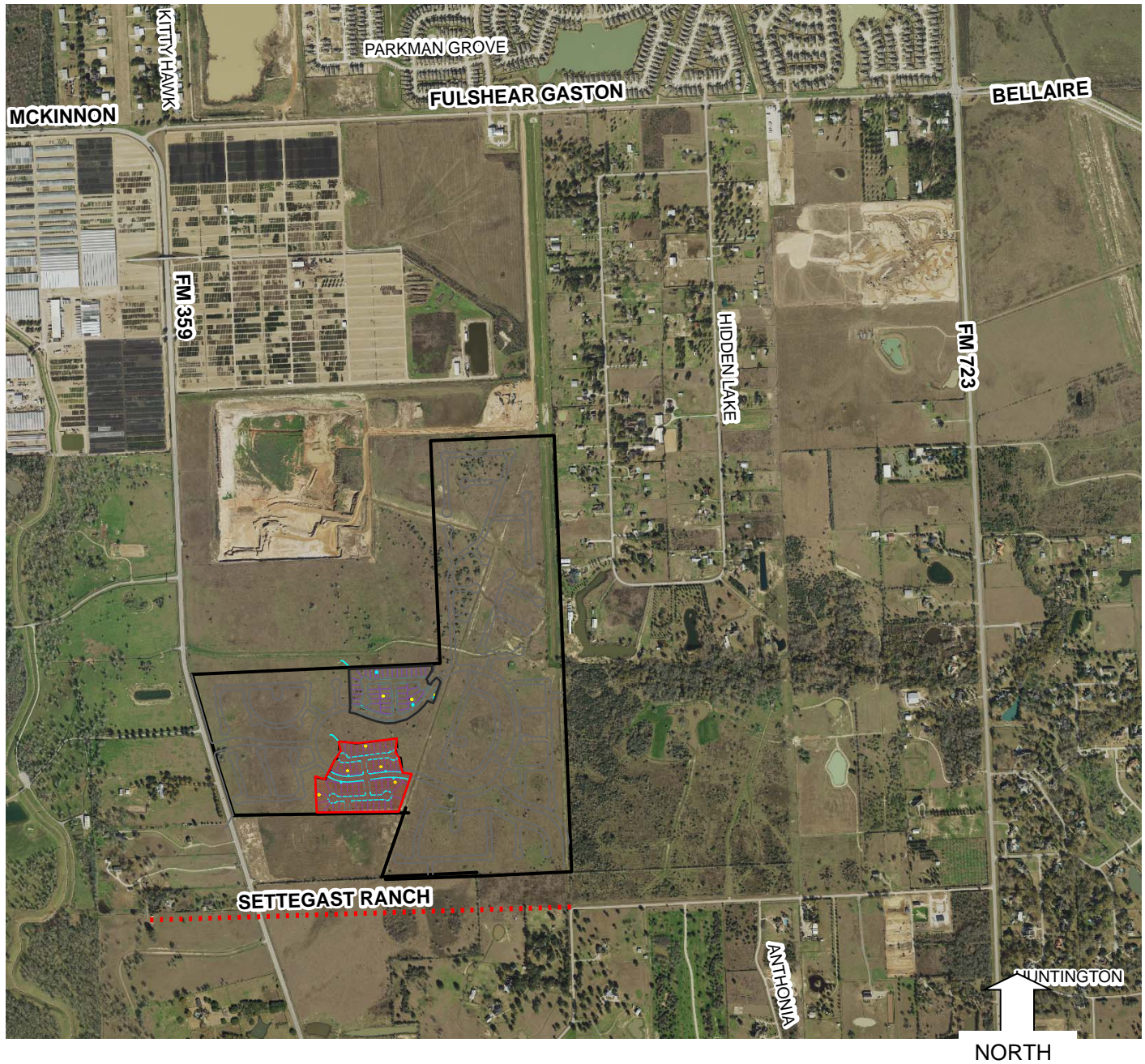
ITEM: 88

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Creekside Ranch Sec 5 (DEF1)

Applicant: Jones & Carter, Inc



D – Variances

Aerial



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

August 3, 2015

Mr. Patrick Walsh
City of Houston
Planning & Development Department
611 Walker Street, 6th Floor
Houston, Texas 77002
PlanningDepartment@houstontx.gov

**RE: Preliminary Plats for Creekside Ranch, Section 4 & 5 and Second Access
Timeframe**

Dear Mr. Walsh:

The Fort Bend County Engineering Department interposes no objection to the referenced preliminary plats provided that the procedures for recordation under the Regulations of Subdivision as approved by Fort Bend County Commissioners are followed. In addition, the Fort Bend County Engineering Department interposes no objection to the referenced phasing plan for secondary access proposed by the applicant.

The Fort Bend County Engineering Department supports consideration of a variance to allow one point of access to temporarily serve over 150 lots as property acquisition and site development proceed to facilitate construction of the second point of access.

Should you have any questions please do not hesitate to call.

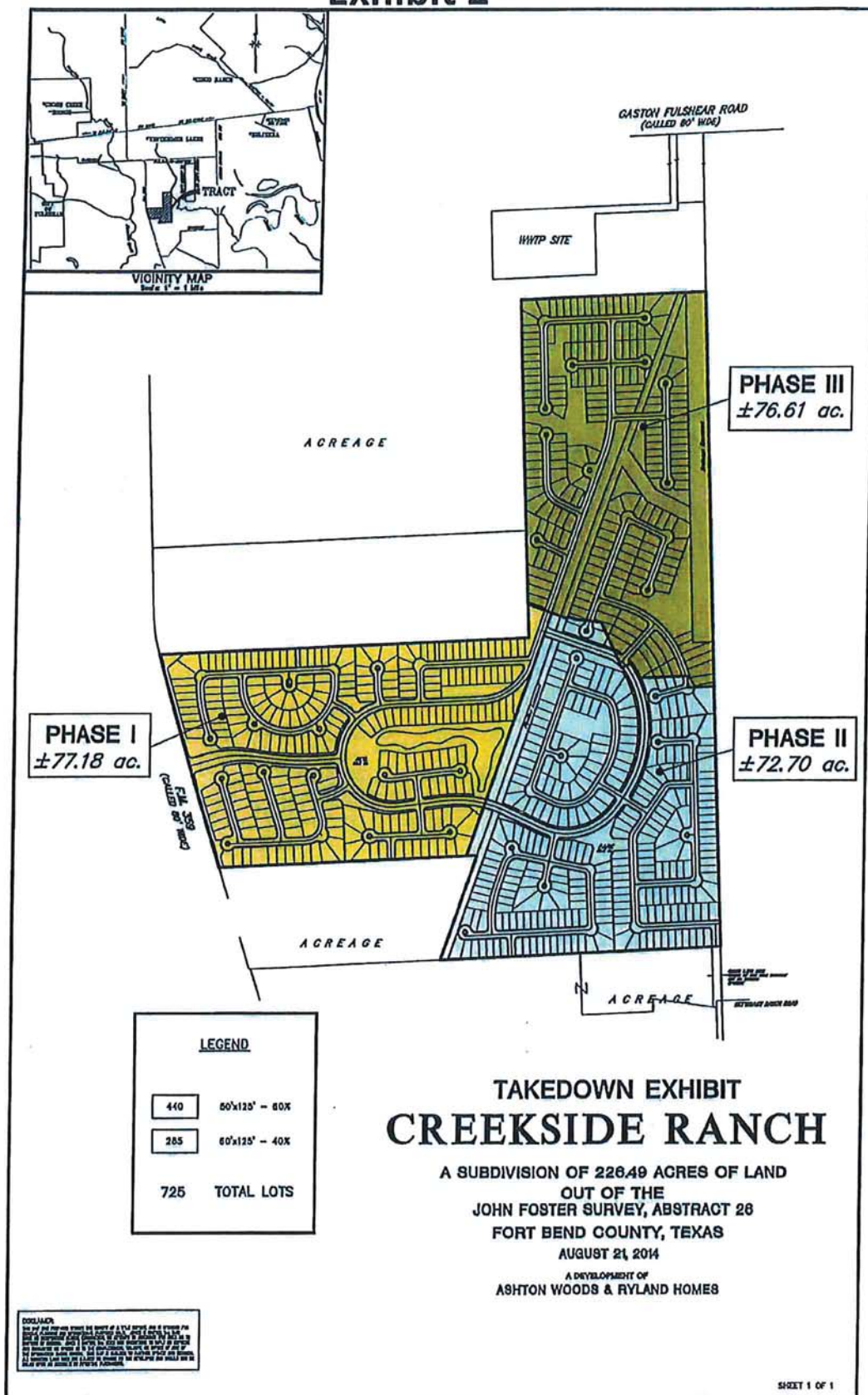
Sincerely,

Travis Huff
Development Coordinator

TH/mjs

cc: Mr. Blair M. Bozoarth, P.E., Jones & Carter, Inc. Bbozoarth@jonescarter.com
File

Exhibit 2





Application Number: 2015-1740

Plat Name: Creekside Ranch Sec 5

Applicant: Jones & Carter, Inc. - The Woodlands

Date Submitted: 08/10/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow more than 150 lots from a single point of access.

Chapter 42 Section: 42-189

Chapter 42 Reference:

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;

The Creekside Ranch development is a 226 acre master-planned community along the east side of F.M. 359, just south of F.M. 1093 within Fort Bend County. The site's only public street frontage is along F.M. 359. The 226 acres of land is to be purchased in three separate takedowns, as shown on the attached exhibit. Currently, the developers only own Tract 1 with Tract 2 to be purchased in March of 2016 and Tract 3 in March of 2017. The first three sections are already under construction containing a total of 149 single-family lots. The original development plan was to have the main entry point on F.M. 359 as it has been platted and a secondary access point also on F.M. 359 at the southern end of the site's frontage. At pre-development meetings with Fort Bend County Engineering, they indicated that a second point of access along F.M. 359 would not be permitted due to the presence of several other driveways in close proximity to the proposed entrances and the safety issue that they would create. This is combination with TXDOT's access spacing requirements along a state road required that a second point of access be provided somewhere other than F.M. 359. The only solution available to the developer was to acquire an access easement through an adjacent tract of land at the southeast corner of the site to Settegast Ranch Road, a Fort Bend County designated major thoroughfare. The secondary access point to Settegast Road will not be possible until the developer owns Tract 2 and proceeds with development of the next two future sections, Sections 6 and 7. The secondary access will be designed, platted and construction with the first sections of Tract 2. The estimated schedule for design of Sections 6 and 7 will be May of 2016 with construction estimated to start near the end of 2016. Enclosed you will find a letter from the Fort Bend County Engineering Department which indicates their support for the variance to temporarily serve over 150 lots as property acquisition and site development proceeds to facilitate construction of the second 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;

The circumstances supporting the granting of the variance are the access limitations of the site due to the limited public street frontage and Fort Bend County's request to only provide one access point to F.M. 359.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the chapter is to ensure adequate access and traffic circulation is provided to allow for sufficient emergency access. The plan will preserve the intent of the chapter by providing access to the first phase of development via a divided entry off F.M. 359 and a non-loaded 60-foot collector street to all sections within the first phase. Also, a street stub to the tract directly to the south of Section 5 will be provided within the section for future connections as that tract develops.

(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 superior access and circulation will be provided via a non-loaded collector until the second phase is purchased and the second access point is constructed. Requiring a second access point along F.M. 359 would be pose a risk to the public by introducing two new public street intersections in such close proximity to each other.

(5) Economic hardship is not the sole justification of the variance.

The justification for the variance is the access limitations of the site, the safety issue that providing another access point along F.M. 359 creates and Fort Bend County's request to allow only the single access point.



Application No: 2015-1740

Agenda Item: 88

PC Action Date: 09/03/2015

Plat Name: Creekside Ranch Sec 5

Applicant: Jones & Carter, Inc. - The Woodlands

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 more than 150 lots from a single point of access. ;

Basis of Recommendation:

The site is located north of Settegast Ranch Road, east of FM 359 and west of FM 723 in Fort Bend County. The applicant requests a variance to allow more than 150 lots to take access from one point of access. Staff does not support the requested variance.

The subject tract is located within Creekside Ranch GP, a 226 acre public street residential community located. The applicant proposes to develop the GP by three phases. At least two points of access will be provided with the full build-out of GP Phases 2 and 3 in future years. One point of access to FM 359 already exists in Phase I and the second point of access is proposed in Phase II. According to the applicant, the developer currently only owns the land in Phase I. The developer will purchase the remaining land in Phase II in March 2016 and Phase III in March 2017. Phase I is currently in the development process. The first three sections in Phase I have been approved by the Planning Commission. The total number of lots created by the three sections is 149. By developing Section 4 and Section 5, the total number of lots in Phase I will be 224 exceeding the 150 lot limitation by 74 lots. Therefore, two points of access would be required.

Staff does not support the requested variance for the following reasons:

1. The only tract the developer owns is Phase I. There is no guarantee that he will be able to purchase Phase II and III. The ownership and development plan in Phase II and III are uncertain at this time. By granting the variance to allow one point of access until phase II is developed, it will create uncertain future development possibilities in this GP boundary, and could create public safety concerns. P&D staff's analysis of the available information indicates that it is premature to grant the variance allowing one point of access for the whole GP until the ownership issues can be worked out.
2. The developer plans to purchase Phase II in March 2016. Therefore, the current owner of Phase II tract has common interest or knowledge of this development's future expansion. P&D staff's analysis indicates that it will greatly improve traffic circulation and public safety within this development, if the developer is able to get a temporary access easement aligned with the proposed collector street in Phase II to provide a second point of access until Phase II is purchased and development begins. This temporary access easement could serve as an emergency access. Since this solution will meet the intent of the ordinance, staff discussed this solution with the applicant and indicated that we could support the variance to allow the second point of access from the access easement until Phase II is developed. However, the applicant indicates that the developer doesn't want to consider this option at this time.
3. The Commission approved the GP in November 2014 subject to the condition that two points of access must be provided once the total number of lots exceeds 150. With the existing conditions and restrictions adjacent to the subject property, two points of access are very important to satisfying growing traffic circulation needs within the development and providing additional access for public safety issues should they be necessary in this community.

Staff recommends denying the requested variance and disapproving the plat.

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

Platting Approval Conditions

Agenda Item: 89
Action Date: 09/03/2015
Plat Name: Elrod Road Data Center
Developer: Infotm, Inc.
Applicant: Hovis Surveying Company Inc.
App No/Type: 2015-1813 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	21.3814	Total Reserve Acreage:	21.3814
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:	Harris County MUD 61
County	Zip	Key Map ©	City / ETJ
Harris	77449	445V	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.

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)

1) Legal description on plat must match title.

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: 89
Action Date: 09/03/2015
Plat Name: Elrod Road Data Center
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Applicant: Hovis Surveying Company Inc.
App No/Type: 2015-1813 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

Harris County Flood Control District: HCFCD Review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Add the following note: "New development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits." (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, email wastewater@hcpid.org. For drainage analysis related questions, email civildevel@hcpid.org. (HC)

Coordinate with Harris County Traffic prior to recordation. (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

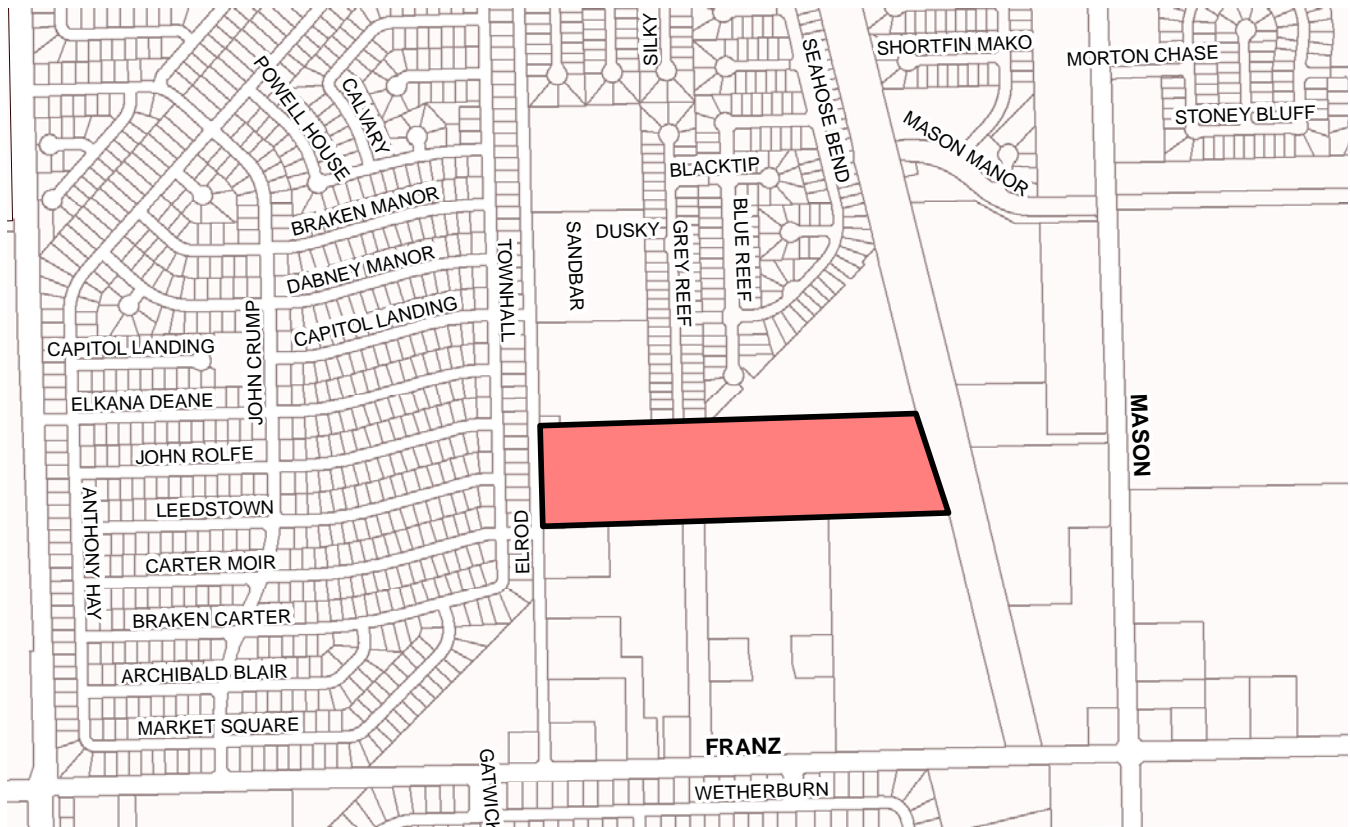
ITEM: 89

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Elrod Road Data Center

Applicant: Hovis Surveying Company Inc.



D – Variances

Site Location

Houston Planning Commission ITEM: 89

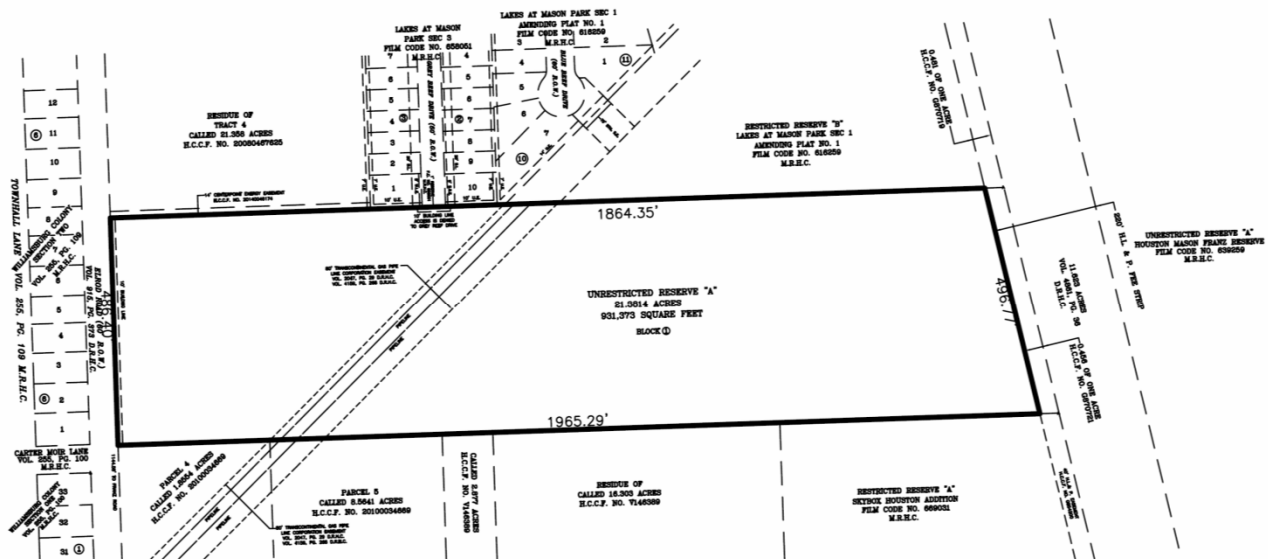
ITEM: 89

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Elrod Road Data Center

Applicant: Hovis Surveying Company Inc.



D – Variances

Subdivision

Houston Planning Commission ITEM: 89

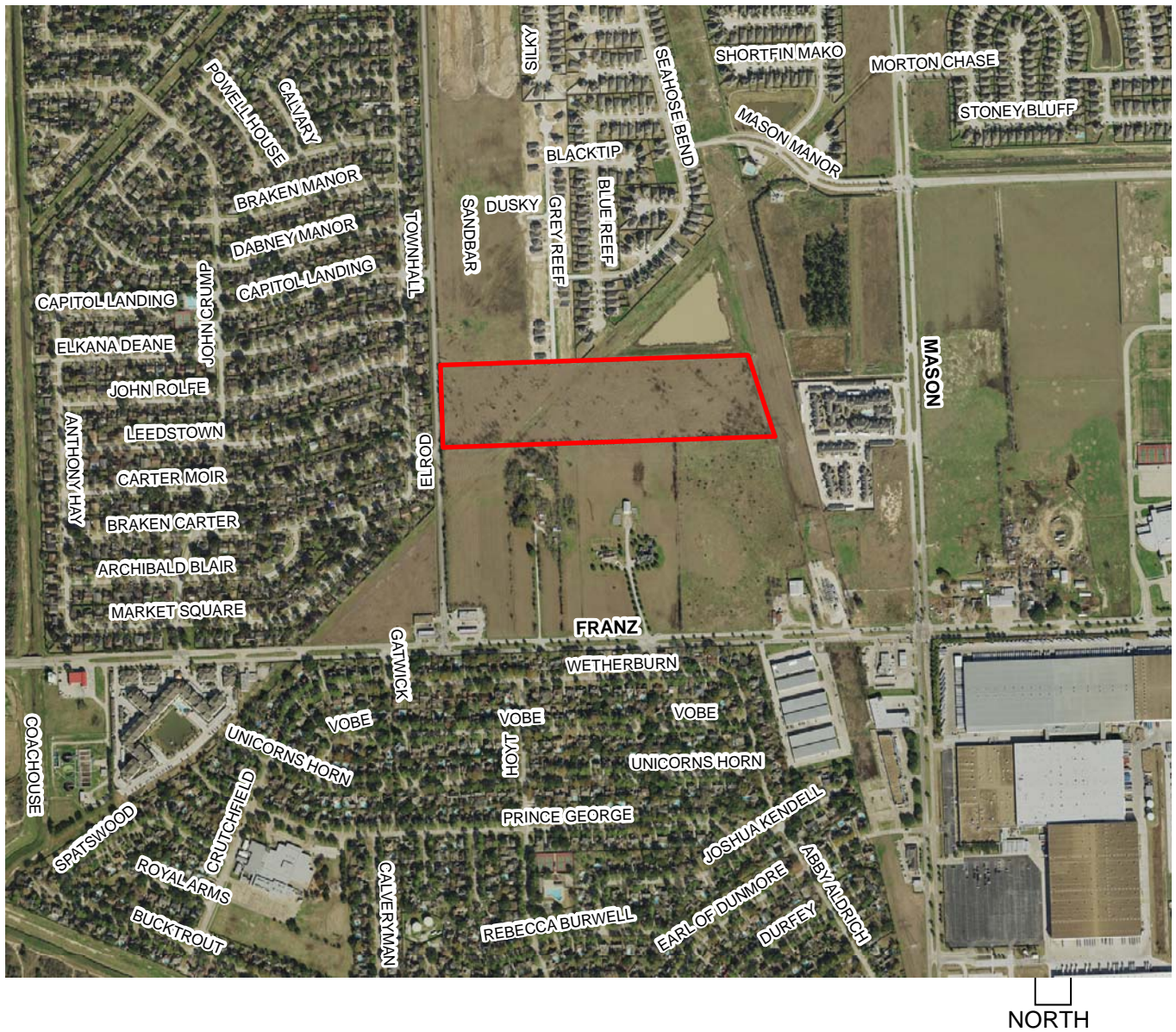
ITEM: 89

Planning and Development Department

Meeting Date: 09/03/2015

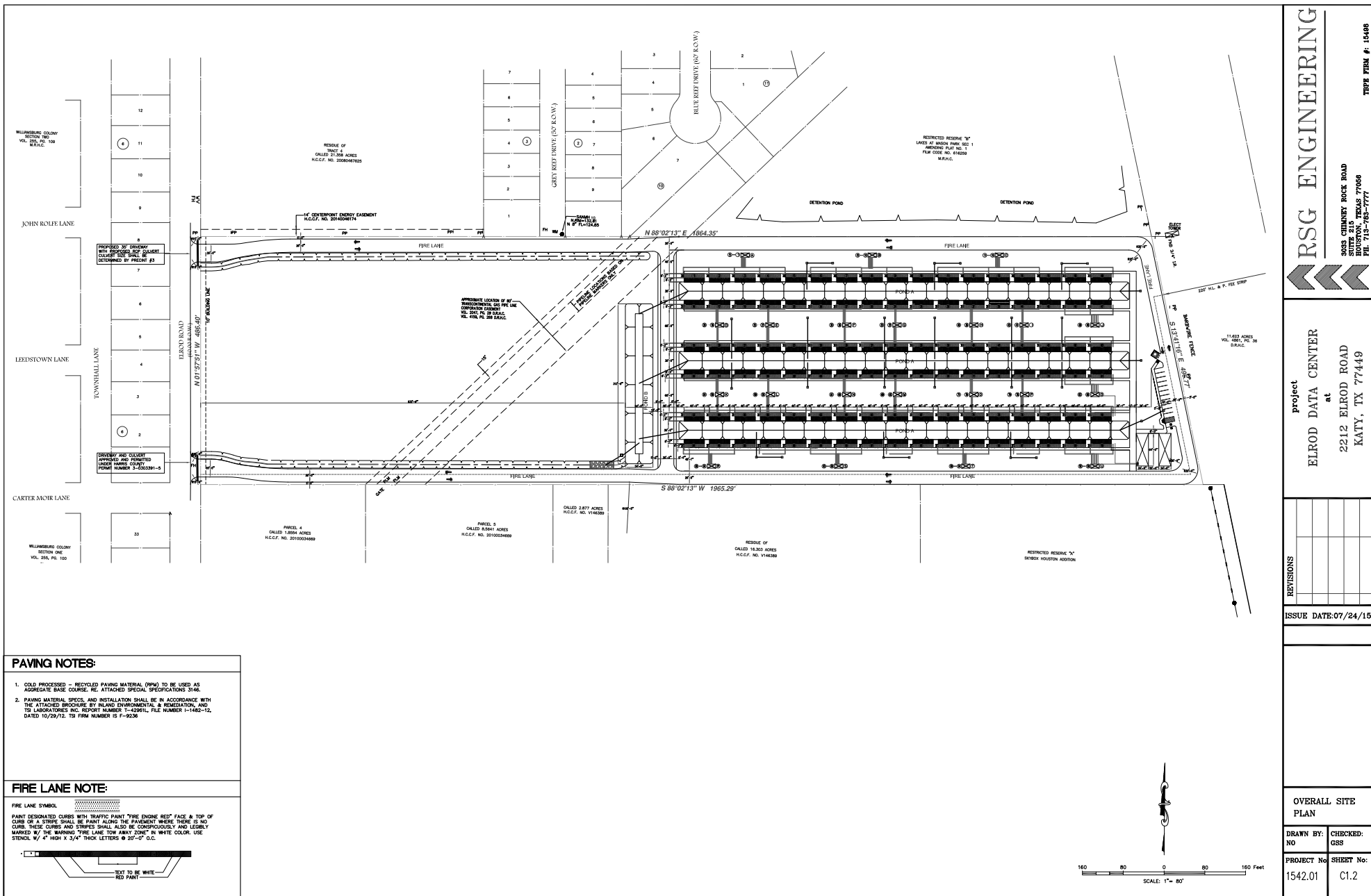
Subdivision Name: Elrod Road Data Center

Applicant: Hovis Surveying Company Inc.



D – Variances

Aerial





Application Number: 2015-1813

Plat Name: Elrod Road Data Center

Applicant: Hovis Surveying Company Inc.

Date Submitted: 08/24/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not extend or terminate with a cul-de-sac Grey Reef Drive and to not provide a North-South Street or East-West Street through this development.

Chapter 42 Section: 135 & 128

Chapter 42 Reference:

Street Extension (a) a public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property and intersections of local streets (a)(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;

Elrod Data Center is proposing to create a development with approximately 102 computer units for data storage. These computer units will be in groups of 34 with 17 being on either side of a lateral cooling pond. There will be 2 proposed buildings approximately 24 x 64 at the Southeast corner of this tract. This 21.3814 acre tract is bounded on the West by Elrod Road, on the North by Lakes of Mason Park and on the East by a 220 foot Houston Lighting and Power Company Fee Strip (CenterPoint Energy). This tract is also dissected by an 80 foot Transcontinental Gas Pipeline Easement (Williams Gas Pipe Line) which currently has two pipelines located within the existing Easement. Grey Reef Drive was created by Lakes at Mason Park Sec 3 and terminates on the North boundary line of this proposed development. The extension of Grey Reef Drive through this development would require the crossing of the Williams Gas Pipe Line Easement more than the required half mile since Elrod Road and Mason Road, a major thoroughfare to the East of this development currently cross the same Williams Gas Pipe Line Easement. This development will not be creating a single family residential development. This development will be denied access to Grey Reef Drive by this plat and the owner will construct the required wood, concrete or masonry opaque screening fence the width of the right-of-way. Grey Reef Drive was created in September of 2013 and has been without means of vehicular turn around since the street was developed. In addition, this proposed development will be a secure facility and the extension or creation of a north south street which severs this development will make the security of this development harder and less efficient to achieve. This development will also not significantly impact the traffic in this area and will not be adding to the need for additional circulation in the area. There currently is north south circulation provided in this area by the current street grid. This tract is South of Morton Road, a major thoroughfare, West of Mason Road, a major thoroughfare, North of Franz Road, a major thoroughfare and East of Elrod Road. The creation of an East-West street through this development will have no connection to Mason Road because of the existing 220' CenterPoint Energy Fee Strip and the fact that the property to the East of the Fee strip has been platted without providing an East-West Street connection. The East-West street would also require the crossing of the Williams Pipe Line Easement. The Lakes of Mason Park Sec 3 plat created an East-West Stub Street, Dusky Drive which could provide a future connection to Elrod Road. This 21 acre development will be fenced with a security guard facility and as mentioned above the creation of public streets through this development would hinder the ability to provide a secure data facility.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances of supporting the granting of the variance are not the result of a hardship created or imposed by the applicant because the pipeline easement and fee strip were in place prior to the purchase and development of this tract. The creation of an East-West street through this development would just terminate at the Eastern boundary line with no

connection to Mason Road and not increasing circulation in this area since it will have no further connection to the East. The extension of Grey Reef Drive will require the crossing of the existing pipeline easement with multiple pipelines in less than 700 feet and the ordinance only requires the crossing every half mile. The tract to the South of this development where Grey Reef Drive would terminate at is currently developed and the extension would not be able to go any further South without the removal of the existing structures.

(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 because there is adequate circulation in this area provided by the current street grid. This development will not take access to Grey Reef Drive and will place the required screening fence at the end of Grey Reef Drive. It is clearly evident that the existing street does not extend any further to the South. The creation of an East West Street with no connection to the East does not create circulation and East West circulation could be provide by the extension of Dusky Drive into Elrod Road, which is proposed to be approximately 831 feet North of this development. In addition, this development will not be creating a significant impact on the circulation in this area. It will not be a facility that is open to the general public.

(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 of welfare because the current street pattern provides adequate circulation in this area at this time and this development will have access for emergency vehicles provided by the internal circulation within the development. This proposed data center will create lateral cooling ponds for the proposed computer units and these cooling ponds would create an obstacle to the extension of Grey Reef Drive or the creation of an East West street.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance because this proposed data center will be a secure facility and not creating a significant impact on the overall circulation of this area. The existence of the multiple pipeline easement and fee strip limit the overall circulation through this tract. There is not a connection for an East-West Street to the East of the Fee strip much less the actual crossing of the fee strip since the fee strip has been crossed approximately 1300 feet north of this development by Mason Manor Drive. The current major thoroughfares that surround this development provide for overall circulation within this area.



Application No: 2015-1813

Agenda Item: 89

PC Action Date: 09/03/2015

Plat Name: Elrod Road Data Center

Applicant: Hovis Surveying Company Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 135 & 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not extend or terminate with a cul-de-sac Grey Reef Drive and to not provide a North-South Street or East-West Street through this development. ;

Basis of Recommendation:

The site is located north of Franz, south of Morton, east of Grand Parkway, and west of Mason Road.

The applicant requested a variance to not provide an east-west street through the subject tract; however this request is not required due to the HL&P easement located on the eastern boundary.

The applicant is requesting not to extend or terminate with a cul de sac Gray Reef drive. Staff is in support of this request.

This tract is bisected by a pipeline easement and the site is proposing detention at the location of the stub street. The proposed site is a data processing center that will house 102 individual computer stations. This site will not be open to the general public, and security is essential for its operations. Furthermore, if this street were to be extended, it would connect incompatible land uses, from residential to industrial.

The existing intersection spacing between Elrod and Mason is approximately 2780'. The property to the south abuts major thoroughfare Franz Road and, due to the configuration of the land parcels and existing developments on the site; the likelihood of Grey Reef Drive being extended to Franz Road is minimal. Elrod Road functions as a collector to the surrounding area and requiring the applicant to extend Gray Reef Drive through the subject tract would not significantly improve traffic circulation.

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;

Strict application would create an impractical development, as security to this site is most critical for its operation. It is a data center that will not be open to the general public.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant does not and did not own land parcels to the south to allow for the extension of Grey Reef Drive to Franz Road.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The existing Block length of 2760' (between Elrod Road and Mason Road) is only an 8% deviation from the standard, and the extension of the street would connect incompatible land uses. Thus the intent of the ordinance 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 this variance will have no adverse impacts on public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

The private, high security nature of this development, the existing street network, and the connectivity of incompatible land uses are the justifications of this variance.



Agenda Item: 90
Action Date: 09/03/2015
Plat Name: HISD High School for Law and Justice
Developer: Houston Independent School District
Applicant: Knudson, LP
App No/Type: 2015-1647 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	7.8960	Total Reserve Acreage:	7.8960
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493V	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.

049.2. 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. Legal description stated in the title opinion and title block must match at the time of recordation.

146.1. Provide for dedication of cutback(s) 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.

Provide all easement and rights-of-way abandonment documents at recordation.

Revise variance request form to clarify the hardship.

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 09/03/2015
Plat Name: HISD High School for Law and Justice
Developer: Houston Independent School District
Applicant: Knudson, LP
App No/Type: 2015-1647 C2R

Staff Recommendation:
Defer Additional
information reqd

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required.
City Engineer: DETENTION IS REQUIRED

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 11.

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

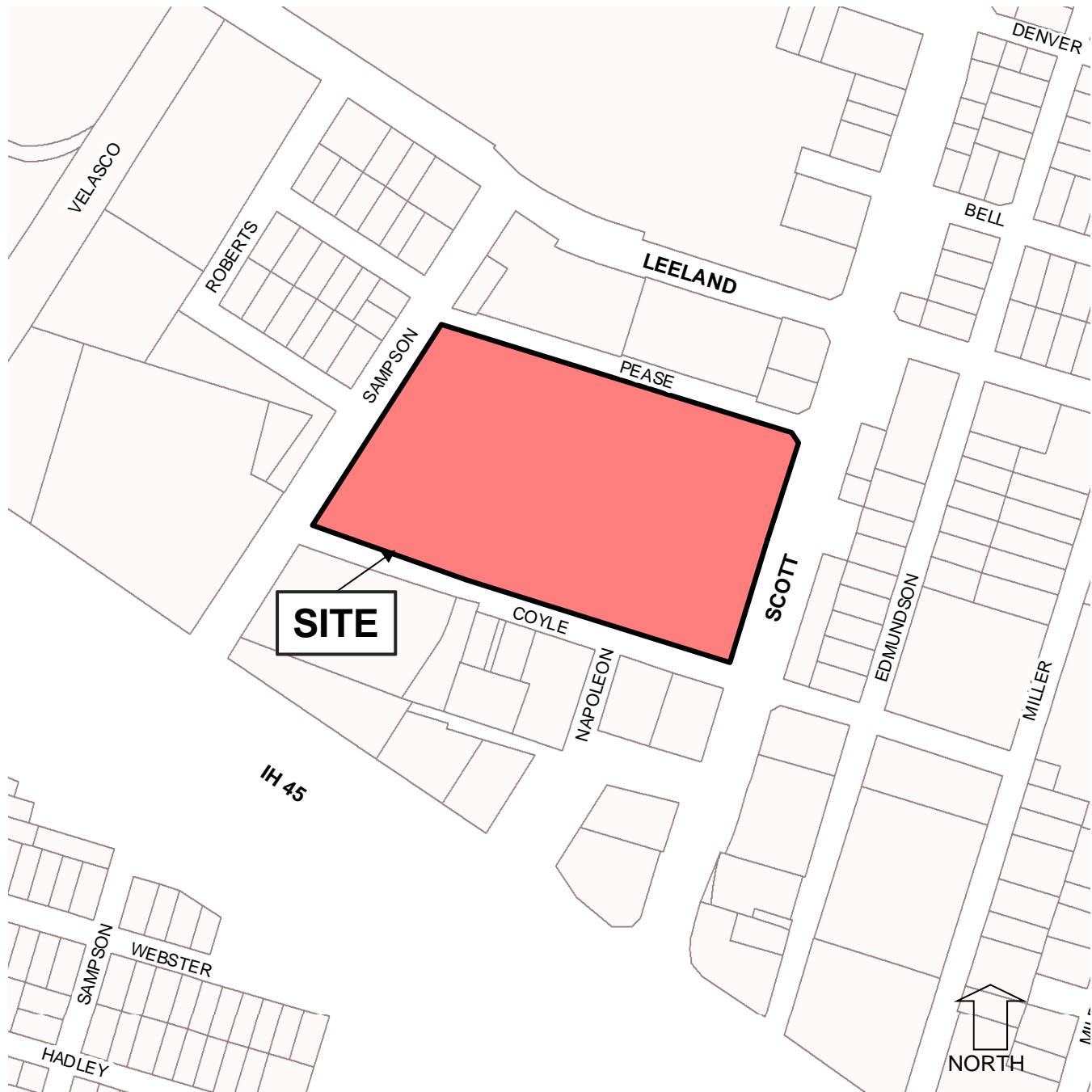
ITEM: 90

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: HISD High School for Law and Justice

Applicant: Knudson, LP



D – Variances

Site Location

Houston Planning Commission

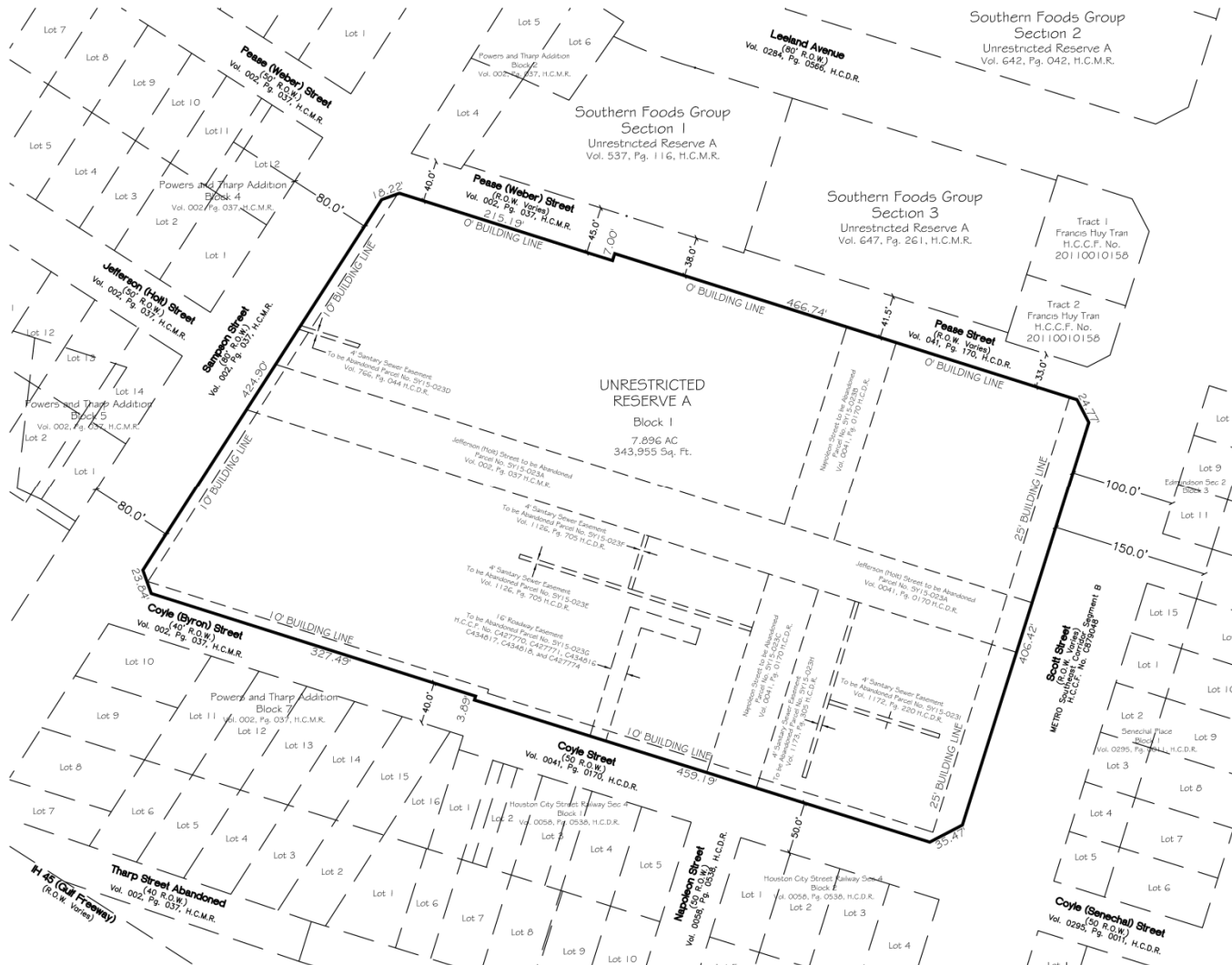
ITEM: 90

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: HISD High School for Law and Justice

Applicant: Knudson, LP



D – Variances

Subdivision

Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: HISD High School for Law and Justice

Applicant: Knudson, LP



D – Variances

Aerial

High School for Law and Justice

High School for Law and Justice which includes theme learning along with career and technology programs. This new facility will accommodate 700 - 800 students, including core curriculum in a 21st Century Learning Environment, along with athletics, JROTC and CTE programs such as crime scene/ criminal justice, fire science, Court room with law library, and emergency services communication.



Main Entry



Site Plan

LEGEND

- Administrator
- Athletics
- Bldg Services/ Custodial Maintenance
- Career & Tech. Edu.
- Circulation
- Food Service
- JROTC
- Learning Centers
- Vertical Circulation



First Floor Plan



Interior Views



Second Floor Plan



Third Floor Plan



Application Number: 2015-1647

Plat Name: HISD High School for Law and Justice

Applicant: Knudson, LP

Date Submitted: 08/07/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

The applicant is requesting 1. Not to dedicate land for additional right-of-way for a. Coyle Street (5 feet); and b. Pease Street (from 8.5 feet to 2.5 feet). 2. A zero foot building line versus a 10 foot building line on Pease Street.

Chapter 42 Section: 121 and 150

Chapter 42 Reference:

Sec. 42-121. Dedication of rights-of-way a) The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law. b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street. Sec. 42-150. Building line requirement Local streets: 1) Not single-family residential and across the street from a single-family residential lot with a platted building line of 10 feet or more = Lesser of 25 feet or the greatest platted building line on the single-family residential 2) All others = 10 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;

Providing the right-of-way dedication along Coyle Street and Pease Street and a 10 foot building line along Pease Street will unreasonably encroach upon the outdoor learning environment that includes a Junior Reserve Officer Training Corps (JROTC) Drill Area, Physical Education Field, and Fire Training Area and compromise the drop-off/pickup area for the school buses and limited space for detention. The design intent follows the ideals of a 21st Century learning environment. There are two separate drill areas 1) the soccer field, adjacent to Sampson Street between Pease Street and Coyle Street will serve as the Fire Training Area and 2) the area identified in northeast corner, adjacent to Pease Street and Scott Street will serve as the JROTC Drill Area. The school bus drop-off/pickup area is a covered awning to protect students from weather elements and separate private vehicle drop-off/pickup from school bus drop-off/pickup.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

HISD is designing all new schools in the most compact footprint possible. The square foot requirement per student is 140 square feet at this magnet school. This square foot requirement requires the designers to be very efficient as they prepare the plans. Due to the certain nature of this magnet school, law enforcement and criminal justice, there are specific size requirements necessary for classrooms and outdoor activity space in order to provide and perform educational programs and training exercises that the high school offers.

(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. There is minimal traffic along both Coyle Street and Pease Street as shown in the Street Assessment Exhibit. Pease Street will be reconstructed at the cost of the applicant to provide a bulb out for buses to pull off the driving lane of Pease Street. The land uses within the zero foot building line include a small area of detention, a JROTC Drill Area, and a covered awning for protection from the weather at the drop-off/pickup bus area. We have met with members of Public Works and Engineering to review the paving geometry of Pease Street and have no objection for the drop-off/pickup area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the variance will not be injurious to the public health, safety or welfare. Granting of the variance will not be injurious to the public health, safety or welfare. Coyle Street terminates at Sampson Street and Scott Street which is the length of the high school. Only the high school will front on Coyle Street. There are three businesses, Carpet Giant, Bap-Geon Import Auto Parts, and a Kickboxing Gym, that back to Coyle Street and front on IH-45 Frontage Road, T Lanh Complete Auto Repair Service Center sides on Coyle Street and fronts on Scott Street, and Generation One, a trans-denominational ministry, sides on Coyle Street and fronts on Napoleon Street. Pease Street extends one additional block west of Sampson Street to Roberts Street and terminates at Scott Street. Southern Foods (Oak Farms Dairy) backs to Pease Street and fronts on Leeland Street, a single-family home sides to Pease Street and fronts to Sampson Street, and Sundial, a convenient store, sides to Pease Street and fronts to Scott Street. Coyle Street and Pease Street terminate at Scott Street allowing only right turns due to the Southeast METRO Light Rail line. The only way to turn left and travel northeast on Scott Street from this area is from Leeland Street at the signalized intersection as shown on the Street Assessment Exhibit. Providing a designated drop-off/pickup area for the buses with a covered awning to protect students from the different weather elements we experience in Houston, Texas will improve the public health, safety, and welfare of all students.

(5) Economic hardship is not the sole justification of the variance.

Requesting the variance is not due to economic hardship. We believe this variance is necessary to accomplish the purposes stated. HISD design standards have created smaller sites for acquisition of new schools by requiring the design of the school with the most compact footprints possible while incorporating 21st century technology. The site constraints have created physical constraints to provide additional right-of-way for Pease Street and Coyle Street and provide a 10 foot building line along Pease Street and still meet the National Standards for square footage per student in this magnet school for law enforcement and criminal justice.



Application No: 2015-1647

Agenda Item: 90

PC Action Date: 09/03/2015

Plat Name: HISD High School for Law and Justice

Applicant: Knudson, LP

Staff Recommendation: Defer Additional information reqd

Chapter 42 Sections: 121 and 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The applicant is requesting 1. Not to dedicate land for additional right-of-way for a. Coyle Street (additional 10 feet required to have a 60 foot right-of-way); and b. Pease Street (additional 5 feet required to have a 60 foot right-of-way). 2. An 8.5 foot building line versus a 10 foot building line on Pease Street. ;

Basis of Recommendation:

The site is located west of Scott Street, north of I-45 and south of Leeland Street. The application requests two variances: 1. to not provide the required right-of-way dedication to Pease Street and Coyle Street; 2. to allow an 8.5' building line instead of 10' building line along Pease Street. Staff recommends deferring this application two weeks to 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 09/03/2015
Plat Name: International Tech Park GP
Developer: Platinum Ridge, L.P.
Applicant: Hovis Surveying Company Inc.
App No/Type: 2015-1654 GP

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	71.5160	Total Reserve Acreage:	0.0000
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	77396	375J	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.

A01. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 1. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov

Staff is in support of the requested variance for Winsted Lane 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.

PWE Utility Analysis: A Wastewater Capacity reservation letter is required for this project.

Aviation: As per City of Houston Ordinance #2008-1052, this project may be subject to the Houston Airport System sound and height ordinance.

City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN

Addressing: For future development, we suggest not using two USPS designated street suffixes "Park" and "Road" in the same name.

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

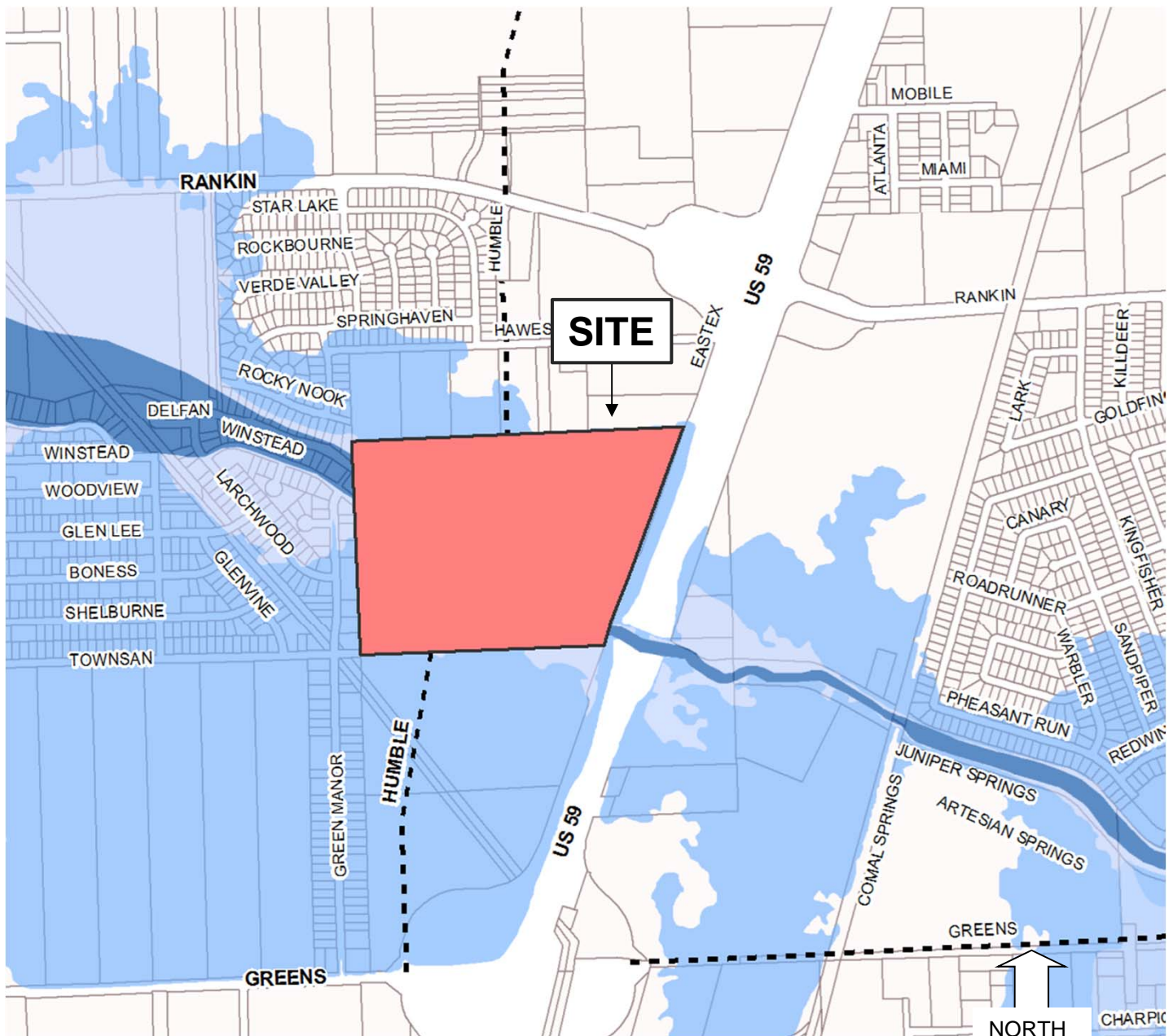
Planning and Development Department

ITEM: 91

Meeting Date: 09/03/2015

Subdivision Name: International Tech Park GP (DEF1)

Applicant: Hovis Surveying Company Inc.



D – Variances

Site Location

Subdivision

Houston Planning Commission

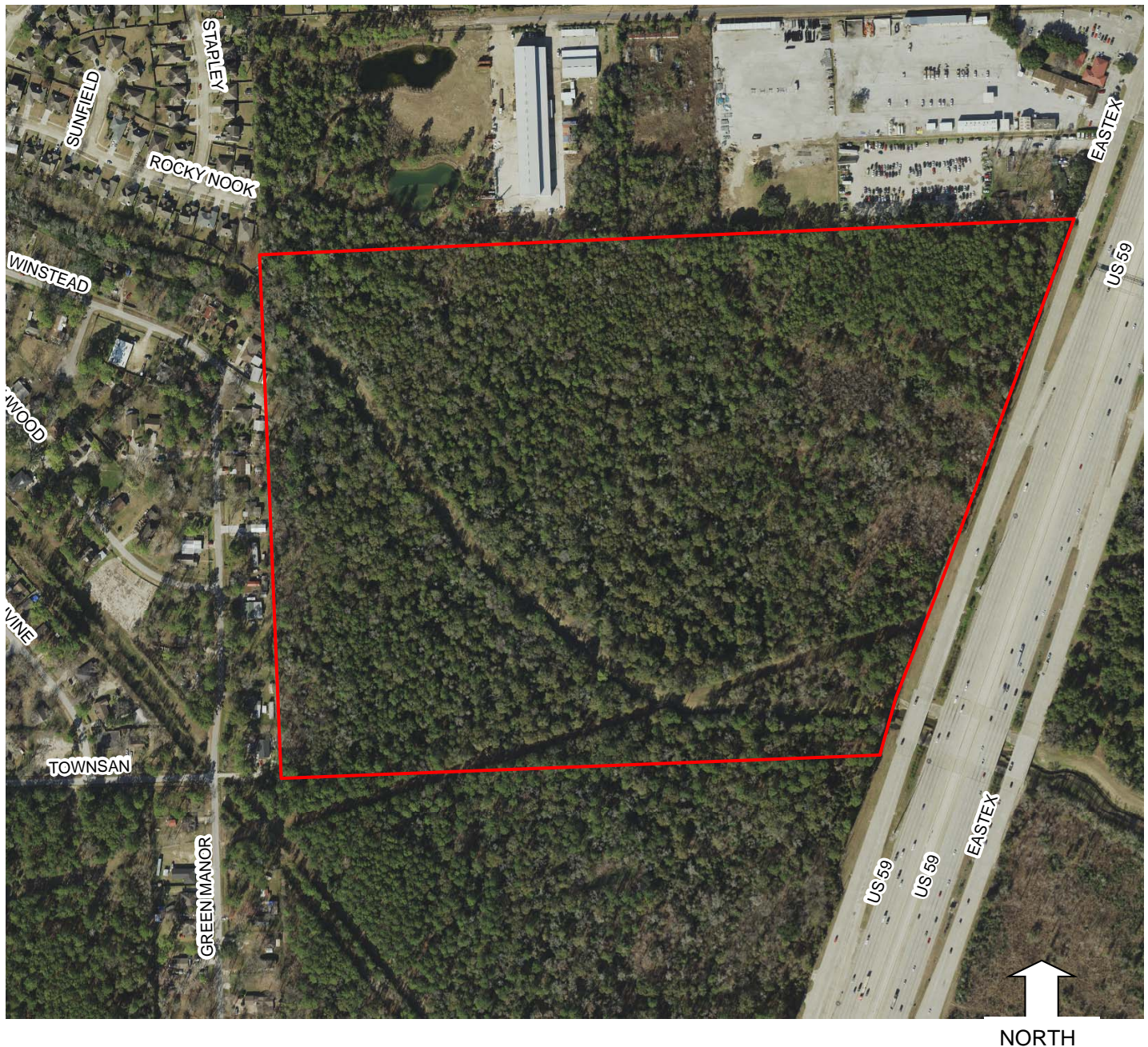
ITEM: 91

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: International Tech Park GP (DEF1)

Applicant: Hovis Surveying Company Inc.



D – Variances

Aerial



Application Number: 2015-1654

Plat Name: International Tech Park GP

Applicant: Hovis Surveying Company Inc.

Date Submitted: 08/07/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not extend or terminate with a cul-de-sac Winsted Lane or Townsan Road

Chapter 42 Section: 135

Chapter 42 Reference:

Sec. 42-135. Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

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 71.516 acre tract is bound on the East by US Highway 59 and on the West by Glen Lee Place Section Three and Heather Ridge Village Section One. This development requires the creation of Humble Parkway, a major thoroughfare and the creation of an Ultimate right-of-way width of 190 feet for Reinhardt Bayou. In addition, to the crossing of the bayou by Humble Parkway there is also a 60 foot Mobil Pipeline easement with two pipelines located within it that must be crossed. Humble Parkway, a 100 foot right-of-way has been located so that the crossing of the bayou and the pipelines will occur at the same location. We are also proposing to create International Tech Park Road, a variable width right-of-way to extend from US Highway 59 to proposed Humble Parkway. Winsted Lane is a 60 foot right-of-way that stubs into the Westerly property line of this development. Extension of Winsted Lane would require the crossing of the Reinhardt Bayou in order to make connection with Humble Parkway. Reinhardt Bayou is currently a 120 feet wide Harris County Flood Control District Easement and as mentioned earlier this development will be required to widen the bayou to 190 feet. This crossing would mean that this development would be required to cross the drainage channel required by a governmental entity with flood control jurisdiction more than the required 2,000 feet. In addition, Winsted Lane is not a street required for block length. This development will be denied access to Winsted Lane and will construct the required wood, concrete or masonry opaque screening fence the width of the right-of-way. There will also be a 10 foot building line at the end of Winsted Lane. Townsan Lane is a 60 foot right-of-way that is located at the Southerly end of this development. The right-of-way is split between this proposed development and the adjoining tract to the South. Extension of Townsan Road to Humble Parkway meets with some hardships based on the fact that it would enter the right-of-way at the approach to the proposed bridge on Humble Parkway. This would make the extension of Townsan to Humble Parkway a hazardous intersection. Extension of Townsan Road would also require the crossing the pipeline easement in less than the required 1/2 mile. Also, Townsan Road would not be allow to extend to further East to U.S. Highway 59 because it would intersect the right-of-way too close to an entrance ramp to the freeway and TXDOT will not allow the intersection.

(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 the

applicant because the unusual physical characteristics of the existing bayou and pipeline easement were in existence prior to the purchase of this development. The way the bayou and pipelines converge on this development and the requirement of the major thoroughfare inhibit the required extension of the adjacent stub streets.

(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 because the extension of Winsted Lane is not required for block length and this proposed development will be commercial and not single family residential. Winsted Lane would also be required to cross Reinhardt Bayou in order to make any connection to the east. This development has reserved a non-exclusive easement along the South property line for roadway, utilities, drainage and access to Humble Parkway. That way when the adjacent property is developed the extension of Townsan Road could be accomplished in a way to get access to Humble Parkway and US Highway 59 at a point south of this development.

(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 because the creation and Humble Parkway and Chrich Road will help with circulation in this area and the extension of a street that will not make any connections to the East does not help to improve the overall circulation in the area. In addition, this development is proposing commercial use and not residential which is what the adjacent property to the West is. Also, Winsted Lane has been in existence in the current state since 1960 and there is only one lot that has access to it on the South but based on the angle that it enters this tract there is more than one lot on the north side. However, there is a 35 foot drainage easement that separates the last two lots on the north side. This development will install the required fencing to block the end of the right-of-way and it is clear to see that the road does not extend further to the East. The asphalt paving for Townsan Road stops at the East side of Green Manor Drive and there is only a 10.5 foot gravel road that extends East of Green Manor Drive. It is clearly evident that Townsan Road does not extend to the East.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance because the existing physical characteristics of the tract prohibit or limit the extension of the adjacent streets. The ordinance allows for the crossing of an existing drainage channel required by a governmental agency with flood control district located in an easement have a required width of less than 220 feet and more than 100 feet by street no more than every 2,000 feet. Reinhardt Bayou meets these standards and this development is already crossing the drainage channel with proposed Humble Parkway. The extension of Winsted Lane would require an additional crossing of the bayou. The extension of Townsan Road is limited based on the location of the road within this development. The extension to proposed Humble Parkway is inhibited by the proposed bridge on proposed Humble Parkway and the existence of pipelines which would have to be crossed in order to gain access to Humble Parkway and eventually U.S. Highway 59. There is an existing Non-exclusive easement that extends from the end of Townsan, the width of the portion of Townsan within this development to Humble Parkway. This could be utilized in the future for a partial extension of Townsan Road when the adjacent tract is developed and a more suitable connection to both Humble Parkway and US 59 can be achieved.



Application No: 2015-1654

Agenda Item: 91

PC Action Date: 09/03/2015

Plat Name: International Tech Park GP

Applicant: Hovis Surveying Company Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 135

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not extend or terminate with a cul-de-sac Winstead Lane or Townsan Road;

Basis of Recommendation:

The site is located within the City limits, on the west side of US 59, south of Rankin Road and north of Greens Road. The applicant is requesting a variance to not extend and not terminate with a cul-de-sac both Townsan Road and Winstead Lane, which stub into the plat's western plat boundary. Staff is in support of the requested variance with respect to Winstead Lane only.

The site is traversed by a 120' HCFCD drainage channel (which is to be widened to 190') and a 60' pipeline easement, and also bisected by a portion of proposed major thoroughfare Humble Parkway. While Sec 42- 130 allows for an intersection spacing of 2,000' for these physical characteristics, an east-west street is required in this area to address intersection spacing along US 59. It is staff's opinion that the east-west street connectivity in this area will be best served by preserving the ability to extend Townsan Road.

The single family residential development to the west is served by existing street network. However, any future extension of Townsan Road will allow for an east-west connection between Lee Road, future Humble Parkway and US 59. Staff acknowledges that any proposed extension Townsan Road would also impact the property owner to the south. Therefore, denying the requested variance for Townsan Road at this time would allow for the right of way to be extended in the future - through coordination with the property to the south.

The developer has coordinated with the Department of Public Works and Engineering and Planning and Development-Transportation with regards to the alignment of the Humble Parkway as it crosses both the drainage channel and pipeline easement.

The Department of Public Works and Engineering has voiced no objection to the granting of the variance for Winstead Lane only.

Staff recommends the Planning Commission grant the requested variance to not extend and not terminate with a cul-de-sac Winstead Lane only, and approve the plat subject to the CPC 101 form conditions. Access to Winstead Lane will be denied and a barricade and 10' building line will be required 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

(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 traversed by a 120' HCFCD drainage channel (which is to be widened to 190') and a 60' pipeline easement, and also bisected by a portion of proposed major thoroughfare Humble Parkway. While Sec 42- 130 allows for an intersection spacing of 2,000' for these physical characteristics, an east-west street is required in this area to address intersection spacing along US 59. It is staff's opinion that the east-west street connectivity in this area will be best served by preserving the ability to extend Townsan Road. Any future extension of Townsan Road will allow for an east-west connection between Lee Road, future Humble Parkway and US 59. Staff acknowledges that any proposed extension Townsan Road would also impact the property owner to the south. Therefore, denying the requested variance for Townsan Road at this time would allow for the right of way to be extended in the future - through coordination with the property to the south.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Justification for the granting of the variance is based on existing physical characteristics that affect the site and existing and proposed street network in the overall area. The site is traversed by a 120' HCFCF drainage channel (which is to be widened to 190') and a 60' pipeline easement, and also bisected by a portion of proposed major thoroughfare Humble Parkway. While Sec 42- 130 allows for an intersection spacing of 2,000' for these physical characteristics, an east-west street is required in this area to address intersection spacing along US 59. It is staff's opinion that the east-west street connectivity in this area will be best served by preserving the ability to extend Townsan Road.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The east-west street connectivity in this area will be best served by preserving the ability to extend of Townsan Road. Any future extension of Townsan Road will allow for an east-west connection between Lee Road, future Humble Parkway and US 59. Staff acknowledges that any proposed extension Townsan Road would also impact the property owner to the south. Therefore, denying the requested variance for Townsan Road at this time would allow for the right of way to be extended in the future - through coordination with the property to the south.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The single family residential development to the west is served by existing street network. However, preserving the ability to extend Townsan Road will improve east-west street connectivity between Lee Road, future Humble Parkway and US 59.

(5) Economic hardship is not the sole justification of the variance.

Justification for the granting of the variance is based on existing physical characteristics (pipeline easement, drainage channel) that affect the site and existing and proposed street network in the overall area. The single family residential development to the west is served by existing street network. However, east-west street connectivity between Lee Road, future Humble Parkway and US 59 will be best served by preserving the ability to extend Townsan Road.



Agenda Item: 92
Action Date: 09/03/2015
Plat Name: Mount Vernon Montrose Lofts
Developer: Light Hill Partners, LLC
Applicant: Richard Grothues Designs
App No/Type: 2015-1771 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.4905	Total Reserve Acreage:	0.4905
Number of Lots:	0	Number of Multifamily Units:	42
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	493W	City

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)

Staff has serious concerns that the proposed renderings do not show a development that would meet the performance standards for Transit Corridor e.g transparency. Please provide additional/revised renderings or exhibits to staff.

Proposed balconies on Kenwood encroach 3' into the proposed 10'.

Provide and dimension on site plan 1) 6' unobstructed sidewalk, 2) distance from back of curb to property line, and 3) public access easement on Mt. Vernon street.

Provide 5' unobstructed clear zone for fire protection purposes.

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 IS REQUIRED AND NEED B.L. ON MOUNT VERNON 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

ITEM: 92

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Mount Vernon Montrose Lofts

Applicant: Light Hill Partners, LLC



D – Variances

Site Location

Houston Planning Commission

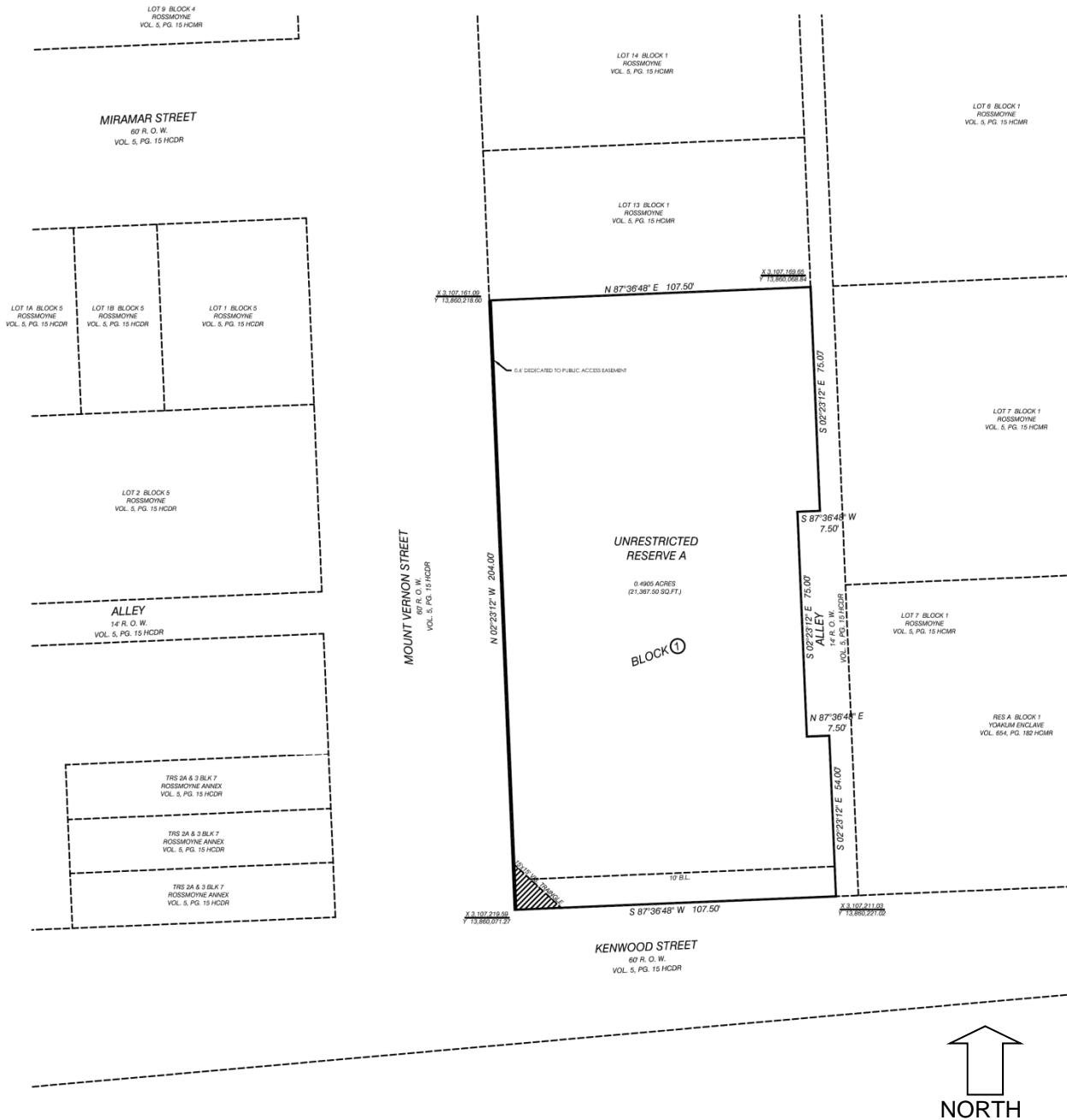
ITEM: 92

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Mount Vernon Montrose Lofts

Applicant: Light Hill Partners, LLC



D – Variances

Subdivision

Houston Planning Commission

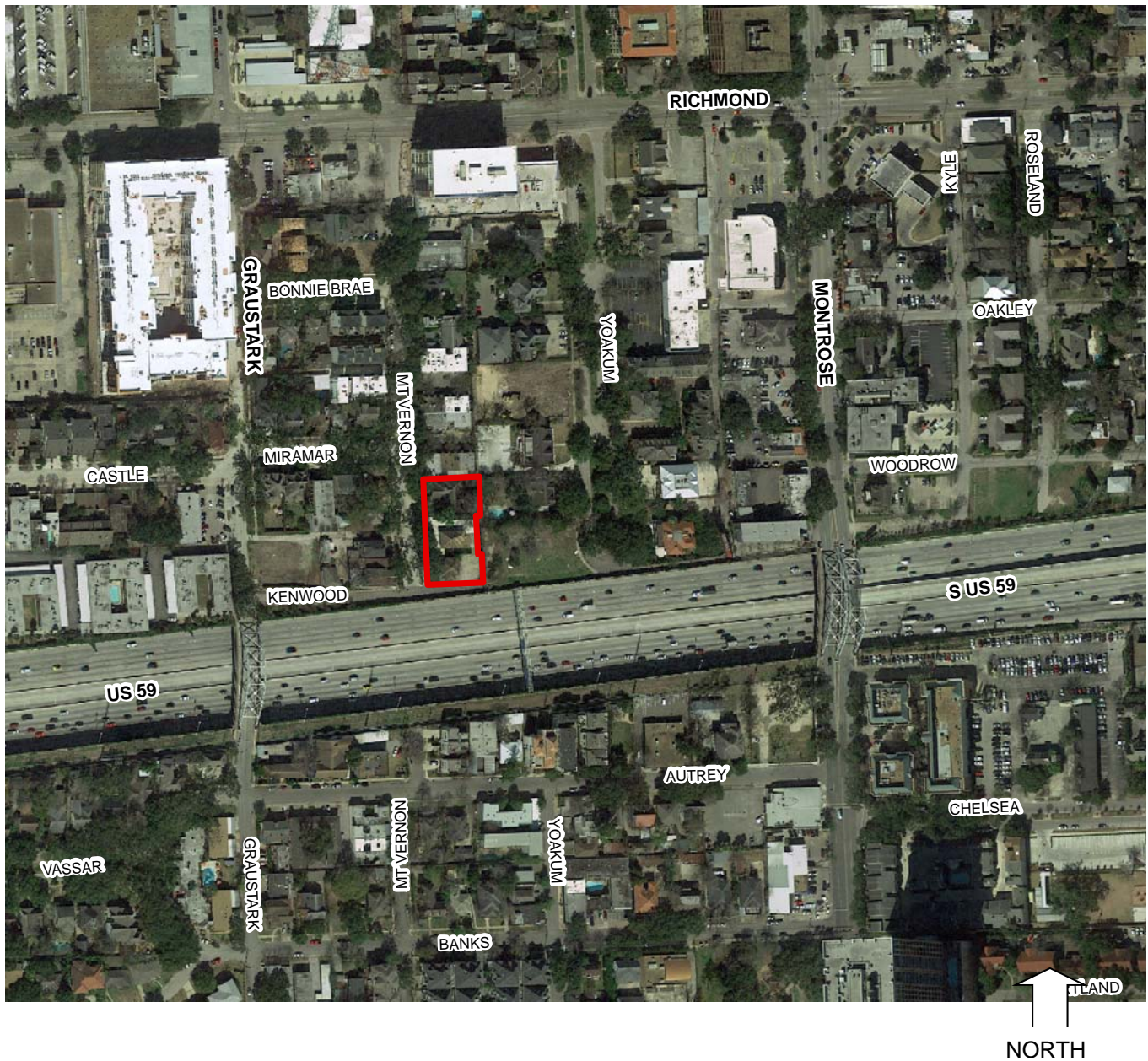
ITEM: 92

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Mount Vernon Montrose Lofts

Applicant: Light Hill Partners, LLC



D – Variances

Aerial









Application Number: 2015-1771

Plat Name: Mount Vernon Montrose Lofts

Applicant: Richard Grothues Designs

Date Submitted: 08/24/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Reduce building line along south property boundary from 25' to 10'.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Building Line Requirement: Major Thoroughfares: 25 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 application of the requirement for a 25' building line should not apply to this property. The unique characteristic that disqualifies this property from being subject to this building line is the physical location of the property to the major thoroughfare. The major thoroughfare that abuts this property is US 59. It is located approximately 22' to the south of the property and approximately 15' to 20' below the grade level of the property.

(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 is the fact that the major thoroughfare that abuts the property is US 59. US 59 is located approximately 22' to the south of the property and approximately 15' to 20' below the grade level of the property. There is an 18' high concrete wall located on the south side of the previous street, Kenwood Street, that divides the property from US 59. At this location there is NO feeder road. Kenwood Street dead ends at the southeast corner of the property. Kenwood Street is approximately 19' wide and lies between the subject property and US 59.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the chapter will be preserved by maintaining the building 10' from the edge of the previous local street, Kenwood. Which, in turn, will maintain the 25' distance away from the major thoroughfare, US 59.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Due to the fact that the major thoroughfare is separated from the property by an 18' high concrete wall and is approximately 20' below the grade of the property, this variance will not endanger the occupants or surrounding public. Kenwood Street still feels like a local street due to the separation from US 59 and the pedestrian and vehicular traffic treats the street as such.

(5) Economic hardship is not the sole justification of the variance.

The justification for the variance deals with unique physical conditions surround the request for the variance and is not due to economic hardship.



Application No: 2015-1771

Agenda Item: 92

PC Action Date: 09/03/2015

Plat Name: Mount Vernon Montrose Lofts

Applicant: Richard Grothues Designs

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: 42-150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[Reduce building line along south property boundary from 25' to 10'.](#)

Basis of Recommendation:

The site is located within the City limits and street width exception area, north of US 59, south of Richmond Avenue, on the east side of Mount Vernon Street – a designated Type A street. The applicant is requesting a variance to allow a 10' building line along Kenwood Street instead of the 25' building line required by the ordinance. Kenwood Street is included within the right-of-way corridor for US 59 and is under TxDOT authority.

At this time, staff recommends the Planning Commission defer the plat for two weeks to allow the applicant time to submit revised and additional 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](#)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 09/03/2015
Plat Name: New Life Marine Services
Developer: continental builders
Applicant: Tetra Surveys
App No/Type: 2015-1491 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	1.5216	Total Reserve Acreage:	1.5216
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	77071	530X	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.

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

185. Appendix A: Owners Acknowledgement 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.

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

Parks and Recreation: To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 8.

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

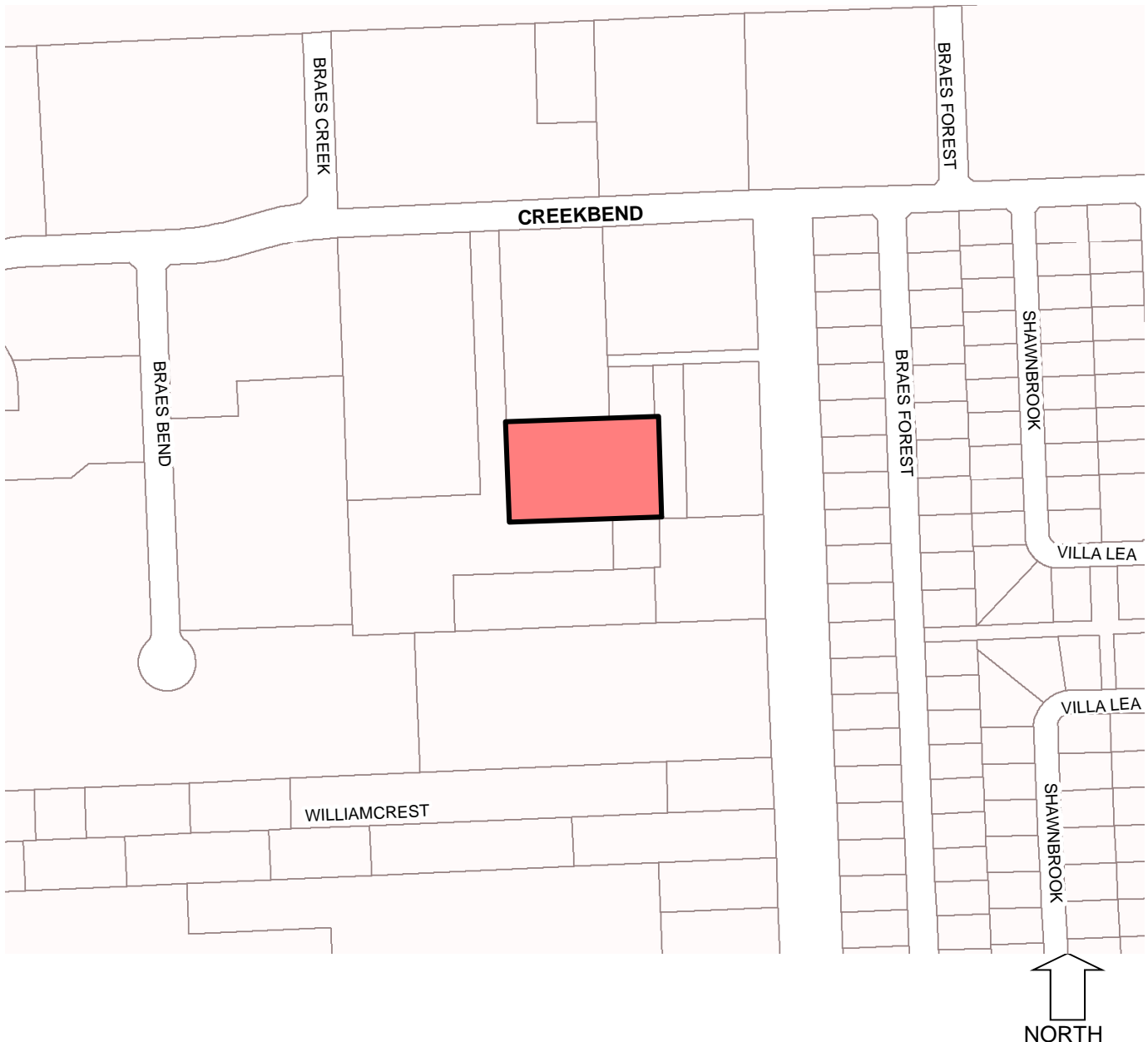
ITEM: 93

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: New Life Marine Services (DEF1)

Applicant: Tetra Surveys



D – Variances

Site Location

Houston Planning Commission

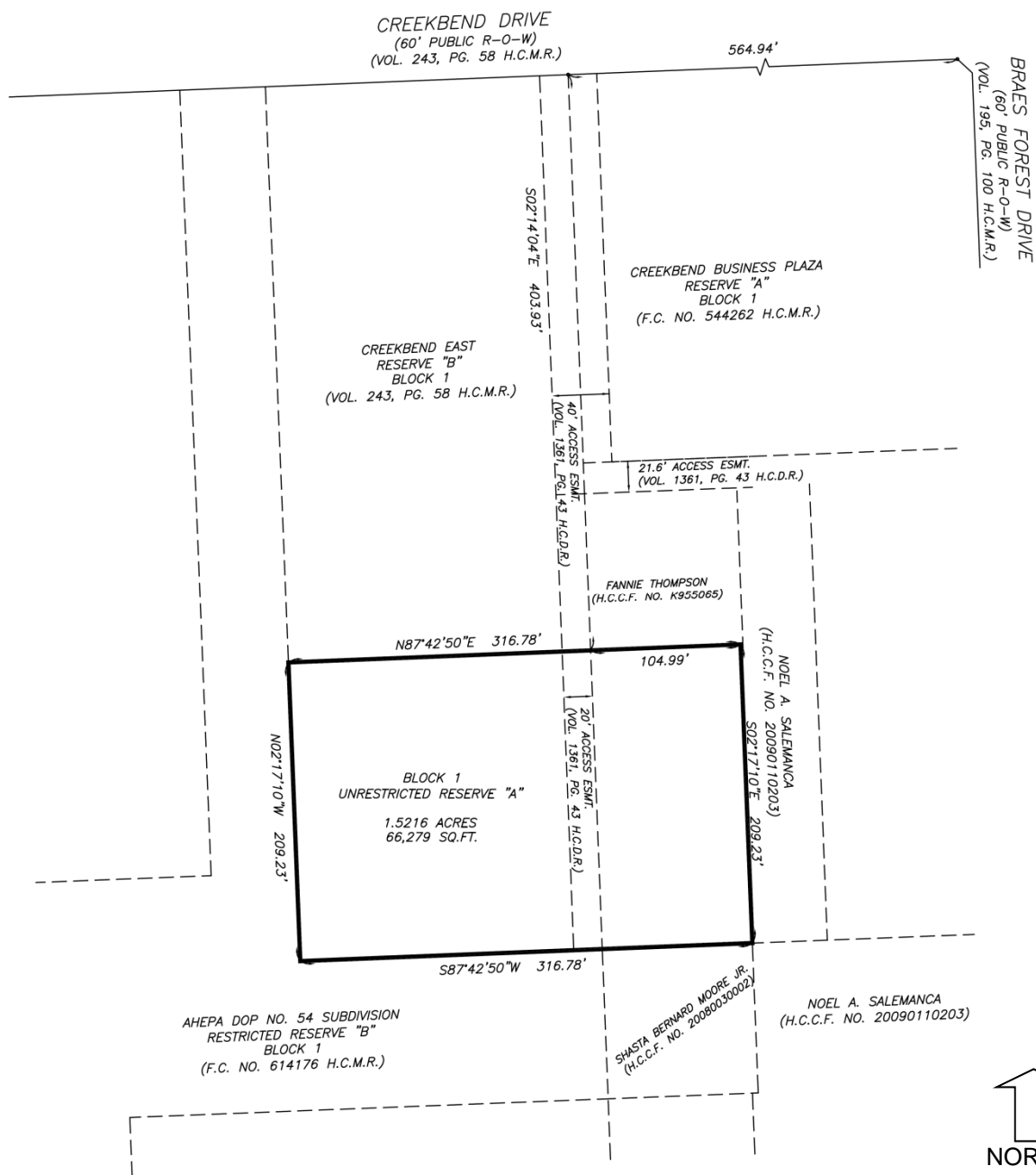
ITEM: 93

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: New Life Marine Services (DEF1)

Applicant: Tetra Surveys



D – Variances

Subdivision

Houston Planning Commission

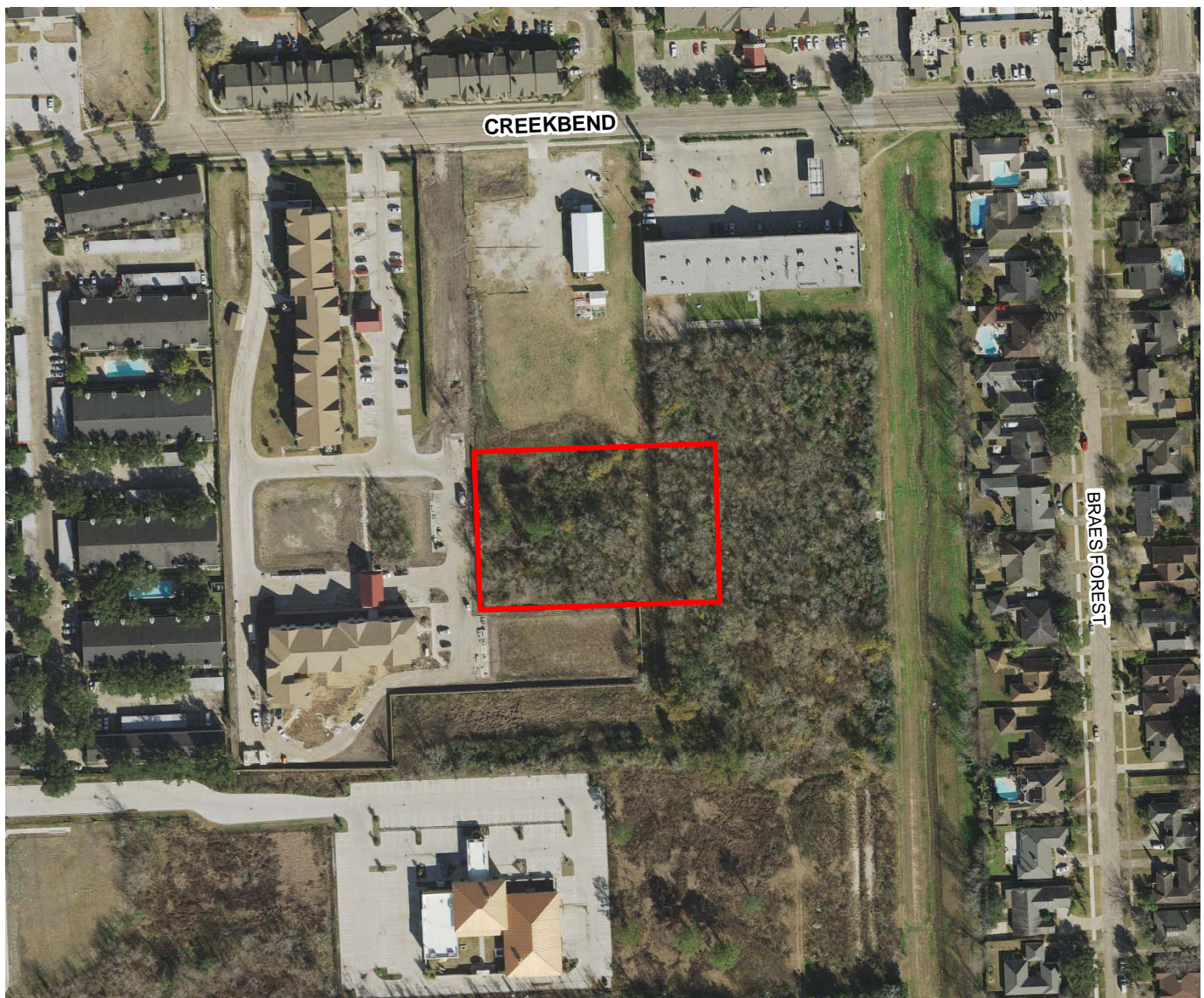
ITEM: 93

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: New Life Marine Services (DEF1)

Applicant: Tetra Surveys



D – Variances

Aerial

SITE CONSTRUCTION NOTES:

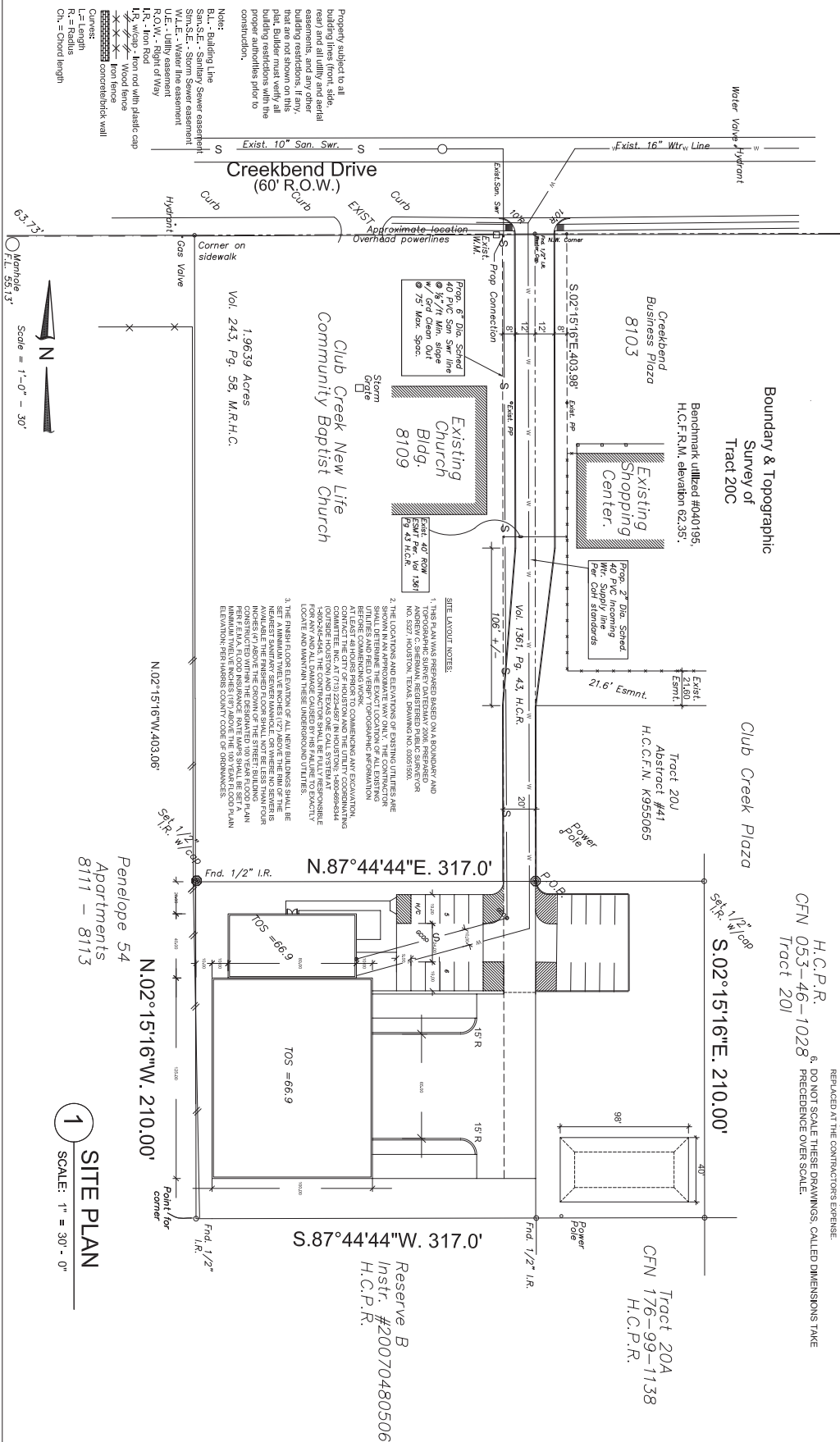
- [illegible]

UTILITY CONSTRUCTION NOTES:

1. WATER TAP TO MAIN LINE PER UTILITY COH REQUIREMENTS
2. A COH QUALIFIED PLUMBING CONTRACTOR SHALL INSTALL THE NEW 1 1/2" WATER TAP AND SET THE NEW 1 1/2" WATER METER, CUT OFF VALVE, AND METER DRAIN IN THE RIGHT OF WAY PER COH REQUIREMENTS AT TIME OF BUILDING CONSTRUCTION.
3. THE PLUMBING CONTRACTOR SHALL INSTALL THE NEW 2" SCH. 40 P.V.C. WATER LINE FROM METER LOCATION TO THE BUILDING PAD.
4. THE PLUMBING CONTRACTOR SHALL LAY A NEW 6" SCH. 40 P.V.C. SANITARY SEWER LINE FROM THE BUILDING PAD AND CONNECT SANITARY SEWER MANHOLE.

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON, INCLUDING BUILDING CODES (I.C.C. OR CITY OF HOUSTON AMENDMENTS), LATEST EDITION.
2. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR (G.C.) SHALL MAKE CONSTRUCTION OR ABANDONMENT SHALL BEGAIN WITH THE GENERAL CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE REGULATING AGENCIES.
3. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL REVIEW AND UNDERSTAND THESE PLANS, VERIFY ALL DIMENSIONS, AND BE AWARE OF ANY DISCREPANCIES OR DIFFERENCES FROM THE INTENT OF THESE DRAWINGS.
4. CONTRACTOR SHALL COMPLY WITH LATEST OSHA AND STATE OF TEXAS REQUIREMENTS FOR EDUCATION, TRAINING AND SKILLS.
5. ANY DAMAGE TO EXISTING SITE IMPROVEMENTS OR SURROUNDING AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR'S WORKS.
6. DO NOT SCALE THESE DRAWINGS, CALLED DIMENSIONS TAKE PRECEDENCE OVER SCALE.





LARRY V. GREEN, ESQ.
Houston City Council Member, District K

September 3, 2015

Mikalla Hodges, Senior Planner
Planning & Development Dept.
611 Walker St., 6th Floor
Houston, TX 77002

Re: Opposition Letter - 2015-1491 -- New Life Marine Services

Dear Ms. Hodges,

I am submitting this letter of opposition relative to the plat variance application for 2015-1491 – New Life Marine Services. The District K office met with the surveyor submitting the plat variance application, the architect designing the proposed facility, the property owner, and the assigned Planner reviewing the plat application (Mikalla Hodges).

Relative to that meeting, the architect did all the talking to explain that it would be a commercial repair-type business specializing in marine equipment. According to the architect, the proposed building will be designed similar to a commercial warehouse whereas trucks will be loading and unloading equipment at the warehouse for repair. The current location of this parcel is landlocked with an existing 40-foot access easement that will have to narrow to a 20-foot easement to access the proposed development. Thus, the development will be located directly behind the existing church (Club Creek New Life Community Baptist Church) and the existing commercial strip center that fronts Creekbend Dr.

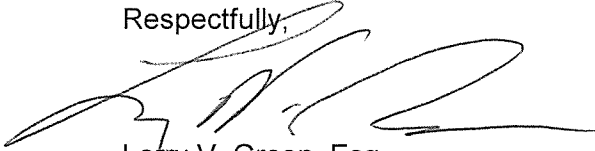
The developer for this unrestricted reserve would need access via this easement. The variance requested by the developer is to allow access from this 40-foot easement that narrows to a 20-foot easement instead of a public street (i.e. Creekbend Dr.) as outlined in Chapter 42 of the City's land development ordinance. Reference to Chapter 42 states that 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. Furthermore, this unrestricted reserve shall meet the minimum street or shared driveway frontage of a 60-foot right-of-way.

As mentioned, the developer is seeking frontage for this proposed commercial development from a 20-foot access easement to access a public street, Creekbend Dr. This public street is considered a minor collector with mostly residential development. In addition, this proposed development will further land-lock other surrounding parcels that will eventually need permission and access through their proposed development in order to access the 20-foot "driveway" that feeds onto Creekbend Dr.

I support development, but there are too many unknown variables with this particular unrestricted reserve that has caution me not to support this variance plat request. Please consider my letter of opposition in regards to the Planning and Development Dept.'s recommendation for this variance plat request.

If you have any questions or concerns, please contact my Chief of Staff, Donald Perkins at 832 393-3376.

Respectfully,

A handwritten signature in black ink, appearing to read 'Larry V. Green', with a long horizontal flourish extending to the right.

Larry V. Green, Esq.
Houston Council Member
District K

CC: Mark Kilkenny, Houston Planning Commission Chairperson
Sonny Garza, Houston Planning Commission Vice-Chairperson
Patrick Walsh, Houston Planning Commission Secretary



Northfield I & II Homeowners Association



c/o PCMI

15995 N. Barker Landing, Suite 162

Houston, Texas 77079



September 3, 2015

Ms. Mikalla Hodges, Senior Planner
Planning & Development Department
611 Walker St., 6th Floor
Houston, Texas 77002

Re: Opposition Letter 2015-1491 - New Life Marine Services

Dear Ms. Hodges,

I represent Northfield I & II Homeowners Association (HOA). Northfield I & II HOA is comprised of 356 homes in Southwest Houston bordered by Portal, Kittybrook, Creekbend and Braes Forest Streets. We operate as a Texas corporation and we try our best to keep our homes looking good so that we can increase the desirability and value of our property. I am submitting this letter of opposition relative to the plat variance application for 2015-1491 – New Life Marine Services.

The location of the proposed development is a bit uncanny as will be located behind the Club Creek New Life Community Baptist church and an existing commercial strip center using a small access easement to access their property via a 40-foot driveway. It's landlocked property that needs access from this easement. We also question the amount of traffic and heavy trucks this business will generate the wear & tear on a proposed driveway easement accessed only off Creekbend and the potential impact this development may impose on the adjoining landlocked landowners.

Furthermore, the traffic on Creekbend in that area is heavy and dangerous due to the odd stop sign intersection. Creekbend and Braes Forest have a four way stop arrangement but the streets don't match up and there is a lot of honking and gesturing for those who can't figure out 'their turn'. In addition to the confusing signage, the traffic turning into or leaving the strip center is scary and dangerous. If this variance is approved, there will be heavy trucks and equipment trying to exit onto Creekbend in an already heavily congested area. And then what? Which streets will they use to leave the area? Fondren? S. Gessner?

In conclusion, we question development that's not compatible to the surrounding area. In this case, this type of commercial development just doesn't fit into the fabric of the community. This is not a positive for the residential community of single family homes trying to improve their subdivisions and their surroundings. And this project is certainly not a plus for the apartments and senior living facilities that are located on this portion of Creekbend. This development has too many variables going against it which has caution me, as representative of Northfield I & II, not to support this variance plat request. Please consider our letter of opposition in regards to the Planning and Development Department's recommendation. If you have any additional questions for me, I can be reached at (713) 995-5079.

Respectfully,

A handwritten signature in black ink, appearing to read "Vincent Sanders", with a stylized, flowing script.

Vincent L. Sanders, President,
Northfield I & II Homeowners Association

CC: Houston Planning Commissioners
Patrick Walsh, Planning & Development Dept. Director



Application Number: 2015-1491

Plat Name: New Life Marine Services

Applicant: Tetra Surveys

Date Submitted: 07/13/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To remove the requirement to have 60 feet of road frontage for this particular plat.

Chapter 42 Section: 42-190

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: TYPE OF RESERVE: Unrestricted reserve MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE: 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;

Because of the physical location of this particular tract of land it has no direct frontage on a public or private road. The land is accessed via an access easement from Creek Bend Drive, this easement is 40 feet wide at Creek Bend Drive and extends South for 336 feet at which point it becomes 20 feet wide and continues South across the subject property. Since the property will be used for private office and warehouse space the access easement should be adequate to service the property.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The property was in this configuration before the current land owner purchased the property and is therefore not created by nor imposed by the land 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 because the property has no frontage along a public or private road. The adjoining property that the subject property is taking access through meets all of the requirements in this chapter for a reserve so the road frontage will not be affected in any way.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance will have no impact to the public health, safety or welfare. Because the site will be used as private office space there will be minimal traffic in and out of the property. This will have minimal impact on the traffic along Creek Bend Drive and the surround properties.

(5) Economic hardship is not the sole justification of the variance.

The unique physical characteristics of this tract of land that prevent the land owner from complying with this ordinance are the sole justification of the variance.



Application No: 2015-1491

Agenda Item: 93

PC Action Date: 09/03/2015

Plat Name: New Life Marine Services

Applicant: Tetra Surveys

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)

To remove the requirement to have 60 feet of road frontage for this particular plat.;

Basis of Recommendation:

The site is located in the City limits, north of W Belfort Street, east of S Gessner Road and south of Creekbend Drive. The applicant is requesting a variance to allow a 1.5 acre unrestricted reserve to have access and frontage via an existing access easement rather than a public street as required by the ordinance. Staff is in support of the requested variance.

The existing access easement was recorded by deed in 1944 and provides access to several tracts in the immediate vicinity of the subject site. The access easement varies in width from 40' (near Creekbend Drive) to 20' (at and through the plat boundary). All adjacent properties with frontage on Creekbend Drive have been platted and recorded, and are under separate ownership. Therefore, developer is unable to acquire additional property to conform to the frontage requirements of the ordinance.

The applicant has coordinated with the Department of Public Works and Engineering with regards to the paving width required for the proposed development. Along the 40' segment of the access easement, the paving section will be 24' wide, but will transition to a 20' wide just north of the proposed reserve.

Again, justification for the granting of the variance is based on existing conditions. The tract has access via an 1944 deed recorded access easement, and the developer is unable to acquire additional property to conform to the ordinance requirements.

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 existing access easement was recorded by deed in 1944 and provides access to several tracts in the immediate vicinity of the subject site. The access easement varies in width from 40' (near Creekbend Drive) to 20' (at and through the plat boundary). All adjacent properties with frontage on Creekbend Drive have been platted and recorded, and are under separate ownership. Therefore, developer is unable to acquire additional property to conform to the frontage requirements of 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 existing access easement was recorded by deed in 1944 and provides access to several tracts in the immediate vicinity of the subject site.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The applicant has coordinated with the Department of Public Works and Engineering with regards to the paving width required for the proposed development. Along the 40' segment of the access easement, the paving section will be 24' wide, but will transition to a 20' wide just north of the proposed reserve.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The applicant has coordinated with the Department of Public Works and Engineering with regards to the paving width required for the proposed development- the paving section will be 24' wide, but will transition to a 20' wide just north of the proposed reserve.

(5) Economic hardship is not the sole justification of the variance.

Justification for the granting of the variance is based on existing conditions. The tract has access via an 1944 deed recorded access easement, and the developer is unable to acquire additional property to conform to the ordinance requirements



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	94	Staff Recommendation:	Grant the requested
Action Date:	09/03/2015		variance(s) and Approve
Plat Name:	UH Student Housing and Retail Center		the plat subject to the
Developer:	Debora Hunt Moore, Joel Lee Moore and John Andrew Moore, PJ Gateway I,LP		conditions listed
Applicant:	Vernon G. Henry & Associates, Inc.		
App No/Type:	2015-1442 C2R		

Total Acreage:	1.7278	Total Reserve Acreage:	1.7278
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	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. 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)

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. 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)

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

190. Appendix F:Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

Provide 6' unobstructed sidewalks along all public streets. Dimension public access easements along Scott, Elgin and Beulah (east)

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

Houston Planning Commission

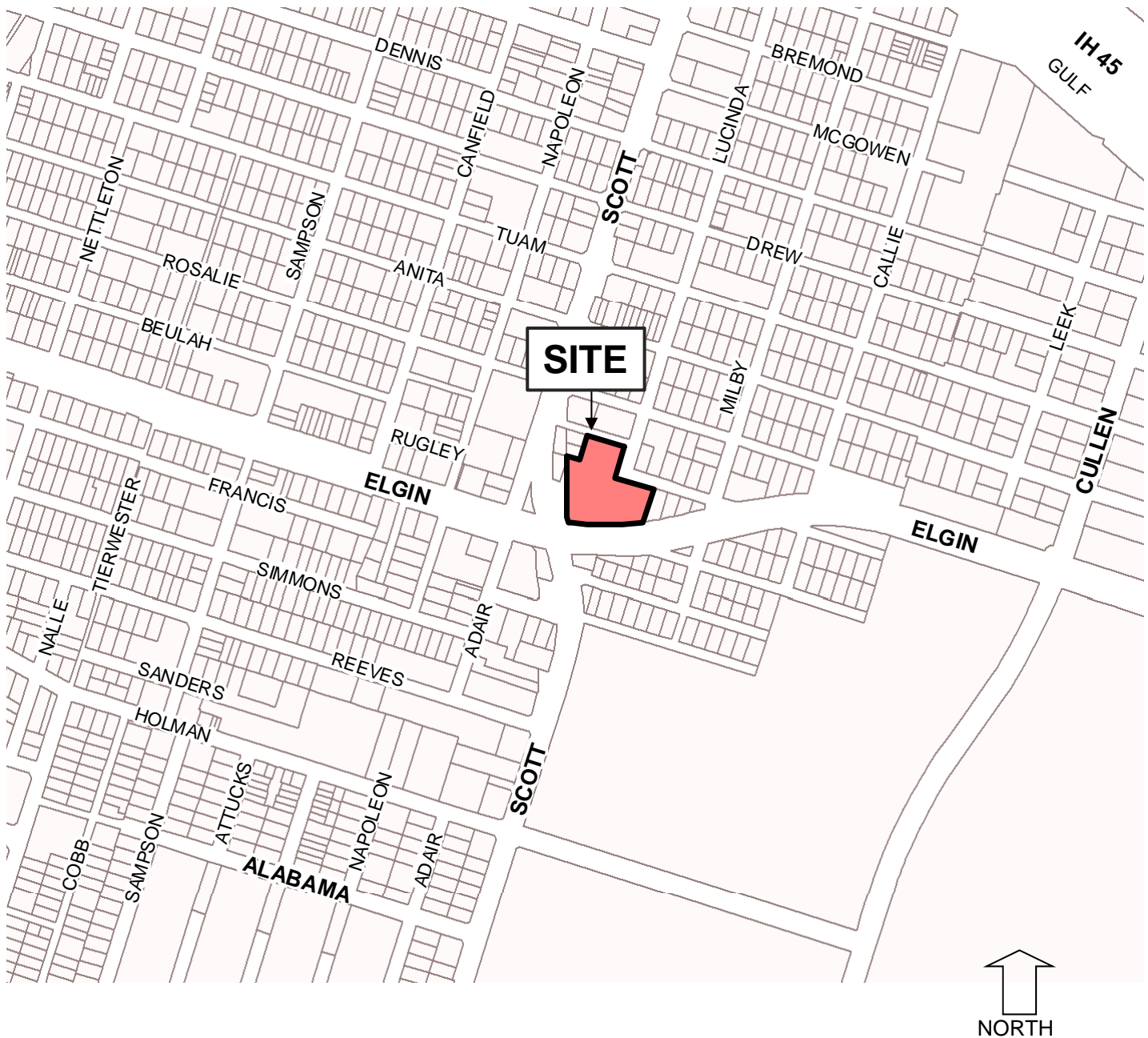
ITEM: 94

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: UH Student Housing and Retail Center (DEF 2)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Subdivision

Houston Planning Commission

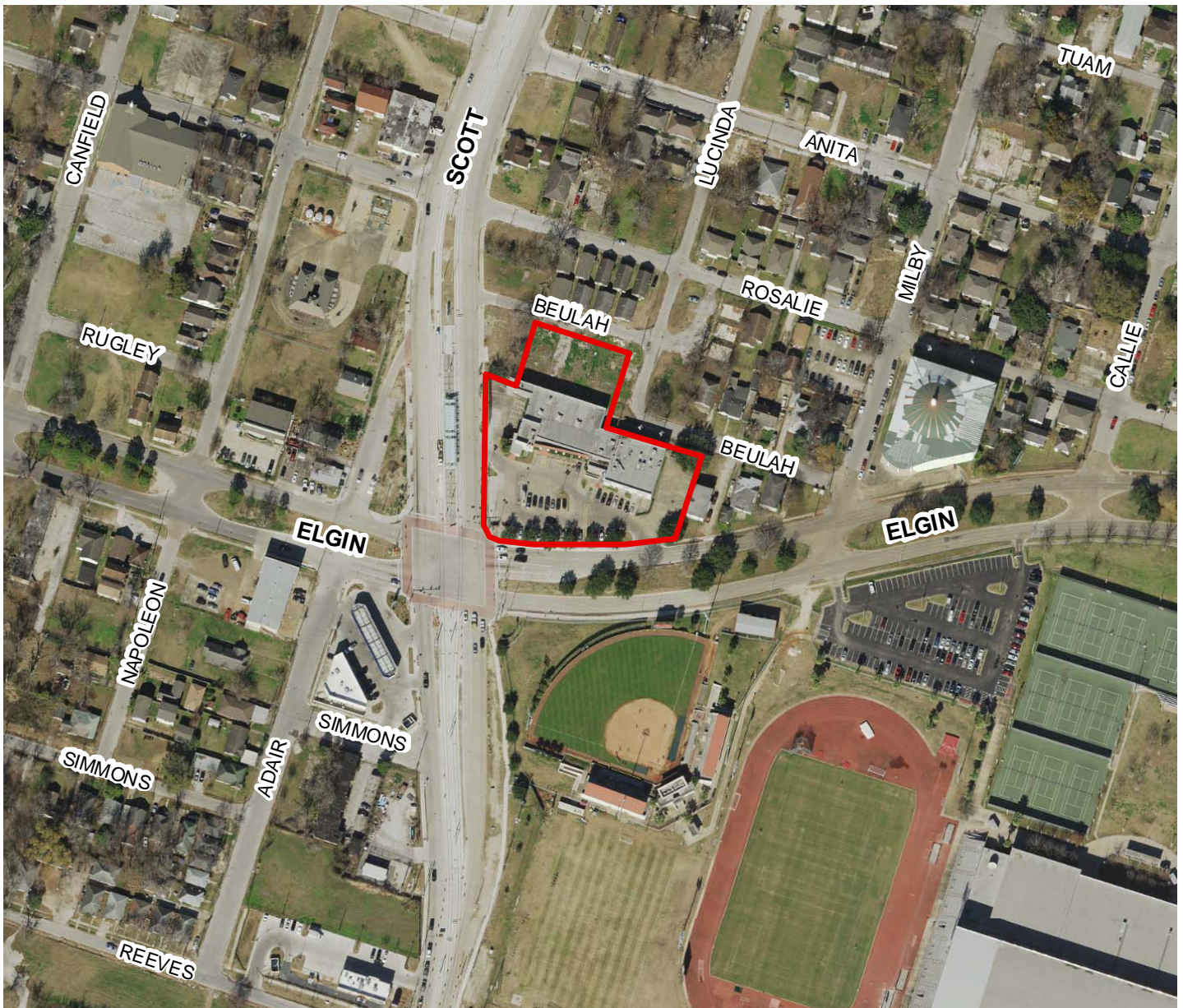
Planning and Development Department

ITEM: 94

Meeting Date: 09/03/2015

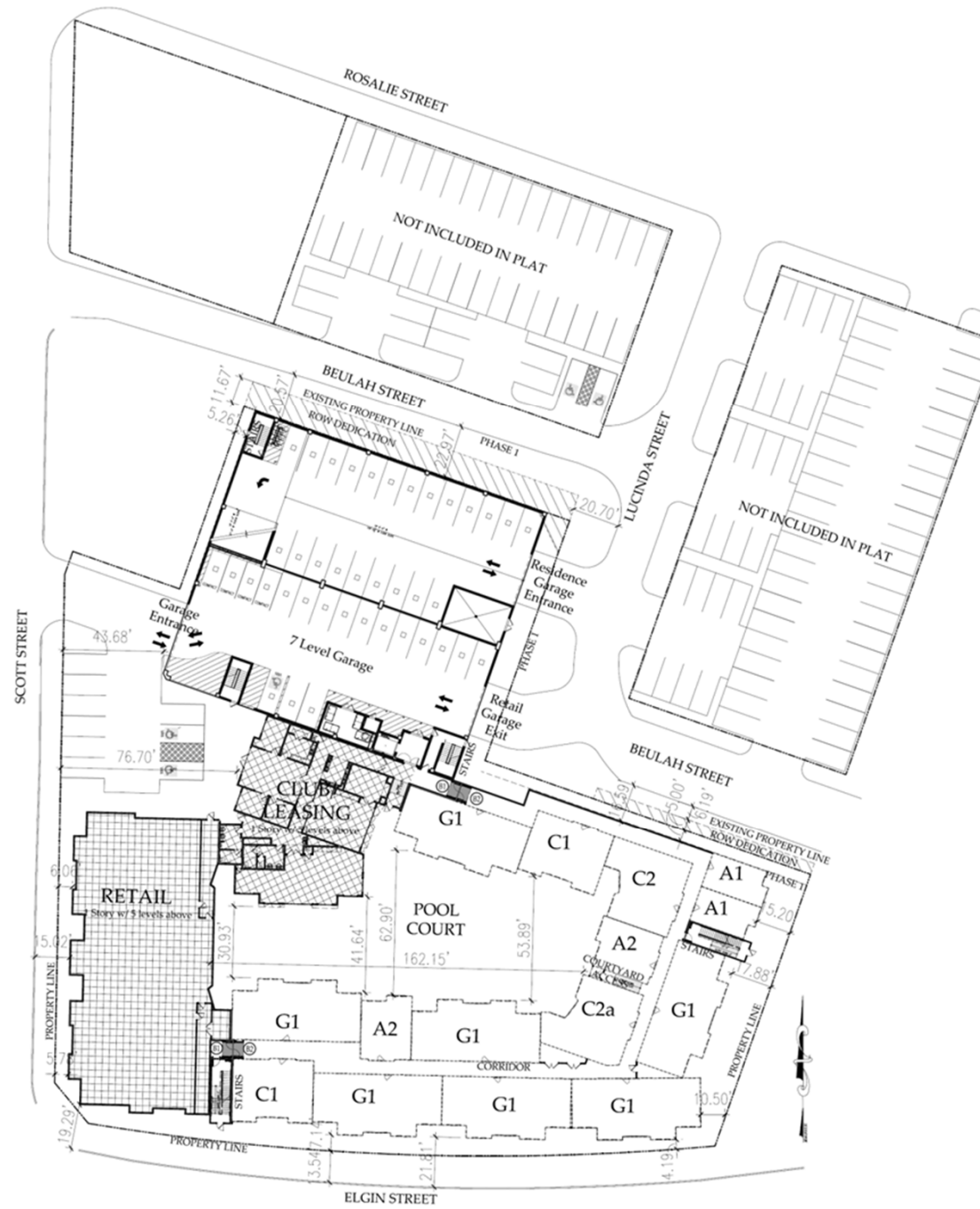
Subdivision Name: UH Student Housing and Retail Center (DEF 2)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



GROUND LEVEL



PROJECT #:
14-048

Elgin Student Housing - Enclave PM

Option - 1 Perspective

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Application Number: 2015-1442

Plat Name: UH Student Housing and Retail Center

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 07/10/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To treat Beulah (east of Lucinda) as if it is designated Transit Corridor "A" streets

Chapter 42 Section: 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;

This proposed redevelopment is on the edge of the main campus of the University of Houston at the Scott Street stop on the new light rail line. A rail line also runs along Elgin. Beulah Street between Scott and Lucinda is a designated Transit Corridor "A" Street. The developer is proposing to have a consistent streetscape character around the entire project by treating the frontage along Lucinda and Beulah (east of Lucinda) in the same manner as the transit corridor streets. A pedestrian realm will be created along all the street frontages with appropriate sidewalk widths and landscaping and with building facades close to the pedestrian realm. The project is ideally located for students, such as upperclassmen or graduate students, who want to live near, but not on, campus. This development will include retail to serve the students' daily needs. What is being platted now is the first phase of a multi-phase project intended to create a quality living and pedestrian environment for students at the City's largest university. The developers own additional land across Beulah and Lucinda which will be developed in future phases but will be used temporarily for parking.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Although not officially designated as Transit Corridor Streets, both Lucinda and Beulah (east) are within easy walking distance of the Scott Street rail stop and there will be a continuous pedestrian realm developed in the project.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The total project development will be creating a pedestrian realm which will encourage transit use as well as walking and biking.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance will assist in the aim of creating a consistent, safe pedestrian area for college housing.

(5) Economic hardship is not the sole justification of the variance.

The justification is the existing street pattern and the proximity to the two rail lines.



Application No: 2015-1442

Agenda Item: 94

PC Action Date: 09/03/2015

Plat Name: UH Student Housing and Retail Center

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 155

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To treat Beulah (east of Lucinda) as if it is designated Transit Corridor "A" streets;

Basis of Recommendation:

The site is located within the City limits and street width exception area on the north-east corner of Scott Street and Elgin Avenue. The applicant is creating a 1.7 acre unrestricted reserve and is requesting a variance to implement the Transit Corridor Ordinance (TCO) Standards to the eastern segment of Beulah Street (east of Lucinda Street). Staff is in support of the requested variance.

The proposed development is located along the South-East (Purple) rail line across Scott Street from the Elgin/Third Ward rail stop. Both Scott Street and Elgin Avenue are designated Transit Corridor Streets, while the western segment of Beulah Street (between Scott Street and Lucinda Street) is designated as a Type A Street. The applicant is opting into TCO standards on Scott, Elgin and 'west' Beulah. Granting of the requested variance will further the intent of the TCO to create a high quality urban environment in areas along METRO's light rail corridors.

'West' Beulah is platted and recorded as a 26.67' ROW (approximately 18' paving section) and the applicant is dedicating the required 11.67' ROW to allow for an ultimate ROW width of 50'. Similarly, 'East' Beulah exists as a 50' ROW (28' paving section) and the applicant is dedicating the required 5' of ROW widening. After widening the distance from the back of curb to the property line will vary between 20.57' and 22.97' along 'West' Beulah and 10.8' and 11.3' along 'East' Beulah. The developer will be required to show public access easements along Elgin, Scott and "East" Beulah to maintain the 15' pedestrian realm required by the Sec 42-204.

Since 'east' Beulah is not a designated Transit Corridor or Type A street, the granting of the variance request would allow for a unified streetscape that conforms to the requirements of Transit Corridor Ordinance for the entire development.

The Department of Public works and Engineering has voiced no objection to the requested variance.

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 proposed development is located along the South-East (Purple) rail line across Scott Street from the Elgin/Third Ward rail stop. Both Scott Street and Elgin Avenue are designated Transit Corridor Streets, while the western segment of Beulah Street (between Scott Street and Lucinda Street) is designated as a Type A Street. The applicant is opting into TCO standards on Scott, Elgin and 'west' Beulah. Since 'east' Beulah is not a designated Transit Corridor or Type A street, the granting of the variance request would allow for a unified streetscape that conforms to the requirements of Transit Corridor Ordinance for the entire development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

'East' Beulah is not a designated Transit Corridor or Type A street, the granting of the variance request would allow for a unified streetscape that conforms to the requirements of Transit Corridor Ordinance for the entire development.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The applicant is dedicating the required ROW widening for both segments of Beulah to allow for an ultimate ROW width of 50'. After widening the distance from the back of curb to the property line will vary between 20.57' and 22.97' along 'West' Beulah and 10.8' and 11.3' along 'East' Beulah. Since 'East' Beulah is not a designated Transit Corridor or Type A street, the granting of the variance request would allow for a unified streetscape that conforms to the requirements of Transit Corridor Ordinance for the entire development. The applicant is opting into TCO standards on Scott, Elgin and 'west' Beulah and will be required to show public access easements along Elgin, Scott and 'East' Beulah to maintain the 15' pedestrian realm required by the Sec 42-204.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The applicant is opting into TCO standards on Scott, Elgin and 'West' Beulah. Since 'East' Beulah is not a designated Transit Corridor or Type A street, the granting of the variance request would allow for a unified streetscape that conforms to the requirements of Transit Corridor Ordinance for the entire development.

(5) Economic hardship is not the sole justification of the variance.

Granting of the requested variance will further the intent of the TCO to create a high quality urban environment in areas along METRO's light rail corridors.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 09/03/2015
Plat Name: Willow Springs GP
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2015-1820 GP

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	292.0300	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:	Mount Houston Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	411H	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)

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.

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.

Harris Engineer: If the "Variance(s)" meet with the City's approval, Harris County interposes no objection. (HC)

This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Coordinate with HC Traffic prior to recordation of future sections. (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

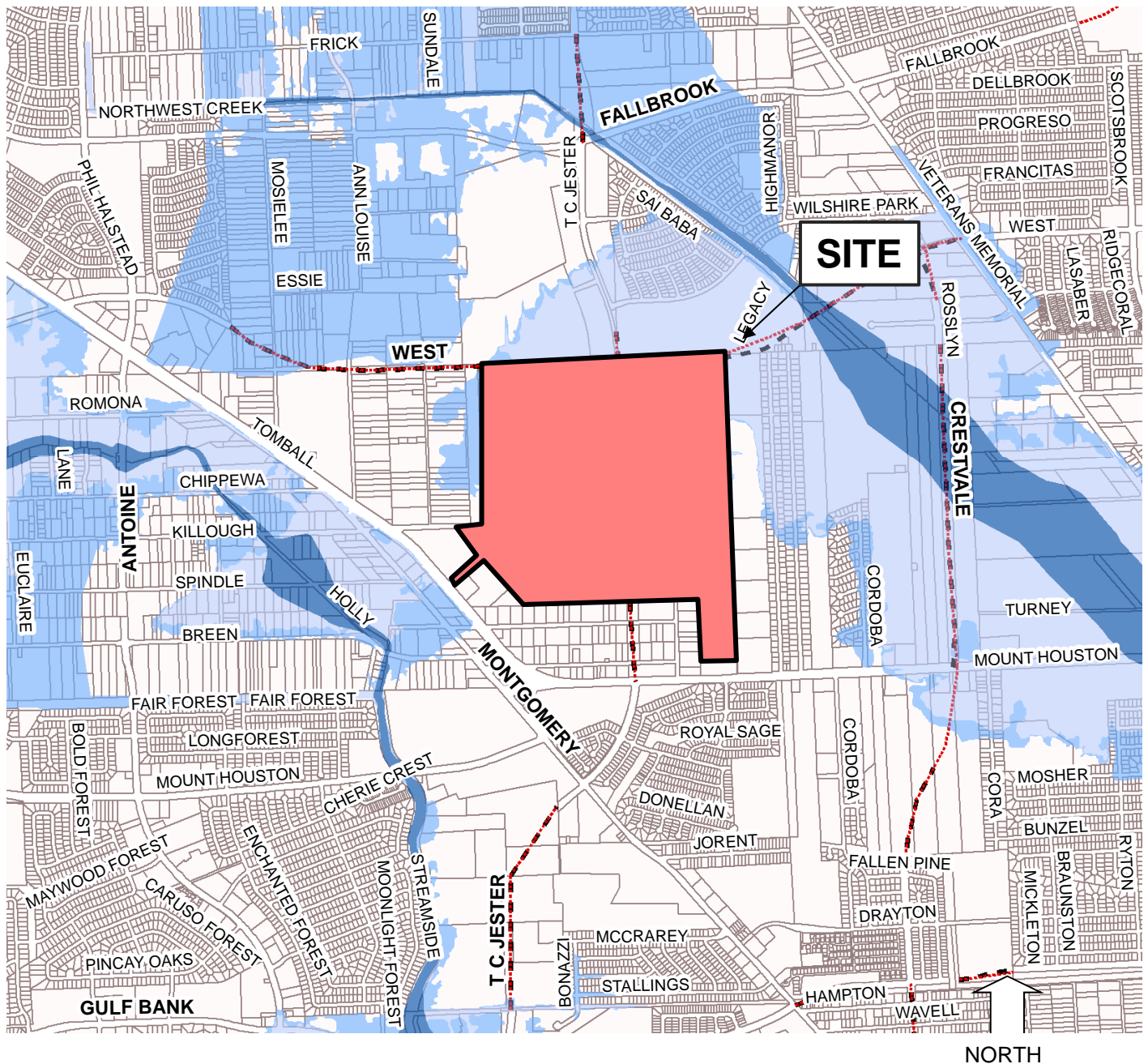
ITEM: 95

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Willow Springs GP

Applicant: RVi Planning + Landscape Architecture



D – Variances

Site Location

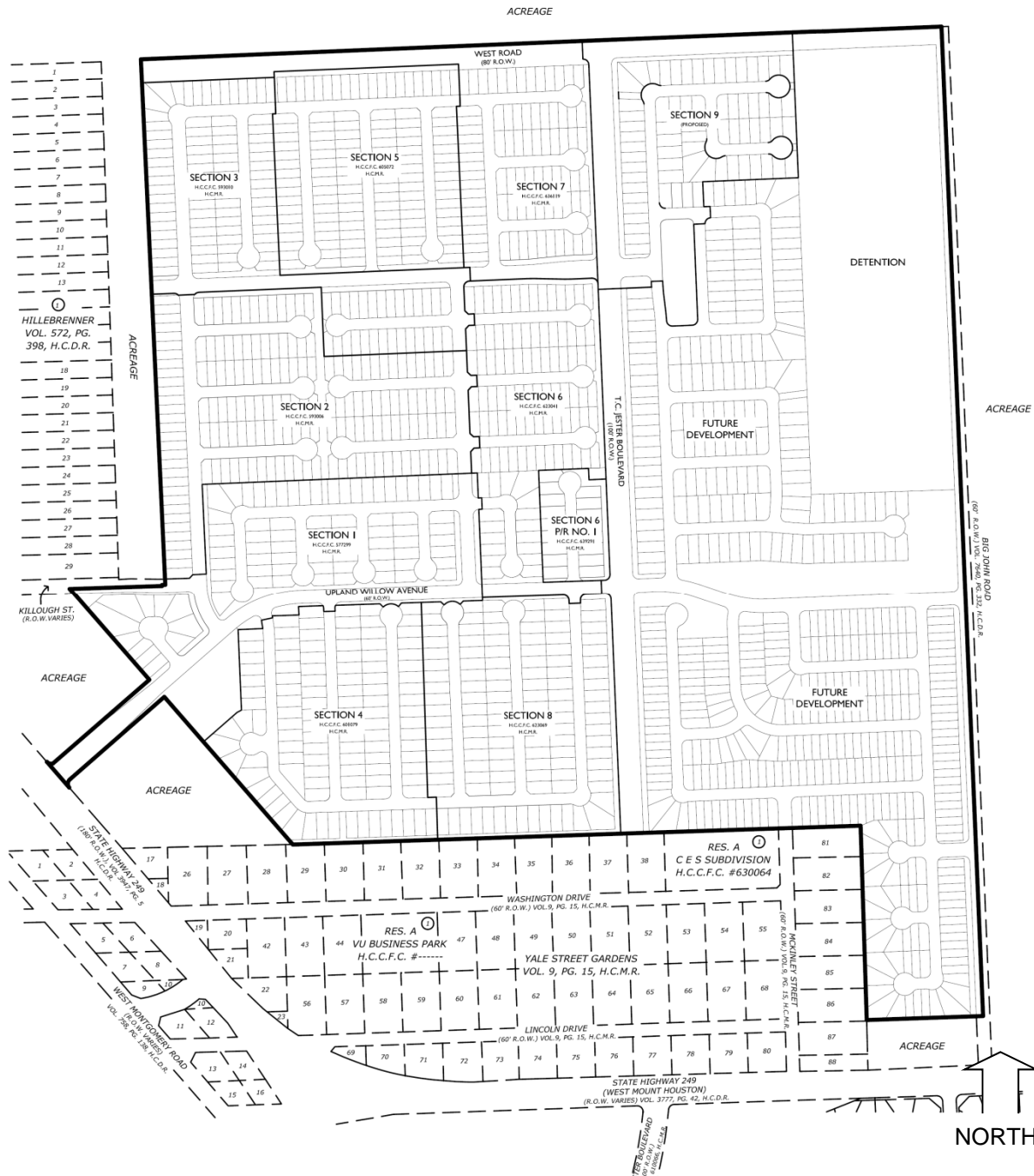
Planning and Development Department

ITEM: 95

Meeting Date: 09/03/2015

Subdivision Name: Willow Springs GP

Applicant: RVi Planning + Landscape Architecture



D – Variances

Subdivision

Houston Planning Commission

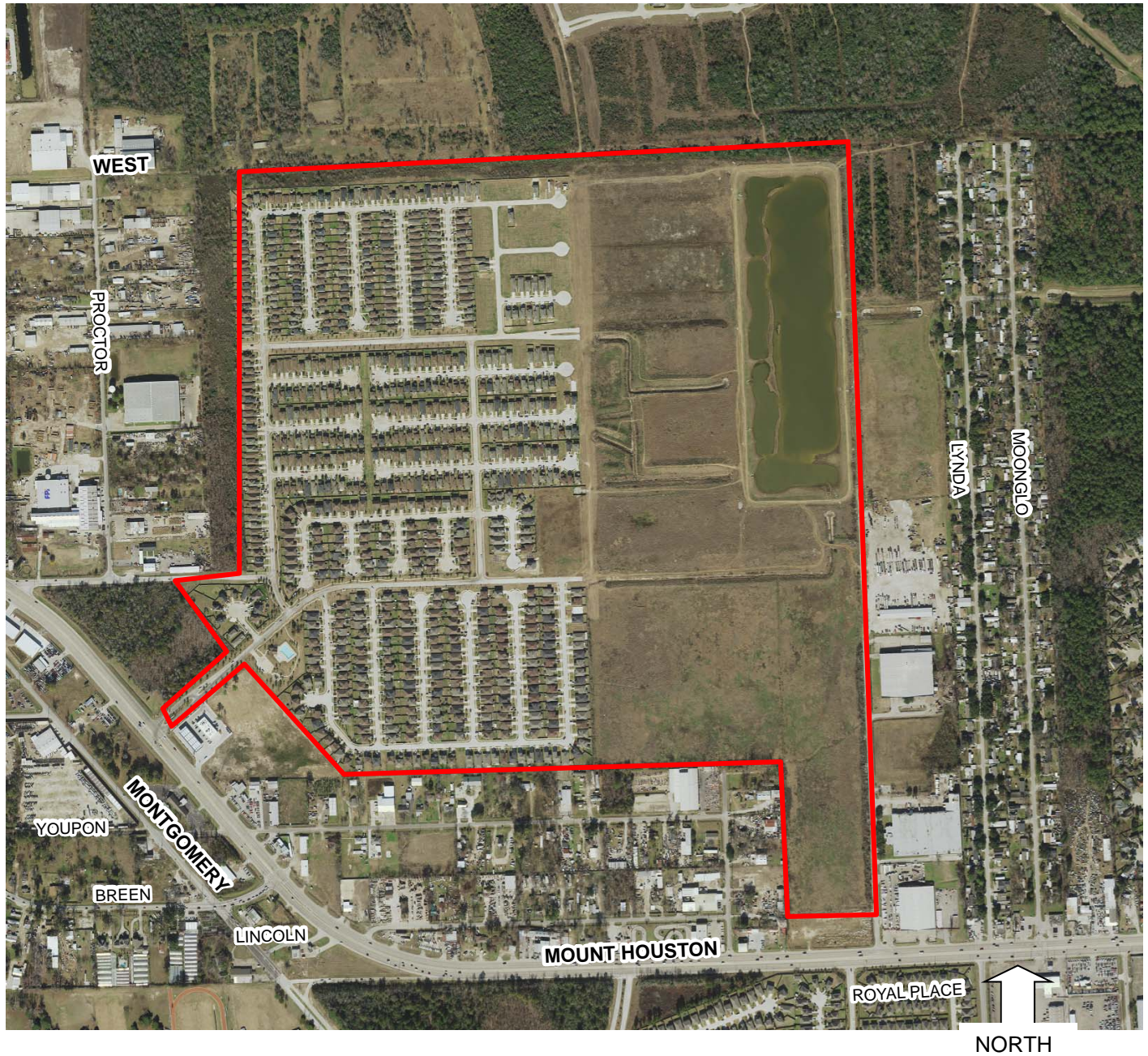
ITEM: 95

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Willow Springs GP

Applicant: RVi Planning + Landscape Architecture



D – Variances

Aerial



Application Number: 2015-1820

Plat Name: Willow Springs

Applicant: RVi Planning + Landscape Architecture

Date Submitted: 08/24/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow an intersection spacing of approximately 2,410 feet along the eastern property boundary.

Chapter 42 Section: 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 1400 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 development of the Willow Springs neighborhood began in 2003. The Planning Commission previously granted this variance in June of that year with the original general plan. Approximately half of the development was completed before the project stalled due to the economic downturn. As a result, the general plan and associated variance request expired. Stormwater detention for the project is provided in a large basin located in the northeast portion of the site which was constructed with the initial phases of the project. The existence of this facility does not allow for the extension of a local street through the area, which was the justification for the granting of the original variance request. West Road, a major thoroughfare, is planned to be extended immediately north of this development and Upland Willow Drive, a newly designated Minor Collector is planned to be extended through this development just south of the existing detention facilities. These roads will provide for adequate east/west mobility in the future. The granting of the variance is based on the existing physical characteristics that affect subject property. Strict application of the standards of the Chapter would be impractical.

(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 based on the unique physical characteristics that affect the subject property.

(3) The intent and general purposes of this chapter will be preserved and maintained;

West Road and Upland Willow Drive will provide for adequate east/west mobility in the immediate area, thus maintaining the intent and general purposes of Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed street pattern will provide for adequate vehicular circulation for citizens as well as police, fire and emergency vehicles and therefore, will not be injurious to the public health, safety or general welfare.

(5) Economic hardship is not the sole justification of the variance.

The granting of the variance is based on the unique physical characteristics that affect the subject tract.



Application No: 2015-1820

Agenda Item: 95

PC Action Date: 09/03/2015

Plat Name: Willow Springs GP

Applicant: RVi Planning + Landscape Architecture

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)

To allow an intersection spacing of approximately 2,410 feet along the eastern property boundary.;

Basis of Recommendation:

Subject site is located along and south of West Rd an east of Tomball Parkway. The applicant is requesting a variance to allow excessive intersection spacing along the eastern plat boundary.

Willow Springs GP is a 292 acre development that began in 2003. The Planning Commission previously granted the same variance for a distance of 1955' in 2003. Approximately half of the development was completed and then the development stalled. Therefore the GP with the variance expired and the applicant is coming back with the same variance for a distance of 2400'. There is an existing detention facility located in the northeast portion of the site that was developed with the initial sections as proposed per the original GP. The existence of this facility does not allow for the extension of a local street through the site to meet 1400' intersection spacing requirement.

Major thoroughfares West Rd and TC Jester Blvd, Local street Big John Rd and minor collector Upland Willow all surround the GP and the applicant is providing dedication for these streets. There is adequate circulation with the existing street pattern.

Therefore, staff's recommendation is to grant the requested variance and approve the plat.

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

Strict application of the ordinance will create undue hardship for the applicant as it is not feasible to provide a street through the existing detention facility.

(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;

There is an existing detention facility located in the northeast portion of the site that was developed with the initial sections as proposed per the original GP. The existence of this facility does not allow for the extension of a local street through the site to meet 1400' intersection spacing requirement.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter will be preserved a maintained by the existing street pattern. The existence of this facility does not allow for the extension of a local street through the site.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the variance will not be injurious to public health and safety. Major thoroughfares West Rd and TC Jester Blvd, Local street Big John Rd and minor collector Upland Willow all surround the GP and the applicant is providing dedication for these streets. There is adequate circulation with the existing street pattern.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification. It is the existing detention facility developed per the original GP.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 09/03/2015
Plat Name: Broadmore Health
Developer: Larry Parker
Applicant: R.W. Patrick & Associates, Inc.
App No/Type: 2015-1643 C2R

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	7.5770	Total Reserve Acreage:	7.5770
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	77338	335X	City

Conditions and Requirements for Approval

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

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.

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) Address a north-south street.

A General Plan is required to be submitted as the property is out of a larger tract.

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.

Aviation: As per City of Houston Ordinance #2008-1052 and #2009-825, this project may be subject to the Houston Airport System sound and height ordinance.

City Engineer: DETENTION IS REQUIRED

Parks and Recreation: To be added to the general notes on face of plat: 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.

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Broadmore Health

Applicant: R. W. Patrick & Associates



F – Reconsideration of Requirements

Site Location

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 09/03/2015

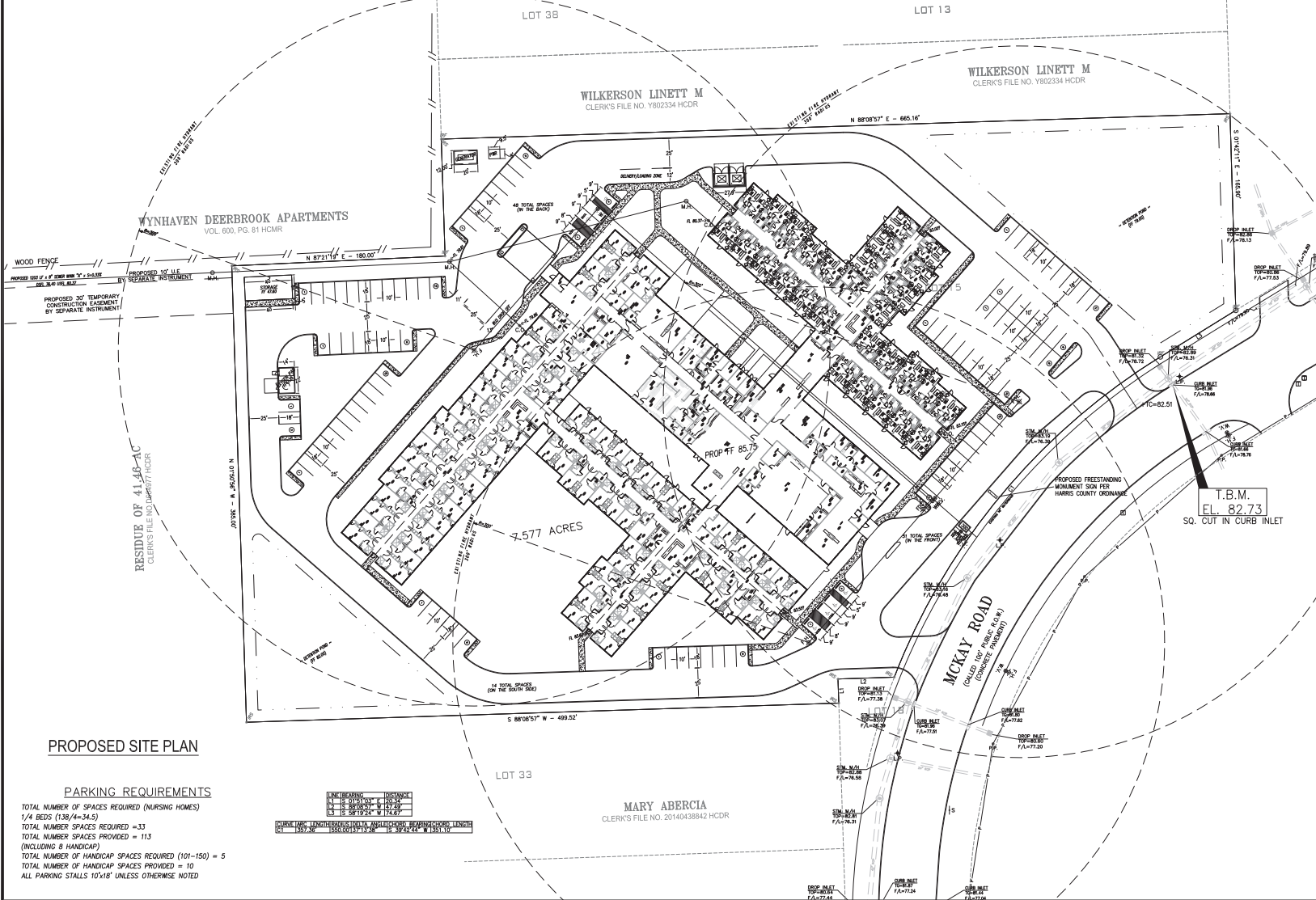
Subdivision Name: Broadmore Health

Applicant: R. W. Patrick & Associates



F – Reconsideration of Requirements

Aerial



PROPOSED SITE PLAN

PARKING REQUIREMENTS

TOTAL NUMBER OF SPACES REQUIRED (NURSING HOMES)
1/4 BEDS (128/4=34.5)
TOTAL NUMBER SPACES REQUIRED = 33
TOTAL NUMBER SPACES PROVIDED = 113
(INCLUDING 8 HANDICAP)
TOTAL NUMBER OF HANDICAP SPACES REQUIRED (101-150) = 5
TOTAL NUMBER OF HANDICAP SPACES PROVIDED = 10
ALL PARKING STALLS 10'x18' UNLESS OTHERWISE NOTED

OWNER: MARY ABERCIA
CLERK'S FILE NO. 20140438842 HCDR



ABERCIA ASSISTED LIVING HOME
ASAKAY ROAD
HOUSTON, TEXAS



THIS DRAWING IS RELEASED UNDER
THE TEXAS PUBLIC INFORMATION ACT
AND IS NOT TO BE USED FOR ANY
PURPOSE OTHER THAN THAT FOR
WHICH IT WAS ORIGINALLY PREPARED.
IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.

PROPOSED
SITE PLAN

SHEET NO.
3



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1643
Plat Name: Broadmore Health
Applicant: R.W. Patrick & Associates, Inc.
Date Submitted: 08/07/2015

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

In Sections 42-127 and 42-128, certain distances to intersections of local streets and major thoroughfares are defined for dedication of streets. Although no streets are being dedicated in subject tract, the distances listed within the ordinances are minimum requirements for plats. In Section 42-127, a major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. In Section 42-128, each local street shall intersect with a street at least every 1,400 feet. The location of subject tract does not meet the stated requirements

Chapter 42 Section: 127

Chapter 42 Reference:

Section 42-127

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:

Due to the location and size of the subject tract, it would be impractical for the applicant to dedicate a throughway to satisfy the requirements. The East-West requirements cannot be met due to the fact that the subject tract is not adjacent to an East-West throughway.



Application Number: 2015-1643

Plat Name: Broadmore Health

Applicant: R.W. Patrick & Associates, Inc.

Date Submitted: 08/07/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

In Sections 42-127 and 42-128, certain distances to intersections of local streets and major thoroughfares are defined for dedication of streets. Although no streets are being dedicated in subject tract, the distances listed within the ordinances are minimum requirements for plats. In Section 42-127, a major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. In Section 42-128, each local street shall intersect with a street at least every 1,400 feet. The location of subject tract does not meet the stated requirements.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. Intersections of local streets. (a)(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet; or

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 project is a single story 110 bed skilled nursing facility, with 28 assisted living units. The square footage of the building is approximately 86,000. Due to regulatory requirements from the Texas Department of Aging and Disability Services and operational issues, the building cannot be reconfigured. The local fire department requires a 25 foot fire lane all the way around the project since it is a skilled nursing facility. This requires additional land as shown on the site plan and therefore further reduces land available for a street. A new street cannot be placed on the north side of the property because property to the northwest corner of applicant's property is already platted and a new street cannot be put through. The majority of the frontage of the applicant's property along McKay is in a curve and any new street would be required to intersect McKay at a 90 degree angle, thereby bisecting the applicant's property. If required to bisect the property, this would leave applicant's property not developable/usable for intended project or other large building project. Applicant's property/project does not contain sufficient land to install a new street and the project still be viable. There is additional land to the south of the applicant's property that is currently unplatted and is not in a curve, thus making said land a more suitable candidate for a new east/west street.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The granting of the variance is neither the result of a hardship created or imposed by the applicant because the tract of land being developed cannot support the ordinances in question nor any tract of land in the surrounding area.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose will be preserved because there are cross streets in the area but do not fall within the required distances. Traffic could navigate in a normal manner.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

If the variance were to be granted, there would be no risk of injury to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

Since the tract of land cannot physically meet the requirements, economic hardship is not the sole justification of the variance.



Application No: 2015-1643

Agenda Item: 96

PC Action Date: 09/03/2015

Plat Name: Broadmore Health

Applicant: R.W. Patrick & Associates, Inc.

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

In Section 42-128, each local street shall intersect with a street at least every 1,400 feet. The location of subject tract does not meet the stated requirements.;

Basis of Recommendation:

Subject site is located along and west of MCKay, south of Humble Westfield and west of US 59.

The applicant is proposing a nursing home and assisted living facility and is requesting a variance not to provide an east-west street through the subject site.

Staff's recommendation is to defer the plat for two weeks for additional information required.

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: 97
Action Date: 09/03/2015
Plat Name: CCI MBM GANT
Developer: CCI-MBM V, LP
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2015-1742 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	7.4678	Total Reserve Acreage:	7.4678
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77066	370L	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)

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)

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 09/03/2015
Plat Name: CCI MBM GANT
Developer: CCI-MBM V, LP
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2015-1742 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

City Engineer: DETENTION IS REQUIRED

Harris Engineer: If the "Variance" and "Reconsideration of Requirements" meet with the City's approval, Harris County interposes no objection. (HC)

This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (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

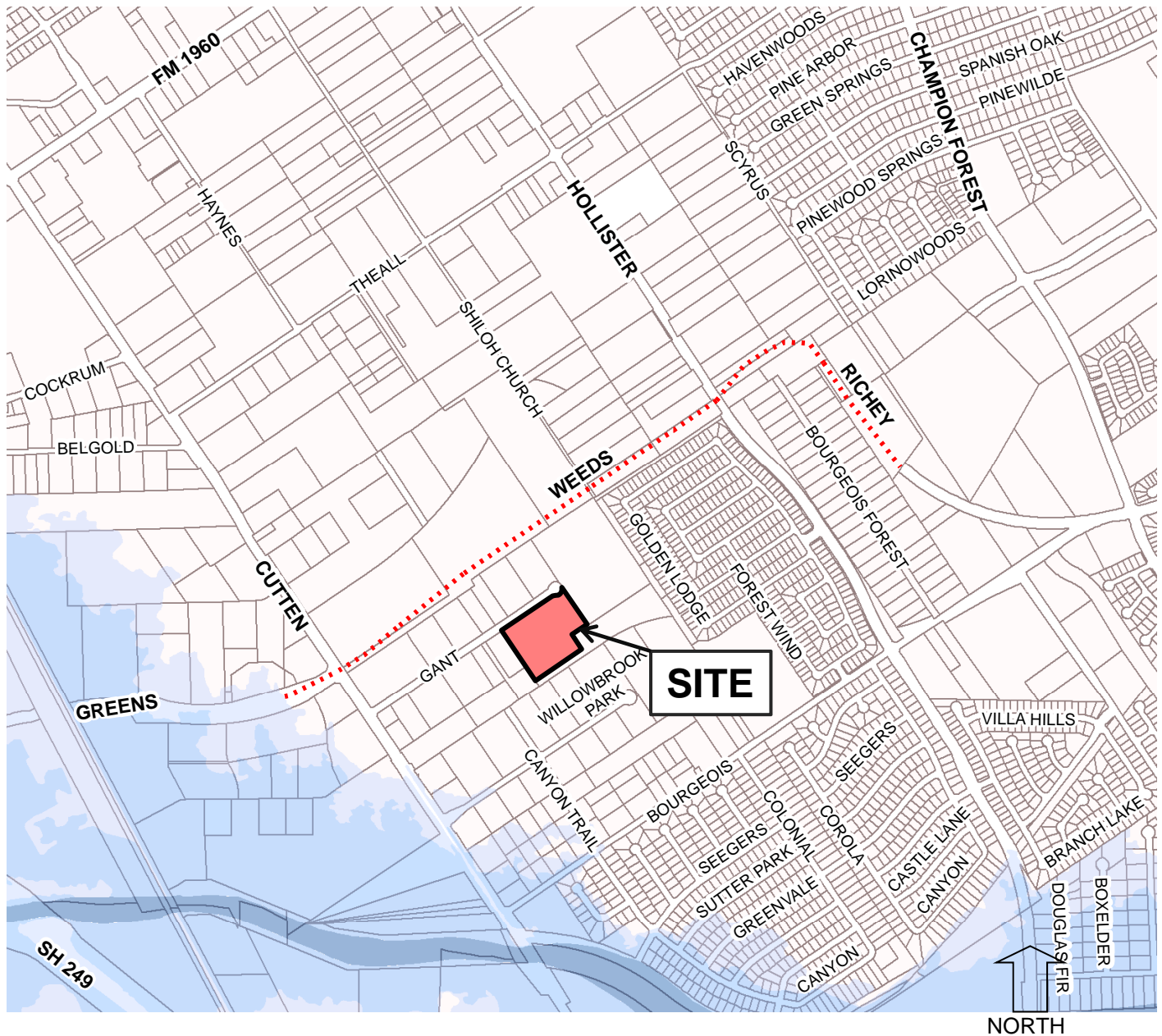
ITEM : 97

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: CCI MBM GANT

Applicant: Civil-Surv Land Surveying, L.C.



F- Reconsideration of Requirements

Site Location

ITEM : 97

Meeting Date: 09/03/2015

Applicant: Civil-Surv Land Surveying, L.C.



Subdivision

Houston Planning Commission ITEM : 97

Planning and Development Department

Meeting Date: 09/03/2015

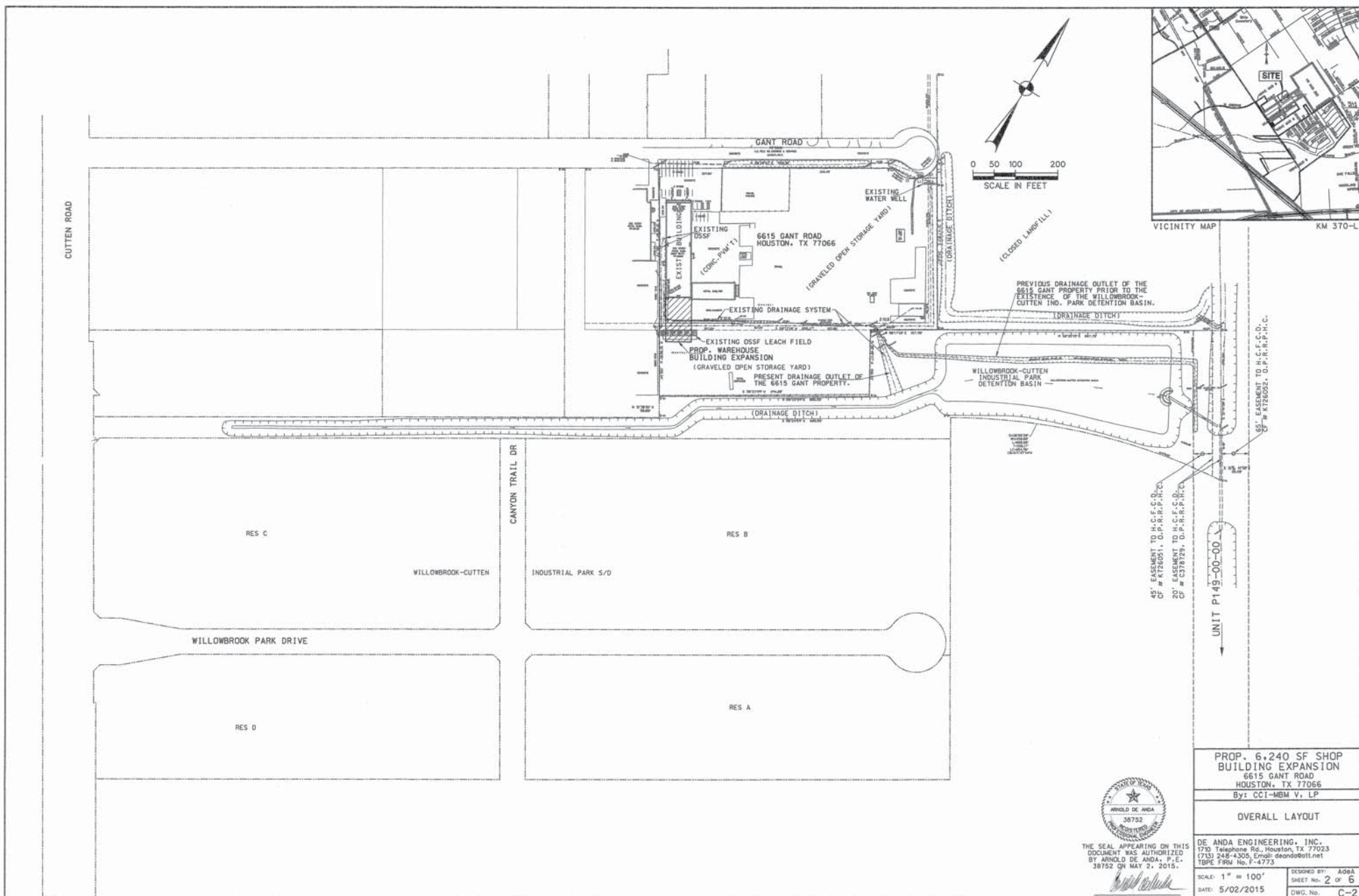
Subdivision Name: CCI MBM GANT

Applicant: Civil-Surv Land Surveying, L.C.



F- Reconsideration of Requirements

Aerial



PROP. 6,240 SF SHOP
BUILDING EXPANSION
6615 GANT ROAD
HOUSTON, TX 77066
By: CCI-MBM V. LP

OVERALL LAYOUT

DE ANDA ENGINEERING, INC.
1710 Telephone Rd., Houston, TX 77023
(713) 248-4305, Email: deanda@att.net
TBPE FIRM No. F-4773

SCALE: 1" = 100'	DESIGNED BY: AdeA
DATE: 5/02/2015	SHEET NO. 2 OF 6
	DWG. No. C-2



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1742
Plat Name: CCI MBM GANT
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 08/21/2015

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To avoid dedication of a sixty feet wide R.O.W. across the proposed plat, through attached variance.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. Intersections of local streets. (a)(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet; or

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:



Application Number: 2015-1742

Plat Name: CCI MBM GANT

Applicant: Civil-Surv Land Surveying, L.C.

Date Submitted: 08/21/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To avoid dedication of a sixty feet wide R.O.W. across the proposed plat.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. Intersections of local streets. (a)(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet; or

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

This land is already in use as an operating water well supply center. The plat we are proposing allows the site to undergo building expansions to meet increasing demand. Were we to put a street across the site, not only would expansion become unfeasible but the existing operations would be disrupted as cross site access would become an issue.

(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 applicant did not create this hardship, the hardship is being created by the fact that only a portion of the applicants land falls outside of the 1,400 feet intersection requirement. As the applicants land lies on a cul-de-sac, there would be no one to be served by an improved street except for the applicant themselves, and they are already being served by existing driveways.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent will be maintained due to the existence of an existing street required by 42-128, a Canyon Trail Drive, being a sixty feet wide R.O.W. dedicated by the Willowbrook Industrial plat due southwest. That plat, and its general plan, show the intended extension of Canyon Trail Drive northerly to Gant Road, approximately 1,000 feet from the intersection of Gant Road and Cutten Road, which would meet the 42-128 distance requirement and preclude our plat from needing the road. Were we to put one in, the existing Canyon Trail Drive would no longer be required to be extended and there would be two dead end roads going the same direction within three hundred feet of each other, but not able to be connected. This seems outside the intent of the ordinance when applied.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

This variance will not be injurious to any public safety, as the public currently has no reason to access the site through a road outside of the existing driveways, and would be better served by the eventual extension of the currently dedicated R.O.W., Canyon Trail Drive.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification, as dedicating the R.O.W. if free and would actually save the applicant that tax money yearly. The hardship comes in with a dedicated street disrupting daily, established business activities.



Application No: 2015-1742

Agenda Item: 97

PC Action Date: 09/03/2015

Plat Name: CCI MBM GANT

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: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To avoid dedication of a sixty feet wide R.O.W. across the proposed plat.;

Basis of Recommendation:

The site is located in Harris County, east of Cutten Road, west of Hollister Road and south of proposed major thoroughfare Weeds Rd. The applicant is requesting a variance to exceed the 1,400' block length requirement by not providing a north-south public street through the tract. Staff is in support of the request.

Justification for recommending granting of the variance is based on the existing street pattern and development in the area. Gant Road terminates with a cul-de-sac approximately 2,000' east of its intersection with Cutten Road.

This property is already developed and is used as an operating water well supply center. Proposing a street across the site will create undue hardship for the applicant by limiting the site from having the proposed expansion. Also a street through the site will not significantly improve traffic circulation for the existing non-residential uses in the immediate area. All properties in the vicinity have adequate frontage and access on the existing streets (Cutten Road, Gant Road, Willowbrook Park Drive, Bourgeois Road and Canyon Trail Drive).

In 2104 Planning Commission granted a variance not to provide a north-south street for Ellisor Investments, a plat north of Gant Rd. Additionally, Canyon Trail Drive is an existing north-south public street that has the potential to be extended to Gant Road with future development in the area.

Staff's 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;

This property is already developed and is used as an operating water well supply center. Proposing a street across the site will create undue hardship for the applicant by limiting the site from having the proposed expansion. Also a street through the site will not significantly improve traffic circulation for the existing non-residential uses in the immediate area.

(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 existing conditions, existing street network and non residential development in the area.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Existing non-residential uses in the immediate area that have adequate frontage and access on the existing streets (Cutten Road, Gant Road, Willowbrook Park Drive, Bourgeois Road and Canyon Trail Drive). Additionally, Canyon Trail Drive is an existing north-south public street that has the potential to be extended to Gant Road with future development in the area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Requiring a north-south public street through the tract will not significantly improve traffic circulation for the existing non-residential uses in the immediate area that have adequate frontage and access on the existing streets. Additionally, Canyon Trail Drive is an existing north-south public street that has the potential to be extended to Gant Road with future development in the area.

(5) Economic hardship is not the sole justification of the variance.

Justification for the granting of the variance is based on the existing street pattern and development in the area.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 09/03/2015
Plat Name: Church At Northside
Developer: The Church at Northside
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2015-1534 C2R

Staff Recommendation:
Grant requested
variance(s) and approve
the plat subject to the
conditions listed

Total Acreage:	5.9870	Total Reserve Acreage:	5.9870
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77076	413X	City

Conditions and Requirements for Approval

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.

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 AND IF IT CAN EXTEND CHARLES 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

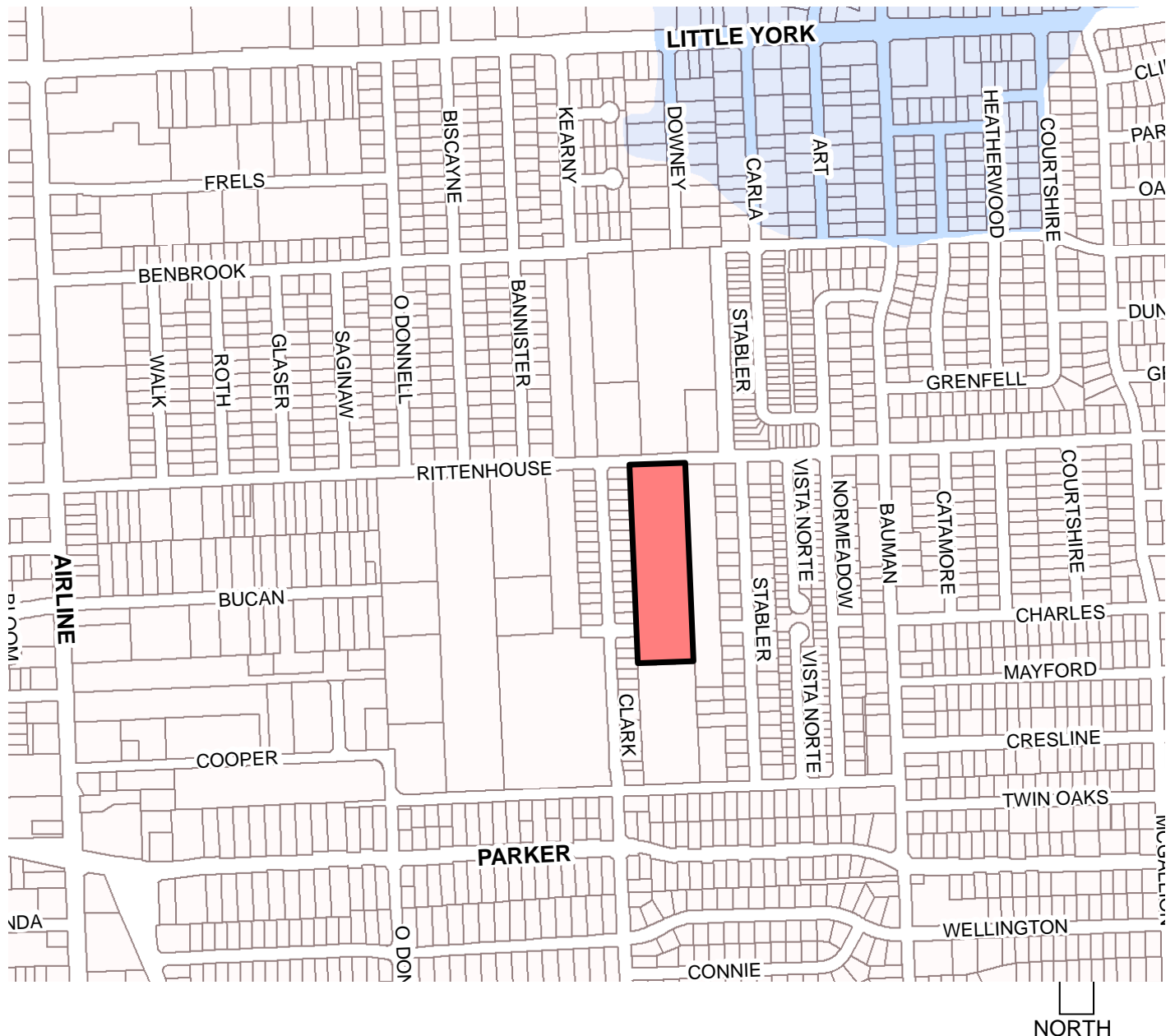
ITEM: 98

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Church At Northside

Applicant: Civil-Surv Land Surveying, L.C.



F- Reconsiderations of Requirement

Site Location

Subdivision

Houston Planning Commission

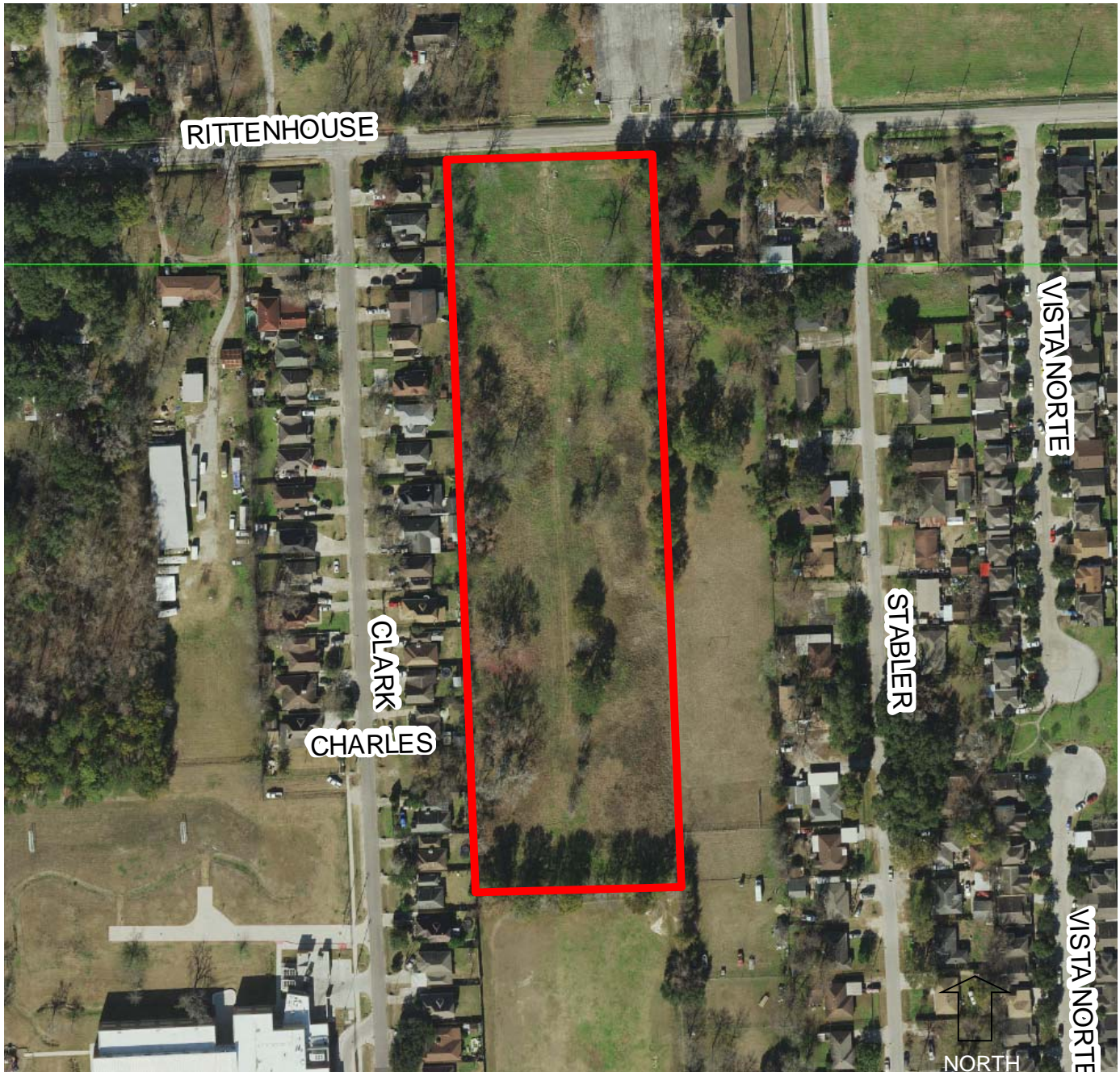
ITEM: 98

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Church At Northside

Applicant: Civil-Surv Land Surveying, L.C.



F- Reconsiderations of Requirement

Aerial

[illegible]

- D1** REMOVE EXISTING TREES THIS AREA. PREP AREA FOR NEW DRIVEWAY / PARKING LOT.
- D2** REMOVE EXISTING STAGGARD CURBS THIS AREA.
- D3** REMOVE EXISTING 3" REINFORCED CONCRETE PIPE. INSTALL NEW DRAINAGE COMPONENTS PER CIVIL ENGINEERING DRAWINGS AND SPECIFICATIONS.
- D4** DEMO EXISTING CONCRETE SIDEWALK DIMENSIONS SHOWN. COORDINATE WITH DIMENSIONS FOR NEW DRIVEWAYS ON THE SITE PLAN. (SHEET A111). PREP AREA FOR NEW DRIVEWAY. MODIFY SIDEWALK AS NECESSARY WITH NEW ADJACABLES (PAVING WITH 1:2 MAXIMUM SLOPE AND FINISH SURFACE. COORDINATE WITH M&E1 FOR DETAILS IF NECESSARY.
- D6** INSTALL EXISTING CUTL THIS AREA IN ACCORDANCE WITH DIMENSIONS SHOWN ON THE SITE PLAN ON SHEET A111 FOR NEW DRIVEWAYS. INSTALL NEW DRAINAGE COMPONENTS PER CIVIL ENGINEERING DRAWINGS AND SPECIFICATIONS.

1. EACH PARKING SPACE SHALL RECEIVE A NEW CONCRETE WHEEL-STOP.
2. INSTALL HANDICAP PARKING SIGN AT ALL LOCATIONS DENOTED ON SITE PLAN WITH THE INTERNATIONAL HANDICAP SYMBOL. REF: 0324.111 FOR HANDICAP PARKING SIGN DETAILS AND SPECIFICATIONS.
3. ALL DIMENSION STRINGS SHOWN ON SITE PLAN ARE PARALLEL OR PERPENDICULAR TO THE FRONT PROPERTY LINE CLOSEST TO WITTENBERG STREET.
4. ALL LARGE CURVED RADIUS DIMENSIONS FOR 6" CONCRETE CURBS ARE 10'-0" RADIUS.
5. ALL SMALL CURVED RADIUS DIMENSIONS FOR 6" CONCRETE CURBS ARE 2'-0" RADIUS.

4-8
ATT
UN

04 SCALE: 1" = 1'-0"

02 NO SCALE

03 NOT TO SCALE



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1534
Plat Name: Church At Northside
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 07/24/2015

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

Request to not allow a street extension across the proposed plat.

Chapter 42 Section: Streets

Chapter 42 Reference:

42-135

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:

The applicant believes that the street in question meets all 5 exceptions in 42-135 (a)1-5, so forcing a street upon the land would create a hardship by splitting the land in a manner that the applicant does not believe to be true and correct. Please see attached aerial and GIMS maps for clarification. In essence, Charles Street is an unimproved stub street one lot deep at its terminus with out plat boundary. Although it does pick up and become an improved street a quarter mile to the east, before it could connect a subdivision has been laid in that had both a Cul-de-sac and houses within what would be the R.O.W. To the west, lots have been subdivided also within what would be the R.O.W. Due to these factors, and the fact that I believe all 5 exemption requirements are met as stated above for 42-135, I request that the plat be approved without the necessity of a street addition that can not be tied in to any existing streets.



Application Number: 2015-1534

Plat Name: Church At Northside

Applicant: Civil-Surv Land Surveying, L.C.

Date Submitted: 07/24/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not extend an abutting street across the proposed plat.

Chapter 42 Section: 135

Chapter 42 Reference:

Sec. 42-135. Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended. (b) The owner of the property adjacent to the end of a stub street that is not extended pursuant to subsection (a) of this section shall:

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 applicant believes that the street in question meets 4 of the 5 exceptions (and substantially the 5th, the 1400' intersection) in 42-135 (a) 1-5, so forcing a street upon the land would create a hardship by splitting the land in a manner that the applicant does not believe to be the intent of the ordinance.

(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 applicant did not create this hardship as the property was acquired with the terminating street already abutting in an approved subdivision, with the street not able to be improved further due to other accepted plats having lot lines across potential rights-of way.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The applicant believes the intent of the 42-135 exceptions is to allow a plat to negate an extension if it serves no purpose. The act of not extending the street will maintain the intent of the chapter.

(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 on the existing terminated street will not change from its current, accepted state of non-use.

(5) Economic hardship is not the sole justification of the variance.

Economic Hardship is not the sole justification for the variance. The justification is that the applicant believes the proposed plat is exempt from the street extension due to physical circumstances.



Application No: 2015-1534

Agenda Item: 98

PC Action Date: 09/03/2015

Plat Name: Church At Northside

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: 135

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not extend an abutting street across the proposed plat.;

Basis of Recommendation:

This site is located along Rittenhouse Road, north of Parker, south of Little York, east of Airline, and west of Hardy Toll Road. The applicant is requesting to exceed local intersection spacing by not providing an east-west through the subject site.

Staff is in support of this request.

On November 26, 2013 the Houston City Council passed a motion not to accept the portion of Charles street that abuts the western boundary of the tract (Charles Street from Clark street to its east terminus.) With the motion passed, there is no stub street abutting the plat boundary. To the east of this tract, the extension of Charles street must be addressed for intersection spacing requirements. Since no viable connection Between Stabler and Clark Streets can be made, dedication of ROW through the subject site will not benefit overall traffic circulation. Furthermore, a connection east of Stabler cannot be made due to existing development along the alignment of the ROW.

The existing block length between Cooper Road and Rittenhouse is approximately 1600', and thus the general intent of Chapter 42 is maintained. Staff recommends the Planning Commission grant the requested variance and approve this 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

No meaningful connection can be made between the various segments of Charles Street. They were dedicated piecemeal. Requiring the applicant to dedicate for public ROW will not connect to any existing ROW, and thus will not improve traffic circulation.

(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;

The applicant has not owned any of the subject properties that have been previously developed.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The existing intersection spacing between Rittenhouse Road and Cooper Road is approximately 1600', and the fact that the Houston City Council did not accept a portion of Charles Street indicates that the general purpose of Chapter 42 is being maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

There will be no adverse impacts to public health, safety and welfare if this variance is granted.

(5) Economic hardship is not the sole justification of the variance.

No viable connection for any significant portion of Charles Street can be made and is the sole justification for the variance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 09/03/2015
Plat Name: Freeman Tract GP
Developer: Hillwood Communities
Applicant: BGE|Kerry R. Gilbert Associates
App No/Type: 2015-1775 GP

Staff Recommendation:
Withdraw

Total Acreage:	424.6000	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
Harris	77433	405H	ETJ

Conditions and Requirements for Approval

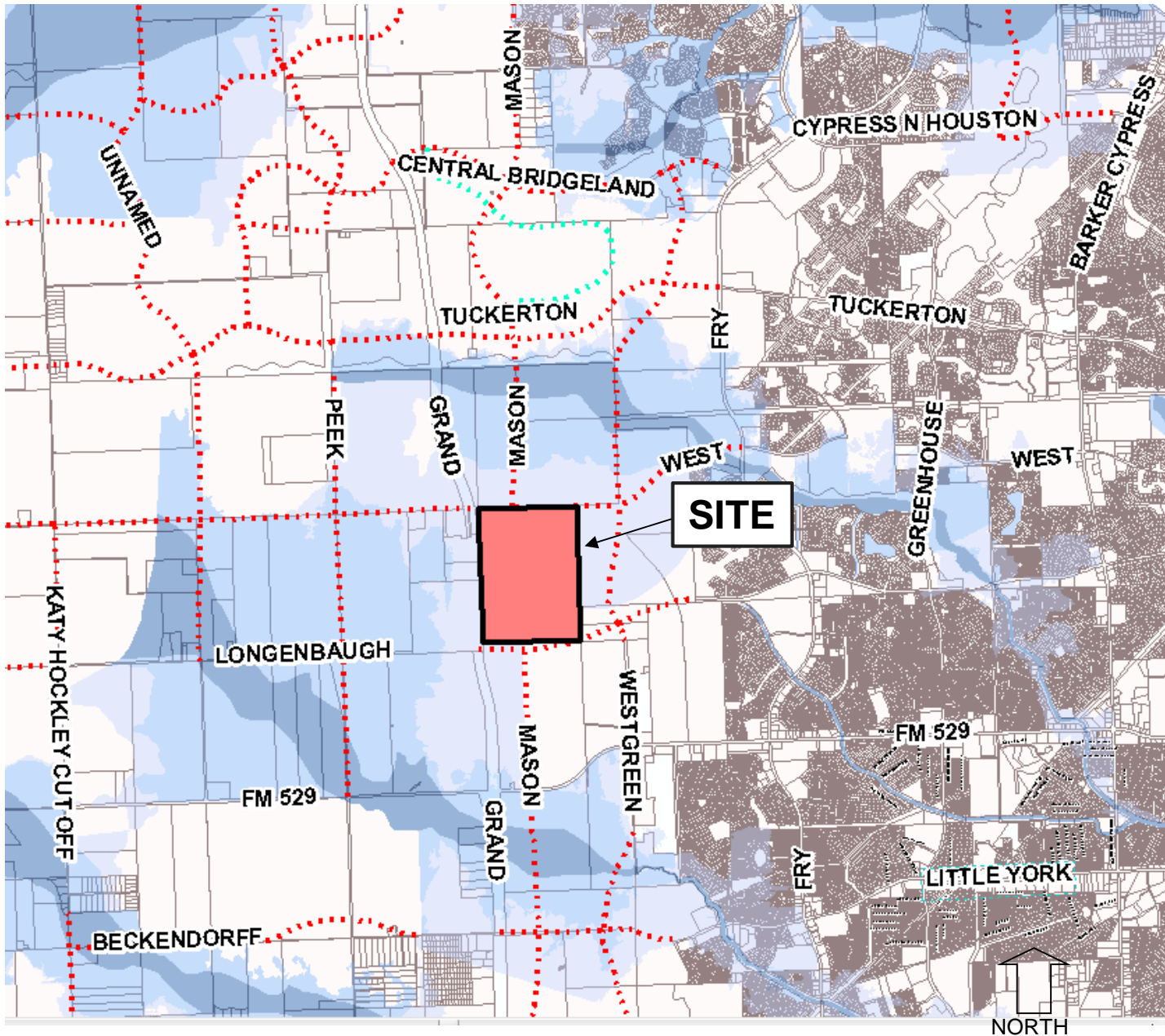
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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Subdivision Name: Freeman Tract GP

Applicant: BGE| Kerry R. Gilbert Associates



Subdivision

Houston Planning Commission

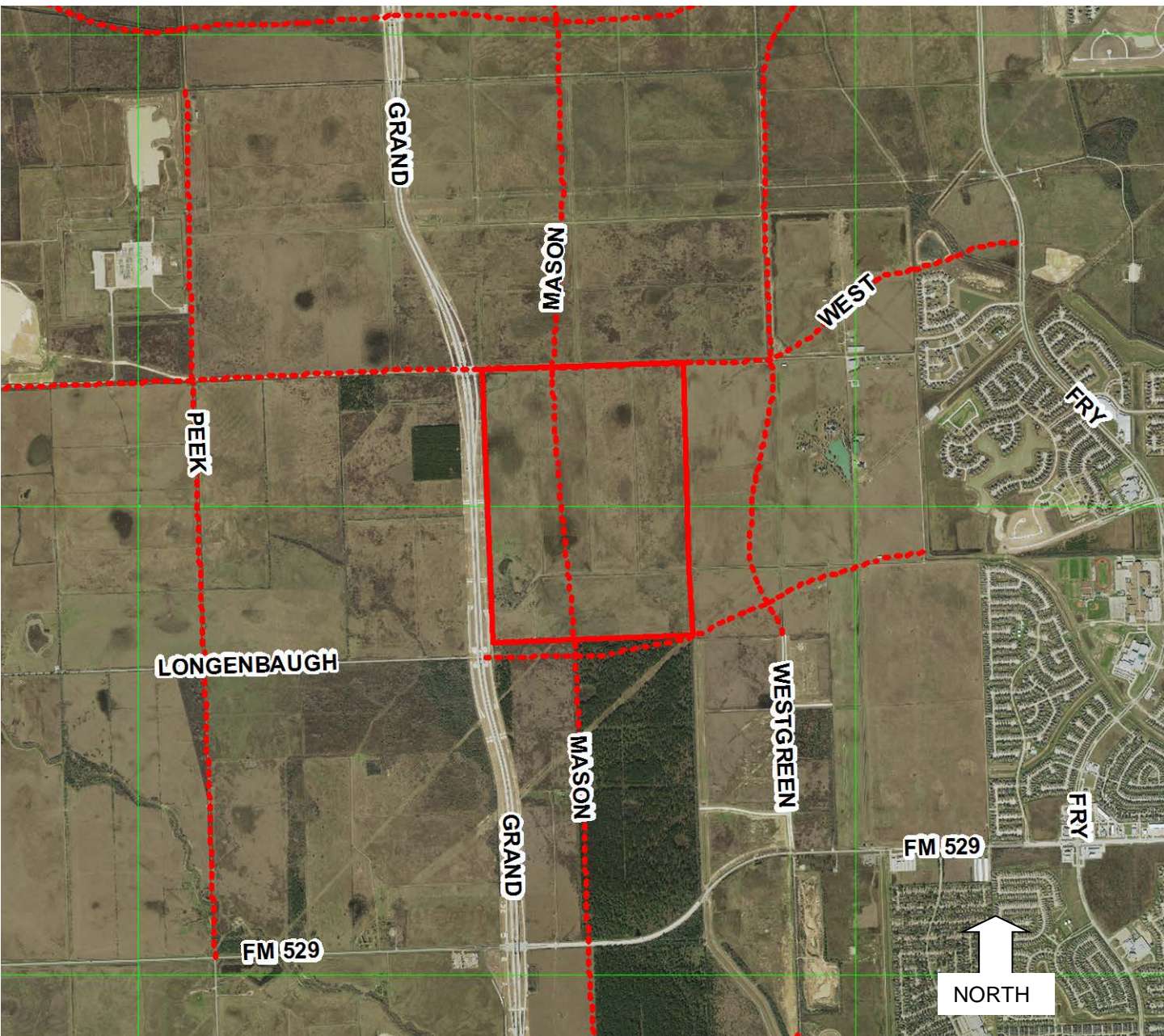
ITEM: 99

Planning and Development Department

Meeting Date: 09/03/2015

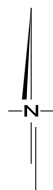
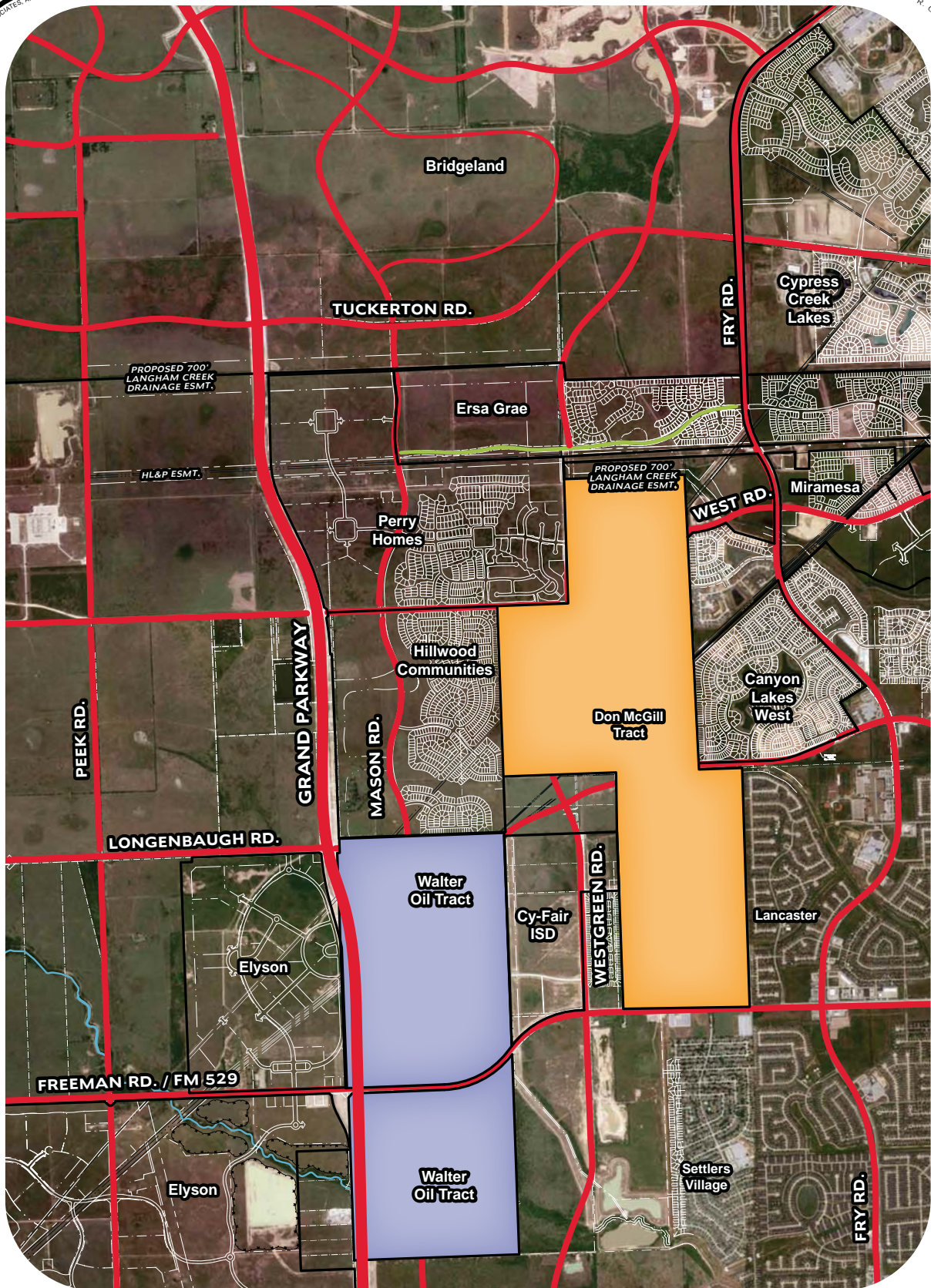
Subdivision Name: Freeman Tract GP

Applicant: BGE| Kerry R. Gilbert Associates



F- Reconsideration of Requirements

Aerial



an ownership exhibit for
MATZINGER TRACT
 prepared for
HARRIS COUNTY



— Land Planning Consultants —
 23501 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77494

7000 North Mopac, Suite 330
 Austin, TX 78731

2505 Dallas Parkway, Suite 204
 Frisco, TX 75034

Tel: 281-579-0340

SCALE
 0 500 1000 2000

JULY 29, 2015
 KGA #86098

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RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1775
Plat Name: Freeman Tract GP
Applicant: BGE|Kerry R. Gilbert Associates
Date Submitted: 08/24/2015

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To allow the entire project (approximately 1200 lots) to take access from multiple points along West Road, a major thoroughfare which does not currently connect to any other major thoroughfare or other public street except for the Grand Parkway.

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:

see Variance Request



Application Number: 2015-1775

Plat Name: Freeman Tract GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 08/24/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow the entire project (approximately 1200 lots) to take access from multiple points along West Road, a major thoroughfare which does not currently connect to any other major thoroughfare or other public street except for the Grand Parkway.

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.

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 Freeman Tract is a ±420-acre single-family development located northwest of central Houston and immediately east of the Grand Parkway (TX-99). The project is bounded by future major thoroughfare West Rd to the north and comes close to future thoroughfare Longenbaugh Rd on the south. Future major thoroughfare Mason Rd runs north-south through the middle of the development. The site is also crossed diagonally by a 66'-wide pipeline easement. The properties surrounding the subject site are all undeveloped or newly-developing acreage parcels. Many of these parcels are large farmland tracts with limited or no public street frontage, currently accessible only via farm roads. The City of Houston Major Thoroughfare and Freeway Plan (MTFP) calls for a one-mile grid of thoroughfares to be built in the region, but the thoroughfare network is dependent on future development which has not yet occurred. At this time, the only true roadway access to the immediate area is from the Grand Parkway, which in this area is a toll road with no frontage roads. An interchange is provided for future thoroughfare West Rd at the corner of the subject site, and for future thoroughfare Tuckerton Rd to the north, but not for future thoroughfare Longenbaugh Rd to the south, which will pass under the toll road without any ramp connections. The subject site proposes to take access from West Road via the interchange with the Grand Parkway. All thoroughfares contained within the property will be dedicated and constructed in accordance with City and County requirements, and multiple points of access will be provided from the single-family residential sections to the various thoroughfares and proposed collector streets within the development, which are designed to handle regional traffic volumes safely and efficiently. The internal design will therefore meet the requirements of Chapter 42 for access and circulation, and will not be injurious to the public health, safety, or welfare. However, all traffic in the subject site will be routed back to West Road and the Grand Parkway as the sole existing roadway connection to the development, until such time as the adjoining properties develop and construct their portions of the thoroughfare grid. The ultimate condition of the region, when fully developed, will be in compliance with the requirements of this Chapter. However, to impose a strict interpretation of the requirements at this time would deprive the subject site (and

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing access conditions and regional property configurations 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;

The intent and general purposes of this Chapter are that each development should have multiple points of access to the overall regional transportation network, which is generally upheld by the thoroughfare network. Future development of adjacent properties will connect the thoroughfare network to the proposed development, and therefore 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;

The proposed development provides multiple connections to thoroughfares internal to the project, which are designed to handle regional traffic safely and efficiently, and the thoroughfares connect to a freeway interchange designed for the same purposes; the granting of the variance is therefore not injurious to the public health, safety, or welfare – either currently or in the future.

(5) Economic hardship is not the sole justification of the variance.

The existing access conditions and regional property configurations are the supporting circumstances for this request.



Application No: 2015-1775

Agenda Item: 99

PC Action Date: 09/03/2015

Plat Name: Freeman Tract GP

Applicant: BGE|Kerry R. Gilbert Associates

Staff Recommendation: Withdraw

Chapter 42 Sections: 189

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow the entire project (approximately 1200 lots) to take access from multiple points along West Road, a major thoroughfare which does not currently connect to any other major thoroughfare or other public street except for the Grand Parkway.;

Basis of Recommendation:

This item has been withdrawn per the applicant's request.

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: 100
Action Date: 09/03/2015
Plat Name: Inter Nos One Sec 1 replat no 1
Developer: Liberty Homes
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2015-1664 C3R

Staff Recommendation:
Defer for further study and
review

Total Acreage:	19.8273	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
Harris	77084	447J	ETJ

Conditions and Requirements for Approval

040.1. Revise all lot sizes in square feet on 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.

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)

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. 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

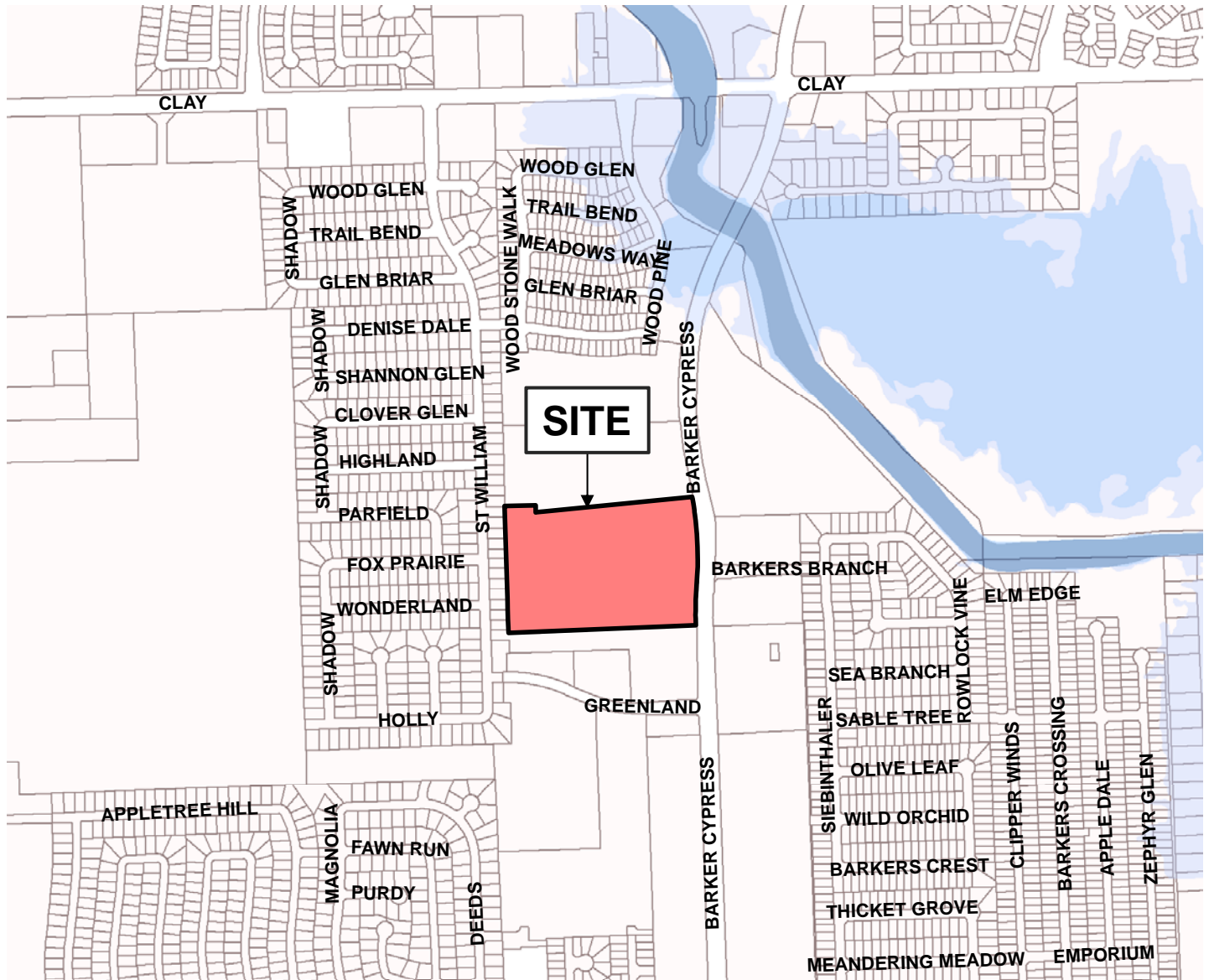
ITEM: 100

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Inter Nos One Sec 1 replat no 1

Applicant: Van De Wiele & Vogler, Inc.



F- Reconsiderations of Requirement

Site Location

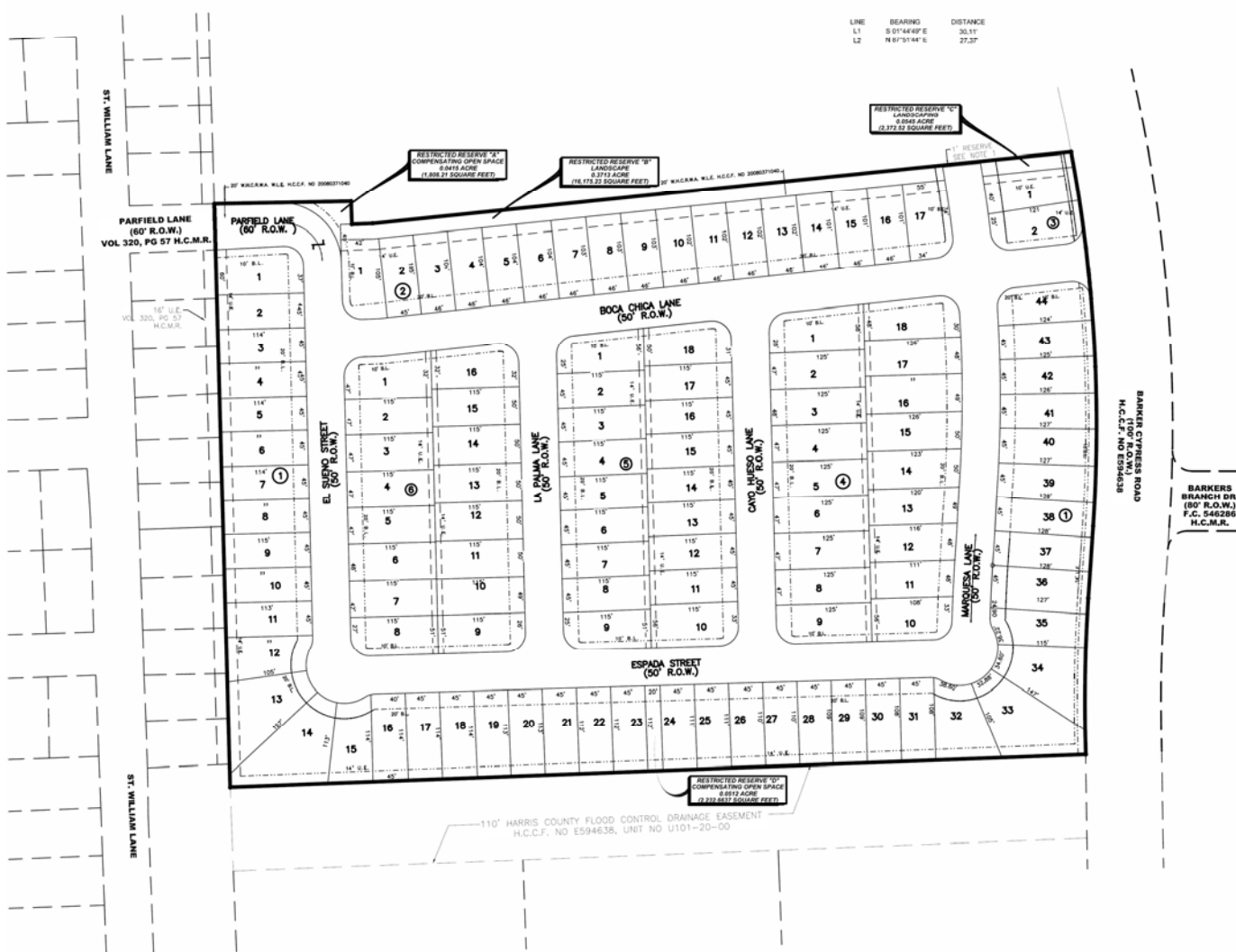
Houston Planning Commission ITEM: 100

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Inter Nos One Sec 1 replat no 1

Applicant: Van De Wiele & Vogler, Inc.



F- Reconsiderations of Requirement

Subdivision

Houston Planning Commission

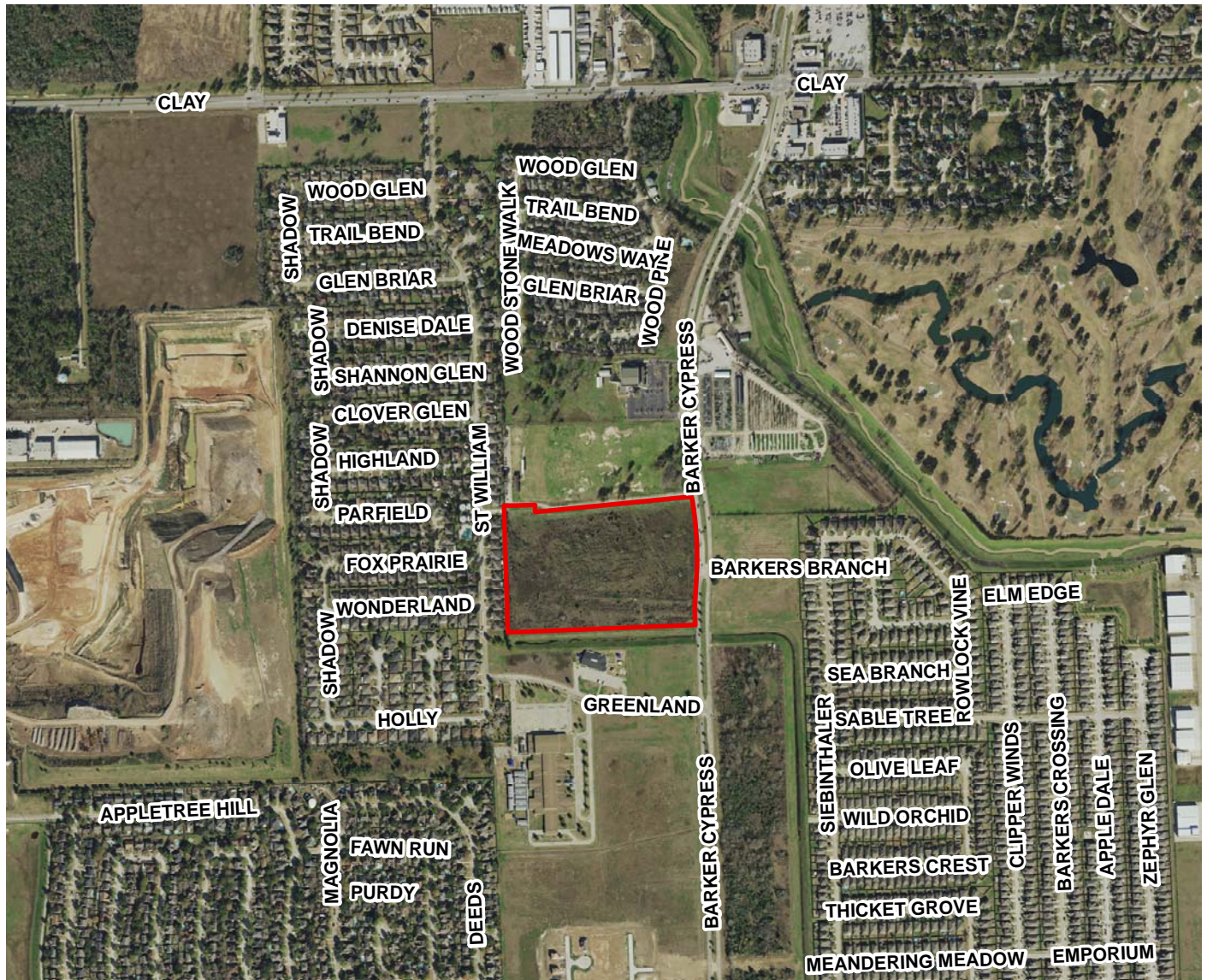
ITEM: 100

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Inter Nos One Sec 1 replat no 1

Applicant: Van De Wiele & Vogler, Inc.



F- Reconsiderations of Requirement

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1664
Plat Name: Inter Nos One Sec 1 replat no 1
Applicant: Van De Wiele & Vogler, Inc.
Date Submitted: 08/07/2015

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

We are requesting an amendment to application 2015-1414 to request a variance that was not requested in the initial application. We propose to create a three leg intersection at Barker Cypress Rd and Boca Chica Ln, which does not require a traffic light, in lieu of a four leg intersection at Barkers Branch Dr. which requires a traffic light. The proposed distance between the intersections of Boca Chica Ln. and Barkers Branch Dr. is 261.50' from block face to block face in lieu of the 600' required. However, a traffic signal already exists 800' to the south of Barkers Branch Dr. on Green Land Way. We have conferred with Harris County Engineering and they prefer this proposal to a four leg intersection at Barkers Branch Dr. (1) A four leg intersection would require a traffic light and a significant increase in cost to the developer, and there would be two traffic lights within a quarter of a mile, which is contrary to current standard of 1/4 mile minimum spacing of traffic lights along major thoroughfares. (2) The tract of land is sandwiched between a flood control ditch and a golf course, only leaving 800' of frontage along Barker Cypress from which to take access. (3) The generated traffic along Barker Cypress from the proposed 115 lots will not cause a problem along Barker Cypress because we are providing a left turn lane. Also, there is a secondary access to the subdivision through the Rolling Green subdivision to the west. (4) The proposed three leg intersection will be designed according to the current regulations to preserve the public's health, safety and welfare. (5) The justification for the variance is the limited frontage along Barker Cypress and the traffic concerns. Harris County traffic engineers support this variance as shown in the attached emails.

Chapter 42 Section: 127(b)

Chapter 42 Reference:

Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

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:

variance is required and discussed above.



Application Number: 2015-1664

Plat Name: Inter Nos One Sec 1 replat no 1

Applicant: Van De Wiele & Vogler, Inc.

Date Submitted: 08/07/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow an intersection spacing along a major thoroughfare of 261 feet.

Chapter 42 Section: 127 (b)

Chapter 42 Reference:

Sec. 42-127. Intersections of major thoroughfares. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

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;

For the subdivision entrance, we propose to create a three leg intersection at Barker Cypress Rd and Boca Chica Ln, which does not require a traffic light, in lieu of a four leg intersection at Barkers Branch Dr., which requires a traffic light. The proposed distance between the intersections of Boca Chica Ln. and Barkers Branch Dr. is 261.50' from block face to block face in lieu of the 600' required. However, a traffic signal already exists 800' to the south of Barkers Branch Dr. at Green Land Way. We have conferred with Harris County Engineering and they prefer this proposal to a four leg intersection at Barkers Branch Dr. A four leg intersection would require a traffic light and a significant increase in cost to the developer, and there would then be two traffic lights within a quarter of a mile, which is contrary to current standard of 1/4 mile minimum spacing of traffic lights along major thoroughfares.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The tract of land is sandwiched between a flood control ditch and a golf course, only leaving 800' of frontage along Barker Cypress from which to take access.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The generated traffic along Barker Cypress from the proposed 115 lots will not cause a problem along Barker Cypress because we are providing a left turn lane. Also, there is a secondary access to the subdivision through the Rolling Green subdivision to the west.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed three leg intersection will be designed according the current regulations to preserve the public's health, safety and welfare.

(5) Economic hardship is not the sole justification of the variance.

The justification for the variance is the limited frontage along Barker Cypress and the traffic concerns. Harris County traffic engineers support this variance, as shown in the attached emails.



Application No: 2015-1664

Agenda Item: 100

PC Action Date: 09/03/2015

Plat Name: Inter Nos One Sec 1 replat no 1

Applicant: Van De Wiele & Vogler, Inc.

Staff Recommendation: [Defer for further study and review](#)

Chapter 42 Sections: [127 \(b\)](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[To allow an intersection spacing along a major thoroughfare of 261 feet.;](#)

Basis of Recommendation:

The site is located in Harris County north of Morton Road and south of Clay Road. The applicant is requesting a variance to allow 261 feet for the minimum intersection spacing on the major thoroughfare Barker Cypress Road instead of the required 600 foot distance. Staff's recommendation is to defer to for further study and review.

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](#)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101

Action Date: 09/03/2015

Plat Name: Matzinger Tract GP

Developer: Perry Homes

Applicant: BGE|Kerry R. Gilbert Associates

App No/Type: 2015-1776 GP

Staff Recommendation:

Withdraw

Total Acreage:	569.7000	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:	Harris County MUD 437
County	Zip	Key Map ©	City / ETJ
Harris	77433	405D	ETJ

Conditions and Requirements for Approval

For Your Information:

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Houston Planning Commission

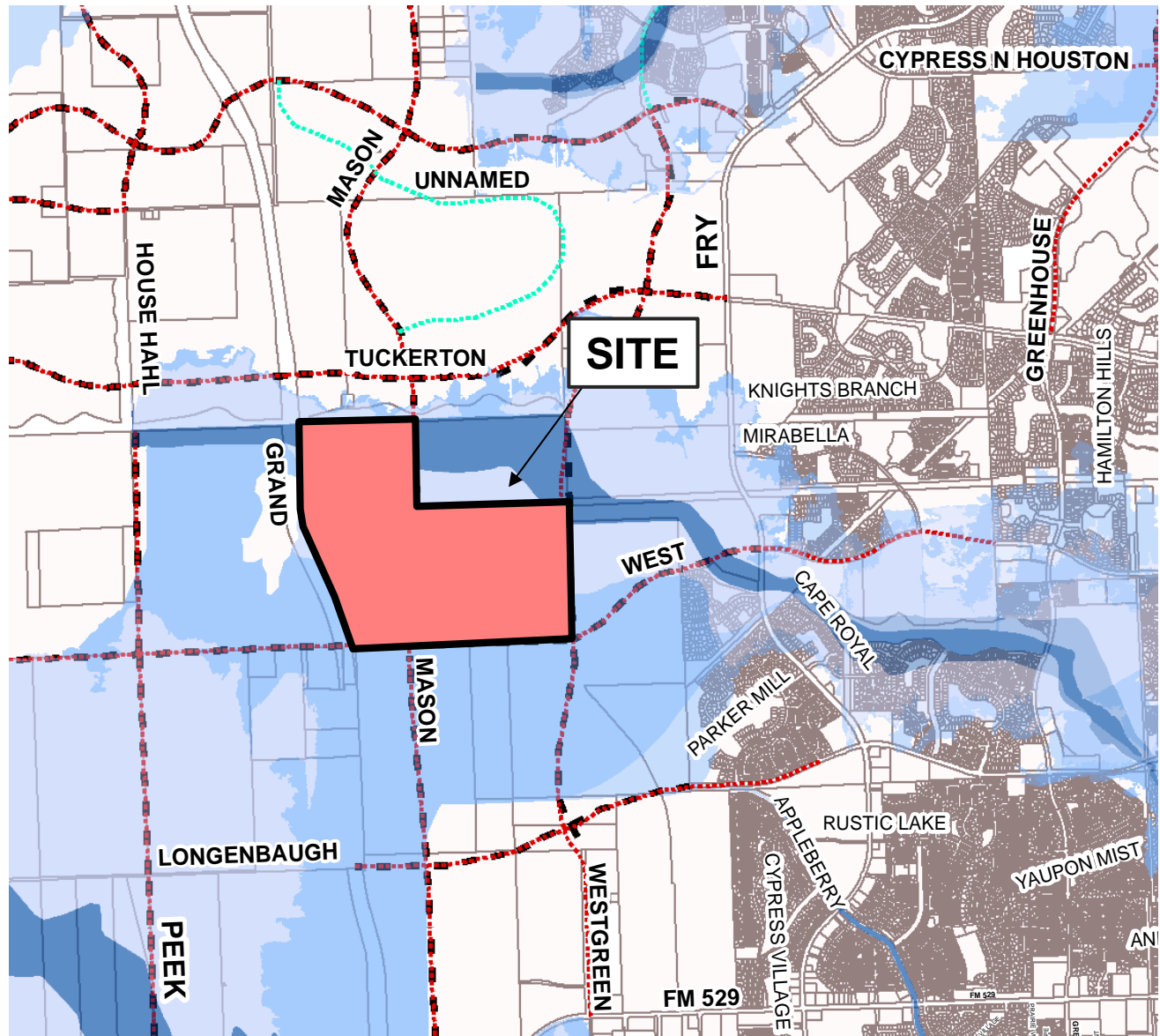
ITEM: 101

Planning and Development Department

Meeting Date: 09/03/2015

Subdivision Name: Matzinger Tract GP

Applicant: BGE|Kerry R. Gilbert Associates



F- Reconsideration of Requirements

Site Location



Houston Planning Commission

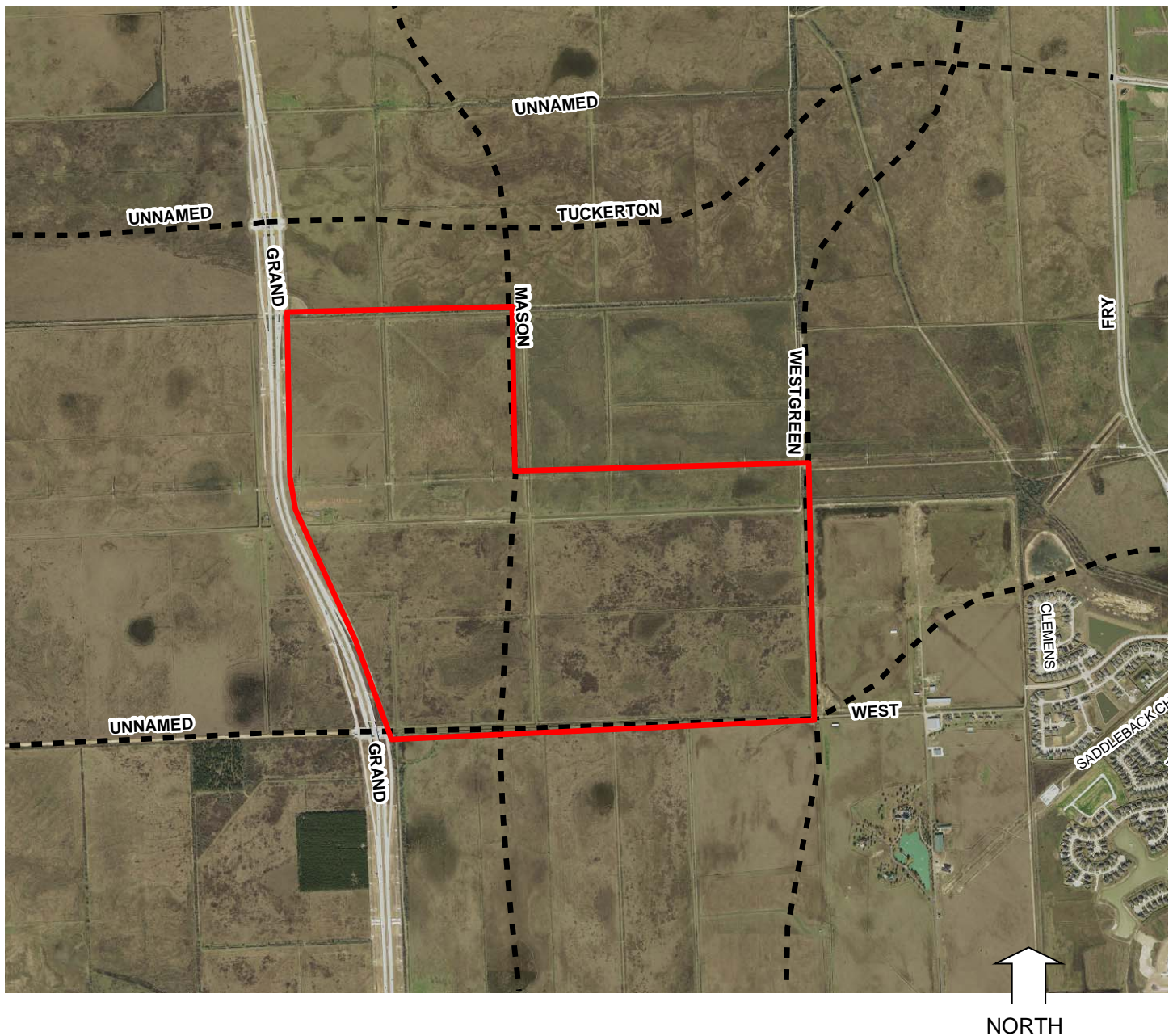
ITEM: 101

Planning and Development Department

Meeting Date: 09/03/2015

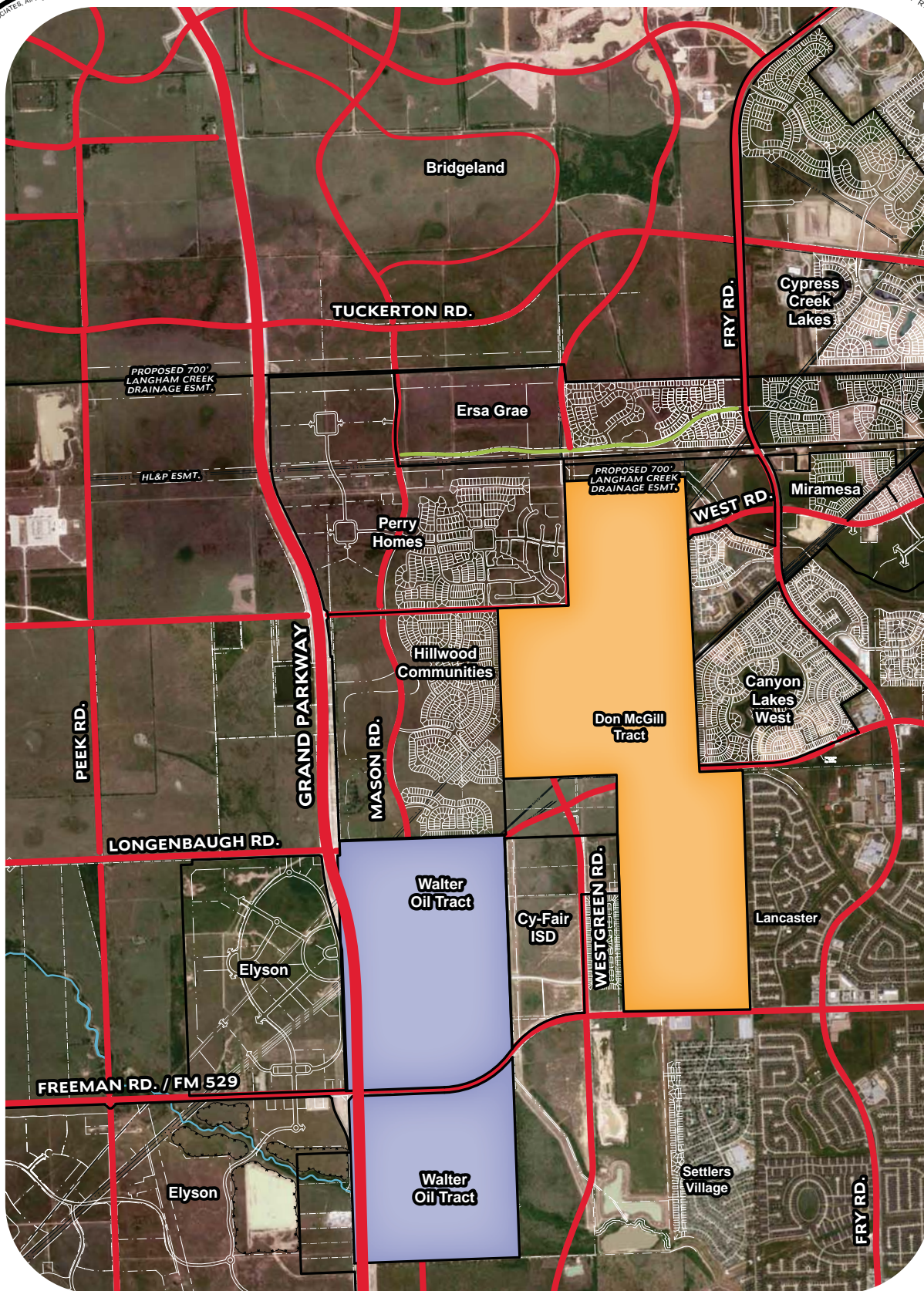
Subdivision Name: Matzinger Tract GP

Applicant: BGE|Kerry R. Gilbert Associates



F- Reconsideration of Requirements

Aerial



an ownership exhibit for
MATZINGER TRACT
 prepared for
HARRIS COUNTY



— Land Planning Consultants —
 23501 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77494

7000 North Mopac, Suite 330
 Austin, TX 78731
 2505 Dallas Parkway, Suite 204
 Frisco, TX 75034

Tel: 281-579-0340

SCALE
 0 500 1000 2000

JULY 29, 2015
 KGA #86098

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RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2015-1776
Plat Name: Matzinger Tract GP
Applicant: BGE|Kerry R. Gilbert Associates
Date Submitted: 08/24/2015

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To allow the entire project (approximately 1500 lots) to take access from multiple points along West Road, a major thoroughfare which does not currently connect to any other major thoroughfare or other public street except for the Grand Parkway.

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:

see Variance Request



Application Number: 2015-1776

Plat Name: Matzinger Tract GP

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 08/24/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow the entire project (approximately 1500 lots) to take access from multiple points along West Road, a major thoroughfare which does not currently connect to any other major thoroughfare or other public street except for the Grand Parkway.

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.

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 Matzinger Tract is a ±570-acre single-family development located in northwest of central Houston immediately east of the Grand Parkway (TX-99). The project is bounded by proposed major thoroughfares West Road to the south and Westgreen Road to the east, with Tuckerton Road a short distance to the north in future areas of the Bridgelands development. Future major thoroughfare Mason Road runs north-south through the middle of the development. The site is also impacted by significant HL&P corridors running east-west, one pipeline easement, and a 700'-wide drainage corridor along the north and east of the property that is part of the Upper Langham Creek Frontier Program, a regional drainage program created by Harris County Flood Control District. The properties surrounding the subject site are all undeveloped or newly-developing acreage parcels. Many of these parcels are large farmland tracts with limited or no public street frontage, currently accessible only via farm roads. The City of Houston Major Thoroughfare and Freeway Plan (MTFP) calls for a one-mile grid of thoroughfares to be built in the region, but the thoroughfare network is dependent on future development which has not yet occurred. At this time, the only true roadway access to the immediate area is from the Grand Parkway (TX-99), which in this area is a toll road with no frontage roads. An interchange is provided for future thoroughfare West Rd at the corner of the subject site, and for future thoroughfare Tuckerton Rd to the north, but not for future thoroughfare Longenbaugh Rd to the south, which will pass under the toll road without any ramp connections. The subject site proposes to take access from West Road via the interchange with the Grand Parkway. All thoroughfares contained within the property will be dedicated and constructed in accordance with City and County requirements, and multiple points of access will be provided from the single-family residential sections to the various thoroughfares and proposed collector streets within the development, which are designed to handle regional traffic volumes safely and efficiently. The internal design will therefore meet the requirements of Chapter 42 for access and circulation, and will not be injurious to the public health, safety, or welfare. However, all traffic in the subject site will be routed back to West Road and the Grand Parkway as the sole existing roadway connection to the development, until such time as the adj

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing access conditions and regional property configurations 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;

The intent and general purposes of this Chapter are that each development should have multiple points of access to the overall regional transportation network, which is generally upheld by the thoroughfare network. Future development of adjacent properties will connect the thoroughfare network to the proposed development, and therefore 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;

The proposed development provides multiple connections to thoroughfares internal to the project, which are designed to handle regional traffic safely and efficiently, and the thoroughfares connect to a freeway interchange designed for the same purposes; the granting of the variance is therefore not injurious to the public health, safety, or welfare – either currently or in the future.

(5) Economic hardship is not the sole justification of the variance.

The existing access conditions and regional property configurations are the supporting circumstances for this request.



Application No: 2015-1776

Agenda Item: 101

PC Action Date: 09/03/2015

Plat Name: Matzinger Tract GP

Applicant: BGE|Kerry R. Gilbert Associates

Staff Recommendation: [Withdraw](#)

Chapter 42 Sections: 189

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow the entire project (approximately 1500 lots) to take access from multiple points along West Road, a major thoroughfare which does not currently connect to any other major thoroughfare or other public street except for the Grand Parkway.;

Basis of Recommendation:

This item has been withdrawn per the applicant's request.

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](#)



Agenda Item: 102
Action Date: 09/03/2015
Plat Name: Stablewood Court
Developer: Harrigan Development Partners
Applicant: Jones & Carter, Inc. - The Woodlands
App No/Type: 2015-1812 C3P

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	8.9100	Total Reserve Acreage:	0.0000
Number of Lots:	47	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	77429	327U	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.
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.

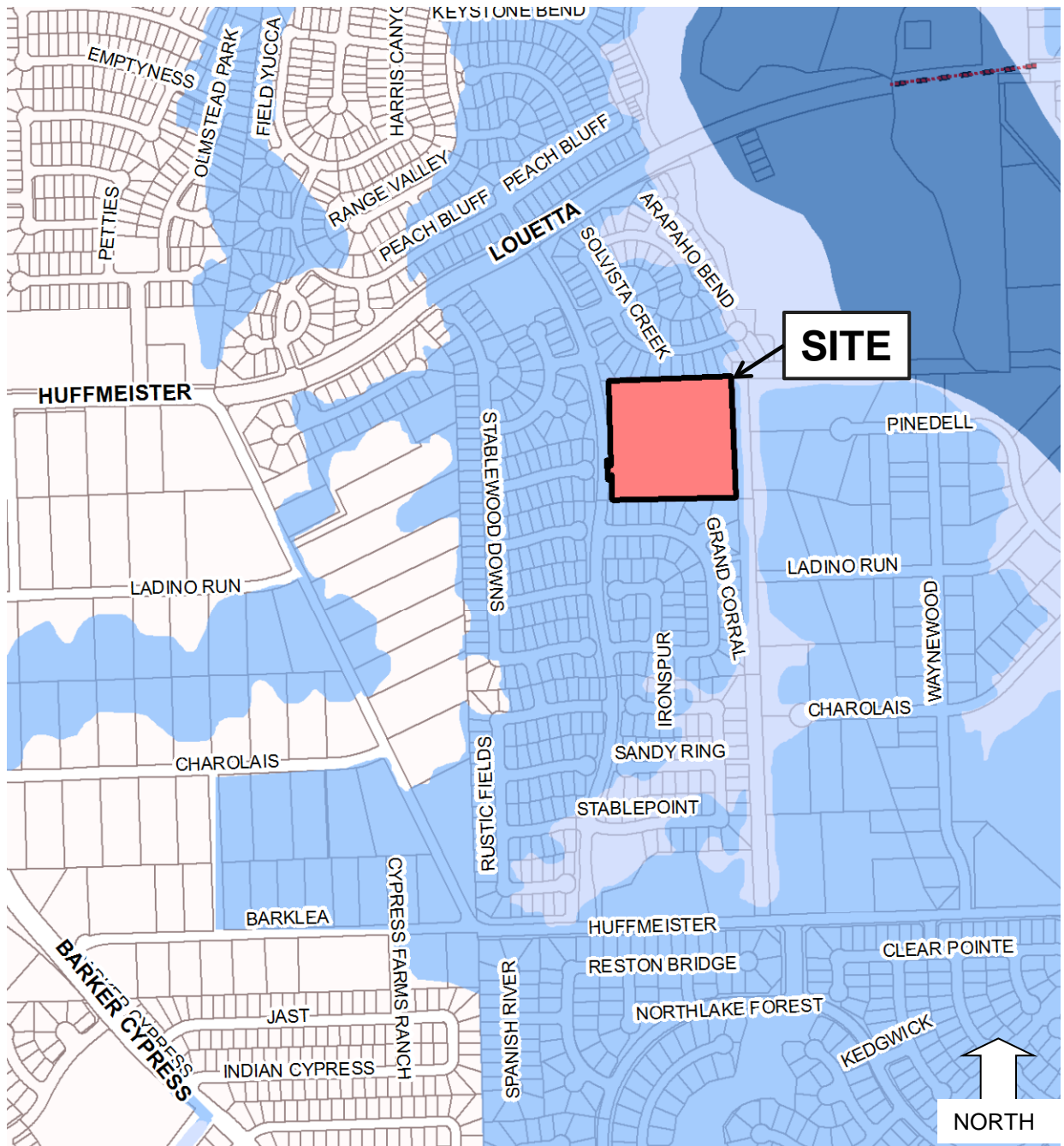
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation:
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Provide centerline distances for all ROWs.(HC)
Add the following note: "A SWQ Permit must be obtained before the issuance of any development permit for a structure on all or a part of the reserve tract." (HC)
Driveways proposed to be located on corner lots may not be located within any portion of the public street curb radii. (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.

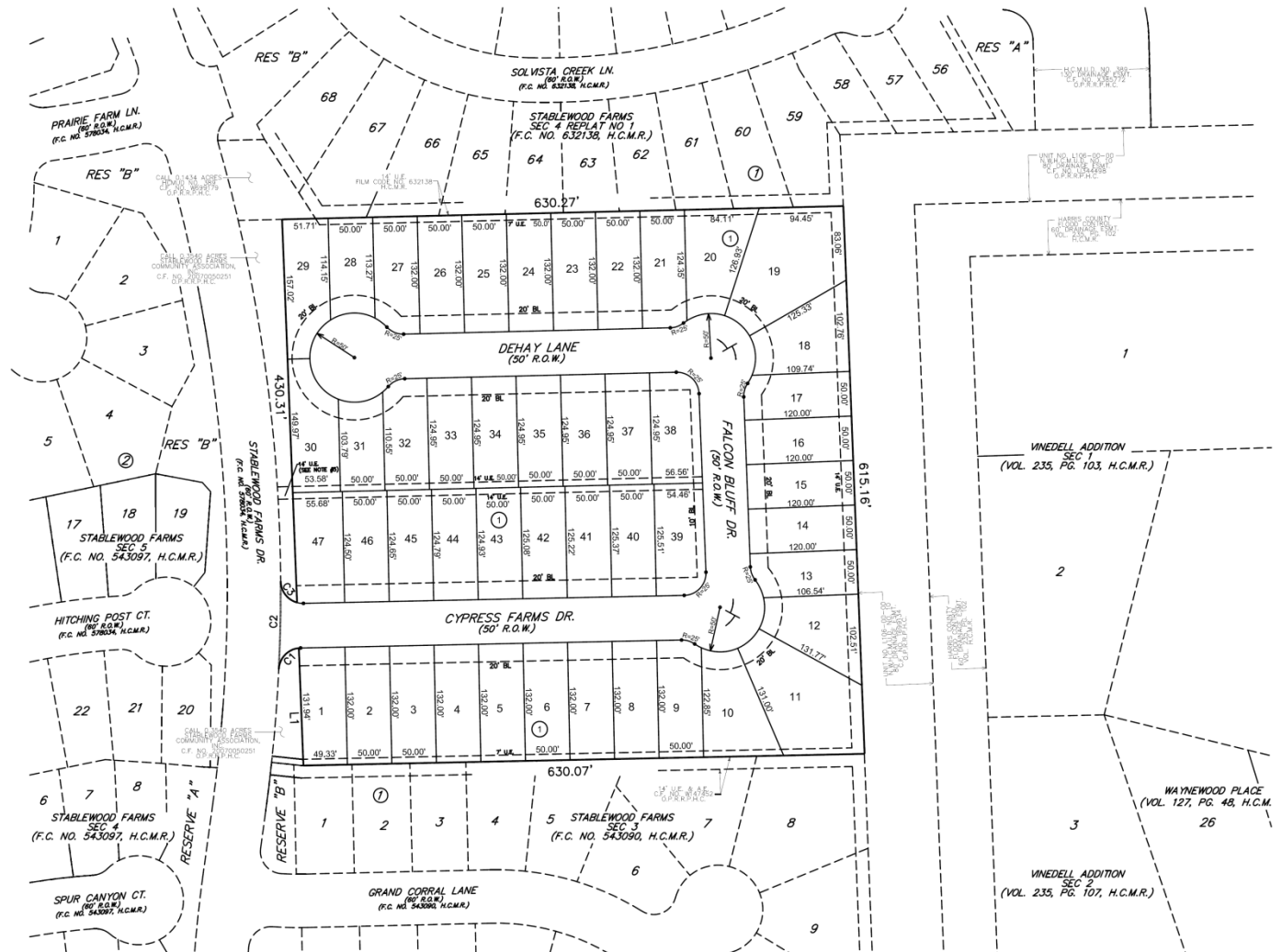
Subdivision Name: Stablewood Court

Applicant: Jones & Carter, Inc- The Woodlands



Subdivision Name: Stablewood Court

Applicant: Jones & Carter, Inc- The Woodlands



Subdivision Name: Stablewood Court

Applicant: Jones & Carter, Inc- The Woodlands



NORTH



PLANNING &
DEVELOPMENT
DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2015-1812
Plat Name: Stablewood Court
Applicant: Jones & Carter, Inc. - The Woodlands
Date Submitted: 08/24/2015

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To allow 47 lots access to a "cul-de-sac" street that serves exclusively single-family residential development.

Chapter 42 Section: 131

Chapter 42 Reference:

A cul-de-sac shall not serve a single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. A cul-de-sac that exclusively serves a single-family residential development and that has a length of not more than 350 feet from the centerline of its intersection with the nearest street shall have a paving width of at least 24 feet and shall not be used to serve single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. For purposes of the foregoing requirements, each dwelling unit type shall be deemed to generate the following trips per day:

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:

See Variance Request



Application Number: 2015-1812

Plat Name: Stablewood Court

Applicant: Jones & Carter, Inc. - The Woodlands

Date Submitted: 08/24/2015

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow 47 lots access to a "cul-de-sac" street that serves exclusively single-family residential development.

Chapter 42 Section: 131

Chapter 42 Reference:

A cul-de-sac shall not serve a single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. A cul-de-sac that exclusively serves a single-family residential development and that has a length of not more than 350 feet from the centerline of its intersection with the nearest street shall have a paving width of at least 24 feet and shall not be used to serve single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. For purposes of the foregoing requirements, each dwelling unit type shall be deemed to generate the following trips per day:

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;

Stablewood Court is the subdivision of a remnant tract that was a "large lot" home site. The proposed subdivision consists of 47 lots on 8.9 acres. The subdivision is served by three streets, Cypress Farms Drive, Falcon Bluff Drive, and Dehay Lane with a single point of access across land that is owned by the Stablewood Farms Community Association. At each right angle intersection of the proposed residential street is a "bulb out" or "knuckle". The knuckles each have a right-of-way of 100 feet and will allow a full 180 degree turn around for most vehicles, including garbage trucks and school busses. The right angle intersections also provide opportunities for 3-point turns for larger vehicles. The previous interpretation of Chapter 42 was that only the last street, Dehay Lane would be considered a dead-end cul-de-sac. Only 20 lots front to Dehay Lane. Extending Dehay Lane, across the landscape buffer to create a second intersection with Stablewood Farms Drive is not possible because the land between our plat boundary and Stablewood Farms Drive is owned by the Stablewood Farms Community Association. Only a single point of access to replace the existing access easement is permitted across the landscape buffer to Stablewood Court. This site is a remnant tract that was not part of the original development of Stablewood Farms North. In 2005, Stablewood Farms, Section 5 platted the right-of-way for Stablewood Farms Drive. The land between Stablewood Farms Drive and the subject tract was left as acreage and remains as a landscape buffer, similar in appearance to the landscape reserves that are platted in Stablewood Farms North. The community association wants to minimize the removal of the landscape buffer along Stablewood Farms Drive and the extension of Dehay Lane and an additional intersection with Stablewood Farms Drive would be detrimental to the existing landscape buffer and neighborhood.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The ownership patterns and limited access affecting this site were created, long ago, prior to the acquisition of the property by the developer.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the ordinance was to prevent long dead end streets without opportunities for vehicles to turn around. The proposed street pattern will provide multiple opportunities for vehicles to turnaround before reaching the cul-de-sac

street and is consistent to the intent of Chapter 42 and with previous interpretations of the rules concerning cul-de-sac streets.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Public welfare will not be affected because the right angle intersections will be provided ample opportunities to turn around before the end of the dead end street.

(5) Economic hardship is not the sole justification of the variance.

The justification for the variance is the physical circumstances of the property and need to avoid crossing the landscape buffer that is not part of the developer's ownership.



Application No: 2015-1812

Agenda Item: 102

PC Action Date: 09/03/2015

Plat Name: Stablewood Court

Applicant: Jones & Carter, Inc. - The Woodlands

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 131

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow 47 lots access to a "cul-de-sac" street that serves exclusively single-family residential development.;

Basis of Recommendation:

The site is located in Harris County, south of Louetta Road, east of Barker Cypress Road, and north of Spring Cypress Road. The development will consist of 47 single-family residential lots on a new public street tying into Stablewood Farms Drive, an existing public street. The applicant is requesting a variance to allow more than 35 lots to take access to a cul-de-sac; staff is in support of the requested variance.

The circumstances supporting the granting of the variance are based upon the surrounding site context, the intent of Chapter 42-131, and the limited access to the proposed subdivision. The subject site is an out-tract from the Stablewood Farms General Plan; and the plat has never had direct access to a public right-of-way. To the west of the plat is a landscape buffer, owned by the Stablewood Farms Community Association and to the east of the tract is a 140' Harris County Drainage Easement.

The applicant has coordinated with the community association to allow only one street intersection to Stablewood Farms Drive. The community wants to minimize the adverse impacts to their existing landscape buffer within the subdivision. Denying the variance request would require that a second street intersection with Stablewood Farms Drive, about 250' north of the proposed street intersection, be provided which would create a loop street pattern given the proposed development plan.

A second street intersection to Stablewood Farms Drive would not benefit traffic circulation in a meaningful way and would reduce the square footage amount of Stablewood Farms community landscape buffer.

There are two purposes of Sec 42-131. The first relates to the old distance standard of 800' for a cul-de-sac. The second has to do with the prevention of domestic dead end wet utilities that create low water pressure and poor distribution. The 800' maximum cul-de-sac length became obsolete when amending Chapter 42 in the mid-1990s. The applicant has demonstrated the intent of Chapter 42 will be maintained by providing water and sanitary lines that will function as a loop system instead of a dead ends.

Therefore, staff recommends is to grant the requested variance to allow more than 35 lots to take access from a cul-de-sac 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 circumstances supporting the granting of the variance are based upon the surrounding site context, the intent of Chapter 42-131, and the limited access to the proposed subdivision. The subject site is an out-tract from the Stablewood Farms General Plan; and the plat has never had direct access to a public right-of-way.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant has coordinated with the community association to allow only one street intersection to Stablewood Farms Drive. The community wants to minimize the adverse impacts to their existing landscape buffer within the subdivision.

(3) The intent and general purposes of this chapter will be preserved and maintained;

There are two purposes of Sec 42-131. The first relates to the old distance standard of 800' for a cul-de-sac. The second has to do with the prevention of domestic dead end wet utilities that create low water pressure and poor distribution. The 800' maximum cul-de-sac length became obsolete when amending Chapter 42 in the mid-1990s. The applicant has demonstrated the intent of Chapter 42 will be maintained by providing water and sanitary lines that will function as a loop system instead of a dead ends.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

A second street intersection to Stablewood Farms Drive would not benefit traffic circulation in a meaningful way and would reduce the square footage amount of Stablewood Farms community landscape buffer.

(5) Economic hardship is not the sole justification of the variance.

The subject site is an out-tract from the Stablewood Farms General Plan; and the plat has never had direct access to a public right-of-way. The community wants to minimize the adverse impacts to their existing landscape buffer within the subdivision



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 103
Action Date: 09/03/2015
Original Action Date: 09/04/2014

Staff Recommendation:
Approve

Plat Name: Bridgeland Creek Parkway from Creekside Crossing
Drive to Josey Ranch Road and Drill Site Reserve
Developer: Brown & Gay Engineers, Inc.
Applicant: Brown & Gay Engineers, Inc.
App No : 2014-2038
App Type: C3F

Total Acreage:	9.7560	Total Reserve Acreage:	6.8070
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 419

County	Zip	Key Map ©	City / ETJ
Harris	77433	366P	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: 104
Action Date: 09/03/2015
Original Action Date: 09/18/2014

Staff Recommendation:
Approve

Plat Name: Huffmeister Office Condos
Developer: IDS Engineering Group
Applicant: IDS Engineering Group
App No : 2014-2153
App Type: C2R

Total Acreage:	2.9930	Total Reserve Acreage:	2.9930
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 188

County	Zip	Key Map ©	City / ETJ
Harris	77095	408B	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

Subdivision Name Change Approval Conditions

Agenda Item: 105
Action Date: 09/03/2015
Plat Name: Aliana Recreation Center No 2
Original Action Date: 06/11/2015
Original Plat Name: Aliana Recreation Center Sec 2
Developer: Aliana Development
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2015-1173
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	3.5270	Total Reserve Acreage:	3.5270
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:	Fort Bend County MUD 134 B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	566D	ETJ

Subdivision 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item:	106	Staff Recommendation:	Approve
Action Date:	09/03/2015		
Plat Name:	Reserves at the Groves		
Original Action Date:	07/24/2014		
Original Plat Name:	Kings Parkway Street Dedication and Reserves		
Developer:	Crescent LHTX 2012, LLC		
Applicant:	Brown & Gay Engineers, Inc.		
App No :	2014-1675		
App Type:	C3F		

Total Acreage:	4.2800	Total Reserve Acreage:	2.1400
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 504

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

Subdivision 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: 09/03/15

ITEM: 107

Applicant: ALEJANDRO TORRES

Contact Person: AMBER MCGHEE

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	15-1064	77365	5671	295-M	ETJ
NORTH OF: MILLS BRANCH DR. WEST OF: US 59					

ADDRESS: 24448 E. Terrace Dr.

ACREAGE: 0.333

LEGAL DESCRIPTION: THE SURFACE ONLY OF THAT CERTAIN 0.333 ACRES OF LAND OUT OF THE CERTAIN 45.806 ACRES OF LAND, IDENTIFIED AS LOT 26, BLOCK 7 OF PORTER TERRACE, AN UNRECORDED SUBDIVISION OF THE CHRIS G. BRUCE SURVEY, ABSTRACT 706, SITUATED IN 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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 09/03/15

ITEM: 108

Applicant: ROGER AGUILAR

Contact Person: NICOLE LAROCHE / AQUA STAR LLC

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	15-1065	77355	4471	286-A	ETJ
SOUTH OF: SANDERS RD. WEST OF: SANDERS CEMETERY RD.					

ADDRESS: 24122 Zahn St.

ACREAGE: 0.609

LEGAL DESCRIPTION: BEING 0.609 ACRES OF LAND KNOW AS LOT 34 BLOCK 3, CYPRESS WOOD ESTATES AN UNRECORDED SUBDIVISION OF 145.93 ACRES IN THE SALOMON BROWN SURVEY A-5, MONTGOMERY COUNTY, TEXAS, A PART OF AND OUT OF A 12.93 ACRES TRACT, CONVEYED TO DREW T. SPENCER, TRUSTEE, DATED JUNE 7, 1978, DESCRIBED AS TRACT I, RECORDED IN VOLUME 1070, PAGE 132 OF THE DEED RECORDS, 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

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		
JRP COMPANY	David Covington Jenifer Pool	713-621-8000 832-594-8420	david.covington@hines.com jrpcom@aol.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
403 Butterfly Court	15075315	770749	4857B	489F	G

HCAD ACCOUNT NUMBER(S): 0993340000004
PROPERTY LEGAL DESCRIPTION: Lot 4, Block 3 Wilchester West Sec 2
PROPERTY OWNER OF RECORD: David M & Wendy M Covington
ACREAGE (SQUARE FEET): 10,364
WIDTH OF RIGHTS-OF-WAY: Butterfly Court 50'; Butterfly Lane 60'
EXISTING PAVING SECTION(S): Butterfly Court 25'; Butterfly Lane 25'
OFF-STREET PARKING REQUIREMENT: 2 parking spaces
OFF-STREET PARKING PROVIDED: 2 parking spaces
LANDSCAPING REQUIREMENTS: Complies
LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 2,812 sq.ft.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 6,235 sq.ft.

PURPOSE OF VARIANCE REQUEST: To allow a 10' building setback line as shown on original subdivision plat, in lieu of required 20' building setback line for a garage per Ch.42-156 (c).

CHAPTER 42 REFERENCE (S): (c) Notwithstanding the other provisions of this section, 20' feet for a garage or carport facing the street.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies the property as Lot 4, Block 3 Wilchester West Sec 2 located at 403 Butterfly Court. The property currently has a house on a 10' building line along Butterfly Lane and both a 25' & 15' building line along Butterfly Court, per original Wilchester West Sec 2 plat. This is a well developed area and most of the houses that abut Butterfly Lane are built using the 10' building line for the house and existing garage. This property has existing garage access from Butterfly Lane with an existing 24' driveway.

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**

This is a tract that has functioned as a single family home lot for many years. This lot currently has a single family home that has been there since 1967. Requiring a 20' garage building line for the Butterfly Lane portion of the property would create an undue hardship in that there is a 20' building line on the irregular shaped lot on 403 Butterfly Court and there is an existing swimming pool in the rear on house. This would unduly constrict the size of the buildable portion of the property.

- (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;**

Requiring a 20' garage building line per (Sec. 42-157 (c)) along Butterfly Lane which has a 10' building line per subdivision plat, the 20' building line on the property would create an undue hardship on the irregular shaped lot located at 403 Butterfly Court.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

(Sec 42-156 (c)) The property was originally sized and platted with 10' building line setback along Butterfly Lane. The imposition of 20' garage building setback is an unreasonable hardship imposed on this property by the Development Ordinance not passed until 1982. The lot is irregular shaped about 124.7' by 101.7.0' by 105.0 by 14.1' by 28.3' by 48.4'; after 10' easement at west side of property, if we use 20' garage BL on the Butterfly Lane, the buildable area of the lot is limited; this creates an unreasonable hardship.

So the circumstance supporting the granting of the variance is not the result of a hardship created or imposed by applicant.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 4, Block 3 Wilchester West Sec 2 is an existing lot that does not allow any options for development other than single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the uses that are already present in this neighborhood.

Our structure honors the prevailing 10' setback conditions along Butterfly Lane. The Garage adheres to the existing 10' building setback line along Butterfly Lane.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

403 Butterfly Lane is a local street that serves as a collector street in the area. The granting of the variance will not be injurious to the public health, safety or welfare as there are other properties in the area with the west side of the properties along Butterfly Lane that are generally the same size.

(5) Economic hardship is not the sole justification of the variance.

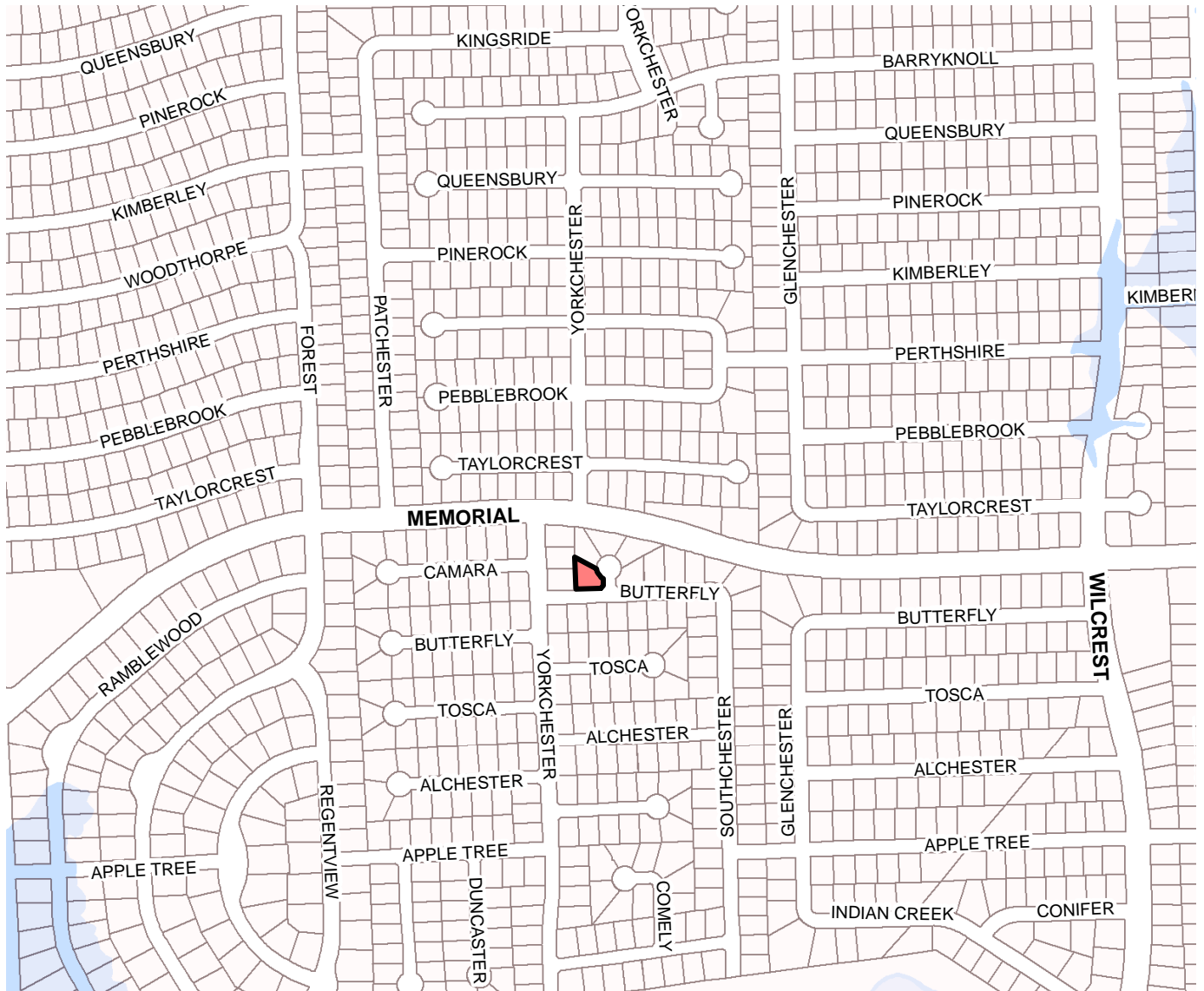
The hardship is that Lot 4, Block 3 Wilchester West Sec 2 is an existing lot platted for a single family homes. The request is to not provide a 20' building line per (Sec. 42-156 (c)) and allow the existing garage to be built at the 10' building line along Butterfly Lane (Sec 42-157 (c)) that will allow reasonable development and follow the building lines set out in the plat. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map

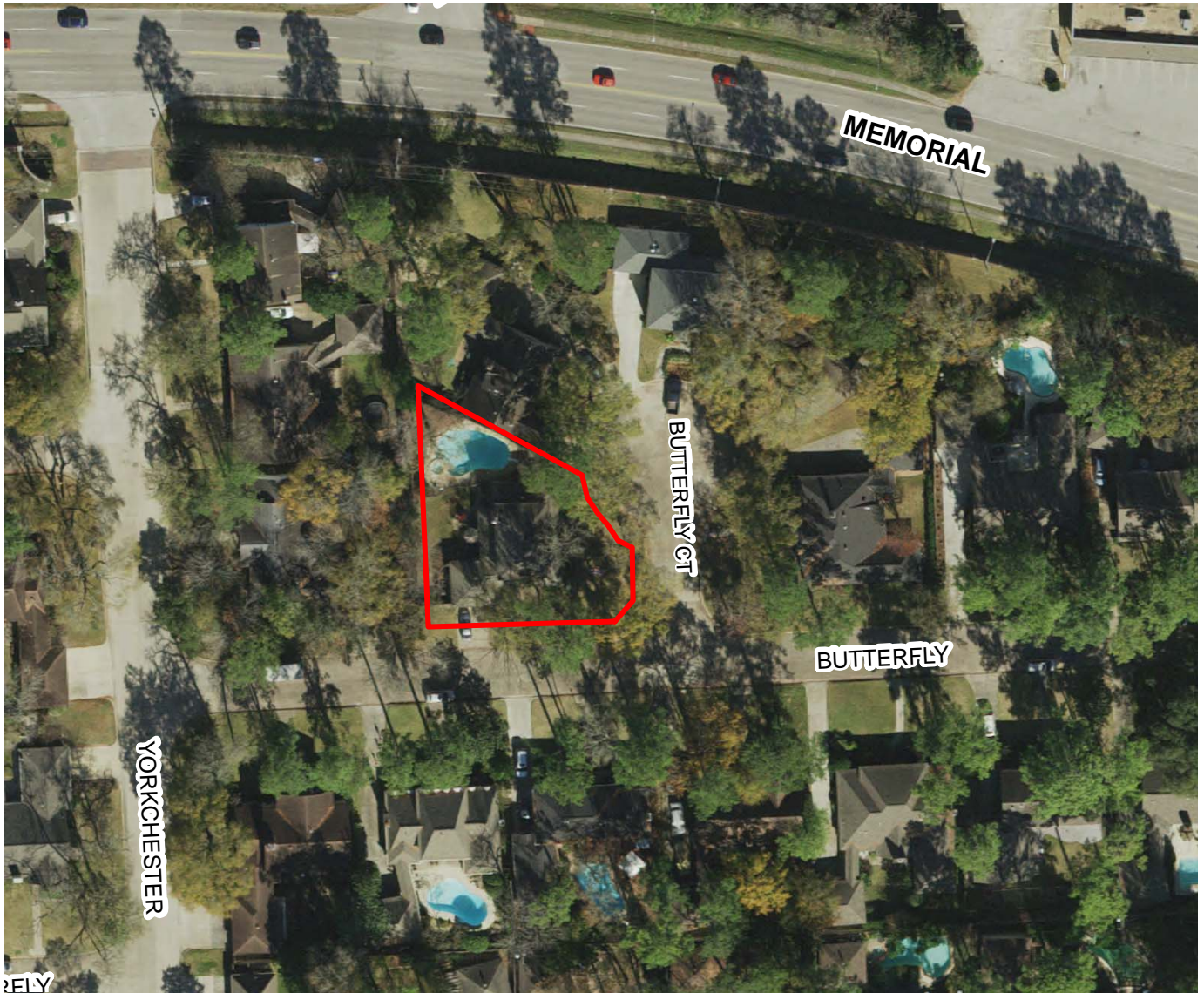


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Aerial Map

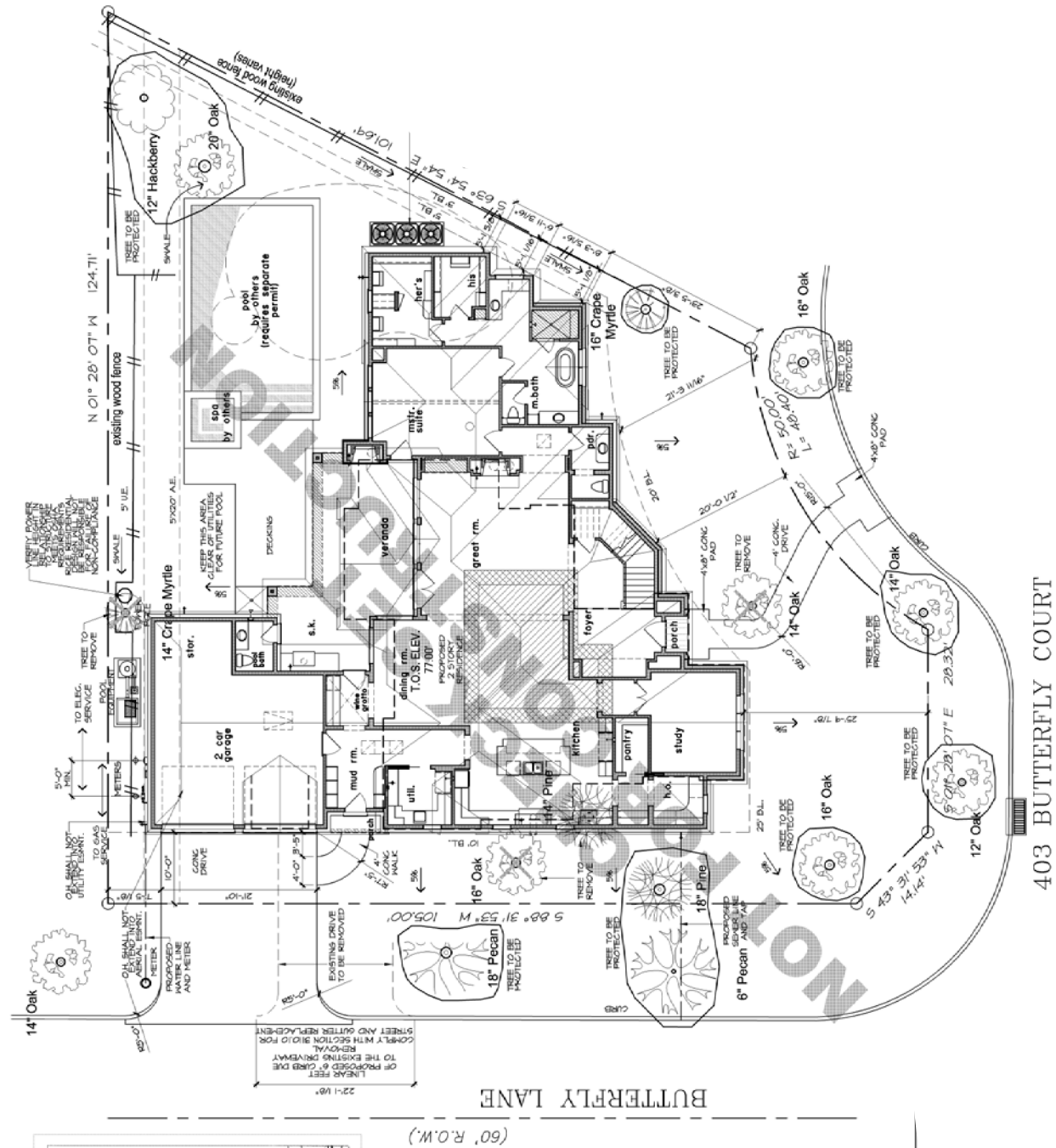


DEVELOPMENT PLAT VARIANCE



Meeting Date: 09-03-15

Site Plan

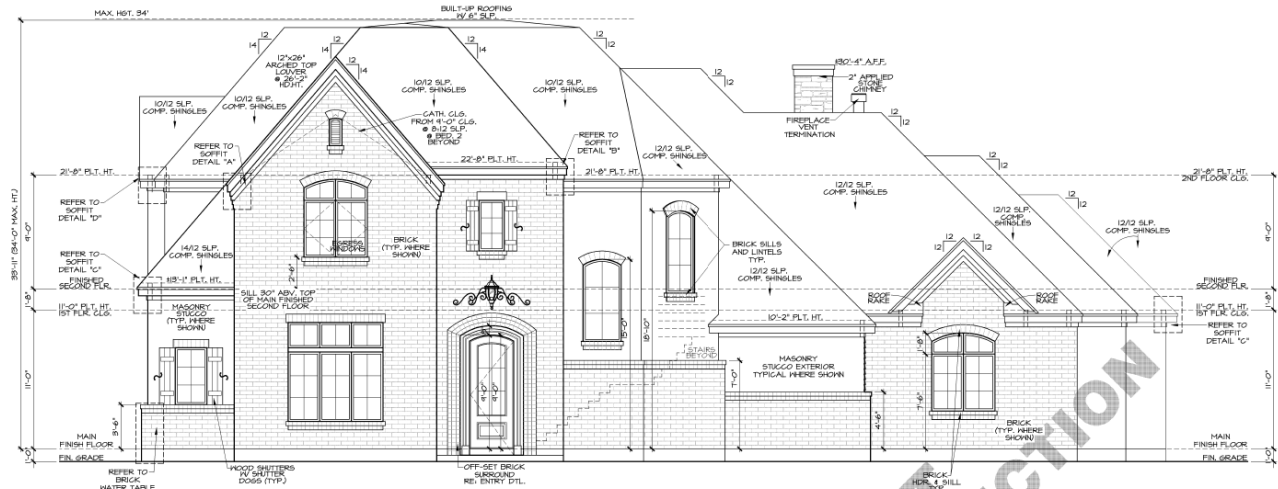


DEVELOPMENT PLAT VARIANCE

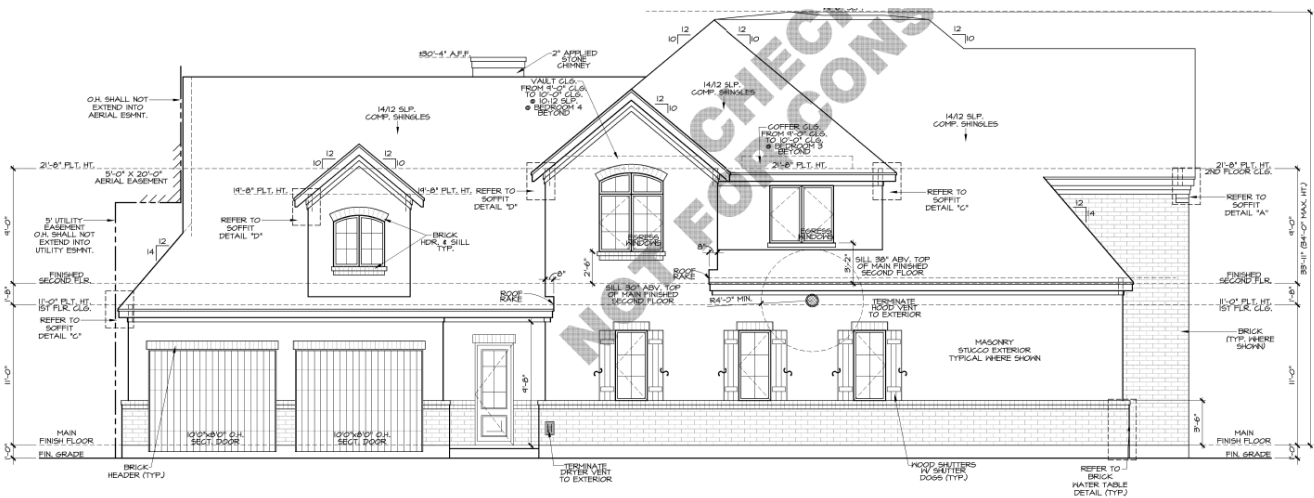


Houston Planning Commission

Front Elevation



Left Elevation



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

August 7, 2015

City of Houston
c/o Dave Covington
403 Butterfly Ct
Houston, TX 77079

Re: 403 Butterfly Court, Houston, TX,
Wilchester West Fund Inc.

Dear Sir or Madam:

The above property is located within the Wilchester West Fund Inc. subdivision ("HOA") and subject to its deed restrictions, covenants and bylaws, as amended (collectively, "deed restrictions").

The HOA has reviewed the architectural plans dated March 5, 2015 for the above property for compliance with the deed restrictions, and the HOA does not object to the architectural plans.

Please let me know if you need anything else for your files.

Very truly yours,

A handwritten signature in black ink, appearing to read "Maria Dunn", followed by a horizontal line.

Wilchester West Fund, Inc.

By: Maria Dunn, President

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: 403 Butterfly Court. The site is located south of Memorial Drive, west of North Wilcrest Drive along the northwest intersection of Butterfly Lane and Butterfly Court. The applicant is requesting a variance to allow a 10' building line rather than the required 20' building line for a garage from Butterfly Lane. Staff is in support of the request.

The applicant is proposing to build a new single family residence on the subject site, a corner lot created with the Wilchester West Sec 2 subdivision in 1966. The request includes maintaining the originally platted 10' BL for the proposed garage as allowed for the previous garage which took vehicular access from Butterfly Lane.

Circumstances for supporting the granting of the variance are: 1) Butterfly Lane is a local street with a sufficient right of way width of 60'. It has a paving section of 25' with open ditch. The distance from the edge of paving to the property line is approximately 18', resulting in an overall distance from edge of pavement to the proposed garage approximately 28'; allowing required room for a car or truck to park on the driveway and not impede the street. 2) The proposed site has both a 25' and 20' front deed restricted BL, a 5' interior deed restricted building line at the site's northern boundary and a 5' utility easement at the rear of the lot. The lot is not only a corner lot but is located on a cul-de-sac creating a non-typical lot layout leaving limited buildable area on this site.

Staff has received no protest and therefore recommends that the Planning Commission approve the request with the condition to maintain all of the trees located in the right of way as proposed on the submitted site plan.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 109

Meeting Date: 09-03-15

Houston Planning Commission

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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		
Dillon Kyle Architecture	Russell Morse	713-520-8792 ex 113	Russell@dkarc.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3723 Olympia Drive	15090488	77019	5256A	492N	G

HCAD ACCOUNT NUMBER(S):	0601640810021
PROPERTY LEGAL DESCRIPTION:	Tt 21& Lt 22A Blk 81 River Oaks Sec 11
PROPERTY OWNER OF RECORD:	Jeanie Flowers
ACREAGE (SQUARE FEET):	11,054 sf
WIDTH OF RIGHTS-OF-WAY:	Olympia Drive – 60'; San Felipe – 60'
EXISTING PAVING SECTION(S):	Olympia Drive – 22'; San Felipe – 40'
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2+ spaces
LANDSCAPING REQUIREMENTS:	complies
LANDSCAPING PROVIDED:	complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	2,956 SF
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	5270 SF

PURPOSE OF VARIANCE REQUEST: To reduce the rear building line along San Felipe from 25' to 10'; To increase the allowable fence height along the San Felipe property line to 10'.

CHAPTER 42 REFERENCE(S): Sec. 42-152 Building line requirement along major thoroughfare; Sec. 42-22 Development Plat required for fence greater than 8' 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.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Sec 42 – 152 states that “subdivision plat contains a notation that: b (1) The area 15 feet behind the line along a major thoroughfare is restricted to use a one story, uninhabited garage.” The River Oaks Property Owners have already approved the plans; please see an attached copy of the approval letter. The structure that will encroach on this area is the one-story master suite.

Sec 42 – 22 states that “development of the property through the new construction or enlargement of any building, structure or improvement within the city or its extraterritorial jurisdiction shall require a development plat, except that the following types of development shall be exempt from this requirement:” we are asking for an amendment of exception (5) on this property so that we can build a 10’ wall without a development plat.

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**

When this lot was purchased, we were unaware of the major thoroughfare setback, as there are numerous non-conforming structures (due to granted variances) in this stretch of Olympia Drive, backing up to San Felipe. We are requesting the variance in order to better respect the historic character of the neighborhood: the Spanish style courtyard house proposed has been approved by the River Oaks Property Owners and is contrary to a two-story ‘cube’ that would maximize the buildable area of the lot and maintain a market value similar to neighboring properties.

Furthermore, we are also requesting a variance to constructing a 10’ tall engineered masonry wall, similar in height to neighboring lots, which will protect the property and new residence from the traffic along San Felipe.

- (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;**

We have observed that there are numerous new 2-story houses that have habitable space that are 10 feet from the rear property line that abuts San Felipe; these structures are consistent with the deed-restricted setbacks for River Oaks. We have also observed that both of the neighboring fences and many of the fences along San Felipe are taller than 8’.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

(3) The intent and general purposes of this chapter will be preserved and maintained;

Yes, the intent will be preserved and maintained as best as possible. We are not compromising the "healthful development of the city" or the neighborhood.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The public health, safety and welfare for both the home owners and the General Public will not be compromised by allowing this setback to be in line with the deed restricted setbacks for River Oaks. The public health, safety and welfare for both the home owners and the General Public will not be compromised by allowing a 10' masonry wall/fence along San Felipe, which is in compliance with the deed restrictions for River Oaks.

(5) Economic hardship is not the sole justification of the variance.

While economic hardship is one of the many factors, it is not the only factor for the variance request. The Spanish style- courtyard house is a historical precedent that we do not want to compromise by front-loading all of the habitable spaces and compromising the form to a "box." Changing the form of the design would also result in some spaces not receiving daylight and outside views that are achieved with the current design.

The masonry wall along San Felipe is necessary to address safety concerns related to the major thoroughfare. In considering the design of the wall, we would like to match the height of one of the neighboring properties and not introduce a third fence height. The adjacent property to the east has a wood fence that is 11'-6" tall, and the adjacent property to the west has a masonry wall that is 10' tall. Since our fence/wall will be masonry, matching the adjoining 10' height will be consistent with the neighboring property.

DEVELOPMENT PLAT VARIANCE



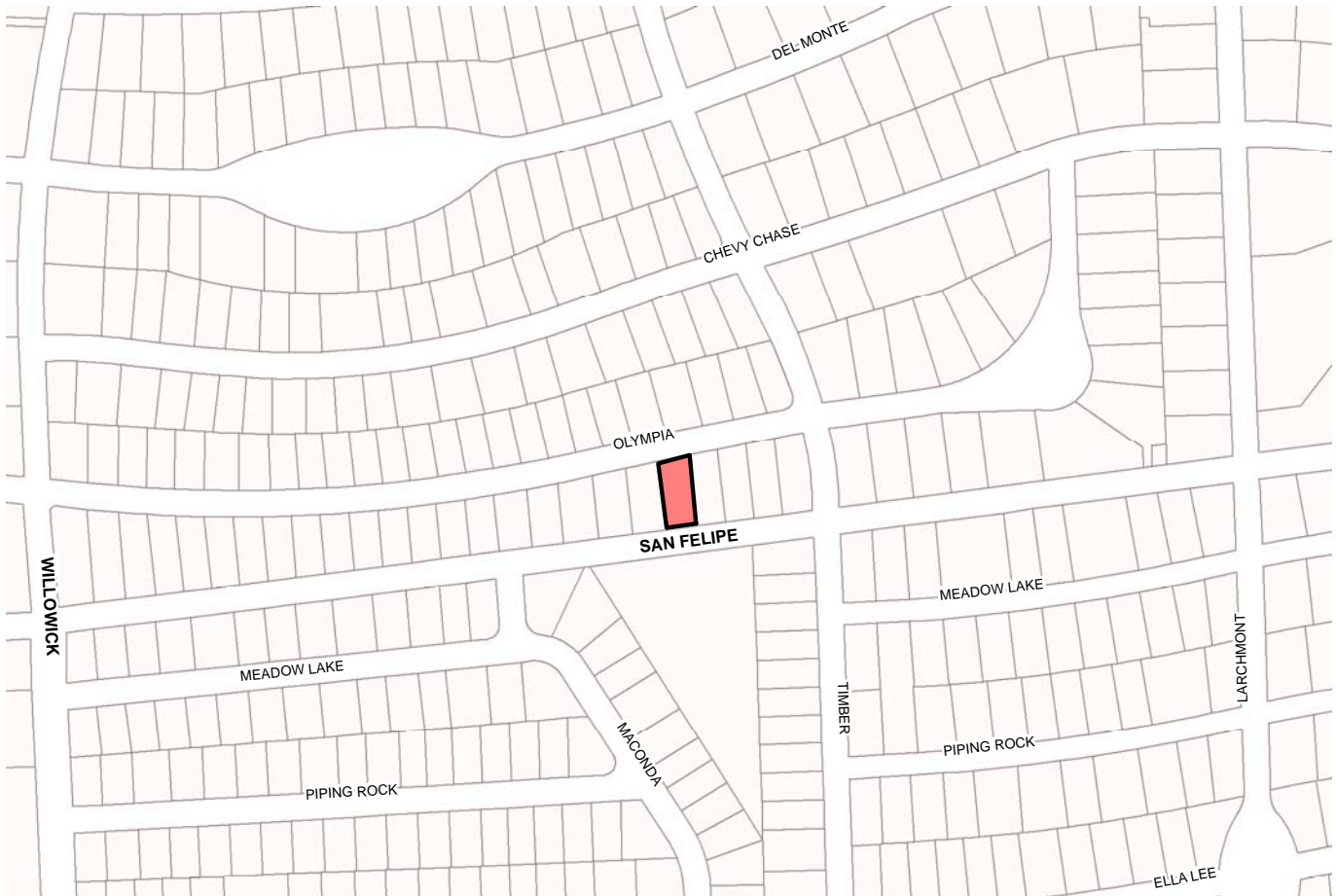
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 110

Meeting Date: 09-03-14

Houston Planning Commission

LOCATION MAP



DEVELOPMENT PLAT VARIANCE



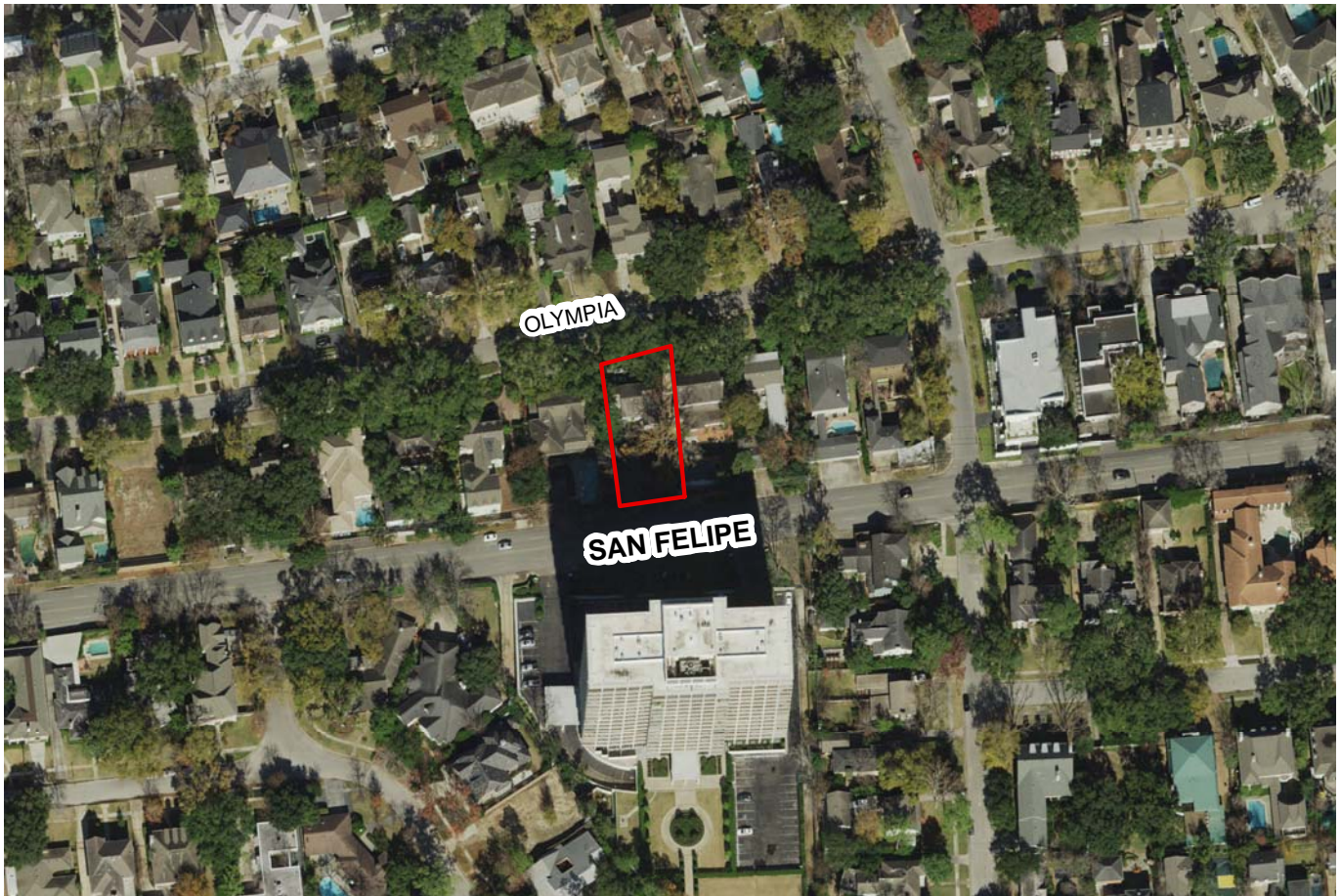
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 110

Meeting Date: 09-03-14

Houston Planning Commission

AERIAL MAP

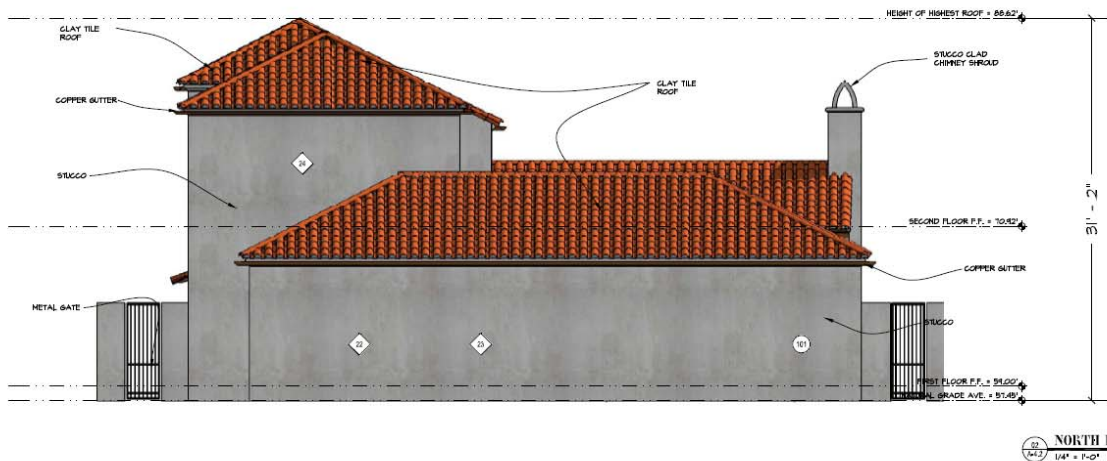


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

ELEVATIONS



DEVELOPMENT PLAT VARIANCE



**PLANNING &
DEVELOPMENT
DEPARTMENT**

ITEM: 110

Meeting Date: 09-03-14

Houston Planning Commission

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Charles Prioleau
President
Audrey Loweth
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Terry McPhail
Secretary
Anthony DeLuca
Treasurer

Directors
W. G. 'Trey' Griggs
Wil Harris
Nicole Perdue
Penny Pressler
Allison Strawn



River Oaks
Property Owners, Inc.

3923 San Felipe Road, 77027
P.O. Box 22632
Houston, Texas 77227
Phone: 713-622-0001
Fax: 713-622-3221

Email: ropo@ropo.org
Website: www.ropo.org

Gary C. Mangold
General Manager

August 12, 2015

Ms. Jeanie Flowers
3001 Inwood Drive
Houston, TX 77019

RE: Preliminary Approval-Major Project: Your Submittal Request for 3723 Olympia, Lot 21 & 22A, Block 81, Section 11 including:

1. New two story stucco and clay tile roof house with attached side-loading garage.
2. Request for City of Houston variance to 60' ROW from a major thoroughfare.
3. No hardwood tree removal between house and front property line.
4. New concrete driveway and circular driveway.
5. 8 foot high stucco fence along rear property line, 8 foot high wood fence along side property lines.
- 8 foot high stucco fence behind front line of house with metal gates.
6. Formal courtyard with fountain.
7. 3 ac units and emergency generator.
8. Impermeable Allowed: 6,826 sf
Impermeable Actual: 6,563 sf

Dear Ms. Flowers:

I am writing to inform you that the Board of Directors (the "Board") of River Oaks Property Owners, Inc. ("ROPO") has reviewed your submitted plans. The Board grants you *Preliminary Approval* as set out in Section 1.A.2.f of the 2014 Policies and Procedures with Architectural Review and Approval Process (the "Policies and Procedures"), a complete copy of which is available on our website.

This Preliminary Approval of a Major Project will expire twelve (12) months after the date of this letter. You may now use this *Preliminary Approval* to seek City of Houston building permit(s). After obtaining such permit(s), you must submit to ROPO for review a copy of the permitted construction documents bearing the City of Houston approval stamps, in accordance with Section 1.A.3. of the Policies and Procedures. That Section reads in part:

The principal purpose of the review is for ROPO to determine whether there are material changes between the design that received the Board's Preliminary Approval and the construction documents that were approved by the City of Houston and received the building permit(s). **No construction work, mobilization, demolition (other than purely for replacement work), utility work or other activity may begin before the Board's review and written approval of such permitted construction documents.**

If ROPO finds no material changes that would impact the Board's *Preliminary Approval*, the Board will issue a *Written Approval to Begin Construction*. Such approval, as with any ROPO approval, is issued

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

subject to your continuing compliance with the 2006 Amended and Restated Restrictions and Policies and Procedures.

Section 5.006 and 209.008 of the Texas Property Code and Chapter 38 of the Texas Civil Practice and Remedies Code provide that you could be subject to the reimbursement of ROPO's attorney's fees and costs should any legal action become necessary to enforce the Board's decision.

As always, if we can be of any assistance, please feel free to call.

Sincerely,

RIVER OAKS PROPERTY OWNERS, INC.

Gary C. Mangold
General Manager

cc: Restrictions Committee

Dillon Kyle
Dillon Kyle Architecture
3219 Milam Street
Houston, TX 77006

From: Melinda Lee
Sent: Thursday, August 27, 2015 9:51 AM
To: Russell Morse
Cc: Bradly Hirdes
Subject: Re: 3723 Olympia - Revised Approval letter?

Russell,

Please consider this email as a confirmation that you have ROPO approval to install up to a 10 foot high fence along the rear property line at 3723 Olympia. The preliminary approval letter issued earlier this month itemized an 8 foot high fence, however a 10 foot high fence is permissible along rear property lines such as this one under the River Oaks Deed Restrictions.

Melinda Lee
Deed Restrictions Manager
River Oaks Property Owners

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: 3723 Olympia Drive. The site is located in River Oaks Sec 11, west of Timber Lane and north of San Felipe Street. The applicant is requesting two variances: 1) To allow a rear building line of 10' for a single family residence instead of the required 25' along the major thoroughfare San Felipe Street 2) To allow the fence height along the San Felipe property line to be 10'.

Under Sec 42-153, a reduced building line of a 10' is allowed for a single family residence backing onto a major thoroughfare if it meets the following two conditions; (1) Vehicular access cannot be taken from the major thoroughfare and (2) The area 15' behind the building line along the major thoroughfare is restricted to use as a one-story, uninhabited garage.

Sec 42 – 22 states that “development of the property through the new construction or enlargement of any building, structure or improvement within the city or its extraterritorial jurisdiction shall require a development plat, except that the following types of development shall be exempt from this requirement: (5) A retaining wall, masonry wall or fence under eight feet high,

The site plan proposes to take vehicular access from the local street (Olympia Drive) and remove the existing driveway access from San Felipe. The applicant is also requesting to allow a fence height of 10' in lieu of the required max 8'. Since the subdivision was created prior to the designation of this street as a major thoroughfare, and a majority of the homes backing along San Felipe have received this variance approval, staff is in support of the requested variance. Additionally, the site is encumbered by frontage on two streets thus proving for setback along both the streets. The deed restrictions limit the construction along Olympia by a 25' front setback and thus requiring a 25' setback along San Felipe will further limit the size of the residence.

The applicant has received a letter of approval from River Oaks Property Owners Association (ROPA), for the reduced building line and the increase fence height of 10'. Staff has not received any letters of objection for the variance.

Since, the proposed single family residence will not take any driveway access from San Felipe and the proposed fence will be consistent with the adjacent fence heights along San Felipe; staff recommends that the Planning Commission approve the requested variances.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

ITEM: IV

Meeting Date: 09/03/15

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 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		
Houston Independent School District	Kedrick Wright	713-556-9329	kwright7@houstonisd.org		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3703 Sampson Street Jack Yates High School	15020808	77004	5456C	533D	D

HCAD ACCOUNT NUMBER(S):	0571500080046, 0571510090046, 0571510100046, 0571520110046, 0690280040005
PROPERTY LEGAL DESCRIPTION:	LTS 1 THRU 12 & 25 THRU 36 & TRS 12 & 24 BLK 8 GRANLIN GROVE, LTS 1 THRU 12 & 25 THRU 36 & TRS 13 & 24 BLK 9 GRANLIN GROVE, LTS 1 THRU 36 BLK 10 GRANLIN GROVE, LTS 1 THRU 36 BLK 11; GRANLIN GROVE, LTS 5 THRU 18 & TRS 4 & 19 BLK 5 COLLEGE OAKS SEC 2
PROPERTY OWNER OF RECORD:	Houston Independent School District c/o Interfirst Bank, 4400 W. 18th St. Houston, TX 77092-8501
ACREAGE (SQUARE FEET):	19.9488 acres (868,970 SF)
WIDTH OF RIGHTS-OF-WAY:	Alabama Avenue 80'; Adair Street 55'; Sampson Street 55'; Cleburne Avenue 60'
EXISTING PAVING SECTION(S):	Alabama Avenue 40'; Adair Street 37'; Sampson Street 30'; Cleburne Avenue 24'
OFF-STREET PARKING REQUIREMENT:	509 off-street parking spaces (124 bicycle spaces)
OFF-STREET PARKING PROVIDED:	316 off-street parking spaces provided (124 bicycle spaces)
LANDSCAPING REQUIREMENTS:	Project Complies
EXISTING STRUCTURE(S) [SQ. FT.]:	354,297 SQ. FT. (includes 4,680 SF of temporary building)
PROPOSED STRUCTURE(S) [SQ. FT.]:	210,000 SQ. FT.

PURPOSE OF VARIANCE REQUEST: To request a reduction in the number of off-street parking spaces provided at the new Jack Yates High School from 509 parking spaces to 316.

CHAPTER 26 REFERENCE(s): a) **Section 26-492, Class 5 Religious & Educational**, c. School, 3. Senior High School – 1.0 parking spaces per every 3 occupants. **CHAPTER 26 REFERENCE(s):** **Section 26-492, Class 5 -**

OFF-STREET PARKING VARIANCE



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Religious & Educational, c. School, 3. Senior High School - 1.0 parking spaces per every 3 occupants. **Section 26-497.** Reduced parking space requirement for additional bicycle spaces. (b) The maximum reduction in the number of parking spaces under this section shall be 10 percent of the number of parking spaces required by Sec 26-492 of this Code.

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Houston Independent School District (HISD) strives to provide each new high school campus with, at minimum, a regulation sized football field, softball field, baseball field and tennis courts. Providing the required 509 off-street parking spaces would prevent the new Yates High School from having a program required regulation softball field. This exclusion would prevent the new Yates High School from having comparable athletic facilities to other new high schools within HISD. HISD is requesting a reduction in the required number of off-street parking spaces from 509 to 316 at the new Jack Yates High School. This request is based on the expected parking needs of the new school. Based on demographic analysis of the current school, comparative analysis with similar programs/schools within HISD, development projections of the surrounding area and demographic analysis of the surrounding community, we feel 316 off-street parking spaces will adequately serve the new campus now and into the future, please see the attached demographic analysis.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. 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.

- (1) **The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

If Houston ISD is required to provide the required number of off-street parking spaces, the District will not have sufficient room on-site to provide the new Jack Yates High School with athletic and Physical Education facilities comparable to other new high schools within the district. With the required amount of parking, Yates will not have a program required regulation sized softball field and a regulation sized baseball field.

- (2) **That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

Houston ISD is designing all new schools to have the most compact footprint possible. The square foot requirement per student is 140 SF. This SF requirement requires the designers to be very efficient as they design the new school, resulting in the most compact building possible.

OFF-STREET PARKING VARIANCE



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We have prepared a comparative summary of similar high schools with magnet programs and have analyzed the modes of transportation used by students, staff and teachers to arrive at the school. Based on this analysis, created with the assistance of HISD demographer and General Manager for Transportation, we can project the future parking needs of the new Yates High School.

Existing Campus Transportation Comparison													
School Name	Magnet Program	Current Enrollment (including magnet students)	Magnet Enrollment	Bus			Drive		Other*		Teacher, Visitor & Staff parking	Parking Spaces Used	Current Parking Spaces
				No.	Magnet Trans.	Percent	No.	Percent	No.	Percent	No.		
Sterling	Aviation Science	818	48	293	17	36%	50	6%	448	55%	100	150	234
Booker T. Washington	Science & Engineering	764	150	307	71	40%	110	14%	480	63%	200	310	310
Sharpstown	Leadership	1,323	150	218	36	16%	75	6%	1,030	78%	130	205	351
Yates HS	Communications	961	333	259	52	27%	25	3%	673	70%	115	140	478

*This data was collected from the business managers and principals at each campus, the HISD Senior Manager of Transportation and independent Traffic Impact Analysis.

Yates High School currently has 333 magnet transfers and 52 ride the HISD Bus to school.

Yates High School is served by 5 Metro bus routes and Metro Rail in close proximity to the campus.

The table below provides the projected transportation requirements for the new campus. Based on projected enrollment increase, 258 parking spaces would meet the need for off-street parking at the new school.

Projected Transportation Needed for new campus													
School Name	Maximum Enrollment (including Magnet students)	Magnet Enrollment	HISD Bus			Drive		Other		Teacher, Visitor & Staff parking	X	Y	X + Y
			# of Riders	Magnet Trans.	%	Quantity	%	Quantity	%	Quantity	Parking spaces required	Event parking*	Total spaces required
Yates High School	1,500	400	375	110	25%	75	5%	1,050	70%	130	205	53	258

*Based on 1 parking space per 3 seats, Yates' 500 seat auditorium requires 167 parking spaces. Because events using the auditorium by visitors to campus will generally occur after school hours, we are providing 53 ('X' x .26 = 'Y') spaces as a buffer in case of overlap of use by school and after hour events

- (3) The intent of this article is preserved;

Adequate off-street parking will be provided on the site of the new school. The reduced number of off-street parking spaces will be sufficient to prevent overflow street parking in the surrounding community.

- (4) The parking provided will be sufficient to serve the use for which it is intended;

As detailed in the above table, adequate and accessible parking will be provided for the students, faculty, staff and visitors of Jack Yates High School. Daily student, faculty, staff and visitor needs along with special event parking needs have been addressed.

OFF-STREET PARKING VARIANCE



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- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- The new Jack Yates High School will have adequate off-street parking spaces for students, faculty, staff and visitors. The parking will be conveniently and strategically located to prevent overflow parking on the surrounding streets. Providing convenient off-street parking will keep the campus parking and traffic on-site away from the surrounding community.
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.
- Not applicable.

OFF-STREET PARKING VARIANCE



STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



PLANNING &
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Houston Planning Commission

ITEM: IV

Meeting Date: 09/03/15

Revised 4/29/2015



Department of Public Works & Engineering
Planning & Development Services Division



REQUEST FOR A REDUCED OCCUPANT LOAD FOR AN EDUCATIONAL OCCUPANCY

The purpose of this form is to calculate an *actual* occupant load in an educational space that is governed by Texas Educational Agency (TEA) rules that limit maximum class sizes. The code review will be based on the *design occupant load*. Once the code review is approved, the *actual* value will be used to correlate the Wastewater Capacity Reservation letter with the Certificate of Occupancy. This will eliminate unnecessary Wastewater Capacity fees for the school.

PART I. APPLICATION - Use the instructions in Part II, to help complete this form.

General Information			
1. School Name: Jack Yates Senior High School	5. Date: 04/28/15		
School District: Houston ISD			
2. Project Address 3703 Sampson Street, Houston, TX, 77004	6. Project Number: 15020808		
Mailing Address: Houston ISD, c/o Interfirst Bank, 4400 W. 18th St. Houston, TX 77092			
3. Contact Name: Kedrick Wright	7. Phone: 713-556-9329		
Email: kwright7@houstonisd.org	Fax:		
4. District Representative: Kedrick Wright	8. Phone: 713-556-9329		
Email: kwright7@houstonisd.org	Fax:		
Occupant Load Calculation			
9. Number of Buildings: (1 unless Temporary Buildings)	1	12. Total TEA student allocation per building:	1500
10. Number of Classrooms:	65	13. Assigned School Staff per building:	+ 120
11. Design Occupant Load:	2,736	14. Additional Occupant Load: **Optional**	+
DISTRICT REPRESENTATIVE SIGNATURE **REQUIRED** Note: Applications without the signature will not be processed.		15. Actual Occupant Load:	
<i>Kedrick Wright</i>		= 1620 = 40.75% Reduction	
Comments and Explanations - Please list any additional information to assist with approval			

PART II. DEFINITIONS AND INSTRUCTIONS

Definitions: Use these definitions to help with the terms in Part I of the form.

TEA - The Texas Education Agency.

DESIGN OCCUPANT LOAD - The number of persons for which the means of egress of a building or a portion thereof is designed. Using the formulas in Section 1004 of the Building Code.

ACTUAL OCCUPANT LOAD - The number of students allowed by TEA in an educational space plus the maximum number of staff assigned to those students. This may be increased by a proposed simultaneous use that adds more people.

Instructions: Use these instructions to complete the Occupant Load Calculation of Part I. Application.

- Enter the name of the school and district for which the request is being made.
- Enter the project address as it appears on the building permit application. Enter mailing address.
- Enter the name and email of the person requesting the occupant load reduction.
- Enter the name and email of the district representative.
- Enter today's date.
- Enter the project number.
- Enter the phone number and fax number of the person requesting the occupant load reduction.
- Enter the phone number and fax number of the district representative.
- Enter the total number of buildings. Only 1 (one) building is allowed per request, unless they are temporary buildings.
- Enter the number of classrooms.
- Enter the Design Occupant Load, calculated by Section 1004.1.1 of the Building Code.
- Enter the value assigned by TEA.
- Enter the number of staff assigned to this school by the district.
- This is an optional additional number of persons, groups or organizations that will be using the school simultaneously- during school hours. Enter the number of additional persons that would be using the school in the box.
- Enter the sum of boxes 10, 11, and 12 (if used).

PART III. FEES

STANDARD REQUEST \$67.09 (\$41.29 + \$25.80 Administrative Fee)

FOR OFFICE USE ONLY			
Approving Initials: <i>MCH</i>	Building Official: <i>Thomas H. Key</i>	Date: 6/11/15	Receipt #

Form No: CE-1131 01/03/12

(832) 394-9039

Public Works & Engineering

Page 10 of 15

OFF-STREET PARKING VARIANCE



Yates High School

Career Magnet

Campus Enrollment and Capacity		
Snapshot 2014	Students	Share
Living in Zone	870	84%
Transfers In	171	16%
Membership	1,041	
Facility Capacity	2,644	
Facility Utilization	39%	
Group	Students	% Total
American Indian	2	0%
Asian/Pac. Islander	2	0%
African-American	938	90%
Hispanic	91	9%
Multi-Racial	2	0%
White	6	1%
Econ. Disadvantaged	765	73%
Immigrant	1	0%

Schools the Zone Population Attend		
Campus	Type	Students
Yates	Zone	870
Lamar	HISD	122
HAIS	HISD	67
Hope Academy	HISD	57
Austin	HISD	54
DeBaKey	HISD	30
Bellaire	HISD	25
HSPVA	HISD	25
LECJHS	HISD	19
South Early Ctg.	HISD	17
All Other Schools	HISD	258
Total in HISD		1,544
Campus	Type	Students
Houston Can Hobby	Charter	40
KIPP Sunnyside HS	Charter	40
Sanchez HS	Charter	31
Houston Can North	Charter	22
Pro-Vision HS	Charter	16
Jamie's House	Charter	10
Victory Prep North	Charter	4
Victory Prep South	Charter	4
KIPP Generations	Charter	2
Other Public School		17
Total in Charters/Other Districts		186
Not in Public School		383
Census Estimate (Fall 2013)		2,113

Zone Enrollment by Demographic Group						
Grades 9-12	2012		2013		2014	
					1yr△	2yr△
American Indian	1	0%	4	0%	6	0%
Asian/Pac. Islander	14	1%	9	1%	18	1%
African-American	1,212	81%	1,210	81%	1,244	81%
Hispanic	252	17%	248	17%	244	16%
Multi-Racial	6	0%	11	1%	13	1%
White	17	1%	18	1%	19	1%
Total	1,502		1,500		1,544	
Econ. Disadvantaged	1,074	72%	1,054	70%	1,091	71%
Immigrant	3	0%	0	0%	2	0%
Grade 8	381		345		359	

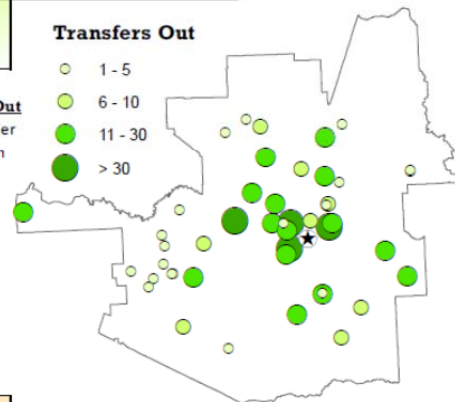
674

Transfers Out

- 1 - 5
- 6 - 10
- 11 - 30
- > 30

Race of Transfers Out

3% Asian/Pac. Islander
70% African-American
23% Hispanic
2% White
2% Multi-Racial



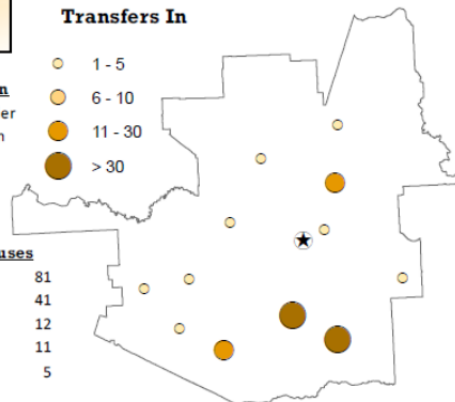
171

Transfers In

- 1 - 5
- 6 - 10
- 11 - 30
- > 30

Race of Transfers In

1% Asian/Pac. Islander
98% African-American
2% Hispanic
0% White
0% Multi-Racial



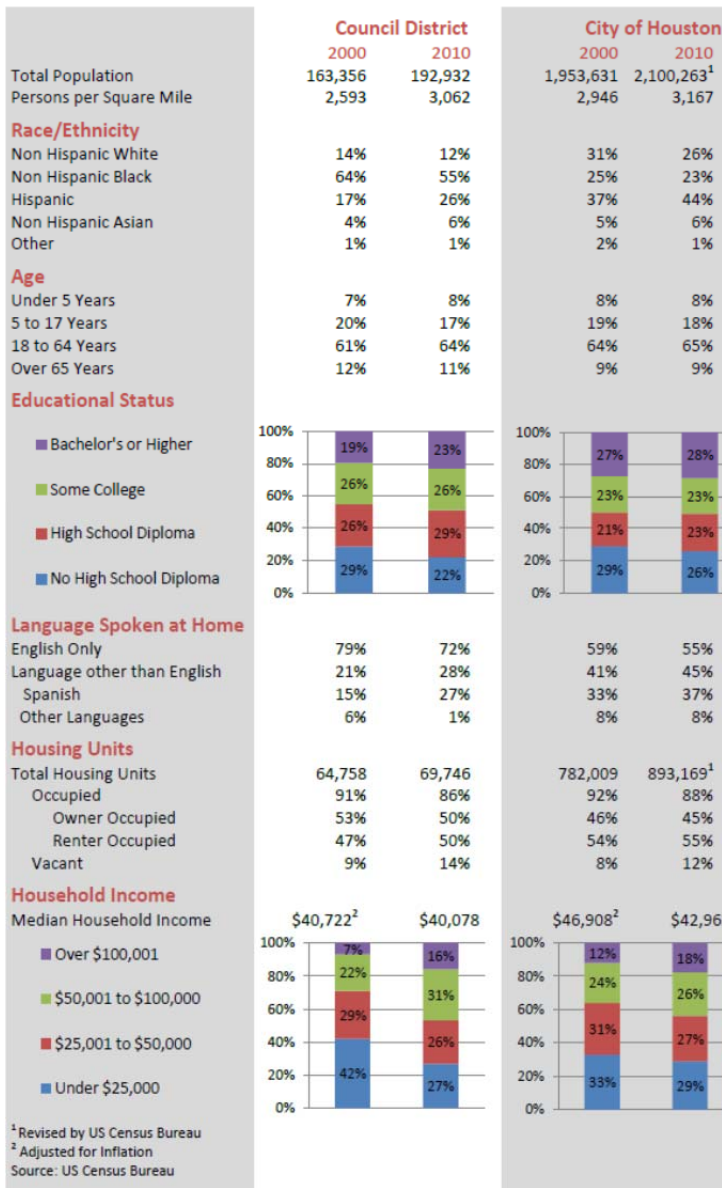
Top 5 Home Campuses

Worthing 81
Sterling 41
Wheatley 12
Madison 11
Westbury 5

OFF-STREET PARKING VARIANCE



D Council District Profile



Council Office:

Dwight Boykins, Council Member
Phone: 832-393-3001
Email: districtd@houston.tx.gov

District Landmarks:

Texas Medical Center
Hermann Park / The Houston Zoo
Museum District
Emancipation Park
Texas Southern University
University of Houston

Special Districts:

Midtown O.S.T. / Almeda TIRZ
HCID 16
HCRID #1
Five Corners Improvement District
Midtown Management District
Greater Southeast Management District

Super Neighborhoods:

Astrodome Area
Greater Hobby Area
Greater OST / South Union
Greater Third Ward
MacGregor
Medical Center Area
Midtown
Minnetex
Museum Park
South Acres / Crestmont Park
South Belt / Ellington
South Park
Sunnyside

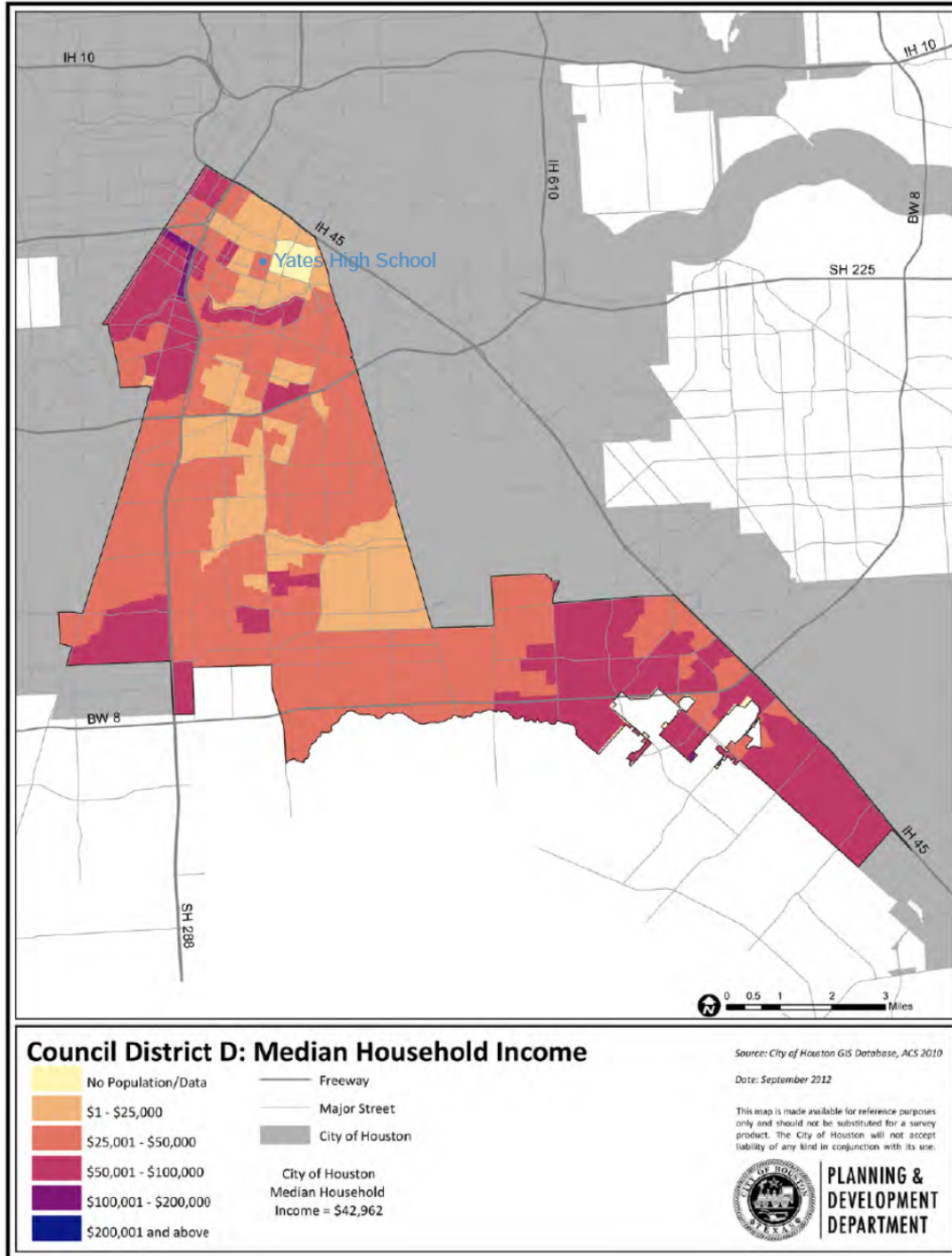
June 2014



PLANNING &
DEVELOPMENT
DEPARTMENT

713-837-7701 pd.planning@HoustonTX.gov

OFF-STREET PARKING VARIANCE



OFF-STREET PARKING VARIANCE



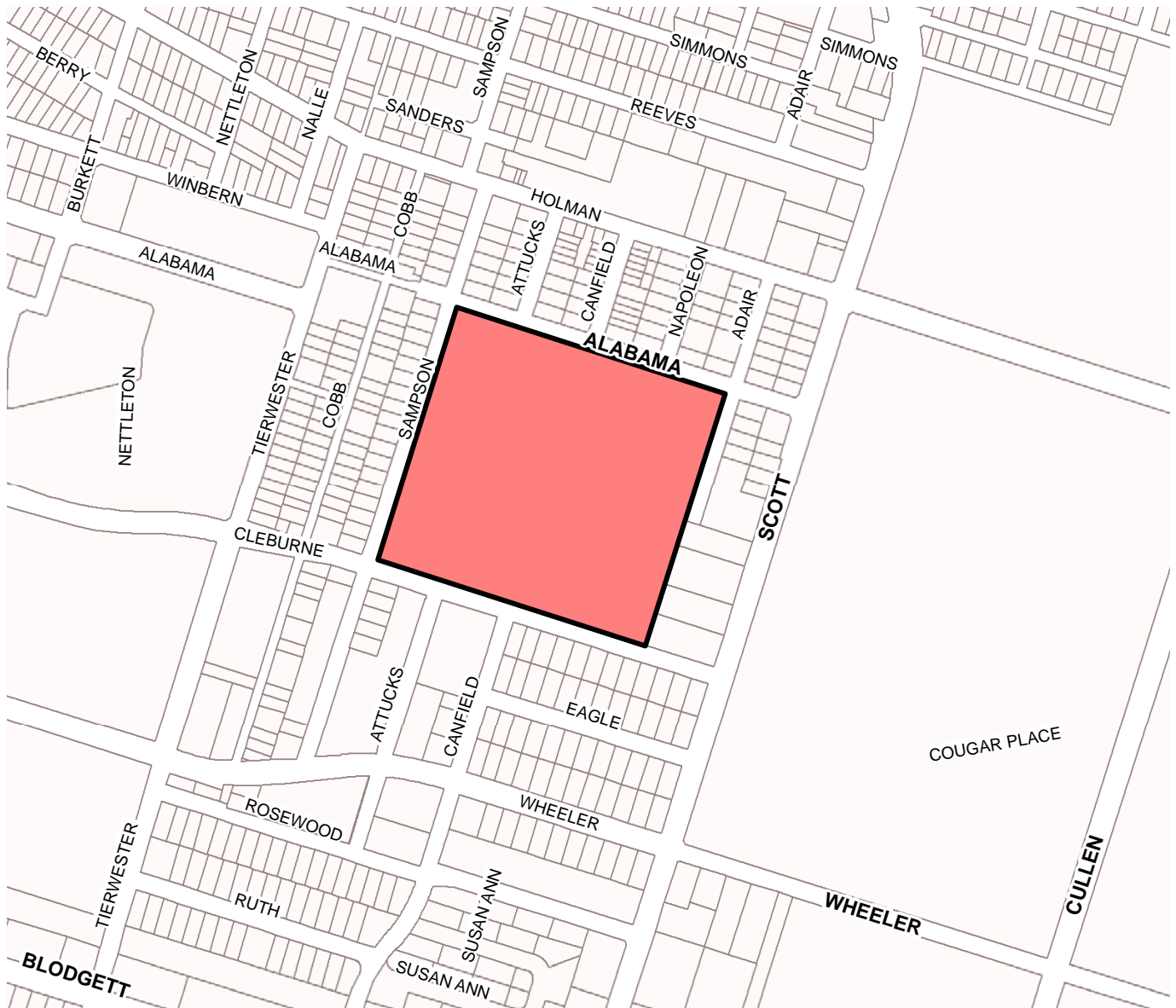
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: IV

Meeting Date: 09/03/15

SITE MAP



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: IV

Meeting Date: 09/03/15

AERIAL MAP



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: IV

Meeting Date: 09/03/15

AERIAL EXHIBIT



OFF-STREET PARKING VARIANCE



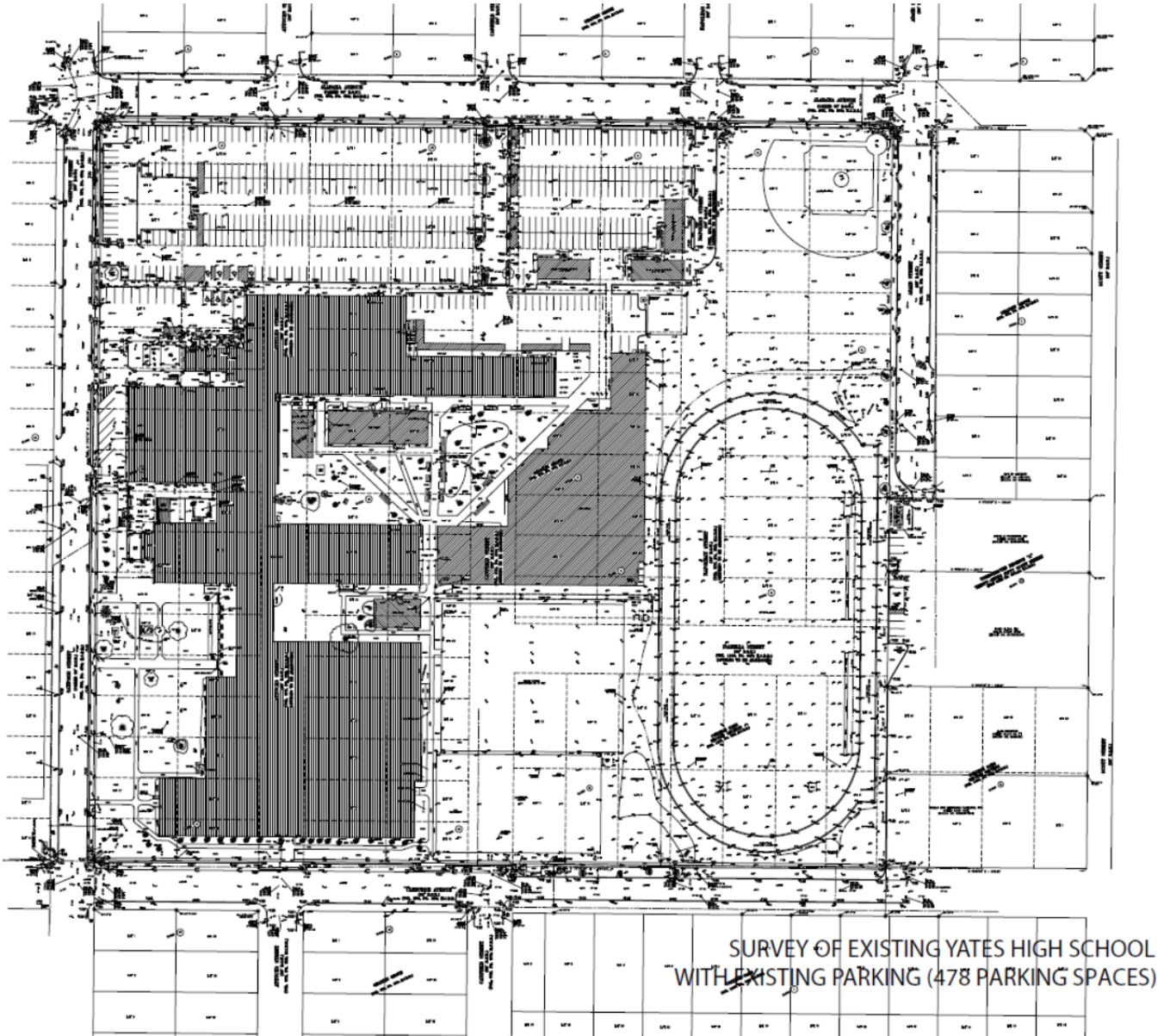
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: IV

Meeting Date: 09/03/15

SURVEY FOR EXISTING JACK YATES HIGH SCHOOL



OFF-STREET PARKING VARIANCE



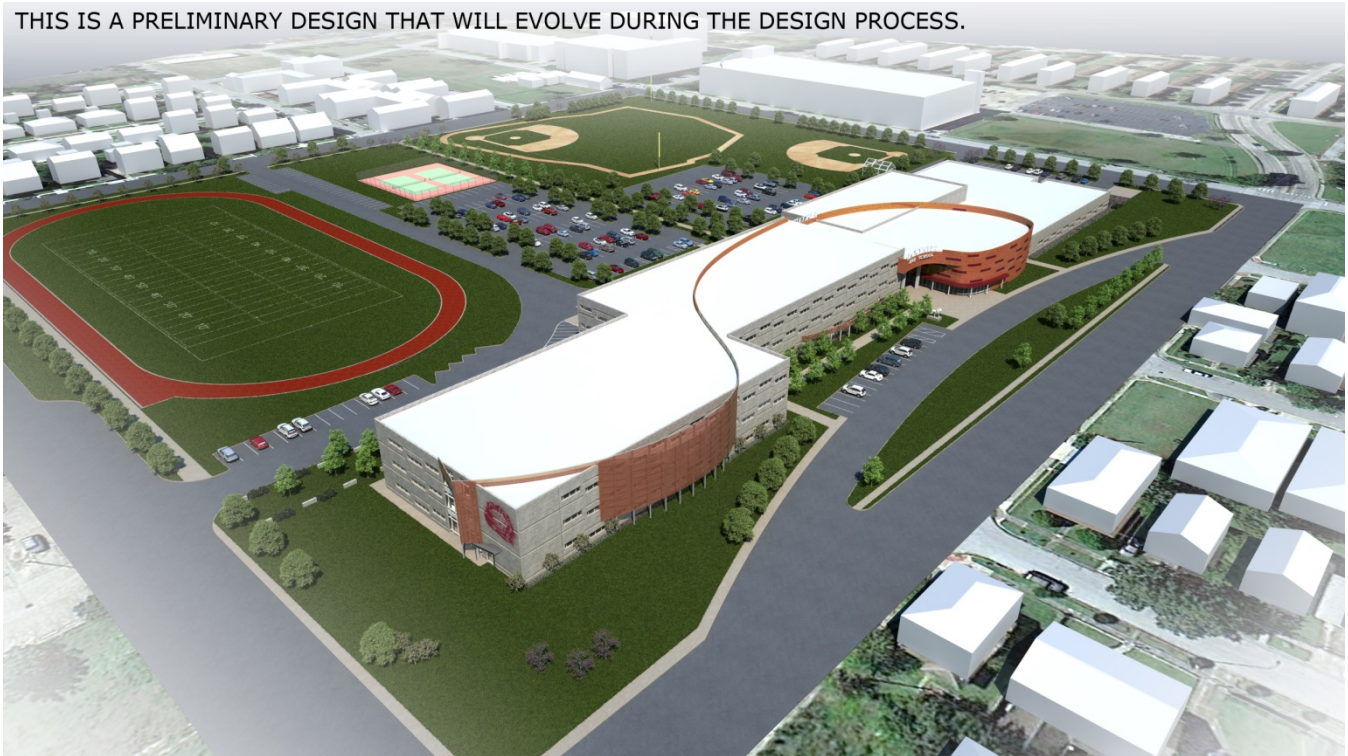
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Houston Planning Commission

ITEM: IV

Meeting Date: 09/03/15

THIS IS A PRELIMINARY DESIGN THAT WILL EVOLVE DURING THE DESIGN PROCESS.



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: IV

Meeting Date: 09/03/15

PROPOSED SITE PLAN FOR PROPOSED NEW YATES HIGH SCHOOL



ARCHITECTURAL SITE PLAN FOR THE PROPOSED YATES HIGH SCHOOL (316 PARKING SPACES & 124 BIKE SPACES PER VARIANCE REQUEST)

OFF-STREET PARKING VARIANCE



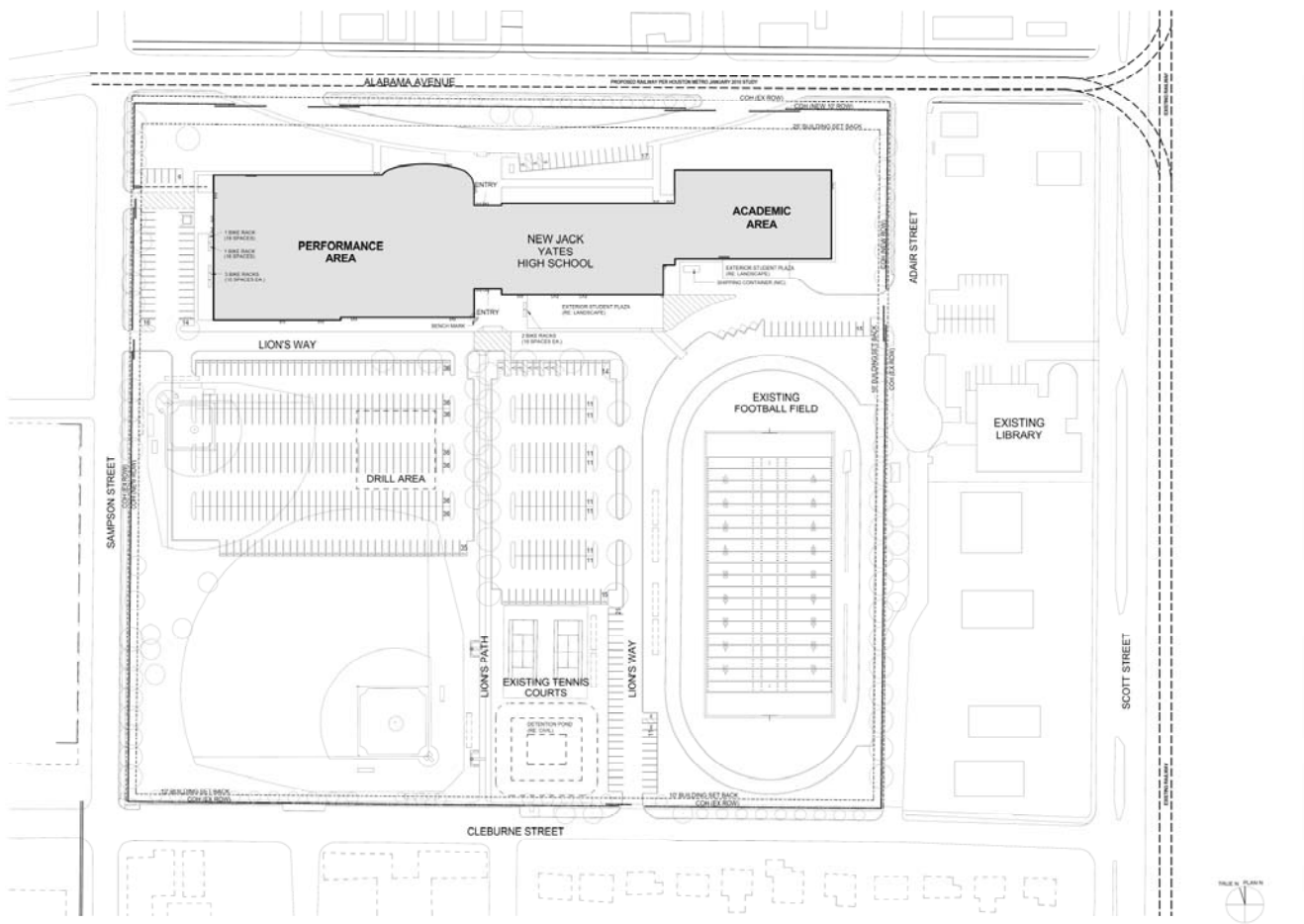
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: IV

Meeting Date: 09/03/15

PROPOSED SITE PLAN FOR PROPOSED NEW YATES HIGH SCHOOL WITH REQUIRED PARKING



ARCHITECTURAL SITE PLAN FOR THE PROPOSED NEW YATES HIGH SCHOOL WITH OFF-STREET PARKING CALCULATED PER CHAPTER 26 OF THE CITY OF HOUSTON CODE OF ORDINANCES (509 PARKING SPACES & 124 BIKE SPACES)

OFF-STREET PARKING VARIANCE



Houston Planning Commission

ITEM: IV

Meeting Date: 09/03/15

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located south of Alabama Street and west of Scott Street at the northeast intersection of Sampson and Cleburne Streets. The variance request is for Jake Yates High School. The applicant is requesting a variance to provide 316 off-street parking spaces instead of the required 509 spaces. Staff is in support of the request.

Under the HISD 2012 Bond Scope, Yates High School was slated to receive a new school building at its current site. HISD and designers have reviewed and evaluated data from the existing Yates HS campus and other similar existing school sites to come up with the proposed site plan. The proposed redevelopment of the site includes 1) a new building with a more inviting entrance and bus drop off from Alabama Street 2) A fully revised campus layout including relocation of the off-street parking in a more central location 3) Providing all of the athletic and physical education facilities comparable to other high schools on site inclusive of a softball field.

The applicant has provided demographic data for the existing Yates High School campus and other similar existing schools within the Houston urban area. This data includes the number of students who drive, number of staff and visitor parking spaces and event parking spaces required for the new campus and its increased enrollment from 960 students to 1,500.

Even with an increased enrollment, staff is in support of the request for reduced parking. Based on the data provided, the current parking on site is underutilized substantially with only 140 spaces of the current 478 parking spaces being used. Staff visited the site during the current school year and was able to confirm that the student and staff parking lot was not even half full. With the new design, the proposed parking has been moved from the most northern part of the campus and been placed in the center of campus. Although the proposed enrollment includes an increase of 539 students, HISD's projection for transportation needs remains nearly the same for school bus riders from 26% to 25% and student drivers from 3% to 5% with the main difference being an increase in the number of other modes of transportation from 45% to 70%. HISD's projected transportation number for the new campus is 258 spaces, but they are proposing 316. These 316 spaces are allocated for 75 student spaces, 130 teacher, visitor & staff spaces, 53 event parking spaces and an additional 58 spaces.

The required spaces after a 6% bike space reduction are 509. The proposal for 316 spaces is approximately 59% of the required parking spaces which is higher than the schools current parking percentage provided. The site plan also includes 124 bike parking spaces as allowed per the ordinance (6% of 540 = 31 Vehicle spaces = 31 x 4 = 124).

Due to the location of the campus within the urban area and the District's analysis and projections for this site, staff recommendation is that the Planning Commission approve the request and allow 316 off-street parking spaces and 124 bike parking spaces for the proposed Yates High School.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 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
Houston Independent School District	Kedrick Wright	713-556-9329	kwright7@houstonisd.org

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3325 Westheimer Road Mirabeau B. Lamar High School	15085742	77098	5256B	492T	C

HCAD ACCOUNT NUMBER(S):	1181090010001
PROPERTY LEGAL DESCRIPTION:	Lamar High School Restricted Reserve "A", Blk 1 Vol. 360, Pg. 22, HCMR
PROPERTY OWNER OF RECORD:	Houston ISD
ACREAGE (SQUARE FEET):	25.3408 acres (1,103,845 SF)
WIDTH OF RIGHTS-OF-WAY:	Westheimer - 80'; Eastside Drive-60'; West Alabama-ROW varies
EXISTING PAVING SECTION(S):	Westheimer - 45' - concrete paving with asphalt overlay; 42' - Eastside Drive-concrete; 45' - West Alabama-concrete paving with asphalt overlay
OFF-STREET PARKING REQUIREMENT:	983 spaces (104 bicycle spaces)
OFF-STREET PARKING PROVIDED:	575 spaces (104 bicycle spaces)
LANDSCAPING REQUIREMENTS:	Project complies

EXISTING STRUCTURE(S) [SQ. FT.]:	Existing N building to remain: 133,127 SF (building to be renovated) Existing SW building: 53,560 SF (building to be removed) Existing SE building: 50,184 SF (building to be removed) Existing S building: 17,825 SF (building to be removed)
----------------------------------	---

PROPOSED STRUCTURE(S) [SQ. FT.]:	Existing N building to remain: 133,127 SF (building to be renovated) New E building: 271,495 SF
----------------------------------	--

PURPOSE OF VARIANCE REQUEST:	To request a reduction of required number of parking spaces provided in off-street parking facility from 983 spaces to 575.
------------------------------	---

OFF-STREET PARKING VARIANCE



Houston Planning Commission

CHAPTER 26 REFERENCE(s): Section 26-492, Class 5 Religious & Educational, c. – 3. Senior High School; 1.0 parking spaces per every 3 occupants. b) Section 26-497. Reduced parking space requirement for additional bicycle spaces. (b) The maximum reduction in the number of parking spaces under this section shall be 10 percent of the number of parking spaces required by section 26-492 of this Code.

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Educational spaces are the top priority on all Houston Independent School District (HISD) campuses. The design of each new campus strives to optimize educational spaces, both inside the building and outdoor learning and physical education spaces. The new Lamar High School is planned for 2,800 students and will be located on the existing 25 acre site. It has been a challenge to fit a high school this size on a 25 acre site while also providing the school with all of the necessary educational and athletic facilities. The architects have developed a plan that optimizes the site and meets the needs of the school. Building the required number of off-street parking spaces would have a detrimental impact on HISD's ability to optimize the educational and athletic programs at the new Lamar High School. The parking requirement would prevent the new campus from providing educational and athletic facilities for existing programs at Lamar High School.

In order to provide the new Lamar High School with a campus to sustain its existing programs, HISD is requesting a variance from the ordinance prescribed number of off-street parking spaces of 983 to 575. The proposed number of parking spaces is equal to the amount of parking spaces at the existing Lamar High School.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. 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.

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

If HISD is required to build the prescribed number of off-street parking spaces, the District will not have adequate room on-site to meet the needs of existing programs at Lamar High School. Currently, the softball, field hockey and lacrosse programs use facilities that are not located on campus. When the new Lamar High School is completed, the use of those off-campus facilities will no longer be possible. Providing the prescribed number of off-street parking spaces would also mean losing the baseball field.

- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Lamar High School currently has several athletic programs that practice off-site, including lacrosse, field hockey, and softball. One of the objectives in the development of the Lamar High School project is to provide fields on-site for those previously displaced athletic programs. Having on-campus facilities for these programs is safer, more efficient, and more sustainable than transporting student athletes, coaches, and administrators off site for practices on a daily basis. In order to make room for these athletic programs and optimize the use of the site, Lamar High School is being designed to have the most efficient footprint possible and building an on-site parking garage.

We have prepared a comparative summary of similar high schools with magnet programs and have analyzed the modes of transportation used by students, staff and teachers to arrive at each school. Based on this analysis, created with the assistance of HISD demographers, HISD Senior Manager for Transportation, campus leadership and independent traffic impact analysis, we can project the future parking needs of the new Lamar High School.

Existing Campus Transportation Comparison													
School Name	Magnet Program	Current Enrollment	Magnet Enrollment	Bus			Drive		Other*		Teacher, Visitor & Staff parking	Parking Spaces Used	Current Parking Spaces
				No.	Magnet Trans.	Percent	No.	Percent	No.	Percent	No.		
Sterling	Aviation Science	818	48	293	17	36%	50	6%	448	55%	100	150	234
Sharpstown	Leadership	1,323	150	218	36	16%	75	6%	1,030	78%	130	205	351
Lee HS	N/A	1,348	0	809	0	60%	73	5%	465	35%	145	218	346
Lamar	International Bacc	3,224	928	1,632	887	51%	300	9%	1,290	40%	265	565	575
North Forest HS	N/A	960	0	739	0	77%	25	3%	196	20%	88	113	410
Furr HS	STEM Magnet	1,021	260	361	66	35%	57	6%	797	78%	130	187	205
Milby HS	Science Institute	1,960	400	350	250	18%	85	4%	1,525	78%	190	275	424
Davis HS	Career Magnet for Hotel and Restaurant Management and Media for Culinary Arts	1,700	316	578	316	34%	87	5%	1,035	61%	129	216	238
*This data was collected from the business managers and principals at each campus. the HISD Senior Manager of Transportation and independent Traffic Impact Analysis.													

*This data was collected from the business managers and principals at each campus, the HISD Senior Manager of Transportation and independent Traffic Impact Analysis.

Please see the table below for the basis of the request to provide 575 spaces in lieu of the ordinance required amount.

Also, note the planned student capacity of the new school is approximately 400 fewer students than the current enrollment.

Projected Transportation Requirements for new campus													
											X	Y	X + Y
School Name	Maximum Enrollment (including Magnet students)	Magnet Enrollment	HISD Bus			Drive		Other		Teacher, Visitor & Staff parking	Parking spaces required	Event parking*	Total spaces required
			# of Riders	Magnet Trans.	%	Quantity	%	Quantity	%	Quantity			
Lamar High School	2,800	840	1,428	428	51%	252	9%	1,120	40%	265	517	50	567

*Based on 1 parking space per 3 seats, Lamar's 1,000 seat auditorium requires 333 parking spaces. Because events using the auditorium by visitors to campus will generally occur after school hours, we are providing 50 ('X' x .15 = 'Y') spaces as a buffer in case of overlap of use by school and after hour events

OFF-STREET PARKING VARIANCE



Houston Planning Commission

(3) The intent of this article is preserved;

The reduced number of off-street parking spaces will be sufficient parking to adequately address day to day parking needs at the new Lamar High School.

(4) The parking provided will be sufficient to serve the use for which it is intended;

The current student enrollment at Lamar High School is approximately 3,200 students. The planned student capacity for the new Lamar High School is 2,800 students. Although we are proposing to provide the same number of parking spaces as the existing campus; the new school is planned for 400 fewer students. Adequate and accessible off-street parking will be provided for the students, faculty, staff and visitors of Lamar High School.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

Lamar High School will have adequate off-street parking for students, faculty, staff, and visitors. The parking will be conveniently and strategically located to prevent parking on the surrounding streets. Providing convenient off-street parking will keep the campus parking and traffic on-site and away from the surrounding community.

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

Not applicable

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



**PLANNING &
DEVELOPMENT
DEPARTMENT**

ITEM: V

Meeting Date: 09-03-2015

Houston Planning Commission




Department of Public Works & Engineering
Planning & Development Services Division



REQUEST FOR A REDUCED OCCUPANT LOAD FOR AN EDUCATIONAL OCCUPANCY

The purpose of this form is to calculate an *actual* occupant load in an educational space that is governed by Texas Educational Agency (TEA) rules that limit maximum class sizes. The code review will be based on the *design occupant load*. Once the code review is approved, the *actual* value will be used to correlate the Wastewater Capacity Reservation letter with the Certificate of Occupancy. This will eliminate unnecessary Wastewater Capacity fees for the school.

PART I. APPLICATION - Use the instructions in Part II, to help complete this form.

General Information			
1. School Name:	Lamar High School	5. Date:	7/14/2015
School District:	Houston ISD		
2. Project Address	3325 Westheimer Rd. Houston, Texas 77007	6. Project Number:	143054.000
Mailing Address:			
3. Contact Name:	Leo Lopez	7. Phone:	214-283-8820
Email:	leo.lopez@perkinswill.com	Fax:	
4. District Representative:	Kedrick Wright	8. Phone:	713-556-9329
Email:	kwright7@houstonisd.org	Fax:	
Occupant Load Calculation.			
9. Number of Buildings: (1 unless Temporary Buildings)	1	12. Total TEA student allocation per building:	2,800
10. Number of Classrooms:	101	13. Assigned School Staff per building:	+ 225
11. Design Occupant Load:	3,238	14. Additional Occupant Load: **Optional**	+ 0
DISTRICT REPRESENTATIVE SIGNATURE **REQUIRED** Note: Applications without the signature will not be processed. 		15. Actual Occupant Load:	= 3,025
Comments and Explanations - Please list any additional information to assist with approval			

PART II. DEFINITIONS AND INSTRUCTIONS

Definitions: Use these definitions to help with the terms in Part I of the form.

TEA - The Texas Education Agency.

DESIGN OCCUPANT LOAD - The number of persons for which the means of egress of a building or a portion thereof is designed. Using the formulas in Section 1004 of the Building Code.

ACTUAL OCCUPANT LOAD - The number of students allowed by TEA in an educational space plus the maximum number of staff assigned to those students. This may be increased by a proposed simultaneous use that adds more people.

Instructions: Use these instructions to complete the Occupant Load Calculation of Part I. Application.

- Enter the name of the school and district for which the request is being made.
- Enter the project address as it appears on the building permit application. Enter mailing address.
- Enter the name and email of the person requesting the occupant load reduction.
- Enter the name and email of the district representative.
- Enter today's date.
- Enter the project number.
- Enter the phone number and fax number of the person requesting the occupant load reduction.
- Enter the phone number and fax number of the district representative.
- Enter the total number of buildings. Only 1 (one) building is allowed per request, unless they are temporary buildings.
- Enter the number of classrooms.
- Enter the Design Occupant Load, calculated by Section 1004.1.1 of the Building Code.
- Enter the value assigned by TEA.
- Enter the number of staff assigned to this school by the district.
- This is an optional additional number of persons, groups or organizations that will be using the school simultaneously- during school hours. Enter the number of additional persons that would be using the school in the box.
- Enter the sum of boxes 10, 11, and 12 (if used).

PART III. FEES

STANDARD REQUEST \$67.09 (\$41.29 + \$25.80 Administrative Fee)

FOR OFFICE USE ONLY	
Approving Initials: _____	Building Official: _____ Date: _____ Receipt # _____

Form No: CE-1131 01/03/112

(832) 394-9039

Public Works & Engineering

Page 10 of 15

OFF-STREET PARKING VARIANCE



Houston Planning Commission



Lamar High School

Career/IB Magnet

Campus Enrollment and Capacity		
Snapshot 2014	Students	Share
Living in Zone	1,378	42%
Transfers In	1,915	58%
Membership	3,293	
Facility Capacity	3,306	
Facility Utilization	100%	
Group	Students	% Total
American Indian	9	0%
Asian/Pac. Islander	140	4%
African-American	1,021	31%
Hispanic	1,231	37%
Multi-Racial	48	1%
White	844	26%
Econ. Disadvantaged	1,610	49%
Immigrant	95	3%

Schools the Zone Population Attend		
Campus	Type	Students
Lamar	Zone	1,378
HSPVA	HISD	152
Carnegie	HISD	136
Bellaire	HISD	97
DeBaKey	HISD	85
HAIS	HISD	26
Challenge	HISD	15
Community Serv.	HISD	12
Energy Institute	HISD	11
Reagan	HISD	7
All Other Schools	HISD	49
Total in HISD		1,968
Campus	Type	Students
Phoenix School	Charter	24
Texas Virtual Acad.	Charter	9
Deer Park HS	DPISD	5
Houston Can North	Charter	4
Harmony Science	Charter	4
Houston Heights Sch.	Charter	3
Yes Prep West	Charter	2
Southwest HS	Charter	1
Victory Prep North	Charter	1
Other Public School		14
Total in Charters/Other Districts		67
Not in Public School		1,448
Census Estimate (Fall 2013)		3,483

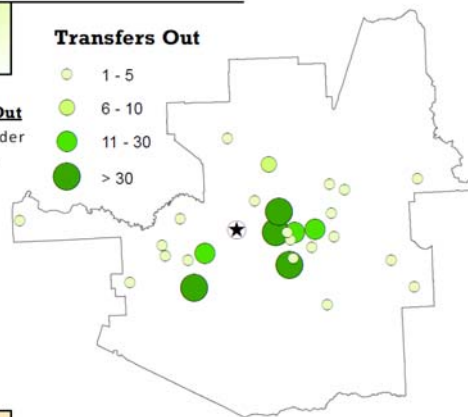
Zone Enrollment by Demographic Group							
Grades 9-12	2012		2013		2014		
American Indian	6	0%	3	0%	3	0%	0 -3
Asian/Pac. Islander	179	8%	185	9%	224	11%	39 45
African-American	305	14%	291	15%	270	14%	-21 -35
Hispanic	719	34%	667	33%	630	32%	-37 -89
Multi-Racial	61	3%	59	3%	55	3%	-4 -6
White	843	40%	794	40%	786	40%	-8 -57
Total	2,113		1,999		1,968		-31 -145
Econ. Disadvantaged	716	34%	667	33%	628	32%	-39 -88
Immigrant	108	5%	75	4%	61	3%	-14 -47
Grade 8	437		482		498		16 61

590

Transfers Out

Race of Transfers Out

24% Asian/Pac. Islander
8% African-American
20% Hispanic
44% White
4% Multi-Racial

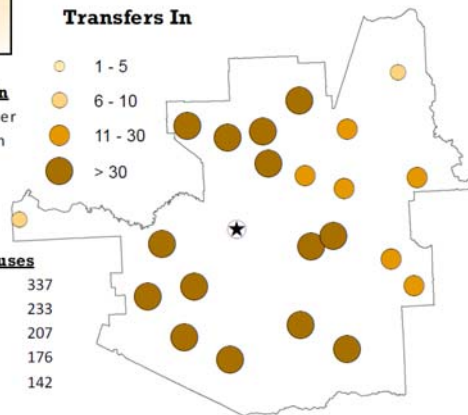


1,915

Transfers In

Race of Transfers In

3% Asian/Pac. Islander
42% African-American
38% Hispanic
17% White
1% Multi-Racial



Top 5 Home Campuses

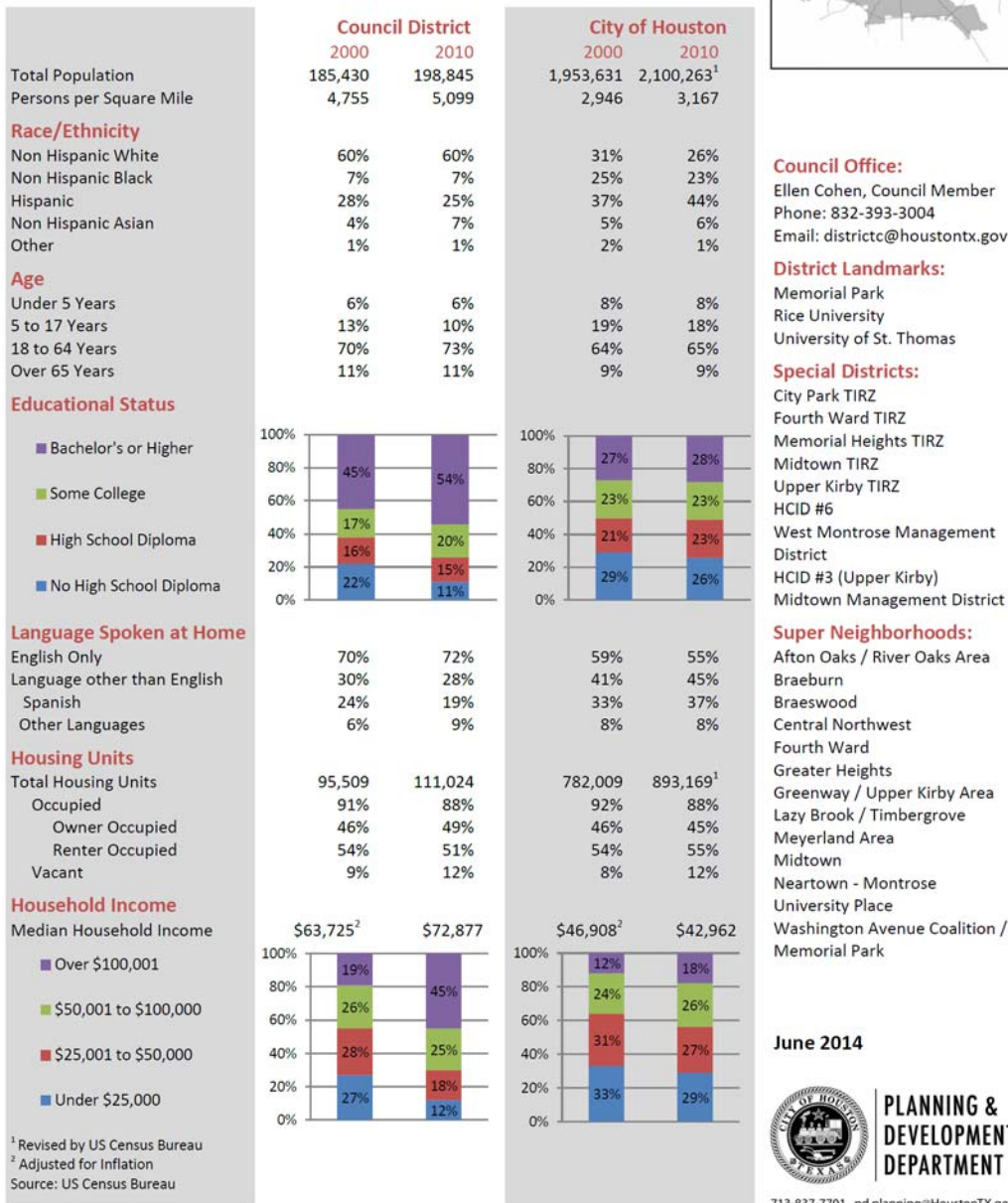
Lee 337
Westbury 233
Madison 207
Worthing 176
Sharpstown 142

OFF-STREET PARKING VARIANCE



Houston Planning Commission

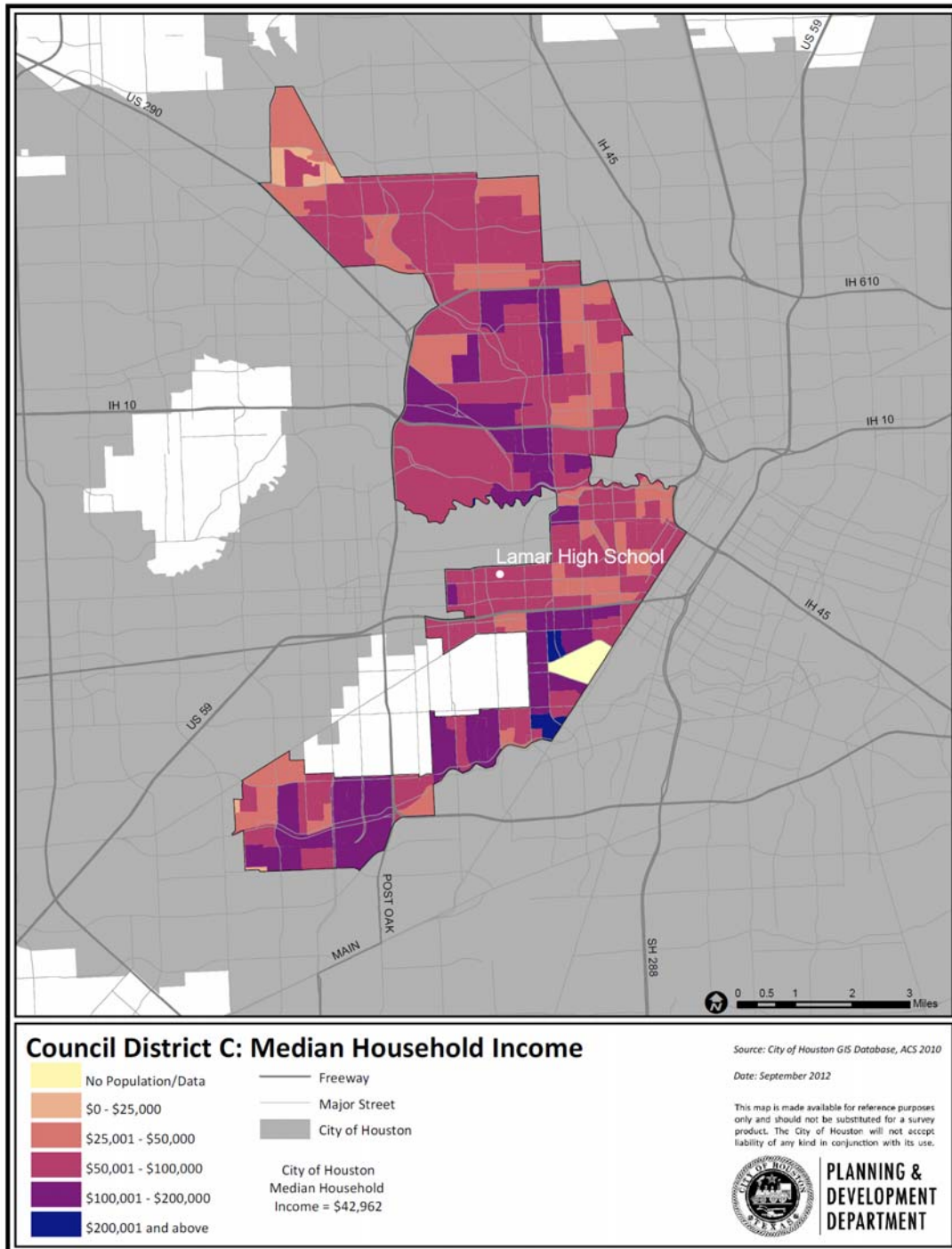
C Council District Profile



OFF-STREET PARKING VARIANCE



Houston Planning Commission

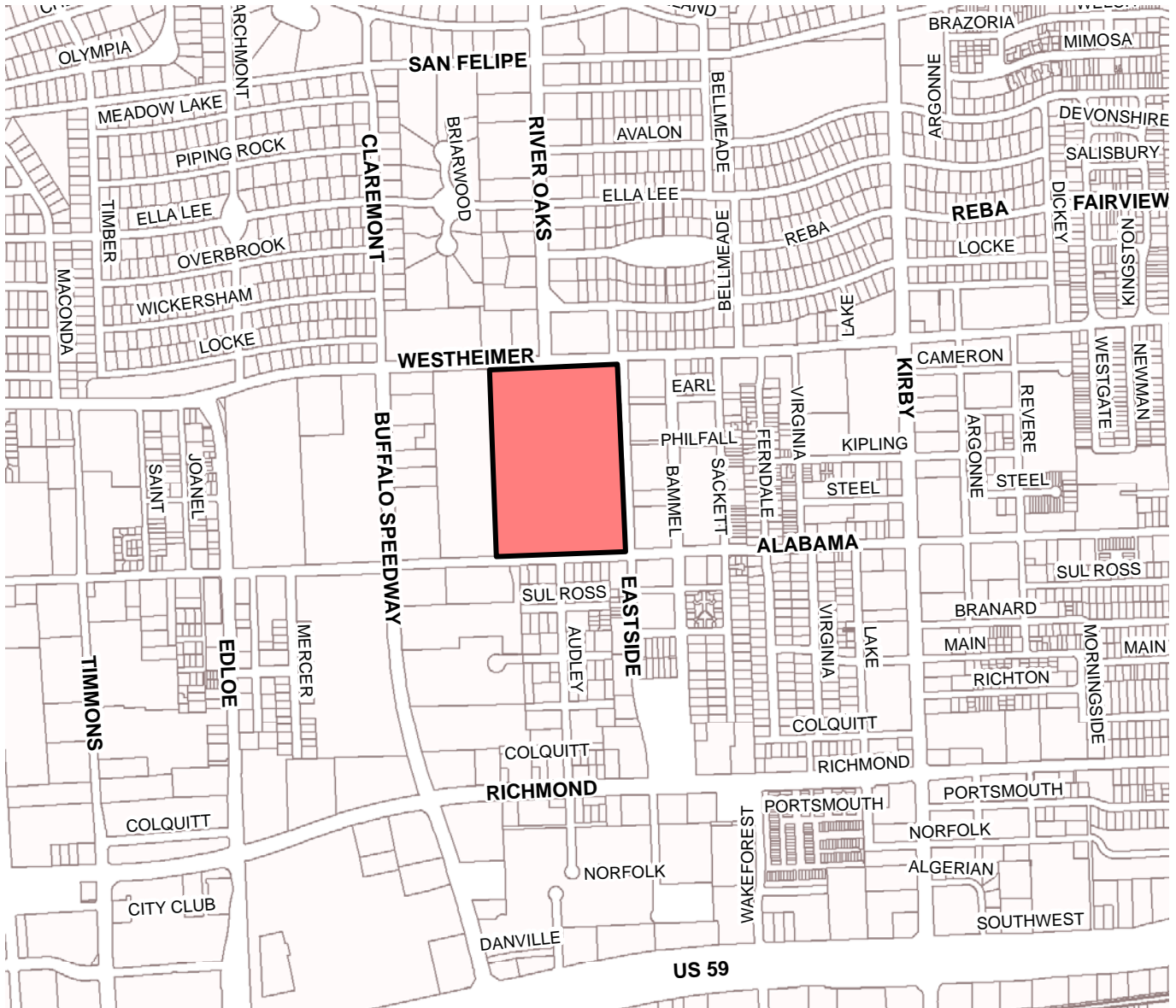


OFF-STREET PARKING VARIANCE



Houston Planning Commission

SITE LOCATON MAP



OFF-STREET PARKING VARIANCE



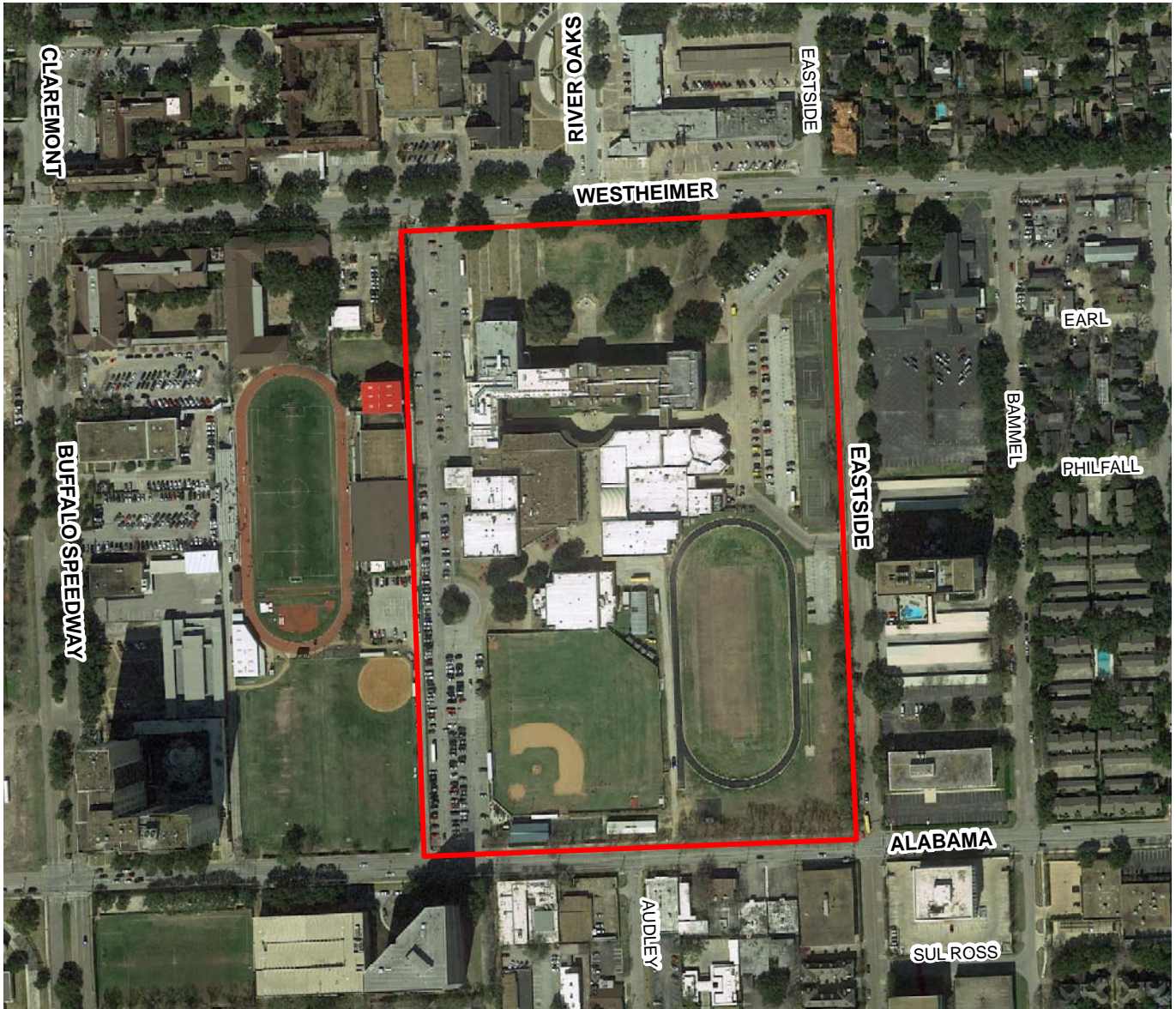
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 09-03-2015

Houston Planning Commission

AERIAL MAP



OFF-STREET PARKING VARIANCE

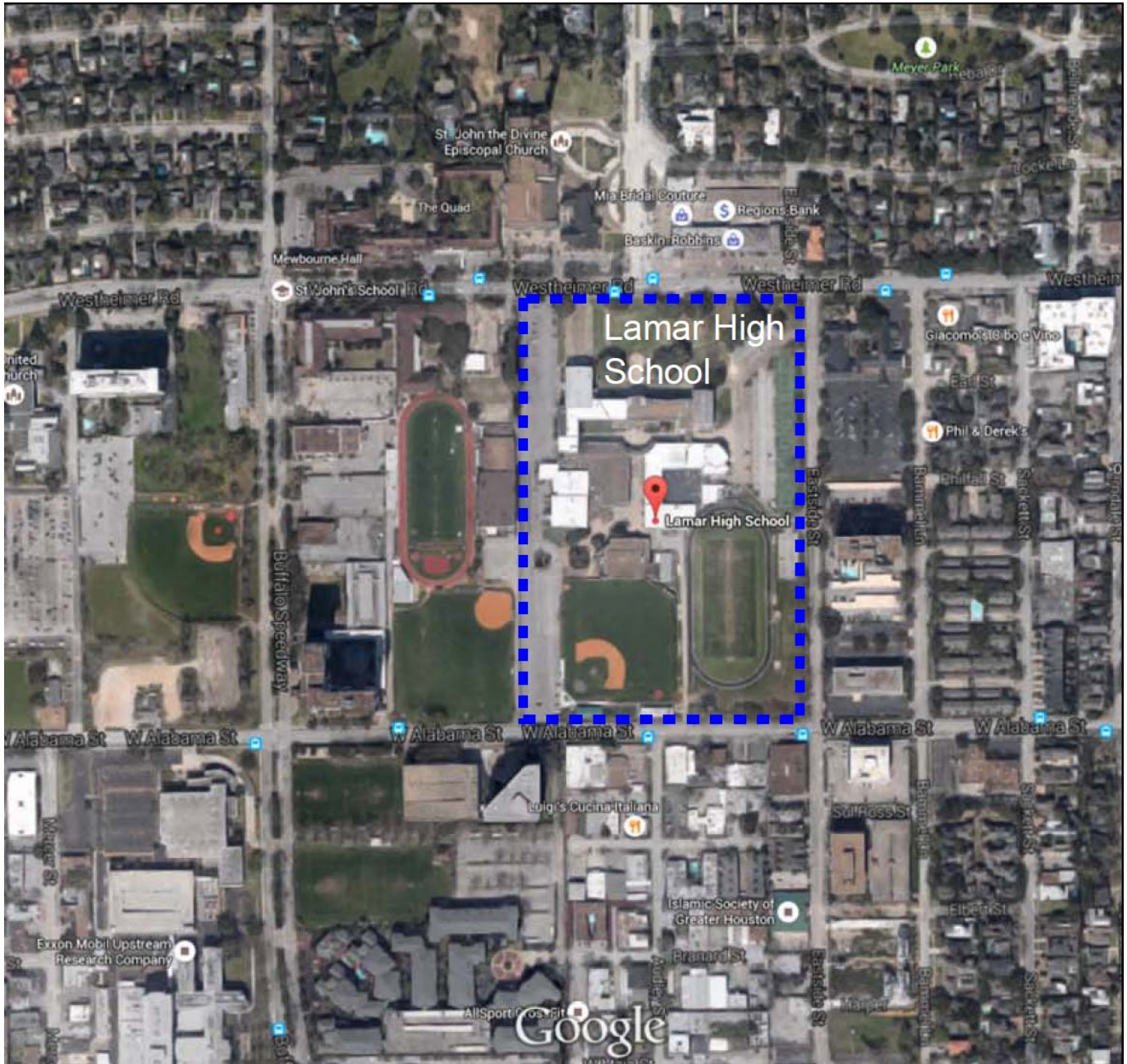


PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 09-03-2015

Houston Planning Commission



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 09-03-2015

Houston Planning Commission

RENDERING/

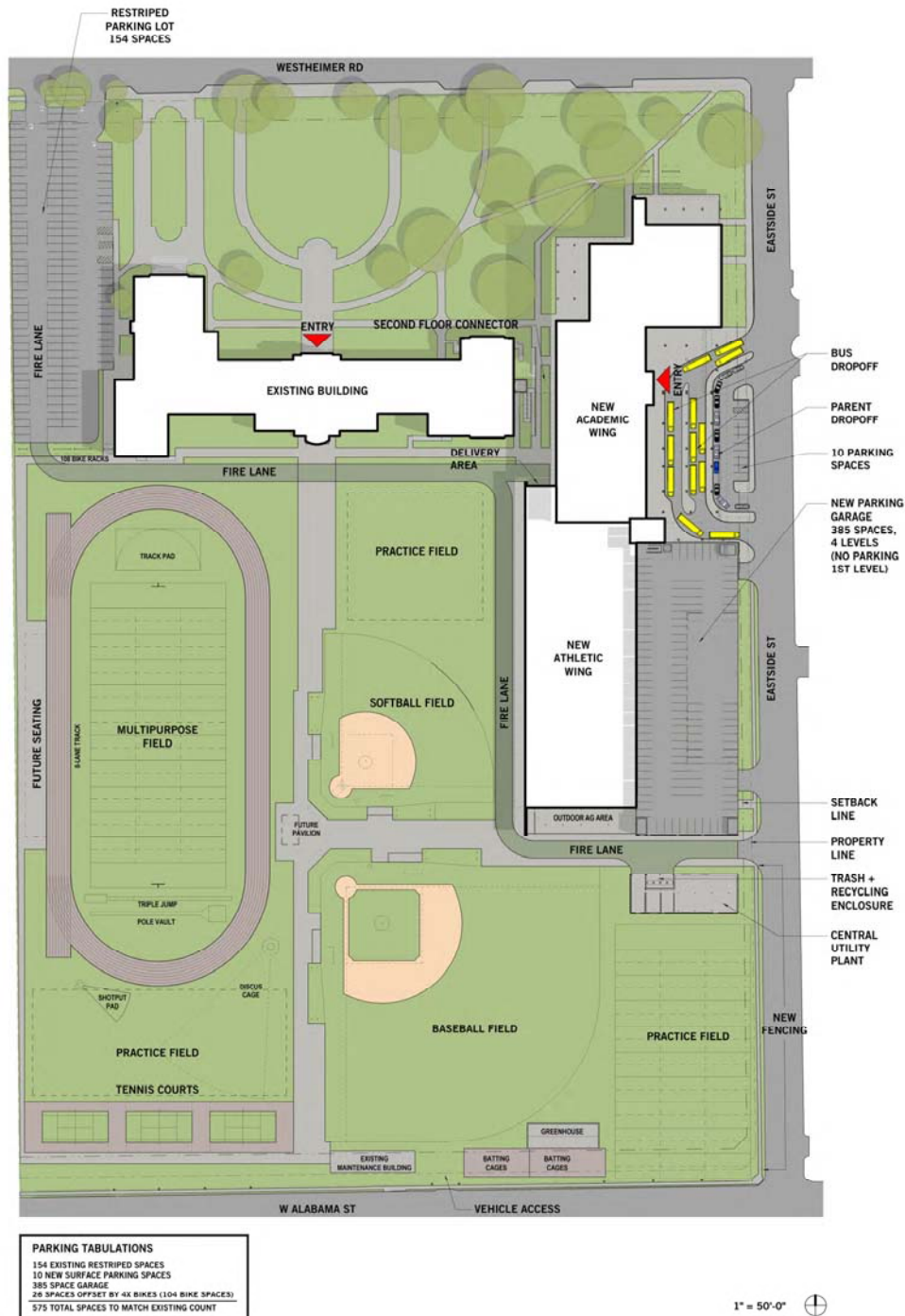


OFF-STREET PARKING VARIANCE



Houston Planning Commission

PROPOSED SITE PLAN WITH PROPOSED REDUCED PARKING

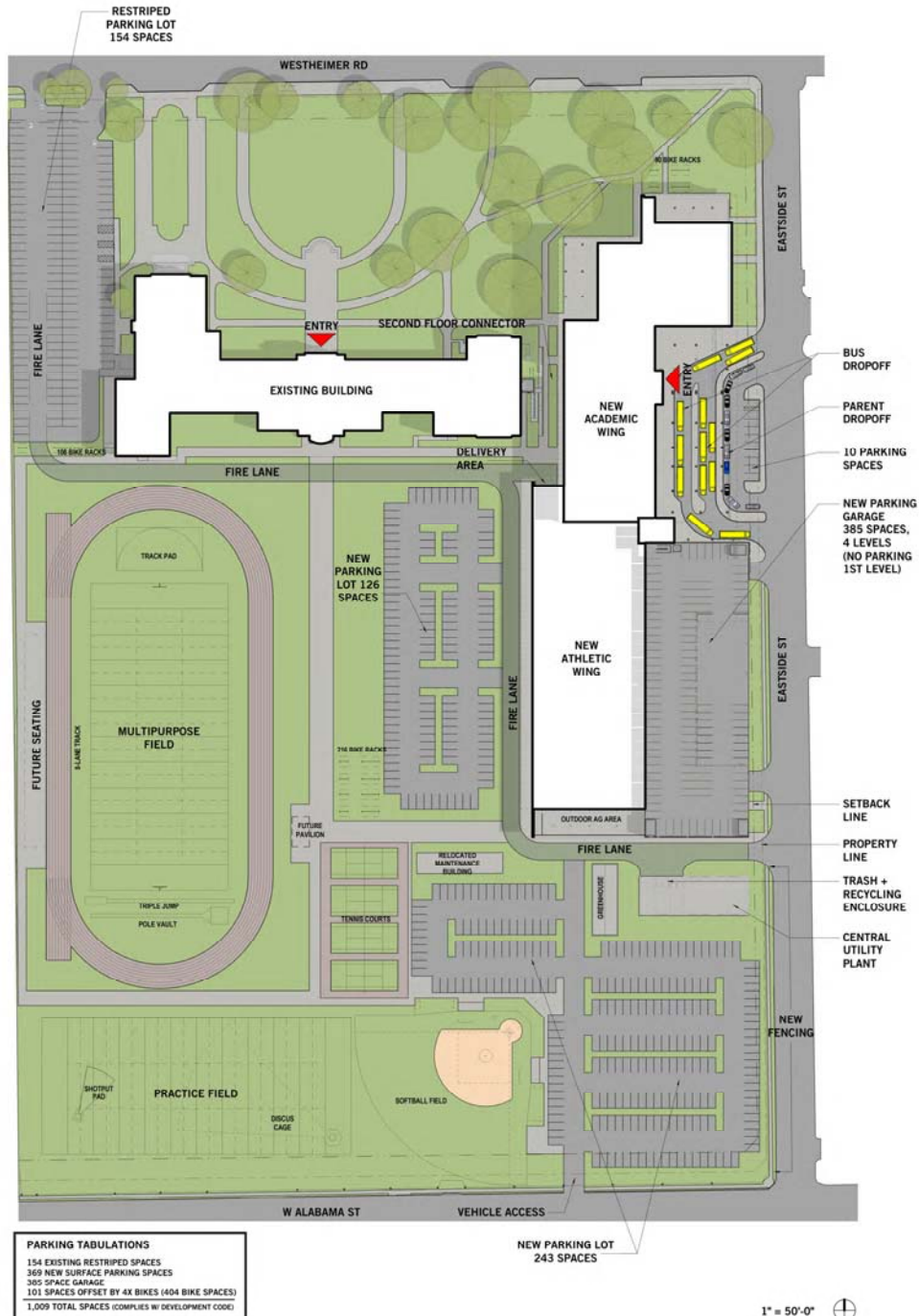


OFF-STREET PARKING VARIANCE



Houston Planning Commission

PROPOSED SITE PLAN WITH REQUIRED PARKING PROVIDED



OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation:

Basis of Staff Recommendation: The site is located at 3325 Westheimer Street, between the block of Westheimer Road and West Alabama Street, along the west side of Eastside Street, east of Buffalo Speedway. The variance request is for Mirabeau B. Lamar High School. The applicant is requesting a variance to provide 575 off-street parking spaces instead of the required 983 spaces.

Under the new HISD 2012 Bond Scope, Lamar High School campus was slated to receive a renovation to the main existing building and for a new building and parking garage addition at its current site. HISD and designers have reviewed and evaluated data from the existing Lamar HS campus and other similar existing school sites to come up with the proposed site plan. The proposed redevelopment of the site includes 1) A renovation to the existing main building and a new building along the east side of the campus. 2) A four level parking garage along Eastside Street 2) A revised campus layout providing all of the athletic and physical education facilities comparable to other high schools on site inclusive of a softball field.

The proposed request includes reducing the maximum enrollment from 3224 to 2800 and to maintain the current parking of 575 parking spaces on campus. Staff recommendation is that the Planning Commission defers the application for two weeks to allow time to review the actual needs of the site and how the parking will be managed with HISD.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE

AGENDA: VI

SMLSB Application No. 565: 9300 block of Livernois Road, north and south sides, between Spring Branch Drive and Spring Branch Drive

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 9300 block of Livernois Road, north and south sides, between Spring Branch Drive and Spring Branch Drive. Analysis shows that a minimum lot size of 13,110 sf exists for the block face. A petition was signed by the owners of 68% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes twenty-four (24) lots along the 9300 block of Livernois Road, north and south sides, between Spring Branch Drive and Spring Branch Drive.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one block face, and no more than two opposing block faces;*
The application comprises two block faces, the north and south sides of Livernois Road.
- At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of twenty-four (24) of twenty-four (24) single-family residential properties (representing 100% of the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained sixteen (16) of twenty-four (24) signatures of support from property owners in the proposed SMLSB (owning 68% of the total area). There was one protest.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 13,110 sf exists on seventeen (17) lots in the block face.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was platted in 1950. The houses originate from the 1950s. The establishment of a 13,110 sf minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Seventeen (17) out of twenty-four (24) lots (representing 74% of the application area) are at least 13,110 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the block face.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Map of Properties that Meet the New Minimum Lot Size
4. Map of Surrounding Land Use
5. Protest Letter
6. Application
7. Boundary Map

Special Minimum Lot Size Block

Planning and Development Department

SPECIAL MINIMUM LOT SIZE BLOCK			
Application	565		
Date Received:	7/2/2015	Date Complete:	7/7/2015
Street(s) Name:	Livernois Road	Lot(s)	9300 block Livernois Road
Cross Streets:	Spring Branch Drive	and	Spring Branch Drive
Side of street:	North and south		
MINIMUM LOT SIZE:			
Address	Land Use	Signed in Support	Lot size (in Sq Feet)
9302 Livernois Road	SFR	Y	13,298
9306	SFR	Y	13,500
9313	SFR	Y	14,385
9314	SFR	Y	13,500
9316	SFR	Y	13,500
9317	SFR	Y	13,395
9318	SFR	Y	15,458
9322	SFR	Y	16,988
9326	SFR	Y	19,943
9330	SFR	Y	15,795
9334	SFR		13,110
9338	SFR	Y	13,000
9339	SFR	Y	14,012
9342	SFR	Y	13,000
9345	SFR	Y	15,100
9346	SFR		13,100
9347	SFR		15,625
9349	SFR		14,040
9350	SFR	Y	13,000
9351	SFR	Y	14,240
9356	SFR		13,000
9306 Spring Branch Drive	SFR		14,210
9332	SFR		10,979
9400	SFR		13,000

Evidence of Support (must be 51% or more by area for Director administrative approval):							
Of	339,178	Square Feet in the Proposed Application Area	232,114	Square Feet are Owned by Property Owners Signing in Support of the Petition =	68%		
Single Family Calculation:							
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):							
	24	# developed or restricted to no more than two SFR Units	Of	24	Total number of SFR lots in the Proposed Application Area	24	Total number of lots in the Proposed Application Area
							100%
	0	# of Multifamily lots					
	0	# of Commercial lots					
	0	# of Vacant Lots					
	24	Total					

Special Minimum Lot Size Block

Planning and Development Department

Planning Commission Meeting – September 3, 2015 SMLSB No. 565 Item VI Page 5







City of Houston

Special Minimum Lot Size Block

Planning Commission Staff Report
Planning and Development Department

Gregory & Carla Rudichuk
9347/9349 Livernois Road
Houston, Texas 77080

July 14, 2015

Patrick Walsh, P.E., Director
Annette Mitchell
City of Houston
Planning & Development Department
P.O. Box 1562
Houston, Texas 77251-1562
(832) 393-6600

PlanningDepartment@houstontx.gov
annette.mitchell@houstontx.gov
United States Postal Service Certified Mail

Subject: Notice of Property Owner Protest for
Special Minimum Lot Size Block Application
9300 Block of Livernois Road, North and South Sides
Between Spring Branch Drive and Spring Branch Drive

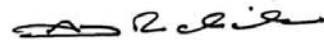
Dear Planning & Development Department:

This letter serves as an official notice of protest from Gregory Rudichuk and Carla Rudichuk, property owners of 9347 Livernois Road and 9349 Livernois Road located in Spring Branch Oaks Subdivision in the City of Houston. It is our intent to protest the subject application for a Special Minimum Lot Size designation for the 9300 block of Livernois Road, north and south sides.

We will prove that this application does not meet the requirements as specified in Section 42-197 of the Houston, Texas Code of Ordinances, Chapter 42, Article II, Division 4 Subdivision B and as such should have been rejected by the City of Houston Planning and Development Department and should not be considered by the Houston City Council. We respectfully request that this matter be scheduled for a formal hearing before the Houston Planning Commission.

Should you have any questions or concerns, please feel free to contact me on my cell phone at (713) 560-6961 or via email at [REDACTED]

Sincerely,



Greg Rudichuk

Cc: Brenda Stardig Patrick
Council District A
districta@houstontx.gov

Amy Peck
Council District A, Chief of Staff
amy.peck@houstontx.gov

Special Minimum Lot Size Block Application

According to
Section 42-197 of Chapter 42 of the Code of Ordinances



PLANNING &
DEVELOPMENT
DEPARTMENT

Please complete entire application form.

1. Location:

General Location: 9200 - 9300 Block of Livernois Road
between Spring Branch Ave + Spring Branch Road Drive
Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

Specific Legal Description BLOCK 7 LOTS 51-57 and BLOCK 8 LOTS 59-72
in Spring Branch Oaks Subdivision
Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision

2. Contacts:

Primary
Applicant Julius Glogovcsan Phone # 713-858-3772
Address 9302 Livernois Rd E-mail _____
City Houston State TX Zip 77080
Alternate
Applicant _____ Phone # _____
Address _____ E-mail _____
City _____ State _____ Zip _____

3. Project Information (Staff Use Only-Do Not Fill In):

File # 565 Key Map # _____ TIRZ _____
Lambert # _____ Super N'hood _____ Census Tract _____
City Council District A

4. Submittal Requirements:

Please Check

Completed application form (this page)	<input checked="" type="checkbox"/>
Petition signed by the applicant (page 4)	<input type="checkbox"/>
Evidence of support from the property owners within the boundary (page 5)	<input checked="" type="checkbox"/>
Signed deed restriction statement (page 6)	<input checked="" type="checkbox"/>
Copy of deed restrictions, if applicable	<input checked="" type="checkbox"/>
Sample of Notification Sign (page 8)	<input checked="" type="checkbox"/>
Map or sketch showing the address, land use and size of all lots within boundary area	<input checked="" type="checkbox"/>
Data showing the actual size of each lot	<input checked="" type="checkbox"/>

Special Minimum Lot Size Block


Planning and Development Department





Special Minimum Lot Size 9300 block of Livernois Road

North and south sides, between Spring Branch Drive and Spring Branch Drive
13,110 Square Feet

 Special Minimum Lot Size Boundary

Source: Harris County Appraisal District
Date: August 10, 2015
Reference: MLS565

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

AGENDA: VII

SMBLB Application No. 227: 4700 block of Coke Street, south side, between Schweikhardt Street and Finnigan Park Place Court

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Building Line Block (SMBLB) for the 4700 block of Coke Street, south side, between Schweikhardt Street and Finnigan Park Place Court. Analysis shows that a minimum building line of 15 feet exists for the blockface. A petition was signed by owners of 21% of the property within the proposed Special Minimum Building Line Block. No protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-170. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMBLB. Any property owner who wishes to protest the creation of the minimum building line block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from at least 51% of the owners of lots within the proposed SMBLB; and
- receives no timely protest filed by a property owner within the proposed SMBLB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMBLB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of the public hearing, the Planning Commission shall consider the following:

- the boundaries of the proposed SMBLB include all properties within at least one blockface and no more than two opposing blockfaces;
- at least 60% of the area to be included in the SMBLB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMBLB;
- that the establishment of the SMBLB will further the goal of preserving the building line character of the area; and
- that the proposed SMBLB has a building line character that can be preserved by the establishment of a minimum building line, taking into account the age of the neighborhood, the age of the structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLB is enforceable for twenty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes ten (10) lots along the 4700 block of Coke Street, south side, between Schweikhardt Street and Finnigan Park Place Court.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLB must include all properties within at least one blockface, and no more than two opposing blockfaces;*
The application comprises one blockface, the south side of Coke Street, between Schweikhardt Street and Finnigan Park Place Court.
- At least 60% of the lots to be included within the proposed SMLB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of nine (9) single-family residential lots (representing 90% of the total lots within the boundary area) and one (1) vacant lot.
- The applicant has demonstrated sufficient support for the SMLB;*
The applicant obtained signatures of support from property owners of two (2) of the ten (10) lots in the proposed SMLB (owning 21% of the total area). No protest was filed.
- Establishment of the SMLB will further the goal of preserving the building line character of the area;*
A minimum building line of 15 feet exists on seven (7) of the ten (10) lots in the blockface. One (1) property has a building line of less than 15 feet. Two (2) properties are vacant.
- The proposed SMLB has a building line character that can be preserved by the establishment of a minimum building line, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area;*
The subdivisions were platted in 1927, 2001, and 2005, and the earliest house originates from the 1940s. The establishment of a 15 foot minimum building line will preserve the building line character of the area.
- The minimum building line for this application was determined by finding the constructed building line that represents a minimum standard for at least 70% of the structures in the proposed SMLB;*
A building line of 15 feet or greater exists for seven (7) of the eight (8) developed properties in the proposed area, which represents 88% of the structures in the area.

Public notice of the public hearing was transmitted to all property owners on the blockface.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Map of Properties that Meet the Building Line Requirement
4. Map of Surrounding Land Use
5. Application
6. Boundary Map

SPECIAL MINIMUM BUILDING LINE BLOCK

Application No. **227**

Date Received: **7/7/2015**

Date Complete: **7/13/2015**

Street(s) Name: **Coke St**

4700 block Coke St

Lot(s)

Cross Streets: **Schweikhardt St** and

Finnigan Park Place Ct

Side of street: **South**

MINIMUM BUILDING LINE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>	<u>Building Line (in Feet)</u>
0 Schweikhardt (Lot 1)	SFR		1,955	0
523 Finnigan Park Place (Lot 1)	SFR		7,743	15
4706 Coke (Lot 2)	SFR	Y	5,000	30
4712 Coke (Lot 3)	SFR	Y	5,000	17
4716 Coke (Lot 4)	VAC		5,000	0
4720 Coke (Lot 5)	SFR		5,000	23
4724 Coke (Lot 6)	SFR		5,000	6
4728 Coke (Lot 7)	SFR		4,467	20
4728 Coke (Lot 8)	SFR		4,467	20
4728 Coke (Lot 9)	SFR		4,467	15

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of	48,099	Square Feet in the Proposed Application Area	10,000	Square Feet are Owned by Property Owners Signing in Support of the Petition =	21%				

Single Family Calculation:

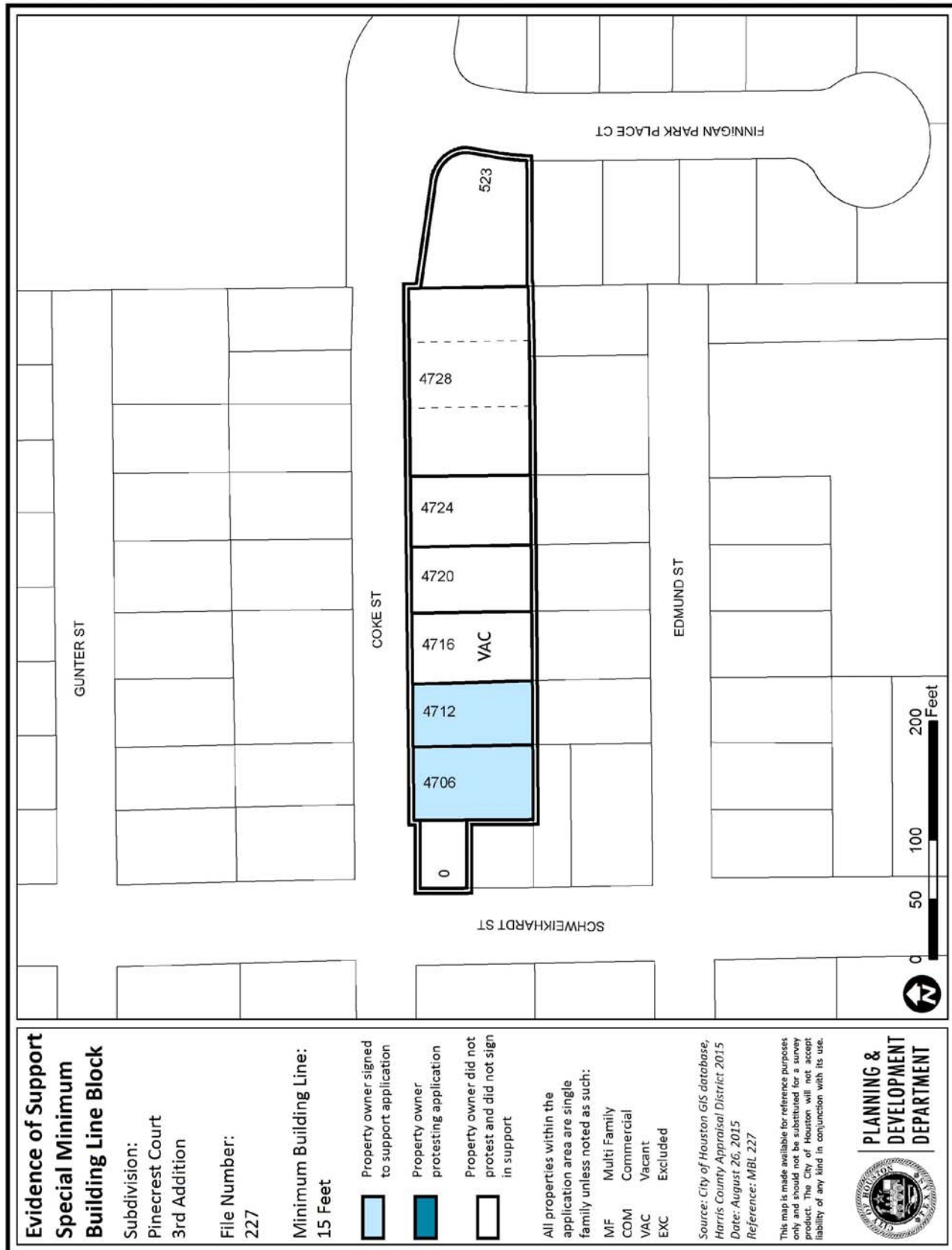
Percentage of area developed or restricted to no more than two SFR units per lot (must be greater than 60%):

	9	# developed or restricted to no more than two SFR Units	Of	48,099	Square Feet in the Proposed Application Area	43,099	Square Feet are developed or restricted to no more than two SFR Units =	90%	
	0	# of Multifamily lots							
	0	# of Commercial lots							
	1	# of Vacant Lots							
	10	Total							

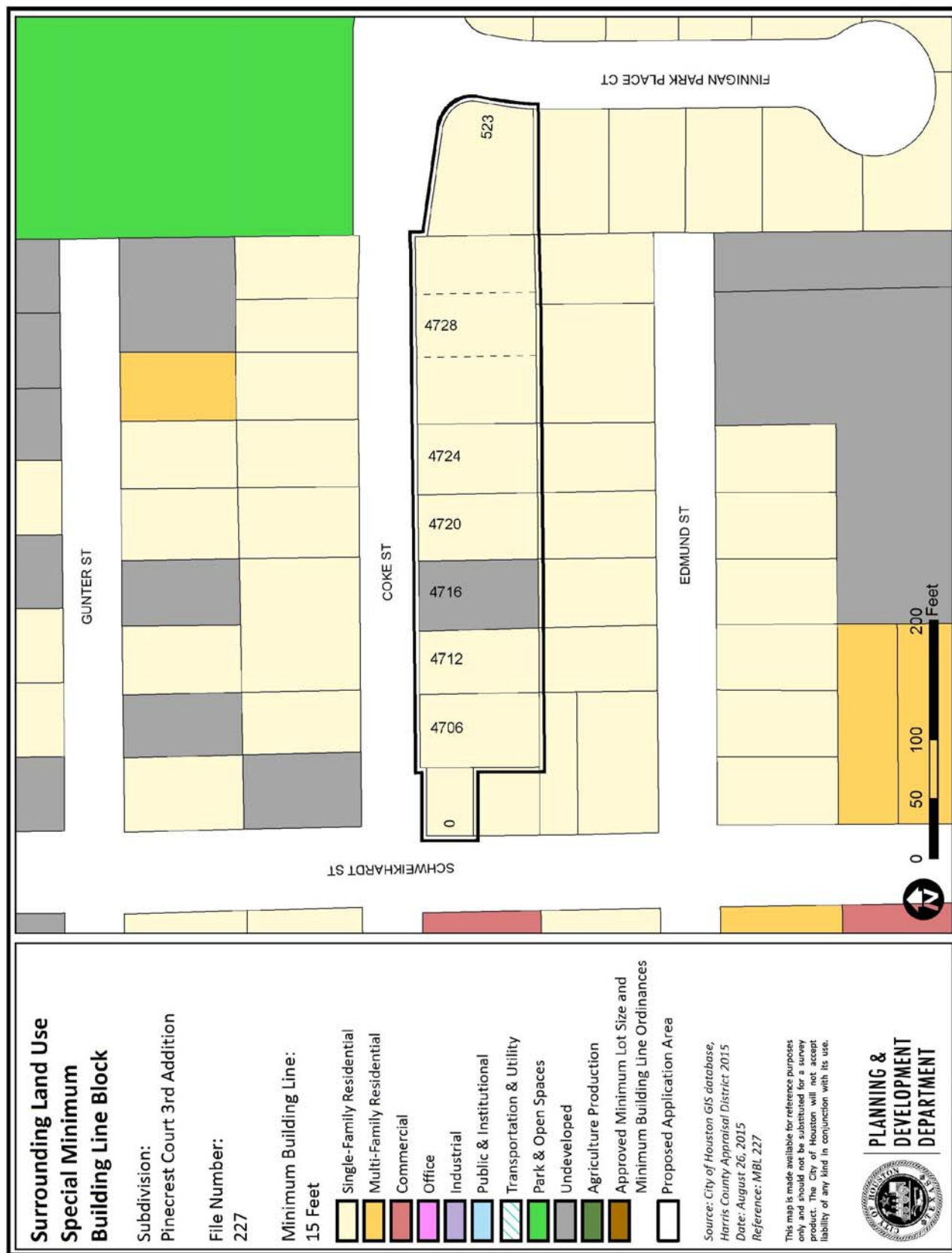
Minimum Building Line Calculations:

70 %			
Building Line Rank	B.L. in feet	% of all B.L.'s	Cumulative %
1	30	12.5%	12.5%
2	23	12.5%	25.0%
3	20	12.5%	37.5%
4	20	12.5%	50.0%
5	17	12.5%	62.5%
6	15	12.5%	75.0%
7	15	12.5%	87.5%
8	6	12.5%	100.0%
Total	146	100.0%	

This application qualifies for a **15** Feet Special Minimum Building Line







Special Minimum Building Line Block Application

According to

Section 42-170 of Chapter 42 of the Code of Ordinances



PLANNING &
DEVELOPMENT
DEPARTMENT

Please complete entire application form.

1. Location:

General Location:

4700 Block of Coke St. (Southside)
4712 Coke St.

Example: North side of Golden Retriever Drive between Boxer and Schnauzer Streets

Specific Legal Description

Sec 3 Lot Pincroft Court
LOT 3, BLOCK 22

Example: Blocks 15, Lots 1-5, in Cocker Spaniel Subdivision

2. Contacts:

Primary

Applicant

Sandra Flowers

Phone #

2817633133

Address

4712 Coke St.

E-mail

City

Houston, Tx.

State

Tx. Zip 77020

Alternate

Applicant

Phone #

Address

E-mail

City

State

Zip

3. Project Information (Staff Use Only-Do Not Fill In):

File #

227

Key Map #

TIRZ

Lambert #

Super N'hood

SS Greater Fifth Ward

Census Tract

City Council District

B

4. Submittal Requirements:

Please Check

Completed application form (this page)

Petition signed by the applicant (page 5)

Evidence of support from the property owners within the boundary (page 6)

Signed deed restriction statement (page 6)

Copy of deed restrictions, if applicable

Map or sketch showing the address, land use and the building line of all lots within boundary area

Data showing the distance from the front property line to each building (example on page 9)

A survey from at least one block included in the application (more than one is preferable)

